



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-303703-19

Strategic Housing Development

Proposed strategic housing development, construction of onsite campus student accommodation to provide 1240 bedspaces and associated site works.

Location

Dublin City University, Glasnevin Campus, Griffith Avenue Extension, Dublin 9.

Planning Authority

Dublin City Council North

Prospective Applicant

Dublin City University

Date of Consultation Meeting

25 March 2019

Date of Site Inspection

14 March 2019

Inspector

Una Crosse

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

2.1. The subject application site has a stated area of 2.92 hectares and is within the existing DCU Glasnevin Campus in Dublin 9. The site is adjoined to the north and west by the Campus, Albert College Park to the west and adjacent farmlands to the south and east. The site can be accessed from either Collins Avenue or Ballymun Road. The site currently accommodates the existing Larkfield Student Accommodation (250 bedspaces) which was completed in the late 1980's, 6 astro pitches and a surface car park which provides 123 car parking spaces. The site falls by c.4.5 metres from north to south with more pronounced level change to the north of the site adjoining 'the Mall'.

3.0 Proposed Strategic Housing Development

The proposed development subject of this pre-application request provides for the development of 1240 bedspaces within 7 blocks in 214 cluster units of 3-7 beds.

The clusters are proposed is as follows:

No. of beds	% of total
3	1.5
4	1
5	18

6	76
7	3.5

Block No.	Height of Block	Sq.m of shared amenity	Other Use/s
V1	5 - 10 (32.5m)	273 & 129 = 402	Shared amenity (upper ground floor)
3	6 (20.5m)	138	Shared amenity space at ground floor with entrance to proposed basement car park
4	5 (17.5m)	?	Management suite and block adjoins Block V5 – *basement car park below.
5	5 (17.5m)	255	Shared amenity space and Block adjoins Block V4 - *basement car park below.
6	7 (23.2m)	325	Shared amenity at GF with entrance to podium parking area.
7	5-7 (22m)	247 & 130 = 377	Ground floor - podium car park, bicycle parking, shared amenity at upper ground floor
8	5-7 (22m)	254 (retail) 129 (shared amenity)	Ground floor – podium car park, services and generator, bicycle parking, 3 bedspaces in a cluster at GF. Retail/service/café education and Shared amenity at upper ground floor.

Total external amenity space proposed is 2878.73 m² with total internal amenity space provided across the scheme, 1627.1 m² comprising shared resident amenity/facilities, retail/retail services unit and a management suite (219 sq.m). 176 car parking spaces are proposed in total with 55 within the proposed basement and 121 at ground floor under podium, 620 bicycle spaces. The proposal provides for the

demolition of the existing Larkfield accommodation building which contains 250 bedspaces. A ten year permission is sought to allow flexibility in the phasing of the project delivery.

4.0 Planning History

There is an extensive planning history within the Campus which is outlined in detail in the documentation received (Appendix A1 of Planning Report).

5.0 National and Local Policy

5.1. Section 28 Ministerial Guidelines

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant S.28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') 2009
- Design Manual for Urban Roads and Streets
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Urban Development and Building Height Guidelines 2018

The following documents are also considered relevant:

- Dept. of Education and Skills 'National Student Accommodation Strategy' (July 2017)
- Dept. of Education and Science 'Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999' (1999).
- Dept. of Education and Science 'Matters Arising in Relation to the Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999.' (July 2005)

5.2. National Planning Framework

5.2.1. Chapter 4 of the Framework addresses the topic of 'making stronger urban places and sets out a range of objectives which it is considered will assist in achieving same. National Policy Objective 13 provides that in urban areas, planning and related standards, including in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

5.3. **Dublin City Development Plan 2016-2022**

5.3.1. The site is zoned Z15 the objective of which is to protect and provide for institutional and community uses. Student accommodation is open for consideration.

5.3.2. The Plan outlines such lands as comprising generally large blocks of land, consisting of buildings and associated open spaces, located mainly in the suburbs. The present uses on the lands generally include community related development including schools, colleges, residential institutions and healthcare institutions, such as hospitals. Institutional and community lands display a variety of characteristics ranging from institutions in open grounds to long established complexes of buildings.

5.3.3. It is stated that these lands play an important role in the achievement of a more compact city in that they contribute to the creation of vibrant neighbourhoods and a sustainable well connected city through the provision of such infrastructure as schools, hospitals and open space. The city also includes nationally important institutions, such as hospitals and educational facilities, which as stated in Section 14.1 – Zoning principles, is Council policy to cooperate with, in order to promote the strategic long-term needs of the city and the country.

5.3.4. Consideration is required to their potential to contribute to the development of a strategic green network (see also Chapter 10 – Green Infrastructure, Open Space and Recreation), and to the delivery of housing in the city. In addition, development at the perimeter of the site adjacent to existing residential development shall have regard to the prevailing height of existing residential development and to standards

in Section 16.10 (standards for residential accommodation) in relation to aspect, natural lighting, sunlight, layout and private open space, and in Section 14.7 in relation to the avoidance of abrupt transitions of scale between zonings. Where there is an existing institutional and/or community use, any proposed development for 'open for consideration' uses on part of the landholding, shall be required to demonstrate to the planning authority how the proposal is in accordance with and assists in securing the aims of the zoning objective; how it secures the retention of the main institutional and community uses on the lands, including space for any necessary expansion of such uses; how it secures the retention of existing functional open space e.g. school playing fields; and the manner in which the nature and scale of the proposal integrates with the surrounding lands.

- 5.3.5. The Plan outlines that a masterplan may assist in demonstrating how the requirements of this paragraph may be satisfied with instances outlined of when a masterplan is not required such as in the case of minor developments associated with the existing use or where the development proposed relates to extensions to the existing community and institutional use and would enhance the facilities.
- 5.3.6. Section 5.5.12 of the Plan deals with Student Accommodation which seeks to plan for future expansion of third-level institutions and to accommodate growth in the international education sector, there is a need for appropriately located high quality, purpose-built and professionally managed student housing schemes, which can make the city's educational institutions more attractive to students from Ireland and abroad, and can also become a revitalising force for regeneration areas. In this regard, Policy QH31 seeks to support the provision of high-quality, professionally managed and purpose built third-level student accommodation on campuses or in appropriate locations close to the main campus, in the inner city or adjacent to high-quality public transport corridors and cycle routes, in a manner which respects the residential amenity and character of the surrounding area, in order to support the knowledge economy. Proposals for student accommodation shall comply with the 'Guidelines for Student Accommodation' contained in the development standards.
- 5.3.7. Section 16.10.7 provides Guidelines for Student Accommodation and provides that the City Council supports the provision of high-quality, professionally managed,

purpose-built third-level student accommodation, either on campus or in accessible locations adjacent to quality public transport corridors and cycle routes, in a manner which respects the residential amenities of the locality. It requires that student accommodation should make a positive contribution to the built environment, in terms of design quality, scale, height and the relationship to adjacent buildings. The external layout, including any necessary security arrangements, should be designed to avoid isolating developments from the surrounding community.

- 5.3.8. The Plan states that the student accommodation should be designed to give optimum orientation in terms of daylight to habitable rooms. Given the nature of student occupancy, the residential standards in relation to dual aspect may be relaxed. Proposed developments shall be guided by the principles of Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice (Building Research Establishment Report, 2011). Adequate open space of suitable orientation should be provided within developments for the amenity of students, which can include terraces, courtyards and roof gardens, where appropriate. All proposals must provide appropriate indoor and outdoor communal and recreational facilities for students at a combined level of at least 5-7 sq.m per bedspace. The provision of indoor communal space is particularly important for schemes with a high proportion of studio units, to allow students to interact outside the studio room (in study rooms, tv rooms etc). Where accommodation is provided on-campus, communal facilities will be assessed on a case-by-case basis having regard to the level of and access to on campus amenity. Details are to be provided as part of the application.
- 5.3.9. In assessing proposals, the planning authority will have regard to the pattern and distribution of student accommodation in the locality, and will resist the overconcentration of such schemes in any one area, in the interests of achieving a sustainable mix of development, whilst also providing for successful urban regeneration, good public transport/cycling/walking connectivity, and the protection of residential amenity. The applicant will be requested to submit evidence to demonstrate that there is not an over-concentration of student accommodation within an area, including a map showing all such facilities within 0.25km of a proposal. The provisions of Part V (Social and Affordable Housing) of the Planning Acts do not apply to student accommodation in the City Council area.

5.3.10. The following internal standards will apply to all proposals for student accommodation:

- Student accommodation to generally be provided by grouping study bedrooms in 'house' units, with a minimum of 3 bed spaces with an overall minimum gross floor area of 55 sq.m up to a maximum of 8 bed spaces and a maximum gross floor area of 160 sq.m.
- Single/double occupancy studio units that provide en-suite bathroom facilities and kitchenettes/cooking facilities will also be considered, with a minimum gross floor area of 25 sq.m and a maximum gross floor area of 35 sq.m.
- Within campus locations consideration will be given to the provision of townhouse, 'own-door' student accommodation with a maximum of 12 bed spaces per townhouse.
- Shared kitchen/living/dining rooms shall be provided, based on a minimum 4 sq.m per bed space in the 'house' and 'town house' unit, in addition to any circulation space.
- Minimum bedrooms sizes for 'house' and 'town house' units will be:
- Single study bedroom: 8 sq.m (with en-suite shower, toilet and basin: 12 sq.m)
- Twin study bedroom: 15 sq.m (with en-suite shower, toilet and basin: 18 sq.m)
- Single disabled study bedroom, with en-suite disabled shower, toilet and basin: 15 sq.m)
- Bathrooms: Either en-suite with study bedrooms/studio units or to serve a maximum of 3 bed spaces. Communal facilities and services which serve the needs of students shall be provided for, which include laundry facilities, caretaker/ security and refuse facilities (either on site or nearby within a campus setting).

- 5.3.11. All applications for student accommodation must be accompanied by documentation outlining how the scheme will be professionally managed including confirmation that all occupiers will be students registered with a third-level institution. Documentation must also outline how the scheme will support integration with the local community, through its design and layout. Permissions for student housing will normally be subject to a condition requiring a planning permission for a change of use to other types of residential accommodation.
- 5.3.12. In relation to car parking, the standards in Table 16.1 apply. Whilst there is no specified requirement for parking within Zone 1, applications for car-free developments should be accompanied by a mobility management plan outlining how arrivals/ departures will be managed. Car parking max in Zone 3 is 1 space per 10 bedspaces and bicycle parking is 1 per 2 students

6.0 Forming of an Opinion

6.1. Documentation Submitted

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, Application form, Cover Letter, Planning Report, Statement of Consistency, EIAR Screening Report, Architectural Drawings including Site Location Map, Site Layout Plans and, Schedule of Drawings and Planning Design Statement, Landscape Drawings and Design Rationale Report, Draft Appropriate Assessment Screening Report, Engineering Planning Report and Drawings, Traffic Statement, Mobility Management Plan, Site Specific Flood Risk Assessment, Outline Construction Management Plan, Outline Construction Demolition Waste Management Plan, Sunlight and Daylight Assessment, Photomontages, Student Management Plan, Building Services Infrastructure Report & Drawings, Energy & Sustainability Statement, External Lighting Report

Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant

objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

The applicant's case is summarised as follows:

- Site location, description and context outlined in addition to planning history, pre-planning consultation and the planning policy context are outlined;
- Proposed scheme represents a significant part of the DCU Campus Development Plan launched in 2016 which proposed a €230m capital development plan to physically transform the multi-campus university and provide a platform to realise its ambitions in research, teaching and learning, student experience and enterprise engagement.
- Key elements include significantly enhancing capacity in research and innovation, the construction of a new Student Centre (recently complete), provision of new sports facilities (at St. Clare's on Ballymun Rd), public realm enhancements (currently on-site), additional on-campus accommodation and 21st Century digital teaching spaces.
- Proposed development central to the Z15 zoning intent on the DCU lands at Glasnevin, comprising of essential student accommodation on campus which facilitates development of DCU through provision of quality student accommodation proximate to the core teaching and research hub of the University.
- Proposal seeks to intensify development of the available lands at DCU, replacing surface car parking with built form, and consolidating sports pitches away from the core teaching hub, at the St. Clare's lands.
- Proposal a critical element of the DCU Campus Development Plan which both secures the existing zoning objective and the institutional use on the land.
- The proposed development relates to the existing use and proposes to enhance the facilities provided by DCU on site with no requirement for a masterplan however the proposed development is a critical element of the DCU Campus Development Plan.

- Scale of the DCU Glasnevin Campus lends itself to incorporating development of an increased density and scale, as adjacent residential communities are removed from the centre of the site, where increased height is proposed to be located with nature of surrounding lands, park and farmlands, providing a substantial open space buffer between the campus grounds and the wider established suburban residential context.
- Surface car parking is being replaced in a proposed basement and below podium areas which given the existing basement infrastructure and the level change from the Mall to the south of the site represents a sustainable use of existing infrastructure and land, freeing up the site for development.
- DCU invested in their dedicated sports facility at St. Clares (adjacent at Ballymun Road), which provides a range of sports pitches and facilities with strategy compensating for any perceived 'loss' of pitches at the proposed site.
- Rationale for increased height at this location goes beyond the specific height limits set out in the Development Plan (16m) should be considered in the context of the wider height policies of the Development Plan and the site context and Urban Building Height Guidelines;
- The heights for the most part range from 5-7 storeys and equivalent 17-21m, (allowing for the level differentiation between the Mall and the southern part of the site with A taller element of 10 storeys next to the most central area of the or campus;
- DCU Campus highly accessible location at just 500-600m walking distance to both an existing primary bus corridor (and future Bus Connects Route) and a future Metrolink Stop with a Dublin Bus terminus on site for Number 44 bus.
- Section 3.0 of the Urban Building Height Guidelines provides guidance in considering development proposals for buildings taller than prevailing building heights in pursuit of the Guidelines and where same apply provisions of SPPR3 are applicable;
- External expression of the architecture is similar from one courtyard to the next, with variation introduced in the treatment of the external landscaped spaces and higher elements of 10, 7 and 6 storeys at key nodal points, clad in contrasting

glazed ceramic extrusions, will create a marked but complimentary contrast to the lower brick buildings with ceramic cladding introduced to assist in natural navigation, memory of place and to ensure an appropriate level of variation throughout the development.

- Daylight and Sunlight analysis found scheme is a high quality solution that effectively meets or exceeds the recommended internal and external daylight standards for all accommodation and sunlight standards for external spaces.
- Total external amenity space provided for is 2878.73 m² with total internal amenity space provided across the scheme, 1627.1 m² with Development Plan amenity space requirement of 5-7m² per bedspace but provides that where proposal is on-campus, communal facilities will be assessed on a case-by-case basis having regard to the level of and access to on campus amenity with the proposal 3.6m² per bedspace (based on 1240 bedspaces although 990 are additional) with level of provision considered appropriate, given the scale of the existing facilities provided for already on the DCU Campus and in an established city suburb where a range of established facilities and amenities exist;
- Proposal fully managed by existing DCU Campus Residence Team and a Student Management Plan, included prepared by DCU Campus Residence.
- Objective to minimise car-parking in accessible locations and to maximise a modal shift to public transport due to proximity to public transport routes, in particular the existing bus and future Metrolink at this location with proposal minimising car parking to 176 spaces of which 123 are replacement.
- Design and massing carefully considered to contribute positively to the built and spatial fabric of the campus, defining the open section along the south of the Mall, and minimising any adverse landscape and visual effects within the campus and from surrounding and adjoining lands.

6.2. Planning Authority Opinion

A submission was received by An Bord Pleanála on the 7th of March 2019 from Dublin City Council. The 'opinion' of the planning authority, in addition to outlining the planning history and National and Local planning policy (outlined at Appendix 1) context includes, inter alia, the following opinion on the proposal:

- Retail/retail service/café uses not listed as permissible or OFC however PA acknowledges need for complimentary services to be provided;
- Z15 zone requires OFC uses to demonstrate how proposal is in accordance with securing aims of the zoning and secures retention of main use including space for necessary expansion, functional open space and integration with wider area with applicant requested to clarify the sites long term capacity to facilitate expansion of core teaching and research hub and how secures retention of playing fields;
- Height of all blocks contravenes CDP max height of 16m in outer city but PA acknowledges Building Height Guidelines which preclude use of blanket numerical limitations in favour of criteria based assessment which is provided based on urban design rationale, public transport connections and distance from surrounding uses;
- PA consider site may be appropriate location for tall buildings with structures proposed broadly similar utilising distinct and varied treatments, landscaped areas between buildings with requirement for further demonstration of the success of proposed materials palette through additional close range CGI's and images of examples from high quality buildings;
- Plot ratio and site coverage details not provided;
- Scope of daylight and sunlight assessment should be extended to incorporate the Mall located immediately north with potential for overshadowing and also impact on existing accommodation to the west;
- Planning report outlines overall compliance but no student accommodation quality assessment and difficult for PA for analyse and assess and where non-compliance acknowledged that shared kitchen/living/dining rooms provided on minimum 4sq.m per bedspace such an assessment required;
- PA request further consideration of overall extent and adequacy of outdoor green spaces on the campus;
- PA consider proposal provides opportunity to incorporate permeability option for future connection to farmlands to south east in particular and while accept need for security does not wish campus to become gated and further consideration required of permeability with use of more discreet security features than currently

proposed security barriers between V4 and V6 and may include alternative routes or connections through the Campus;

- Student Management Plan should be updated to confirm that all occupiers will be students registered with a third level institution;
- No details of specific nature of commercial unit with potential café use giving rise to potential noise and odour;
- Further consideration of amenity of rooms at ground level adjoining amenity spaces to minimise noise and disruption;
- Details on how clusters are proposed to operate to ensure dormitory type development would not arise;
- Further consideration of areas of proposed blocks looking onto public areas to ensure dead frontages are avoided;
- Demonstrate remaining outdoor green spaces sufficient to meet existing and future needs;
- Clarification on whether intended to replace playing pitches;
- Coherent signage strategy;
- Transportation Planning division broadly satisfied with requirement for details on type and frequency of service vehicles, type of cycle parking proposed and how cycle parking within podium parking is accessible from within basement car park and from the on-grade footpath;
- Drainage Division seeks clarification on a number of items and recommends applicant consult with division;
- Parks request clarification on use of existing pitches, incorporation of green roofs, public art and tree protection;
- EHO recommends conditions;
- Note comments in desktop archaeology report which recommended monitoring of ground works but suggest an archaeological assessment including test trenching is undertaken prior to construction

6.3. **Response from Prescribed Bodies**

A response has been received from Irish Water and is appended to this report.

6.4. Consultation Meeting

- 6.4.1. A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 25th March 2019, commencing at 14.30 PM. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.
- 6.4.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:
1. Development Strategy for the site to include inter alia:
 - Height
 - Design including creation of active frontages
 - Internal amenity provision
 - Residential amenity (internal and external)
 2. Permeability, connections and wayfinding
 3. Car parking
 4. Site services
 5. Any other matters
- 6.4.3. In relation to development strategy for the site An Bord Pleanála sought further elaboration/discussion/consideration of the following: height of proposal and optimal height strategy for the development, creation of active frontages and measures to ensure that ground floor frontages remain permeable, avoiding dead frontages, detail of existing facilities on Campus, absence of shared amenity space in Block V4, amenity of proposed 3-bed cluster at ground floor of Block in Block V8 residential amenity of adjoining student accommodation, overshadowing of proposed courtyards and existing open spaces and public realm.
- 6.4.4. In relation permeability, connections and wayfinding An Bord Pleanála sought further elaboration/discussion/consideration of the following: connectivity to and from the

site from within the Campus, to adjoining public open space and to future development land, security requirements and measures to improve wayfinding.

- 6.4.5. In relation car parking An Bord Pleanála sought further elaboration/discussion/consideration of the following: the rationale for the proposed uplift in car parking spaces from that which exists on the application site.
- 6.4.6. In relation to site services An Bord Pleanála sought further elaboration/discussion/consideration of the following: the information sought from the Drainage Division including the provision of a high level overview of the surface water strategy for the Campus.
- 6.4.7. In relation any other matters An Bord Pleanála sought further elaboration/discussion/consideration of the following: archaeology.
- 6.4.8. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 303703' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion & Recommendation

- 7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.
- 7.3. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development

(Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act: constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

7.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 **Recommended Opinion**

8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted constitutes a reasonable basis for an application to An Bord Pleanála under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

8.3. 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, the prospective applicant should satisfy themselves that the

proposed height strategy for the development provides the optimal architectural solution and sustainable development of the site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed height and design strategy having regard to inter alia, National and Local planning policy, the sites context and locational attributes.

2. The provision of a shared amenity space within Block V4 and an outline of the existing facilities within the Campus.
3. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes and frontages including the maintenance of same, the treatment of landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of exposed areas of basement ramps and podiums should also be addressed. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the overall development and having particular cognisance of the requirement to avoid blank facades.
4. A detailed car parking strategy which outlines in particular the rationale for the uplift of car parking spaces proposed within the development.
5. A public realm and permeability strategy which addresses in particular the treatment connections within the existing campus and to public open space and future development land adjoining the site. This should include detail in respect of security measures proposed for the development.
6. Details regarding the impact on the communal open spaces from the requirement to provide ventilation for car park areas below ground floor level.
7. A report that addresses residential amenity, specifically how the development will limit the potential for overlooking and overshadowing within the proposed development and of adjoining development and should incorporate a comprehensive daylight and sunlight analysis addressing existing units, proposed

units and open spaces including the Mall. Regard should also be had to the amenity of the ground floor cluster within Block V8.

8. A microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects).

9. A Phasing Plan.

8.4. 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. National Transport Authority
2. Transport Infrastructure Ireland
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water

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.

Una Crosse
Senior Planning Inspector

March 2019