



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3674/17

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 11th day of October, 2017 by Dublin City Council to grant subject to conditions a permission to the Provost, Fellows, Foundation Scholars and other Members 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: Development consisting of permission to amend Condition number 3 attached to the permission granted by An Bord Pleanála under appeal Reference Number PL 29S.117164 (Dublin City Council Planning Register Reference Number 1101/99), to (a) facilitate the use of existing student accommodation as temporary tourist or visitor accommodation only outside of academic term times and (b) to be used to accommodate any student registered in a Higher Education Institute during the academic term times. Trinity Hall, the original building, Sara Purser House and “Greenane” are protected structures located on the overall Trinity Hall site, development all at Blocks 1, 2 and 3 at the Halls of Residences at

Trinity Hall, Dartry, Dublin. The site is bounded by Dartry Road, Palmerston 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 condition 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 National guidance document Rebuilding Ireland, Action Plan for Housing and Homelessness and the accompanying circular, the planning history on the site, the location of the existing student accommodation 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 development 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 would reflect material changes in national policy guidance since the original planning permission for this development. The

proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development 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 overall development at Trinity Hall shall only be occupied as student accommodation, in accordance with the definition of student accommodation provided under section 13(d) of the Planning and Development (Housing) and Residential Tenancies Act 2016, and shall not be used for any other purposes without a prior grant of planning permission for change of use.

Reason: In the interest of residential amenity and to limit the scope of the proposed development to that for which the application was made.

3. The overall development at Trinity Hall shall continue to be regulated by the conditions attached to the permission granted by An Bord Pleanála under appeal Reference Number PL 29S.117164 on the 4th day of August, 2000, apart from condition number 2 above, which replaces condition number 3 of the said planning permission.

Reason: In the interest of clarity.

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

Dated this day of 2018.