



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 3rd day of December 2021 by Virdis Real Estate Services Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.

Proposed Development comprises of the following:

- (i) Demolition of existing industrial sheds/workshops (comprising circa 1,605 square metres);
- (ii) Construction of a student accommodation development, providing a total of 236 number student bedspaces (comprising 232 number bedrooms as follows:
 - 18 number studio units,
 - 21 number eight-bedroom units,
 - One number seven-bedroom unit,
 - Five number six-bedroom units,
 - One number five-bedroom unit and
 - One number four-bedroom unit)

in three number blocks ranging in height from five storeys fronting Prussia Street to seven storeys over lower ground floor level, towards the rear boundary adjoining the TU Dublin Grangegorman Campus.

More specifically, Block A comprises a five storey block fronting Prussia Street, featuring 12 number student accommodation units (six number studio units, five number six-bedroom units and one number four-bedroom unit) from first to fourth floor levels;

Block B comprises a six storey block over basement level, featuring 14 number student accommodation units (four number studio units, nine number eight-bedroom units and one number five-bedroom units) from upper ground floor to fifth floor levels;

Block C comprises a seven storey block over lower ground floor level, featuring 21 number student accommodation units (eight number studio units, 12 number eight-bedroom units and one number seven-bedroom unit) from lower ground floor to sixth floor levels.

Student amenities and management facilities will be provided at basement, ground and lower ground floor levels and include: a management office, reception area, two number internal communal amenity areas, an auditorium, gym, laundry room, meeting room, two number study rooms and communal W.C. facilities.

A bicycle store will be provided at lower ground floor level (120 number bicycle parking spaces) of Block C with eight number bicycle stands (16 number bicycle parking spaces) also provided at ground floor level to the front of Block A.

The development will be served by external communal open space areas at lower ground floor, ground floor, upper ground floor levels with a roof terrace proposed at fifth floor level of Block B (totalling 968 square metres);

- (iii) Vehicular access to the site will be provided from Prussia Street for restricted student drop-off and pick-up, servicing and emergency vehicles;
- (iv) Creation of a new internal street providing pedestrian and cycle access between Prussia Street and TU Dublin Grangegorman Campus, through an opening (3.85 metre wide) in the Grangegorman boundary wall to the east (Protected Structure). Works to the Grangegorman Boundary wall also include the removal of the existing concrete coping on top of the existing stone wall and the provision of new signage at this location; and

- (v) Landscaping, boundary treatments, lighting, signage, bin storage, Electricity Supply Board substation, switch room, plant rooms and all associated site and infrastructural works including foul and surface water drainage, necessary to facilitate the development all located at Numbers 29b, 30 and 31 Prussia Street, Dublin 7.

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.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) The location of the site within Dublin City adjoining the TU Dublin Grangegorman Campus and in close proximity to other third level institutions, public transport infrastructure and accessible to the city centre;
- (b) The provisions of the Dublin City Development Plan 2016-2022 including the zoning objective Z1 – Sustainable Residential Neighbourhoods ‘To protect, provide and improve residential amenities’;
- (c) The provisions of Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- (d) The provisions of Housing for All, A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage September 2021;
- (e) The provisions of the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended ;

- (f) The provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- (g) The provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020;
- (h) The provisions of the Planning System and Flood Risk Management for Planning Authorities (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in 2009;
- (i) The provisions of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018;
- (j) The provisions of the National Student Accommodation Strategy issued by the Department of Education in July 2017;
- (k) The provisions of Architectural Heritage Protection, Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht October 2011;
- (l) The nature, scale and design of the proposed development;
- (m) The availability in the area of a wide range of social, community and transport infrastructure;
- (n) The pattern of existing and permitted development in the area;
- (o) The planning history within the area;
- (p) The submissions and observations received;
- (q) The Chief Executive's Report of Dublin City Council and associated appendices, and
- (r) The report of the Planning Inspector.

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would not detract from the architectural heritage of the area, would constitute an acceptable residential density for this location, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban site, the Appropriate Assessment Screening Report submitted with the application, the Inspector's Report, and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the Conservation Objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment Screening

The Board completed an environmental impact assessment screening of the proposed development and considered that the Environmental Impact Assessment Screening Statement submitted by the applicant, identifies and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment.

Having regard to:

- (a) The nature and scale of the proposed development, which is below the threshold in respect of Class 10(i) and (iv) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,
- (b) the location of the site on lands zoned "Z1" where residential development is permitted in principle and the results of the Strategic Environmental Assessment of the Plan,
- (c) the existing use on the site and pattern of development in the surrounding area.
- (d) the planning history relating to the site,
- (e) the availability of mains water and wastewater services to serve the proposed development,
- (f) the location of the development outside of any sensitive location specified in Article 299(C)(1)(v) of the Planning and Development Regulations 2001, as amended,
- (g) the guidance set out in the "Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development", issued by the Department of the Environment, Heritage and Local Government (2003),
- (h) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, and
- (i) the features and measures proposed by applicant envisaged to avoid or prevent what might otherwise be significant effects on the environment, including measures identified in the Construction and Demolition Waste Management Plan, Construction Management Plan, Ground Investigation Report, Asbestos Refurbishment/Demolition Report, Operational Waste Management Plan and the Civil Engineering Report, Archaeological and Architectural Heritage Report and Architectural Design Statement.

It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report would not, therefore, be required.

Conclusions on Proper Planning and Sustainable Development

The Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and its architectural heritage, would constitute an acceptable residential density for this suburban location, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. The proposed 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development, or as otherwise stipulated by conditions hereunder, and the proposed development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. The 47 number student accommodation apartments (236 number bedspaces) hereby permitted shall only be occupied as student accommodation, in accordance with the definition of student accommodation provided under section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and shall not be used for any other purpose without a prior grant of planning permission for change of use.

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

3. (a) The student accommodation and complex shall be operated and managed in accordance with the measures identified in a finalised Student Accommodation Management Plan which shall be submitted to and agreed in writing with the planning authority prior to first occupation of the development.
(b) The student housing units shall not be amalgamated or combined.

Reason: In the interests of the amenities of occupiers of the units and surrounding properties.

4. Prior to the commencement of development the developer shall submit for the written agreement of the planning authority revised plans and particulars that show:
- (a) The southern elevation of Blocks B and C shall be revised to incorporate a brick finish, incorporating a simple articulated detailing at all levels below the setback upper floor levels.
 - (b) A revised bicycle parking plan to include details of the type of bicycle parking proposed and demonstrate functionality and accessibility of the store area and access. The revised plan shall demonstrate parking capacity for a minimum of 136 number bicycles. Resident bicycle parking shall be secure, conveniently located, sheltered and well lit. Key or fob access shall be required to resident bicycle stores.

Reason: In the interests of the amenities of occupiers of the units and surrounding properties and visual amenity.

5. Subject to Condition Number 4(a) above, details of the materials, colours and textures of all the external finishes to the proposed dwellings and buildings shall be as submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of visual amenity.

6. (a) Prior to commencement of works, the developer shall make a record of the existing boundary wall of the Grangegorman institutional complex located within the application site boundaries which is a protected structure (Record of Protected Structure Reference Number 3281). This shall include a full set of survey drawings to a scale to be agreed with the planning authority, to include elevations, plans and sections of the structure. This record shall be submitted to the planning authority prior to commencement of development and one copy each shall be submitted to the Grangegorman Development Authority, the Dublin City Archives and the Irish Architectural Archive.
- (b) Demolition should be carried out with reference to Appendices 2b 'Conservation - Removal of Structures' (A2b.2 Guidelines and procedures for removal of structures, Appendix 2b, page 4 Grangegorman Planning Scheme, Dublin City Council 2012). A Management plan in this regard shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In order to establish a record of this protected structure.

- 7 Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority plans and particulars as follows:
 - (a) A method statement for the raking out and re-pointing of the stonework and associated repair details shall be provided.
 - (b) Details of the historic stone coursing, sizes of stone as well as mortar composition and colour shall be provided.
 - (c) Full details of any proposed new element, such as tothing-in and repair work that shall be required. All new elements to repair any lost or damaged elements of the historic wall will match the historic wall. Any stones that are proposed for removal to accommodate the new gateway to Grangegorman shall be carefully labelled, set aside and offered to facilitate future repair works to the historic walls.

- (d) All works to the protected structure (wall) shall be carried out in accordance with best conservation practice and the provisions of Architectural Heritage Protection, Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht October 2011 and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (e) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.
- (f) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- (g) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: To protect the fabric, character and integrity of this protected structure.

- 8 No advertisement or advertisement structure other than those shown on the drawings submitted with the application shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

- 9 The external terraces shall not be occupied or used for any purposes between the hours of 2200 and 0700.

Reason: In the interest of residential amenity.

- 10 Proposals for the development name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements or marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interests of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

- 11 Prior to the commencement of development the developer shall submit for the written agreement of the planning authority details for the maintenance and management of the pedestrian and bicycle link between the application site and the TU Dublin Grangegorman campus. This shall include details of boundary treatment, and access arrangements to the campus.

Reason: In the interests of residential amenity and orderly development.

12. The following requirements in terms of traffic, transportation and mobility shall be incorporated, and where required revised drawings and reports showing compliance with these requirements shall be submitted to and agreed in writing with the planning authority prior to commencement of development:

- (a) The roads and traffic arrangements serving the site, including road improvements, signage, shall be in accordance with the detailed requirements of the planning authority for such works and shall be carried out at the developer's expense.
- (b) The materials used in any roads and footpaths provided by the developer shall comply with the detailed standards of the planning authority for such road works.



- (c) All works to public roads and footpaths shall be completed to the satisfaction of the planning authority.
- (d) A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interests of traffic, cyclist and pedestrian safety and to protect residential amenity.

- 13. Electric charging facilities shall be provided for bicycle parking and proposals shall be submitted to and agreed in writing with the planning authority prior to the occupation of the development.

Reason: In the interests of orderly development and to provide for and future proof the development as would facilitate the use of electric bicycles.

- 14. Prior to commencement of the development, details of all areas of boundary treatment and planting, shall be submitted to, and approved, by the planning authority. Boundaries and areas of communal open space shown on the lodged plans shall be landscaped in accordance with the landscape scheme submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwellings are made available for occupation. Access to green roof areas shall be strictly prohibited unless for maintenance purposes.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

15. Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted Public Lighting Strategy, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development or installation of lighting. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interests of amenity and public safety.

16. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Irish Water.

Reason: In the interest of public health.

17. Drainage arrangements including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

18. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenity of property in the vicinity and the visual amenity of the area.



19. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Any relocation of utility infrastructure shall be agreed with the relevant utility provider. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

20. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide, inter alia: details and location of proposed construction compounds, details of intended construction practice for the development, including hours of working, noise and dust management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction and demolition waste.

Reason: In the interests of public safety and residential amenity.

21. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



22. Construction and demolition waste shall be managed in accordance with a Construction Waste and Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

23. A plan containing details for the management of waste and, in particular, recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

24. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall –

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation including hydrological and geotechnical investigations relating to the proposed development,



- (b) employ a suitably qualified archaeologist who monitor al site investigations and other excavation works,
- (c) should archaeological material be found during the course of archaeological monitoring, all work which might affect that material will cease pending agreement with the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht to how it is to be dealt with,
- (d) all archaeological deposits and features, within the area where groundworks will occur, which were recorded during previous test excavations, shall be fully archaeologically planned, photographed and excavated by a suitably qualified archaeologist, all necessary licences or consents under the National Monuments Acts 1930 to 2014 having been obtained,
- (e) all costs of archaeological work necessitated by, or arising from, the development shall be borne by the developer.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection in situ or by record of any remains that may exist within the site.

25. Prior to the occupation of any of the new buildings within the site, the developer shall ensure that the public realm areas, and new routes as outlined in the site layout plan and landscape drawings are complete and open to the public.

Reason: In the interest of visual amenity and orderly development.

26. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or



on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the Planning Authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

27. The developer shall pay to the planning authority a financial contribution in respect of LUAS Cross City (St. Stephen's Green to Broombridge Line) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission



Terry Ó Niadh

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

Dated this 5th day of May, 2022

