



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: TC0001**

**Proposed Development: 10-year permission for 512 student accommodation units (3006 no. bed spaces) in 7 no. blocks including student facility centre, 994 car parking spaces and all associated site works.**

**University College Dublin, Belfield, Dublin 4.**

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 require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development:

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration should be given in relation to the design rationale/justification of Blocks A and B at application stage which should address matters relating to the potential, or perceived, impacts on the adjacent residential development, Roebuck Castle. These include proximity to dwellings in Roebuck Castle; height; extent of the blocks when viewed from Roebuck Castle; elevational treatment/expression; overlooking, and visual amenity. You may wish to consider, subject to the further consideration of this matter, an amendment to the documents and/or design proposals for these blocks. In such an instance, a design/planning rationale reflecting the above as it relates to any new design proposals, may be submitted at application stage.
2. Further consideration of the architectural conservation issues, in the form of an architectural conservation report and justification of potential impacts of the design of the proposed Blocks F1 and F2, given their proximity to Roebuck Castle Protected

Structure. Design decisions should address elevational treatment, height and separation distances and should be informed by the requirement to protect the character and setting of the protected structure. Further consideration in the architectural conservation report should include consideration of all protected structures on the subject site. This may require possible amendment to the documents and/or design proposals submitted.

3. Further consideration is required in respect of the documents (design rationale and detailed drawings/design proposals) relating to Block F2, adjacent to Roebuck Road. This consideration should address potential impacts and should provide a detailed/robust planning rationale regarding scale, height, extent of elevations and elevational treatment. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
4. Further consideration of, and if necessary, further justification for, the quantum of car parking spaces proposed. In particular, justification should be provided in relation to the surface car parking proposed at the Little Sisters Car Park (to be extended) and the proposed car parking at the School of Law. In addition, other traffic and transportation matters that should be addressed at application stage include, inter alia, the following: bicycle parking provision; construction entrance design and access arrangements; public footpath facilities along the Roebuck Road site frontage, and the proposed Dublin Eastern By-Pass Reservation. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
5. Further considerations and details are required at application stage relating to biodiversity on the site. In this regard, the EIAR (EIS) should address, inter alia, the following: an assessment of the loss of trees and hedgerows on the site; a survey and assessment of breeding birds on the site, and an impact assessment on bats (where applicable, a copy of any NPWS Bat Licence obtained should be submitted with the application). Further details are required at application stage relating to a site specific Construction and Environment Management Plan (CEMP), together with an updated Screening for AA Report to include details relating to the CEMP. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
6. Drainage details require further examination having regard to section 2.3.9 'Drainage' in the report of the Dún Laoghaire-Rathdown County Council dated 27/07/17 and consultation with Irish Water.

Furthermore, pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. A detailed landscaping plan,
2. A daylight/sunlight study detailing daylight into proposed courtyards,

3. A coloured coded scaled drawing showing proposed heights,
4. Photomontages showing proposed development relative to existing protected structures,
5. Additional photomontages showing proposed development relative to existing residential development in the vicinity, and
6. Photomontages of Block F2 from surrounding streets and roadways.

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. Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Service and Building Heritage Section)
3. Transport Infrastructure Ireland
4. National Transport Authority
5. An Taisce
6. Heritage Council

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Mr. Tom Rabbette  
Assistant Director of Planning  
August, 2017