Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of Cunningham House, sports hall, shed & part of historic random rubble wall, construction of 4 no. apartments & 51 no. student accommodation units (355 no. bed spaces) and associated site works. Cunningham House, Trinity Hall, Dartry, Dublin 6.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Notwithstanding that the proposal constitutes a reasonable basis for an application, demonstrate/justify the suitability of the proposed site to

accommodate the proposed height particularly in the context of the adjoining residential properties.

2. Notwithstanding that the proposal constitutes a reasonable basis for an application, further consideration (or justification if elevations are to be retained) of the southern elevation to Block C along Temple Road and the elevations of Block B that address the courtyard.

3. A report that addresses how the proposed development integrates with the existing Trinity Hall campus. In particular this should address and identify the existing and proposed amenities and facilities and the capacity to accommodate existing and proposed student/staff numbers, specifically how the development will accommodate access to the facilities/amenities. Details of the management of the sports hall and its users should also be addressed.

4. An arboritcultural report that address the potential impact of the proposed development on the adjoining facilities, in particular on the Botany Department's arboretum. In this regard comments/observations from the Botany Department of TCD may be of benefit to the application process.

5. A draft Mobility Management Plan. Also, a site layout plan which clearly identifies the existing car and bicycle parking within the wider Trinity Hall Campus, identifying the spaces to be retained and those to be removed.

6. A construction and demolition waste management plan.

7. A Student Accommodation Management Plan.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1.   Irish Water

2.   Minister for Culture, Heritage, and the Gaeltacht

3.   Heritage Council

4.   An Taisce – the National trust for Ireland.

5.   Fáilte Ireland.

6.   An Chomhairle Ealaíon.

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette,

Assistant Director of Planning,

     November, 2019.