



An  
Bord  
Pleanála

## Record of Meeting ABP-305430-19

<b>Description</b>	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.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	23 <sup>rd</sup> October, 2019	<b>Start Time</b>	2:30pm
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	3:15pm
<b>Chairperson</b>	Tom Rabbette, Assistant Director of Planning	<b>E.O.</b>	Hannah Cullen

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Greg Power, Trinity College Dublin
Patrick Griffin, Trinity College Dublin
Declan Brassil, Declan Brassil & Co. Limited.
Rory Murphy, Reddy Architecture + Urbanism
Paul Carey, Reddy Architecture + Urbanism
Ciarán Mullarkey, Mullarkey Pederson Architects
Feargus McGarvey, Mitchell + Associates
Joe McConville, Joe McConville Arborist
Michael McConville, Joe McConville Arborist
Robert McAuliffe, Barrett Mahony Consulting Engineers

### Representing Planning Authority

Kieran Sweeney, Senior Executive Planner
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## **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on **11<sup>th</sup> October, 2019**, providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application,
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated **16<sup>th</sup> September, 2019**, formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

## **Agenda**

- 1. Development Strategy**
- 2. Design**
- 3. Architectural Heritage Protection**
- 4. Parking**
- 5. Any Other Matters**

## 1. Development Strategy

### ABP sought further elaboration/discussion on:

- Site layout
- Building heights
- Connections and permeability through the site
- Arboriculture assessment and report
- Integration with campus facilities

### PA Comments:

- Bicycle access to/from the site
- Main concern was the building heights affecting trees.
- Meetings between planning authority and applicant have taken place.

### Prospective Applicants response:

- There are three protected structures involved in the scheme with a 4<sup>th</sup> protected structure adjoining the application site outside the prospective applicant's landholding.
- The main access is off Dartry Road, the second entrance point will be off Temple Road which will be gated and controlled for safety and security. Pedestrian and cyclist connectivity and permeability has been addressed.
- The red line boundary has moved to embrace the protected structures giving it more of a garden setting.
- A species list of flora/trees is being drafted by the botany department which can be used as part of the application. Data collection of the trees is still ongoing.
- Report will be included with the application that addresses the concerns raised by DCC Parks Department relating to the impact of the proposed development on the arboretum.
- The new sports hall will have a green roof which ties in with the botany department on campus.
- The Sports Hall is an integral part of the wider campus and has been designed to integrate with the wider campus.
- The dining area is primarily used by summer language school or visiting students as the current students staying on site have their own dining facilities.

### Further ABP Comments:

- Include comments from the botany department at application stage.
- Report on existing and proposed facilities, including details of uses and capacities, and how they will accommodate and cater for the increase in students arising from the proposed development.
- Report on the potential impact of Block A on the arboretum should address concerns raised by DCC Parks Department.

## 2. Design

### ABP sought further elaboration/discussion on:

- The southern elevation of Block C along Temple Road and the blank elevation of Block B that addresses the courtyard.

**PA Comments:**

- Generally satisfied with approach in the design.

**Prospective Applicants response:**

- Layering of the building materials to break down the scale and massing of the Blocks.
- Verified CGI views will be submitted at application stage
- The design has evolved since the initial request for the pre application consultation including the provision of c. a 2m setback to create a stepped building line along Temple Road and elevational changes to a number of elevations.

**Further ABP Comments:**

- Ensure at application stage design is fully justified and has regard to the amenities of adjoining residential properties/student accommodation within and outside the site.

**3. Architectural Heritage Protection****ABP sought further elaboration/discussion on:**

- Treatment of the protected structures

**PA Comments:**

- Photomontages should be submitted at application stage.

**Prospective Applicants response:**

- Positive consultations have taken place with the planning authority regarding the protected structures.
- Have altered the setting of Oldham House giving it a more considerate approach. The redline boundary has been extended accordingly.
- Want to re-establish the north and south curtilage that was seen previously in the 90's.
- Final submission will include photomontages.

**Further ABP Comments:**

- Ensure all rationale behind treatment of the protected structures and details of meetings with the planning authority are provided at application stage.

**4. Parking****ABP sought further elaboration/ discussion on:**

- Rationale behind the removal of the car parking spaces
- Bike parking

**PA Comments:**

- Issues raised by the Transportation Division could be addressed in documentation to be submitted at application stage.
- The location of bicycle parking should be shown on drawings and documented at application stage.

- There is a large amount of pay and display parking around the development which could be used for any overflow.
- A bike parking plan would be useful at application stage.

**Prospective Applicants response:**

- Car parking spaces are mainly for students that use the campus but are not residents on campus.
- Confident the removal of the spaces will not have a major effect on parking.
- Surveys have been carried out in relation to mobility management.

**Further ABP Comments:**

- A draft Mobility Management Plan to be submitted at application stage.
- Site layout plan showing existing and proposed car and bicycle parking for the proposed development and the wider Trinity Hall Campus.

**5. Any other matters**

**ABP sought further elaboration/discussion on**

- Who can use the sports hall provided on campus?
- Are students that are living on campus Trinity students only?

**PA Comments:**

- Nothing further to add.

**Prospective Applicants response:**

- The sports hall is primarily used for students staying on campus except for the language students who have access during summer.
- Students on campus are only Trinity College students bar the language students during summer months.
- The dining area is primarily used by summer language school or visiting students as the current students staying on site have their own dining facilities.
- A student management plan will be submitted.

**Further ABP Comments:**

- Clarification if the Sports Hall is available to non TCD student/staff.
- Ensure all documentation/plans/CGIs submitted at application stage correlate.

## Conclusions:

### The representatives of ABP emphasised the following:

- The representatives of ABP emphasised the following:
- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at [cdsdesignqa@water.ie](mailto:cdsdesignqa@water.ie) **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is [spatialplanning@water.ie](mailto:spatialplanning@water.ie)

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Tom Rabbette,  
Assistant Director of Planning  
November, 2019