



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3645/17

Appeal by Richview Residents Association care of Reid Associates of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin and by others against the decision made on the 6th day of October, 2017 by Dublin City Council to grant subject to conditions a permission to the Provost, Fellows, Foundation Scholars and other Member of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of part of the existing student accommodation in Block 1, to 30 temporary classrooms outside of the academic term times, amending permission granted by An Bord Pleanála under appeal Reference Number PL 29S.117164 (Dublin City Council Planning Register Reference Number 1101/99). Trinity Hall the original building, Sara Purser House and “Greenane” are protected structures located on the overall Trinity Hall site, development all at Block 1 at the Halls of Residences, Trinity Hall, Dartry, Dublin. The site is bounded by Dartry Road, Palmerstown Park and Temple Road, Dartry, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the Z1 and Z2 zoning of the site and to the policies and objectives set out in the Dublin City Development Plan, 2016-2022, in this regard, the planning history on the site, the scale and nature of the proposed development, and the retention of the student accommodation as the primary use on the site and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed change of use would not have a negative impact on the character and setting of the protected structures on the site, would not seriously injure the residential or visual amenity of the area and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed change of use would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The change of use shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The use of the site for classrooms use shall be strictly outside the academic terms and shall be between 0800 and 1900 hours Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays.

Reason: In order to safeguard the student accommodation use on the site and the amenities of property in the vicinity.

3. The use of the classrooms shall be limited to those persons staying in the student accommodation on the site.

Reason: To delimit the extent of the use hereby permitted and to prevent material intensification of the overall complex in the interest of residential amenity and pedestrian and traffic safety.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.