



An  
Bord  
Pleanála

## Record of Meeting

|   |   |                          |                 |
|---|---|--------------------------|-----------------|
| <b>Case Reference / Description</b>                         | TC0001<br>3006 no. bed spaces. UCD, Belfield, Dublin 4. |                          |                 |
| <b>Case Type</b>  | Section 5 Pre-Application Consultation Request          |                          |                 |
| <b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b> | 1 <sup>st</sup> Meeting                                 |                          |                 |
| <b>Date:</b>  | 3 <sup>rd</sup> August, 2017                            | <b>Start Time</b>        | 10.30 am        |
| <b>Location</b>   | Office of An Bord Pleanála                              | <b>End Time</b>          | 1.00 pm         |
| <b>Chairperson</b>  | Mr. Tom Rabbette, ADP                                   | <b>Executive Officer</b> | Cora Cunningham |

### Representing An Bord Pleanála:

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| Tom Rabbette, Assistant Director of Planning |
| Lorraine Dockery, Senior Planning Inspector  |
| Kieran Doherty, Senior Executive Officer     |
| Cora Cunningham, Executive Officer           |
| Lianna Slowey, Executive Officer             |

### Representing Prospective Applicant:

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|---|
| Michael Monaghan, UCD                             |
| Tadhg Corcoran, UCD                               |
| Rob Keane, Reddy A+U                              |
| William Power, Reddy A+U                          |
| Ross Quinn, Reddy A+U                             |
| Declan Brassil, Declan Brassil Associates         |
| Brian Mahony, Barrett Mahony Consulting Engineers |
| Feargus McGarvey, Mitchel Associate Landscape     |
| Tiago Oliveria, Arup                              |

## Representing Planning Authority

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| Shane Sheehy, Senior Executive Planner |
| Bernard Egan, Senior Executive Planner |
| Anne Murray, Biodiversity Officer      |
| Michael Mangan, Senior Engineer        |

### Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant, Planning Authority 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 27<sup>th</sup> July, 2017 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 the Board's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issue at strategic overview level, and whether they may 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 the Board 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 3<sup>rd</sup> July, 2017 formally requesting pre-application consultations with ABP and acknowledged the level of detail submitted by both the prospective applicant and the PA in their documentation. 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. Proposed development and existing residential amenity, including issues relating to proposed heights
2. Design and siting of Block F
3. Conservation
4. Parking and access arrangements, including impacts on Dublin Eastern Bypass Reservation
5. Biodiversity
6. Drainage
7. Any other matters

## 1. Proposed development and existing residential amenity, including issues relating to proposed heights.

### • ABP sought further elaboration/discussion on:

- The interface between blocks A & B and the proximity to residential dwellings, including potential or perceived visual impact, overlooking, overbearing and noise impacts
- Possible impacts on the residential amenity of Roebuck Castle housing estate
- Design rationale/justification for the design
- Potentially repetitive elevations, extent of elevations and design of elevations
- Photomontages which would reflect the foliage during the winter months, and identify types of trees
- Creation a street scape and sense of place
- Daylight analysis, which would demonstrate levels of daylight within the courtyards at the proposed blocks

### • Prospective Applicant's response:

- Setback of the development and the use of the topography of the site relative to existing residential dwellings
- Detailed Landscape Plan will be submitted with the application
- Tree density in some areas but lacks maturity in others
- Aiming to create a sense of community on site
- Fracturing of proposed blocks to allow views through
- Way-finding/creating a sense of place is an important part of the design
- Use of colour to identify blocks, also dark and light brick
- Strong narrative that may not have come across in pre-app documentation
- Light study carried out
- Courtyards function differently to streetscapes, streets are active spaces
- Consultations with students has been carried out
- Further explanation of the design will be in the application

## 2. Design and siting of Block F and Conservation

### • ABP sought further elaboration/discussion on:

- The protected structure and issues potentially arising as result of design, height and proximity of proposed development to these structures
- Interface with the public realm (Roebuck Road)
- Design solution needs greater justification
- Provide photomontages showing proposed development adjacent to protected structure
- Design rationale and planning and design rationale/justification for larger buildings along Roebuck Road
- Further consideration and/or amendment to design, height and scale of proposed building along Roebuck Road
- Possible creation of landmark building/gateway at this location
- Width of footpaths at this location on Roebuck Road

- Further consideration of points raised by PA in their Report/Opinion to ABP and potential precedence may be found in other student accommodation ABP appeals referenced 246347, 247698 and 247476
- **Prospective Applicant's Response:**
  - Roebuck was a special area and other amenities not appropriate there
  - The area will be made more permeable, including new pedestrian area
  - Creation of a street edge to the campus
  - Removal all the non-original elements of the castle
  - Roebuck Castle forms an important part of the development; main student activity will be centred around Fulcrum building
  - Existing stone wall will be used
  - Two houses on site to be returned as gate lodges for persons working in UCD
  - 12m setback of building from castle
  - Colour of brick would be similar to the colour of that of the castle
  - Planning Authority Conservation Officer did not attend any of the section 247 meetings
  - There are other larger buildings along Roebuck Road
  - Repetitive nature in all student accommodation
  - Attempt to create a face for the university at Roebuck Road
  - Calm and neutral design of new buildings
- **Planning Authority's Response:**
  - Have given their opinion in the documentation submitted, nothing further to add in relation to Block F
  - More contextual elevations required

### **3. Parking and access arrangements, including impacts on Dublin Eastern Bypass Reservation**

- **ABP sought further elaboration/discussion on:**
  - Parking at Little Sister and Law School, and whether/how they are linked to SHD
  - Status of permission for current temporary surface car parking
  - Additional detail required regarding existing and proposed car parking, providing certainty of purpose and nature of parking
  - Address any deficit in cycle parking
  - Construction entrance building standards, having regard to duration of life of this entrance
  - Clarification/detail hours of entrance opening, awareness of traffic stacking of construction vehicles, and any impact on local residents
  - Consideration of Dublin Eastern Bypass Reservation, further discussions with PA if deemed necessary
  - Pre-application discussions with PA
- **Prospective Applicant's Response:**
  - UCD have a strong travel plan for campus with sustainable modes encouraged
  - Discussions with PA and NTA
  - Important bus connectivity

- 30,000 people commute in and out of campus
  - 22% currently use cars (staff and students), UCD Travel Plan 2016-2021-2026 brochures circulated to meeting
  - Public transport not available from all areas, hence need for some car parking
  - Acknowledge the need for sustainable provision for car parking
  - Once accommodation is increased, it is anticipated that demand for student car parking on campus will decrease
  - Improve pedestrian and cycle friendly facilities
  - Two additional car park locations are for better access to those accessing the campus from specific entrances
  - Current temporary surface car parking has been displaced from another location
  - Phasing will match up with travel plan
  - Surface parking will be decommissioned and it is anticipated that development will occur on these sites at later stage, surface car parking is always temporary in UCD
  - Dividing the campus into the traffic access cells can manage traffic impact and benefit the local road network
  - UCD have regular meetings with NTA
  - Procedures in place to reduce impact on residents
  - Will decommission construction entrance and move to other location if bypass begins earlier (not due until 2035)
  - Local residents want more parking to be provided
  - Storage parking and visitor parking is required
  - Stacking of construction vehicles can be accommodated within the campus
  - Of the 315 additional spaces, 151 are due to the new bed spaces on a 1:20 ratio, 64 are for visitors, and 100 will be decommissioned
  - Development adjacent to proposed bypass, addressed in EIS
  - Corridor 12m away from development on Roebuck Road
  - Construction of the underground car park is not possible in phase 1
- **Planning Authority's Response:**
    - Supports application
    - Little Sister and Law School parking does not tie in with development
    - Consider bringing basement parking into phase 1
    - Decommissioning of more surface parking in phase 1 when phase 2 is built
    - Clarify in plans in relation to cycle ways, parking
    - How long with construction entrance remain before decommission
    - Development adjacent to proposed Bypass
    - Greater degree of certainty required

#### 4. Biodiversity

- **ABP sought further elaboration/discussion on:**
  - Surveys re. biodiversity on site
  - Loss of hedgerow in phase 2
- **Prospective Applicant's Response:**
  - Tree survey carried out

- Has identified birds and ecology but not for period specified by PA
  - Queried surveys be carried out now as still in season
  - Creating corridors of habitat and human movement – green infrastructure approach
  - Native species to be used
  - Taking into account NPWS and climate change
  - Will link up anything that is referred to in different reports
  - Bat survey done and bats found in chapel, bat licence to be renewed
  - Construction and Environmental Management Plan required
  - Concerns with regard to impact on surface water pathways
- **Planning Authority's Response:**
    - Loss of Trees
    - Bird survey required
    - More information on Ecology, particularly loss of hedgerows
    - Surveys can still be carried out in August, breeding season March-July but birds will normally remain in the area so breeding can be assumed
    - Full bat survey required
    - Ensure that all surveys have been carried out and no further surveys require commissioning
    - Have regard to lighting pollution, need for lighting plan
    - Preliminary Construction and Environmental Management Plan available, maps to show construction compounds and pollution controls for surface water
    - Screening for Appropriate Assessment to be updated with CEMP
    - Ensure Links between the green areas and the outside environment
    - The NPWS should be contacted to confirm the presence of any sensitive species

## 5. Drainage

- **ABP sought further elaboration/discussion on:**
  - Response to points raised in PA's opinion
  - Irish Water has been advised of the pre-application consultation
  - Green roof proposals
- **Prospective Applicant's Response:**
  - Water treatment and storage requirements will be met
  - More than complied with SUDS
  - 60% compliance with Green Roof is achieved through other measures
  - 40% of rainwater is harvested
  - Letters have been submitted to Irish Water
- **Planning Authority's Response:**
  - Green roof does not comply with the 60% requirement
  - Need for rainwater harvesting to be taken into account over holiday periods
  - Irish Water and PA involvement, concern over reporting
  - No concern over this application, but did not comment on detail
  - The PA has not assessed the water supply or foul water requirements

## 6. Any other matters

- **ABP Comments with regard to application:**

- Colour coded height drawing required
- A3 booklet of drawings
- Submission of UCD Masterplan
- Schedule of Floor Areas
- Colour coding issue
- Detailed Landscape Plan
- List of Prescribed Bodies to be provided with Opinion
- Opinion formed on what was originally submitted in the request
- Prospective applicant can have further consultations with the PA following the meeting with the Board

- **Conclusion**

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 [cgsdesignqa@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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Mr. Tom Rabbette  
Assistant Director of Planning  
August, 2017