



## Development

The proposed development relates to Landscaping and Infrastructure Enabling works as part of the Future Campus Phase 1 proposals. The proposed development will consist of:

Significant Public Realm improvements within the campus including:

- modifications to existing entrance arrangement (including replacement of existing gates) and provision of new arrival plaza at the main entrance to the University College Dublin campus at Belfield.
- Provision of a shared space pedestrian/cyclist spine route within the campus area from the new entrance / arrival plaza to the east of the existing Tierney Building.
- Creation of new extensive landscaped public realm areas (including the Ardmore Quad and the area to the south east of Ardmore House - a Protected Structure) including a new network of shared space pedestrian/cycle routes, resurfacing

works and an upgrade of existing pedestrian facilities within the application boundary. Construction of the following structures: • 3 no. Mechanical and Electrical Plant (MEP)/services compounds and Plant facilities with a combined area (c.723 sqm), generally located to the north west of the Clinton Auditorium and the south west of the Engineering and Materials Science Centre. Demolition of the following buildings and structures: • security hut/entrance booth (c.40 sqm) located at the main campus entrance. • the single storey Campus Bank building (c.340 sqm). • the single storey Ardmore Annex (c.1,300 sqm) a standalone building located to the north east of Ardmore House (a Protected Structure). • the existing Mechanical Electrical Plant (MEP)/services plant area (with a combined area of c.96.5 sqm) and all associated external apparatus generally to the south west of the existing Engineering and Materials Science Centre. • the removal of the existing entrance gates and associated elements. • the making good and levelling of ground following removal of buildings/plant (as necessary) and all associated temporary landscaping measures. The

proposal also provides for: • diversion and reconfiguration of the existing internal road network within the application boundary and provision of 1 no. gyratory providing vehicular access/egress to/from the existing car park (at the north eastern boundary of the site), the reconfigured Engineering car park and Belfield House (a Protected Structure). • extensive hard and soft landscaping proposals throughout, including the removal of existing trees, implementation of mitigation measures to retain existing trees and extensive replacement planting / of native trees and all associated tree protection measures, landscaping, boundary treatments, campus lighting, a new entrance sign (double sided - c.30 sqm each) within the new arrivals plaza. • provision of 502 no. cycle parking facilities throughout the new public realm areas. • reconfiguration of the existing Engineering car park to accommodate a total of 14 no. car parking spaces (including 8 No. accessible spaces). • permanent reconfiguration and extension of the existing car parking area and all associated elements (on lands at the former running track and adjacent car park) to provide 680 no. car parking spaces. Including 323 no.

car parking spaces (including 32 no. H car spaces) relocated from the existing Tierney car park and Engineering car park, as well as 357 no. car parking spaces (of which 335 were granted temporary retention permission under Dun Laoghaire Rathdown County Council Planning Register Reference D18A/0244). • All associated ancillary elements including associated ancillary plant, site services, all associated drainage works (including provision of attenuation tanks and SuDs measures) and all associated site development works. There are no works proposed to the existing Protected Structures within the University College Dublin campus as part of this planning application.

**Location**

A site of c. 7.56Ha at the University College Dublin Campus, Belfield, Dublin 4 (the overall campus includes Protected Structures).

**Planning Authority**

Dún Laoghaire Rathdown County Council

**Planning Authority Reg. Ref.**

D20A/0030

**Applicant(s)**

University College Dublin

**Type of Application**

Permission

**Planning Authority Decision**

Grant subject to conditions

<b>Type of Appeal</b>	Third Party v. Decision
<b>Appellant(s)</b>	Daniel Brennan
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	30 <sup>th</sup> October, 2020
<b>Inspector</b>	Robert Speer

## 1.0 Site Location and Description

- 1.1. The proposed development site is located within the campus of University College Dublin at Belfield, Dublin 4, and encompasses an expansive area served by the main campus entrance from the R138 Stillorgan Road. It includes the former running track (partly in use as a car park), assorted surface level car parking, various open / green space (including amenity grassland, tree lines & wooded areas), existing internal service roads and pedestrian routes etc., the UCD campus bank building, a standalone building known as the 'Ardmore Annex' adjacent to Ardmore House (a protected structure), the security hut / entrance booth at the main entrance, and the main campus entrance arrangement from the R138 Stillorgan Road.
- 1.2. It has a stated site area of c. 7.56 hectares, is irregularly shaped, and forms only part of the wider UCD campus with the Engineering & Materials Science Centre and the Daedalus & Tierney Buildings located beyond the site confines to the immediate south with the National Virus Reference Laboratory to the northwest. The northbound slip-road from the R138 Stillorgan Road adjoins the north-eastern site boundary.

## 2.0 Proposed Development

- 2.1. The proposed development relates to various landscaping, infrastructure & enabling works which form part of UCD's 'Future Campus Phase 1' proposals that derive from a precinct plan prepared for the 'Future Campus (Education, Research and Innovation)' character area identified in the UCD Strategic Campus Development Plan 2016-2021-2026 (which in turn sets out proposals for the redevelopment of the wider campus). In this respect, it is of particular relevance to note that the subject proposal was initially lodged with two other concurrent planning applications which sought permission to develop 2 No. new academic buildings as part of the 'Future Campus Phase 1' project proposals i.e. the 'Centre for Creativity' and the 'Centre for Future Learning' (PA Ref. Nos. D20A/0028 & D20A/0029 respectively), both of which have since been given final approval. Accordingly, due cognisance should be had to those developments in the assessment of the subject proposal.
- 2.2. The development itself (as initially submitted to the Planning Authority) comprises significant public realm improvements within the campus as set out in the public

notices and detailed in the submitted plans and particulars. By way of summation, the principle works will include the following:

- Modifications to the existing entrance arrangement and the provision of a new arrival plaza at the main entrance to the UCD Belfield campus from the R138 Stillorgan Road.
- The provision of a shared space pedestrian / cyclist spine route within the campus area from the new entrance / arrival plaza to the east of the existing Tierney Building.
- The creation of extensive landscaped public realm areas (including the Ardmore Quad and the area to the southeast of Ardmore House - a Protected Structure) with a network of shared space pedestrian / cycle routes, resurfacing works, and the upgrading of existing pedestrian facilities.
- The demolition of the following: the security hut / entrance booth at the main campus entrance; the campus bank building; the standalone 'Ardmore Annex' building to the northeast of Ardmore House (a Protected Structure); and the Mechanical Electrical Plant (MEP) / services plant area and all associated external apparatus generally to the southwest of the Engineering and Materials Science Centre.
- The construction of 3 No. Mechanical and Electrical Plant (MEP) / services compounds and plant facilities generally located to the northwest of the Clinton Auditorium and the southwest of the Engineering and Materials Science Centre.
- The removal of the existing entrance gates and associated elements.
- Ground levelling works and associated temporary landscaping measures.
- The diversion and reconfiguration of the internal road network, including the construction of 1 No. gyratory providing vehicular access / egress to / from the existing car park, the reconfigured Engineering car park and Belfield House (a Protected Structure).
- Extensive hard and soft landscaping proposals throughout the site.
- Boundary treatments, campus lighting & a new double-sided entrance sign within the new arrivals plaza.

- Provision of 502 No. cycle parking facilities throughout the new public realm areas.
- Reconfiguration of the existing Engineering car park to accommodate a total of 14 No. car parking spaces (including 8 No. accessible spaces).
- The permanent reconfiguration and extension of the existing car parking area and all associated elements (on lands at the former running track and adjacent car park) to provide 680 No. car parking spaces.
- All associated elements & ancillary site development works, including plant, site services, and drainage works (with the provision of attenuation tanks and SuDs measures).

2.3. Amended proposals were subsequently submitted in response to a request for further information with the principle changes comprising:

- The redesign / replacement of the elongated gyratory arrangement with a simpler and more conventional roundabout design which maintains the required turnaround function whilst enabling a pedestrian & cycle crossing of the roadway better aligned with the identified east-west desire line across the campus (between the pedestrian / cycle entrance onto Stillorgan Road permitted under PA Ref. No. D18A/0847 to the east of the site and the O'Reilly car park to the west) (*N.B.* These revisions have not been shown on the revised site layout plan i.e. Drg. No. A-104: '*Proposed Site Layout*', although they are detailed in the updated drainage & watermain layout drawings e.g. Drg. No. UCDM-ARUP-ZZ-XX-DR-C-0009 Rev. C01: '*Surface Water Catchment Area Layout*').
- An increase in the overall number of cycle parking spaces from 534 No. to 554 No.
- An increase in the number of covered cycle parking stands from 94 No. to 105 No., including 27 No. secure cycle lockers.
- The spacing between individual cycle stands has been increased from 700mm to 1,000mm.
- Revisions and additional details with respect to the surface water drainage & attenuation arrangements.



## 3.0 Planning Authority Decision

### 3.1. Decision

3.1.1. Following the receipt of a response to a request for further information, on 17<sup>th</sup> June, 2020 the Planning Authority issued a notification of a decision to grant permission for the proposed development, subject to 11 No. conditions which can be summarised as follows:

Condition No. 1 - Refers to the submitted plans and particulars.

Condition No. 2 – States that the total quantum of car parking for any purposes throughout the Belfield campus is not to exceed 3,600 No. spaces.

Condition No. 3 – Requires the submission of a revised site layout plan, prior to the commencement of development, which is consistent with the ‘Masterplan Context Plan’ (Drg. No. UCDM-MA-ZZ-ZZ-DR-L-0100) received by the Planning Authority on 15<sup>th</sup> May, 2020 by way of further information and which incorporates the measures agreed with the National Transport Authority.

Condition No. 4 – Requires the appointment of a landscape consultant for the duration of the site development works and the submission of a certificate of completion for the written agreement of the Planning Authority in order to certify that all the works have been completed in line with the landscaping drawings received by way of further information on 15<sup>th</sup> May, 2020.

Condition No. 5 – Refers to the lodgement of a Tree Bond (with a minimum value of €200,000) as security for tree protection and as a deterrent to wilful or accidental damages during construction works.

Condition No. 6 – Specifies a series of requirements with respect to the safeguarding of biodiversity on site:

- The removal of any vegetation on site is only to be undertaken in the months from September to February inclusive i.e. outside the main bird nesting season.

- Any trees identified as suitable for bat roosts in the Ecological Impact Assessment (EclA) are only to be felled in the period September – October in the presence of a licensed bat worker and following the procedures set out in the EclA. In the case of trees with a high potential for use as bat roosts, a derogation licence must be obtained from the National Parks and Wildlife Service prior to any felling activities.
- All lighting within the development is to accord with the recommendations set out in the EclA.
- The measures to conserve the species of solitary mining bee identified in the EclA are to be implemented in full ahead of the clearance of the bank in which the existing nesting burrows are located.

Condition No. 7 – Refers to archaeological considerations and requires an archaeological assessment to be submitted for written approval prior to the carrying out of any site preparation or construction works.

Condition No. 8 – Refers to the surface water disposal arrangements and the proposed SUDS measures.

Condition No. 9 – Requires the preparation of Stage 2 (detailed design) & Stage 3 (post-construction) Quality Audits, which shall include a Road Safety Audit, Access Audit, and a Cycle Audit, in accordance with the Design Manual for Urban Roads and Streets and Transport Infrastructure Ireland's standards.

Condition No. 10 – Requires the submission of a detailed Construction and Environmental Management Plan (including a Construction Waste Management Plan), for the written agreement of the Planning Authority, prior to the commencement of development.

Condition No. 11 - Requires the applicant to prevent any mud, dirt, debris or building material from being carried onto or placed on the public

road or adjoining property as a result of the site construction works and to repair any damage to the public road arising from the carrying out of those works.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports:

An initial report details the site context, planning history, and the applicable policy considerations, including the relevant land use zoning (*'TLI: To facilitate, support and enhance the development of third level education institutions'*) and Specific Local Objective No. 1 which aims *'to facilitate, support and enhance the development of University College Dublin including all associated and supporting facilities'*. It notes that the proposal comprises the landscaping and enabling works associated with the development of a new precinct at the main entrance to the UCD Belfield campus which, when taken in conjunction with the construction of two further academic buildings (i.e. a 'Centre for Creativity' and a 'Centre for Future Learning') proposed under [then] concurrent planning applications, will form part of the wider 'Future Campus Phase 1 project' envisaged in the UCD Strategic Campus Development Plan, 2016-2021-2026, before stating that the proposed development is acceptable in principle. The report continues by considering the design merits of the scheme and, in particular, the access and parking arrangements, the surface water drainage & attenuation proposals, the implications for archaeological & architectural heritage, concerns as regards residential and visual amenity, and the impact on existing trees and biodiversity considerations on site. It subsequently recommends that further information be sought in respect of a number of items, including the spacing between the bicycle parking stands, the provision of a continuous route between the pedestrian / cyclist entrance onto Stillorgan Road permitted under PA Ref. No. D18A/0847 and the O'Reilly Car Park, the surface water drainage arrangements, and the phasing proposals.

Following consideration of the applicant's response to a request for additional information, a final report was prepared which recommended a grant of permission, subject to conditions.

### 3.2.2. *Other Technical Reports:*

*Transportation Planning:* An initial assessment states that the proposal will provide for improved permeability through the campus by removing vehicles from central areas and creating a more pedestrian & cyclist friendly environment, and that the design is considerate of interactions between users and includes for the necessary mitigation / design measures to avoid unwanted conflicts. It further notes that the submitted traffic impact analysis and associated modelling has established that the development will not adversely impact the entrance junction or result in significant queueing or delays. With respect to the car parking proposals, it also noted that the overall campus parking provision will be maintained below the maximum figure of 3,600 No. spaces as previously agreed with the National Transport Authority. However, although the proposed increase in bicycle parking is welcomed, concerns are raised as regards the inadequate spacing between the individual parking stands (by reference to the Council's '*Standards for Cycle Parking and Associated Facilities – Jan. 2018*'), the limited passive surveillance of the bicycle parking sited to the rear of the 'Centre for Future Learning', and the absence of any high-quality provision for long-term cycle parking such as secure compounds and / or bicycle storage lockers. The report subsequently notes that the recommendations contained in the feedback to the Quality Audit have been addressed in the submitted design, that the proposal adheres to the commitments established in the UCD Travel Plan, 2016-2021-2026 with clear initiatives to improve sustainable modes of transport, and that suitable provision has been made for emergency vehicular access. It then concludes by recommending that further information be sought with respect to the bicycle parking arrangements as set out above.

Following the receipt of a response to a request for additional information, a further report was prepared which stated that there was no objection to the proposed development, subject to conditions.

*Drainage Planning, Municipal Services Dept.:* An initial report recommended that further information be sought in relation to the surface water drainage and attenuation arrangements in addition to potential flood risk considerations and other matters.

Following the receipt of a response to a request for additional information, it was subsequently indicated that there was no objection to the proposed development, subject to conditions.

*Parks and Landscape Services:* States that the proposal will contribute positively to the campus and the local area while the loss of a notable number of high-quality trees will be sufficiently mitigated by the replanting proposals. It is further noted that the proposal will align with the objectives of the Development Plan. The report thus concludes by recommending a grant of permission, subject to conditions.

*Environmental Health Officer:* No objection, subject to conditions.

### 3.3. Prescribed Bodies

- 3.3.1. *Department of Culture, Heritage and the Gaeltacht (Archaeology):* Refers to the large scale of the development and states that it should be assessed for any potential impact on archaeological heritage considerations. It subsequently recommends that the applicant be required to engage the services of a suitably qualified archaeologist to undertake a detailed Archaeological Impact Assessment of the site, including test trenching, in advance of the planning decision.
- 3.3.2. *Department of Culture, Heritage and the Gaeltacht (Nature Conservation):* States that following consideration of the Ecological Impact Assessment and the other documentation submitted in support of the application, there is no objection to the proposal, subject to conditions.
- 3.3.3. *National Transport Authority:* States the following:
- *Car Parking:*

The NTA has worked closely with UCD on the development and implementation of its Commuting Strategies and Campus Development Plans and it was agreed between the parties in 2011 that car parking should not exceed a total of 3,600 No. spaces within the Belfield Campus. It was further agreed that this total would apply to the campus as a whole rather than to discrete elements of the site thereby providing a degree of flexibility in the location of parking in order to allow for the development of the campus, subject to the requirement of the statutory planning process.

The NTA is supportive of the proposal to consolidate car parking at the former running track as it would remove car parking to a more peripheral site within the wider campus and allow for the development of a pedestrian and cycle-friendly public realm. It is also acknowledged that the documentation has confirmed that there will be no increase in the overall number of car parking spaces proposed (in line with the agreement referred to above).

- *Cycle Parking:*

The cycle parking provision considerably exceeds the requirements of the Development Plan and is proposed, in part, to address existing deficiencies within this part of the campus. The NTA is supportive of both the quantum and dispersal of cycle parking throughout the Phase 1 lands, particularly where the parking clusters would benefit from passive surveillance along the proposed arrival plaza and Ardmore Quad.

However, the 700mm centre-to-centre spacing between the parking racks is below the recommended dimension contained in the Council's '*Standards for Cycle Parking and Associated Cycle Facilities for New Developments*' (January, 2018). Table 3.1 of that document states that parallel cycle stands should ideally be 1,200mm apart and no less than 1,000mm part. The NTA's *National Cycle Manual (2011)* acknowledges the importance of well-designed cycle parking in its statement that '*The availability of appropriate bicycle parking facilities at either end of a trip will heavily influence the decision to travel by bicycle in the first instance*'.

Therefore, it is recommended that the spacing of the proposed cycle stands should accord with the guidance contained in the Council's standards in order to provide adequately for cycling as part of the wider sustainable transport offer serving the Belfield campus.

- *Walking and Cycling Routes:*

The proposal provides for a comprehensive revision of the walking and cycling networks in the overall Future Campus plan as part of the objective to deliver significant public realm improvements. Within the Phase 1 lands this will include two main routes, one route from the Montrose gate to the Tierney building and the other perpendicular route connecting the O'Reilly Hall car

park with the old running track car park, and a number of other paths to serve building entrances and other destinations. These will be designed as shared facilities for walking and cycling.

Although supportive in principle of the identification of the walking and cycling routes, the NTA has concerns regarding the proposed perpendicular route that passes between the Centre for Creativity and the Centre for Future Learning at the point where it meets the vehicular route and the new gyratory.

Planning permission was granted in 2018 for a new pedestrian and cycle entrance onto the R138 Regional Road adjacent to Merville House within the Belfield campus (PA Ref. No. D18A/0847) which will provide access to a new two-way cycle track on the west side of the R138 connecting to Foster's Avenue and The Rise. This cycle track is being delivered by the Council with funding from the NTA and is due to commence construction in February, 2020. It is anticipated that the cycle track and access will provide an important new route to / from the campus. In order for the full benefits of this route to be realised, it is critical that a clear, legible route exists within the campus, connecting the new gate to the internal cycle network and to destinations within the campus, including the proposed cycle parking facilities. In this regard, a high-quality crossing point should be provided in the internal vehicular route, catering for two-way cycling as well as for pedestrians.

The perpendicular path as proposed terminates at the carriageway / car park access surrounding the proposed Heat Pump Plant adjacent to the Clinton Auditorium and there is no dedicated facility for cycling between this point and Belfield House i.e. it would appear that southbound cyclists are required to travel around the roundabout to reach Belfield House. In addition, the junction of the roundabout with the access road serving the 14 No. space Engineering car park is proposed as a delta junction which would not accord with the design guidance contained in the National Cycle Manual. Therefore, the NTA is of the view that the proposed road layout and the design of the cycle route at this location do not adequately address the needs of cyclists and pedestrians on a key internal desire line.

It is recommended that a continuous route be provided for cyclists and pedestrians between the O'Reilly Hall car park and the new perimeter access gate via Belfield House. A revised design could be agreed as a condition of any decision to grant permission.

### **3.4. Third Party Observations**

3.4.1. A total of 4 No. submissions were received from interested parties and the principle grounds of objection / areas of concern contained therein can be summarised as follows:

- Detrimental impact on the residential amenity of neighbouring properties, with particular reference to the building works, noise & lighting levels, construction traffic, the impact on traffic flows / volumes along Clonskeagh Road, and the potential for overspill parking / a loss of car parking within the UCD campus.
- The adequacy and wider suitability of the facilities proposed as part of the campus redevelopment to accommodate the consolidation of UCD's Architecture, Planning, Environmental Policy, Landscape Architecture, and Civil Engineering programmes.
- The loss of banking services due to the demolition of the campus bank building.
- Concerns as regards the siting and layout of the entrance plaza given its proximity to the main access route serving the campus and the R138 Stillorgan Road, with particular reference to its use as a dwelling / meeting space given the increased noise levels and the potential for conflicting traffic movements / congestion.
- The need to establish that the overall height of the proposed 'Centre for Creativity' and 'Centre for Future Learning' will not undermine the historical significance of Ardmore House (a protected structure) or its reintegration into the campus.
- New bicycle parking facilities should be sited close to building entrances and in central locations.



- Design considerations, including the appropriateness of the proposed metallic bollards, the use of resin-bound and compacted gravel throughout the plan area, and the opportunity to extend rain shelters & covered walkways.
- The excessive removal of mature trees consequent on the development will detract from the sylvan character of the campus and will also impact on biodiversity / ecological considerations.
- The need for supplementary & replacement planting.
- The Solitary Mining Bee colony should be safely relocated to a location outside of the construction site prior to the commencement of any works.
- With the introduction of a 'T'-junction preventing right-hand turns at the main entrance, clarity is required as to how motorists will access the O'Reilly Hall car park.
- Concerns with respect to the construction management arrangements and the potential impact on traffic and accessibility to the wider campus via the main entrance.
- Consideration to be given to the opportunity to reduce the overall level of car parking on campus and to support a shift to more sustainable modes of transport.
- The need for a more inclusive and participatory design selection process given the large scale of the development proposed.
- The preparation and adoption of a Clonskeagh / UCD Local Area Plan that provides a stronger outlet for public participation regarding future development in the area should be prioritised by the Local Authority.
- The precedent for intensive, high-density development to the detriment of the woodland areas on site.
- The need to address pedestrian & cyclist safety in and around the entrance from the Stillorgan Road.
- The existing bus stop (No. 768) at the UCD R138 entrance should not be disturbed as a result of the development.

- The overall height and visual impact etc. of the high-rise elements of the wider development.
- The implications of the wider development as regards the potential for overlooking and / or overshadowing of surrounding residences.
- Inadequate public notice and a lack of consultation / engagement with the local community as regards the development proposals.
- The application should be considered in the context of the wider proposals for the future development of the UCD campus.
- Concerns as regards the design merits and carbon footprint of the proposed construction, with particular reference to the 'Centre for Creativity'.
- 'Project-splitting' and the need for environmental impact assessment.
- The continued expansion of UCD should be evaluated in the context of the national objective which seeks to achieve balanced regional development.
- Traffic congestion / safety concerns at the entrance arrangement and the need to obviate queueing onto the R138 Stillorgan Road.
- The negative impact of the development on local bat populations.

## 4.0 Planning History

### 4.1. *On Site:*

PA Ref. No. D20A/0029. Was granted on 22<sup>nd</sup> July, 2020 permitting University College Dublin permission for the development of an academic building 'Centre for Future Learning' (c.11,580m<sup>2</sup> Gross Floor Area) and all associated ancillary elements as part of the Future Campus Phase 1 proposals. The general height of the proposed building ranges from c. 5.4m up to overall height c. 19m. The Centre for Future Learning includes the provision of a lecture theatre, classroom/workspace facilities, an atrium, a future learning resource hub (teaching space), common areas and all associated ancillary areas/facilities. The proposed development will consist of: Lower Ground Floor Level - Educational facilities including: a lecture theatre, classrooms and all associated ancillary areas/facilities. Ground Level - Educational facilities including: future learning hub, classrooms, an atrium and all associated

ancillary areas/facilities. Level 1 & 2 - Educational facilities including: classrooms and all associated ancillary areas/facilities. Level 3 - Educational facilities including: Workspaces, classrooms, an external terrace and all associated ancillary areas/facilities. In addition, green roofs (with a combined area c. 1,800m<sup>2</sup>) are provided over part lower ground floor level, level 2 and level 3, rooflights, Photo Voltaic panels (with a combined area c. 220m<sup>2</sup>), all site services, plant, landscaping and all associated ancillary site development works. The proposal includes 4 no. signage zones (with a combined area c. 72m<sup>2</sup>) on the west facade of the building and 1 no. signage zone (c. 7m<sup>2</sup>) on the south facade of the building. There are no works proposed to the existing Protected Structures within the campus as part of the planning application.

PA Ref. No. D20A/0028. Was granted on 22<sup>nd</sup> July, 2020 permitting University College Dublin permission for the development of an academic building (the Centre for Creativity - c. 13,184m<sup>2</sup> Gross Floor Area including basement) and all associated elements as part of the Future Campus Phase 1 proposals. The general height of the proposed building ranges from c. 18.6m up to overall height of c. 48.88m (up to the highest of the proposed tower elements). The Centre for Creativity includes the provision of a study centre, a lecture theatre, workshop/studio/classroom facilities, ancillary exhibition spaces and all associated ancillary areas/facilities. The proposed development will consist of: Level 0 - Educational facilities including - forum (foyer/reception), study centre, UCD experience area, equipment room and demonstration spaces, workshops, studios/maker space areas, retail area, café and all associated ancillary areas/facilities. Level 1 - (including mezzanine areas) - Educational facilities including study centre, UCD experience areas, creative teaching spaces, offices and all ancillary support facilities. At mezzanine level - Educational facilities including study centre, workspaces, offices and all associated ancillary areas/facilities. Level 2 - Educational facilities including a lecture theatre, UCD experience area, studios/classrooms/study areas and all associated ancillary areas/facilities. Level 3 - Educational facilities including studio/classroom/study areas, UCD experience areas and all associated ancillary areas/facilities. Level 4 - Educational facilities including UCD experience area, creative teaching spaces, studios and all associated ancillary areas / facilities. Level 5, 6 & 7 - Educational facilities including UCD Experience areas and all associated ancillary areas/facilities

(including an observation area at Level 7). At basement Level - Associated ancillary plant facilities, storage and ancillary areas/facilities, storage and ancillary areas/facilities. At roof level over part of level 2 and level 4 - provision of a sedum roof (with a combined area c. 1,184m<sup>2</sup>) and Photo Voltaic panels (with a combined area c. 230m<sup>2</sup>) and paved terrace (c. 270m<sup>2</sup>), associated plant, roof lights and roof access. The proposal also provides for associated landscaping including a stepped reflective pool (located at part of the southwest, northwest and northeast elevations of the proposed Centre for Creativity) fronting the new campus Arrival Plaza (part of a separate planning application), an external south-facing courtyard forming part of the new Ardmore Quad (part of a separate planning application), an external service area, an external workshop terrace area at ground floor level, external storage facilities (c. 91m<sup>2</sup>) and all site services and associated site development works. There are no works proposed to the existing Protected Structures within the University College Dublin Campus as part of the planning application.

PA Ref. No. D18A/0244. Was granted on 21<sup>st</sup> June, 2018 permitting University College Dublin permission for the retention of use of part of the former running track for car parking for a temporary period (5 years) & permission for works to formally mark-out the car park to provide a total of 335 No. temporary car parking spaces and all associated site development works.

PA Ref. No. D17A/1075. Was granted on 9<sup>th</sup> August, 2018 permitting University College Dublin permission for the demolition of a 3-storey bay to the northwest elevation of approximately 126m<sup>2</sup> to Ardmore House, removal of an existing external steel staircase, platform lift, access ramp and guard rails to the northeast elevation; 1 no. external steel staircase and 2 no. stone stairs on the southwest elevation and all other associated items no longer required as part of the proposed development. Internally, demolition works include the removal of an existing rear staircase and section of timber floor, partition walls and associated fixtures and fittings at all floor levels. The construction of a proposed 3-storey extension to the northwest elevation of approximately 306m<sup>2</sup> will include a new building entrance, internal lift, stair access and designated plant room and will connect to Ardmore House at all levels. Creation of an external yard area (of approximately 30m<sup>2</sup>), external stairs at garden (basement) level and replacement of escape stair at ground level. Conservation and restoration works to the existing ground and first floor levels within Ardmore House

will include the reinstatement of replica plasterwork, tying of ceilings, repair and painting of the external render, minor repairs/reinstatement works to the roof and to window and door joinery. External works are to include the relocation of entrance steps to the existing front terrace of Ardmore House with the construction of a new contoured pathway and accessible ramp connecting to the new entrance of the extension. Landscape layout will include new planting and grassed areas with improvements made to the remaining areas. All associated site development, servicing, enabling and treatment works will form part of the project. All works proposed to be implemented on a phased basis over a period of 5 years.

PA Ref. No. D14A/0252. Was granted on 24<sup>th</sup> July, 2014 permitting Allied Irish Banks PLC permission for additions, alterations and removal of materials to the southern facade, the introduction of a canopy on all four elevations, the lengthening of the footpath along the south-western corner of the building and the introduction of a new access door on the western facade of the Campus Bank, University College Dublin.

PA Ref. No. D11A/0520. Was granted on 16<sup>th</sup> February, 2012 permitting University College Dublin permission for a natural water attenuation feature to the east of the Quinn School of Business that will include an area of 500m<sup>2</sup> to act as a stormwater attenuation measure for the Sutherland School of Law, a new planted structure of amenity lawn areas, marginal planting to the water body, decorative shrub planting and hedges, semi-mature specimen trees, woodland trees, associated hard landscaping works including circulation path networks, path lighting, street furniture and the relocation of the existing bicycle stands.

#### 4.2. *Other Relevant Files:*

PA Ref. No. D20A/0328. Was granted on 21<sup>st</sup> January, 2021 permitting University College Dublin permission for an extension to the existing car park to provide 239 no. additional car parking spaces, resulting in a total permanent surface car park comprising 300 no. car-parking spaces (61 no. existing spaces plus 239 no. new additional spaces) together with all associated landscape, lighting, boundary treatments and ancillary site and development works. The development also seeks a modification of the Athletics Track development permitted under Dun Laoghaire Rathdown County Council Reg. Ref. D19A/0001 to omit 185 no. permitted temporary car parking spaces resulting in a total of 70 no. temporary car parking spaces being

delivered as part of the permitted Athletics track development. All at University College Dublin, Belfield, Dublin 4.

ABP Ref. No. ABP-304063-19. Was refused on 12<sup>th</sup> July, 2019 refusing foster Stack Ltd. permission for a Strategic Housing Development comprising 123 No. 'Build to Rent' apartments, a childcare facility and associated site works at Nos. 24, 26 and 28 Fosters Avenue, Mount Merrion, Blackrock, Co. Dublin.

PA Ref. No. D18A/0847. Was granted on 21<sup>st</sup> November, 2018 permitting University College Dublin permission for alterations to existing pathways, a new cycle path and footpath together with cycle and pedestrian entrance gates to the College on lands fronting onto the N11 Stillorgan Road at University College Dublin, Belfield, Co. Dublin.

## 5.0 Policy and Context

### 5.1. Development Plan

#### 5.1.1. *Dún Laoghaire Rathdown County Development Plan, 2016-2022:*

##### *Land Use Zoning:*

The proposed development site is zoned as 'TLI' with the stated land use zoning objective '*To facilitate, support and enhance the development of third level education institutions*'.

##### *Other Relevant Sections / Policies:*

##### *Chapter 2: Sustainable Communities Strategy:*

##### *Section 2.2: Sustainable Travel and Transportation:*

##### *Section 2.2.7: Walking and Cycling*

##### *Chapter 3: Enterprise and Employment Strategy:*

##### *Policy E4: Further and Higher Education Institutions:*

It is Council policy to work in conjunction with Further and Higher Institutions in the creation and fostering of enterprise through research, innovation and development activities and the commercialisation of such activities.

#### *Chapter 4: Green County Strategy:*

##### *Policy OSR7: Trees and Woodland:*

It is Council policy to implement the objectives and policies of the Tree Strategy for the County – ‘dlr TREES 2011-2015’ - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an ‘urban forest’.

#### *Chapter 5: Physical Infrastructure Strategy:*

##### *Section 5.1: Environmental Infrastructure and Management:*

##### *Policy EI3: Surface Water Drainage and Appropriate Assessment:*

It is Council policy to require that a Sustainable Drainage System (SuDS) is applied to any development and that site specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and the associated River Basin Management Plans and ‘Water Quality in Ireland 2007-2009’ (EPA 2011) or any updated version of the document.

##### *Policy EI8: Sustainable Drainage Systems:*

It is Council policy to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS)

##### *Policy EI9: Stormwater Impact Assessments:*

It is Council policy to ensure that all new significant developments prepare a Stormwater Impact Assessment which incorporate Stormwater Audits in accordance with the Council’s Stormwater Management Plan Guidance Document and the Council’s Development Management Thresholds Information Document.

##### *Section 5.2.5: Flood Risk*

#### *Chapter 6: Built Heritage Strategy:*

##### *Section 6.1: Archaeological and Architectural Heritage*

*Section 6.1.3: Architectural Heritage:*

Policy AR1: *Record of Protected Structures:*

It is Council policy to:

- i. Include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).
- ii. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- iii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).
- iv. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.

The property identified as 'Ardmore House' immediately adjacent to the proposed development site has been designated as a protected structure by reason of its inclusion in the Record of Protected Structures contained in Appendix 4 of the County Development Plan (RPS No. 19).

*Chapter 7: Community Strategy:*

Policy SIC9: *Further and Higher Education Facilities:*

It is Council policy to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (Formerly Senior College Dún Laoghaire) Dún Laoghaire Further



Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions – including Irish colleges or major overseas universities whether within established campuses or in new campuses.

Section 7.1.3.4(i): *University College Dublin (UCD)*:

University College Dublin occupies a 132-hectare site and is only 4km south of the city centre. The affiliated Michael Smurfit Graduate School of Business, located in Blackrock, is Ireland's leading business education and research centre.

UCD is Ireland's largest and most diverse university. The current population of UCD for the 2013/2014 academic year is circa 26,750 and 4,000 direct employees. There are approximately 6,580 international students drawn from approximately 127 countries.

The County Council recognises the significant role that UCD plays in the County and the contribution its education, and research and development activities make to the attractiveness of the County for investment. In addition, the Council recognises the strategic importance of UCD for employment creation at Regional and National level, as evidenced by the UCD-TCD Innovation Alliance to create the National Innovation Zone.

The UCD Campus Development Plan 2005-2010-2015 (which is currently under review) sets out aims and priorities for the future direction of the University. This Plan includes a vision for world-class architecture, a network of greened pedestrian walkways and a transformation of the academic infrastructure to reflect the ambitions of a leading European university.

The primary aspiration of the Campus Development Plan is the advancement and promotion of UCD as a modern university, one that excels in both academic achievement and the built environment. UCD seeks to promote itself as a sustainable, healthy and living campus through the development of both academic and non-academic facilities, increased on-campus residencies and the promotion of knowledge-based industry-linked research facilities.

The Planning Authority will continue to work closely with UCD in relation to advancing campus development in accordance with both County Development Plan and National policies and guidance.

*Chapter 8: Principles of Development:*

*Section 8.1: Urban Design*

*Section 8.2: Development Management*

*Chapter 9: Specific Local Objectives:*

*Map 1: Clonskeagh / Dundrum:* It is an objective of the Council:

- SLO 1 - To facilitate, support and enhance the development of University College Dublin including all associated and supporting facilities. A range of uses will be facilitated on Belfield campus lands to encourage and foster strong links between education, community and the business sector in the County.
- SLO 146 - To prepare a Local Area Plan for Clonskeagh/UCD.
- SLO 148 - To identify and address the on-going car parking issues within and surrounding UCD Campus. In particular, the Council will support and facilitate the on-going process of Mobility Management Planning for UCD, involving the University and the NTA, in order to achieve more sustainable travel patterns to and from the University and to work towards the development of a Campus Travel Plan.

## **5.2. Natural Heritage Designations**

5.2.1. The following natural heritage designations are located in the general vicinity of the proposed development site:

- The Booterstown Marsh Proposed Natural Heritage Area (Site Code: 001205), approximately 1.1km northeast of the site.
- The South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), approximately 1.1km northeast of the site.
- The South Dublin Bay Special Area of Conservation (Site Code: 000210), approximately 1.2km northeast of the site.

- The South Dublin Bay Proposed Natural Heritage Area (Site Code: 000210), approximately 1.2km northeast of the site.

### 5.3. EIA Screening

- 5.3.1. Having regard to the nature, scale and extent of the development proposed, the site location outside of any protected site and the nature of the receiving environment, the limited ecological value of the lands in question, the availability of public services, and the separation distance from the nearest sensitive location, and the proposal to adhere to common construction management practices, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

- The UCD Strategic Campus Development Plan, 2016-2021-2026 sets out the applicant's future plans for the entirety of the 133 No. hectare Belfield Campus and envisages the construction of a further 154,100m<sup>2</sup> of buildings to accommodate an additional 2,000 No. students by 2025. A single planning application for a development of this scale would demand an Environmental Impact Assessment, however, permission has not been sought for the entirety of the 'Future Campus Plan' as the subject proposal only relates to enabling works which are to be undertaken as part of the 'Future Campus Phase 1' proposals whilst two other concurrent planning applications have been lodged for further elements of Phase 1 under PA Ref. Nos. D20A/0028 (the 'Centre for Creativity') & D20A/0029 (the 'Centre for Future Learning'). Therefore, by breaking down the wider campus redevelopment plans into smaller components, the applicant is seeking to avoid the requirement for Environmental Impact Assessment.
- The UCD Strategic Campus Development Plan states that it is a non-statutory document that has been informed by the Dún Laoghaire Rathdown County

Development Plan, 2016-2022. Therefore, the applicant has accepted that the 'Future Campus Plan' is merely an internal UCD document which it has sought to implement in a piecemeal manner in the absence of Environmental Impact Assessment.

- The proposed development is premature pending the preparation of a Local Area Plan for the Clonskeagh / UCD area as required by the County Development Plan.
- The irregular shape / configuration of the application site has sought to ensure that the site area is below the 10Ha threshold for mandatory environmental impact assessment.
- The cumulative environmental impact of the incremental growth of the wider Belfield campus since the 1960s is enormous and has never been assessed. To permit the enabling works for Phase 1 of a Future Campus Plan that envisages an additional 154,100m<sup>2</sup> of buildings in the absence of an Environmental Impact Assessment would be contrary to the spirit and objectives of EU and national policy by allowing the applicant to circumvent the regulations through the fragmenting of applications for future development (i.e. 'project-splitting'). The effects of individual developments which form part of a larger scheme should not be considered in isolation.
- The proposed development involves the removal of a significant number of Category 'A' & 'B' trees in addition to the loss of hedgerows and other vegetation. It will also have a negative impact on an internationally significant assemblage of 4 No. bat species which are known to roost, feed or breed on site despite the proposal to implement certain ameliorating measures. Notwithstanding the foregoing, the report of the case planner simply states without obvious justification that there is no real likelihood of significant effects on the environment arising from the proposed development and thus the need for environmental impact assessment can be excluded. Such a narrow view of the incremental impact of the proposal does not consider the cumulative effects when taken in conjunction with the additional 154,000m<sup>2</sup> of development planned within Phase 1 of the 'Future Campus Plan' and the existing 389,000m<sup>2</sup> of new buildings constructed elsewhere on the campus.

- In light of the proposed development involving enabling works for Phase 1 of a much larger campus redevelopment plan, the effect of which should be considered cumulatively with past development, the screening of the proposal by the Planning Authority for the purposes of Environmental Impact Assessment cannot be considered to constitute a reasoned conclusion.
- In the absence of an Environmental Impact Assessment, no consideration has been given to reasonable alternatives such as the construction of the academic buildings at a different location on campus thereby avoiding the destruction of 177 No. trees and other impacts on biodiversity and heritage considerations. Similarly, no consideration has been given to alternatives such as the omission of the taller buildings or the substitution of surface level car parking with multi-storey car parks. The lack of EIA has also avoided the need to consider climate impact and the human health implications of the proposed development.
- The UCD Strategic Campus Development Plan, 2016-2021-2026 envisages the college as retaining its position as the largest third-level institution in the State. In this regard, whilst UCD makes a major contribution to Dublin's dominant position in the national economy, movement towards the national objective of balanced regional development would necessitate some rebalancing of the size of third-level institutions across the State. This could be achieved not only by reducing the size of Dublin colleges such as UCD, but by also restricting them to their current size while developing colleges in other regions. Therefore, the continued growth of UCD would not be consistent with the achievement of balanced regional development. Furthermore, the fragmentation of development on site should not be permitted to circumvent an overall evaluation of the UCD Strategic Campus Development Plan in the context of the national objective of balanced regional development.
- The proposal is inconsistent with several of the commitments to sustainable development set out in the UCD Strategic Campus Development Plan. In this regard, particular reference is made to overall design merits and environmental sustainability of the proposed towers (the 'Centre for Creativity'), the inclusion of permanent surface car parking, the loss of mature

tree planting, and the potential impact on bat species. The proposal will have a negative impact on sustainability and biodiversity considerations.

- The centrepiece of Phase 1 of the 'Future Campus Plan' will be the 'Centre for Creativity', the architectural design of which was selected following an International Architectural Competition organised by UCD. The proposed construction will feature 2 No. hexagonal leaning towers (up to a height of 48.88m) which will be extremely large, costly and environmentally unsustainable. The towers themselves will be inefficient, ineffective and also represent extremely poor value for money in terms of providing for usable floorspace. An Environmental Impact Assessment of the proposal would have required, inter alia, a quantification of the climate change impact in terms of the levels of carbon dioxide generated through the production of the construction materials used in the development and an examination of reasonable alternatives. It would also highlight the deficiencies in the design of the 'Centre for Creativity'.
- An EIA would include consideration of the human health implications of the proposal and, in light of the social distancing requirements arising from the COVID-19 pandemic, it is submitted that the entire layout of the proposed 'Centre for Creativity' will necessitate revision with the student capacity greatly reduced.
- The subject proposal includes for the provision of 680 No. permanent surface car parking spaces and the reconfiguration of 14 No. spaces in the Engineering car park whilst a separate planning application lodged under PA Ref. No. D20A/0328 has sought permission for 300 No. spaces elsewhere on the campus.

Although the National Transport Authority has set a maximum of 3,600 No. spaces on the campus, it is not possible from the information provided to determine if the two current planning applications are within this limit. Furthermore, it would appear that the applicant is not counting all of the car parking spaces on campus as it has excluded visitors pay-parking and those spaces attached to institutions operating on campus such as the National Virus Laboratory, the Nova Innovation Centre and the UCD Chaplaincy &

Creche. There are also several informal surface car parks on campus which may not have been included in the total parking figure.

The objective of the NTA in setting a limit for car parking on the campus is to reduce traffic congestion etc. and this should not be circumvented by failing to include all of the parking spaces, particularly as some of those spaces give rise to high numbers of traffic movements e.g. delivery bays, taxi spaces, and those associated with the National Virus Laboratory (due to the large number of courier deliveries).

- The UCD Strategic Campus Development Plan refers to sustainability and commuting etc. whilst Appendix 4 aims to *‘Continue to implement a strategy which locates vehicular traffic and car parking from the core of the campus to the periphery, including multi-storey and underground parking at strategic locations’*. Contrary to these objectives, the applicant is proposing to develop 2 No. large, surface car parks totalling almost 1,000 No. spaces. In seeking to develop these spaces on a permanent basis it would indicate that the applicant intends to rely on surface parking indefinitely and does not intend to develop multi-storey car parking.
- The provision of permanent surface car parking is a wasteful and unsustainable use of the land resource.
- Any grant of permission would encourage the indefinite use of surface car parks and would also remove any incentive to develop multi-storey parking on site. Therefore, the following is suggested as an alternative:
  - In the future, car parking on campus should only be granted permission for a temporary period of up to 5 No. years.
  - The applicant should be required to provide and maintain a detailed inventory of all car parking on the campus up to the NTA’s agreed limit of 3,600 No. spaces.
  - UCD should be informed that the level of surface car parking on campus is to be reduced to a maximum of 300 No. spaces over a period of 5 No. years in order to allow time for the planning and construction of multi-storey car parks.

In the interim, the maximum of 3,600 No. spaces should be reduced by 7% per annum to a revised limit of 2,000 No. in order to contribute to national environmental targets.

- The cost of annual campus parking permits should be increased substantially to discourage car-borne commuting.
- Consideration should be given to accommodating a greater social mix on campus through the provision of apartments suitable for more mature students and junior staff. This would have several benefits, including reducing the demand for commuting and on-campus car parking.
- The proposed car parking arrangements would encourage the indefinite continuation of unsustainable commuting by private car.
- The low cost of campus parking permits should be increased substantially as it serves to encourage unsustainable commuting patterns. These fees could then be used to fund the construction of multi-storey car parks.
- It is proposed to remove a significant number of Category 'A' & 'B' trees to accommodate the development (some of which were part of the original estates that were combined to form the Belfield campus). These trees contribute greatly to the sylvan character of the campus and support a variety of wildlife (as detailed in the Ecological Study provided with the application).

While replacement planting is proposed, this will take many years to mature to the same stage as those trees which will be destroyed whilst much of the new planting is non-native, slow-growing, and of a small mature size.

The loss of so many trees as well as hedgerows and areas of greenbelt will have a significant detrimental impact on wildlife and the cultural heritage of the campus. The proposed development would appear to have been designed without reference to the location of existing trees and it should have been possible to select an alternative site with a much less destructive impact on mature planting. An Environmental Impact Assessment would have required an examination of reasonable alternatives and could have identified a site or



design that would have had a much reduced impact on flora and fauna considerations (including bat species).

- From an architectural and cultural heritage perspective, it should be noted that many of the older trees on campus formed part of the original landscaping / parkland associated with the estates of Ardmore House and Belfield House which were ultimately combined to form the UCD Belfield campus. It is considered that to protect the structure of houses while removing so many of the original trees is to take a very narrow view of conservation and ignores the significant cultural heritage value of the former estates. The surviving estate houses and their associated trees are worthy of protection and conservation as part of our living heritage.
- An archaeological assessment of the site should have been carried out prior to the granting of permission. To grant permission in advance of such an assessment presupposes that the development will be permitted to proceed irrespective of its findings. Notwithstanding that a condition has been imposed by the Planning Authority which states that if archaeological material / features are found that preservation in situ, preservation by record, or monitoring may be required, it is submitted that inadequate provision has been made for archaeological protection and that reasonable alternatives have not been considered.
- It is an offence under the Wildlife Act, 1976 and the Wildlife (Amendment) Act, 2000 to intentionally harm a bat or to disturb its resting place. In this regard, it is submitted that, in light of the findings of the bat study, the impact of the development will be negative and permanent while the conditions attached to the grant of permission are inadequate and afford minimal protection to bats.
- Given the international significance of the bat assemblage present on site and the permanent negative impacts identified in the Bat Survey (even after mitigation), the proposed development would intentionally harm bats and disturb a bat resting place contrary to the provisions of the Wildlife Acts.
- The Bat Study has failed to consider the cumulative impacts associated with the incremental development of the wider campus (as would be required in an Environmental Impact Assessment).

- The Bat Study has not considered the effects of the proposed development, including the siting of the high buildings and the extended access roadway etc. that will require high level lighting, on bat species. The large scale of the proposal will present major barriers to bat activity within the existing continuous strips of perimeter woodland and will result in the fragmentation of roosting and foraging / hunting territory.
- By way of precedent, the Board is referred to its determination of ABP-304063-19 wherein permission was refused for a strategic housing development of 123 No. 'Build to Rent' apartments and a childcare facility etc. at Nos. 24, 26 & 28 Foster's Avenue on lands adjacent to the UCD campus and c. 1km from the subject site. In that instance, the reasons for refusal included the following:
  - *'The Bat Survey Report indicates that there are three bat species present at the development site, that is the Soprano Pipistrelle, Common Pipistrelle and Leisler's Bat, which are all protected under the European Communities (Birds and Natural Habitats) Regulations 2011 and the Wildlife Act 1976 (as amended). It is considered that the proposed development would have a significant adverse impact on the bat species present at the site due to the removal of existing trees that provide connectivity and foraging habitat and to potential light spillage from the apartment building and the public lighting serving the development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area'.*

Therefore, in light of this directly comparable and locally relevant precedent, the subject proposal should be refused permission.

- The County Development Plan identifies the UCD campus as a possible location for high-rise buildings, however, any such construction should be located towards the centre of the campus rather than at the periphery.
- No justification has been provided for the 48.88m high towers. Statement buildings do not have to be of an exceptionally tall construction that will dwarf all around it and destroy the sylvan character of the campus entrance.

- The proposed towers will have a detrimental impact on residential amenity and will set a precedent for further high-rise buildings contrary to the proper planning and development of the area.
- The overall height of the proposed leaning towers is excessive and out of scale with the surrounding pattern of development, including Ardmore House (a protected structure).
- The photomontages provided with the application illustrate the dramatic visual impact of the development to be enabled by the application with the proposed towers dominating the streetscape and the landscape from as far away as Donnybrook Church. The proposed buildings will completely transform the sylvan character of the area and will have a negative visual impact far outside the boundaries of the campus.
- No attempt was made by the applicant to consult with nearby residents as regards the development proposal.

## 6.2. Applicant Response

- By way of context, the proposed development forms part of a wider Future Campus Phase 1 project and in this regard the Board is advised that 3 No. concurrent planning applications were lodged with the Planning Authority that provide for the following:

- 1) Landscaping, infrastructure and demolition proposals comprising enabling works (i.e. the subject application)
- 2) An academic building – The ‘Centre for Creativity’
- 3) An academic building – The ‘Centre for Future Learning’

Final grants of permission have since been issued in respect of the ‘Centre for Creativity’ (PA Ref. No. D20A/0028) and the ‘Centre for Future Learning’ (PA Ref. No. D20A/0029). The subject appeal in relation to the public realm and enabling works is thus regrettable as it directly impedes the delivery of the new academic buildings.

- The Future Campus Phase 1 project marks a significant and transformational project in the development of the UCD Belfield campus in that it will allow the

university to realise a long-term ambition to create a more welcoming and engaging entrance at the primary entry point to the campus while facilitating the growth and improvement of educational facilities. It will serve to enliven and improve what is currently an underwhelming and substandard section of the campus by creating an engaging, attractive but functional urban space and public realm. The proposal will also contribute to the delivery of the campus car parking strategy by relocating surface car parking from the central area to a consolidated facility in a more peripheral location.

Through the delivery of high-quality architecture, urban design and landscaping, the Future Campus Phase 1 project will create a much-needed connection between the campus, the local community and the wider area. In addition to the subject proposal, two new academic buildings (i.e. the Centre for Creativity and the Centre for Future Learning) are a key feature of this connection, providing high-quality architecture as well as a sense of arrival at this most important campus location.

- In considering the requirement for Environmental Impact Assessment, the design team took a whole project approach and cumulatively considered the overall scheme comprising the 2 No. new academic buildings which were the subject of separate but concurrent planning applications. The purpose of the concurrent application approach was to enable the Planning Authority to consider the Future Campus Phase 1 project in its entirety and to avoid a piecemeal assessment of the scheme. In this respect, the project is fully transparent and allows for full consideration of the overall context. All technical assessments have considered the Phase 1 project in its entirety and a copy of those assessments was submitted with each application. This is considered to have been the correct approach given that the project is sub-threshold for the purposes of Environmental Impact Assessment.
- Parts 1 & 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended, set out the types of project and thresholds that require the preparation of an Environmental Impact Assessment Report. In this regard, the following class of development is of relevance:

10. Infrastructure Projects:

*'(b)(ii) Construction of a car park providing more than 400 spaces, other than a car park provided as part of, and incidental to the primary purpose of, a development'.*

Having regard to the particulars of the proposed development, it can be confirmed that there is no net increase in car parking within the UCD campus as a result of the proposal. It provides for the relocation of existing car parking within the site, the reconfiguration of the existing temporary car parking spaces at the former running track, and the making permanent and extension of the car parking at the former running track.

Notwithstanding the above, the proposed car parking will be incidental to the primary purpose of the UCD campus and thus is sub-threshold for the purposes of EIA.

- In addition to the foregoing, Class 10(b)(iv) of Part 2 of Schedule 5 of the Regulations refers to the following class of development for the purposes of EIA:

*'Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*

*(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)'*

The subject site cannot be considered to form part of a '*business district*' but is located within '*other parts of the built-up area*'. However, the site area for the proposed landscaping and infrastructure enabling works extends to c. 7.56Ha and is therefore below the threshold for mandatory EIA.

- Contrary to the appellant's assertion that the site boundary has been selected so as to avoid the need for EIA, it only reflects those areas relating to the works above and below ground that are required to implement the project.
- The proposal is not of a class of development that requires EIA having regard to the Regulations.

- The grounds of appeal do not reference any objectives in local, regional or national planning policy that would support the contention that the subject proposal *'conflicts with the national objective of balanced regional development'*.
- The strategic ambition of the *'Project Ireland 2020: National Planning Framework'* is to build a *'Strong Economy, supported by Enterprise, Innovation and Skills'* and it explicitly recognises that *'Investment in Higher Education . . . will have a crucial role to play in achieving this objective in terms of the pipeline of skills and talent that sustains enterprise, clustering and new investments'*. The NPF also identifies the *'Refurbishment and expansion of high education facilities'* as a key area of investment and sets an objective to *'generate the additional capacity necessary on a system-wide basis to support the projected increase in enrolments and to be fully responsive to skills needs at a regional and national level in Enterprise, Innovation and Skills'*.
- The proposed project has been selected for funding as part of Project Ireland 2020 (the Higher Education Strategic Infrastructure Fund) which aims to have a positive impact on the sector's ability to cater for significant increases in student enrolments over the coming decade.
- The proposed development is supported by the wider policy provisions of the Regional Spatial and Economic Strategy for the Eastern and Midland Region which anticipates a significant increase in the demand for third level education.
- The assertion that the proposed development will have a negative impact on environmental sustainability and biodiversity is unfounded and not supported by the factual material submitted with the application.
- The entire project has been designed with the principle of sustainability at the forefront and both the permitted buildings have robust sustainability strategies in place.
- The proposed works have been designed to avoid negative impacts on campus biodiversity and this is supported by the findings & conclusions of the Ecological Impact Assessment.

- It is respectfully submitted that any assessment of the merits and architectural design of those buildings already permitted as part of the Future Campus Phase 1 project is beyond the remit of the Board which is restricted to considering the application under appeal which solely relates to landscaping, public realm and infrastructure works.
- The proposed development will not result in any net increase in car parking serving the campus nor will there be any change to the relative quantum of car parking in each of the campus traffic / parking cells. It is further confirmed that the proposal falls within the established parameters set out in the overall Campus Travel Plan and Car Parking Management Strategy and will not result in any change to current car parking provision.
- The development proposed under PA Ref. No. D20A/0328 is unrelated to the Future Campus projects but is wholly accounted for under the overarching university strategy in relation to car parking. It should also be noted that said development is not located within the same parking 'cell' as the Future Campus project. Furthermore, PA Ref. No. D20A/0328 is presently being assessed by the Planning Authority and is not a relevant consideration for the purposes of the subject appeal.
- The UCD Travel Plan 2016-2021-2026 (as agreed through the Commuting Review Group which includes representatives of UCD, the National Transport Authority and the Local Authority) aligns with the principles of the Strategic Campus Development Plan and includes an objective to ensure that quality, permanent car parking is located around the periphery of the campus and to safeguard and improve accessibility for pedestrians / cyclists. It agrees to managing the current quantum of car parking on the campus at 3,600 No. spaces and this cap includes all staff and student permit parking, visitor / pay & display parking, disabled parking, restricted spaces, and electric vehicle parking. The cap also takes account of the availability of alternative travel choices whilst working to consolidate permanent car parking facilities and to deliver demand management measures.
- A regular audit is undertaken of campus car parking spaces and the results are shared with the Local Authority and the NTA as part of the ongoing

management of the Campus Travel Plan through the quarterly Commuting Review Group forum.

- The strategy in relation to car parking accords with SLO 148 of the County Development Plan.
- The NTA is aware of and has commented on both the subject application and PA Ref. No. D20A/0328. It supports the cap on car parking at 3,600 No. spaces and did not raise any concerns in respect of the quantum of car parking proposed.
- A permit parking system was introduced in 2015 as a demand management mechanism for parking spaces on campus (details of which are set out in the grounds of appeal). These permits grant the holder a licence to search for a parking space within the designated 'permit' car parks (as distinct from the 'Pay & Display' car parks), however, it is not a guarantee of a parking space which are operationally managed on a 'first come, first served' basis. From September, 2020 the annual charge for a UCD parking permit will be €100. Sanctions including fines and vehicle clamping are in operation for vehicles parking on campus without a valid permit or without paying the required fee and for vehicles illegally or inconsiderately parking.
- The Campus Travel Plan is making significant progress towards achieving modal shifts and the subject proposal is a critical element of the objective to improve the campus for non-vehicular modes (with a concerted effort being made to consolidate car parking on the periphery of the campus).
- The project has been thoroughly assessed in the Landscape & Visual Impact Assessment which remarks how the scheme '*will present a modern, open and welcoming face to the University and communicate the ambition of the University and its significance in the county and the city beyond*'. While it is acknowledged that there will be differences in the landscape character, these will be specific, designed and controlled to produce a positive impact which relates well internally to the campus and beyond. Moreover, the assessment of the visual impact (as detailed in the accompanying photomontages) has been overwhelmingly positive.



- It is incorrect to assume that the design has proceeded without regard for the existing tree context on site and it is clear that the building footprints and forms respond to those trees to be retained on an individual basis. In addition, the new planting proposals will enhance this aspect of the whole design with a balance having been struck between augmenting the setting provided by the retained trees whilst also ensuring they are appropriate to the campus in terms of species, scale & density etc.
- The Design Report prepared by Mitchell & Associates indicates that *'The main areas of new tree planting are proposed along the perimeter of the site to densify existing woodlands and enhance existing corridors. Where some large specimen trees have been removed new same species tree planting has been proposed'*. The number of new trees planted at large standard to semi-mature size roughly balances the number of trees being removed. However, in addition, some 800 No. heavy standard trees are to be planted within the site – these are largely of native species. A further 10,900 No. native tree whips will be planted, mainly to supplement the existing boundary tree belt.
- With respect to the maturity of the planting, the Board is requested to note the response of the landscape architects which includes the following:  
*'... whilst it is important to stress the importance of planting in a considered manner within a future context, rather than simply by comparing numbers or sizes, it is fair to say the number of trees to be planted within the scheme as a whole, nevertheless, far outstrips the numbers lost. The planting strategy for the proposed development is however, specifically aimed at ensuring the maximum possible maturity for the scheme in as short a period as practically possible'*.
- The proposed development aligns with the objectives set out in the County Development Plan including Section 8.2.9.6: *'Trees & Urban Woodlands'* and Policy OSR 7: *'Trees & Woodland'*.
- The Parks and Landscape Services Dept. of the Local Authority have endorsed the planting proposals and *'strongly recommend a granting of this application'*.

- The landscape masterplan has been prepared to enhance biodiversity on the campus. The proposed landscape will consist mainly of large grass areas with existing and new tree planting. Low groundcover planting is used to soften hardstanding edges and under existing trees to further reduce compaction and protect the trees' rootzones. The groundcover carpet will include seasonal plants for all-year interest and will enhance biodiversity for the campus.

A Miner Bee habitat is created close to the existing lake and wildflower meadow.

Part of the diverse plant habitats proposed is the bioretention areas which will have their distinct planting habitat and contribute to the campus diverse planting palette. Existing woodlands will be densified with standard and whip planting together with understorey planting, all to complement and further strengthen existing habitats.

- From an architectural, archaeological and cultural heritage perspective, the proposed development has a direct objective to greatly enhance the setting and status of Ardmore House as the principle protected structure in the vicinity. The new public realm will create a much improved setting for Ardmore House.

Ardmore House will receive new prominence as the landmark pivot between the Future Campus Phase 1 and the existing campus. The shape of the Centre for Future Learning has been specifically designed to allow this historic house a better presence in the new Ardmore Quad.

The original setting of Ardmore House has been utterly transformed by the 20<sup>th</sup> Century development of the UCD campus. The subject project will improve the setting and will enable a better reading of the building as a standalone structure, which echoes its original rural setting.

The new landscaping proposals will remove unsightly car parking and will provide a high-quality landscape environment with significant new tree planting. This is a positive addition to the campus and will enhance the character and quality of the area.

In addition, the pedestrian pathway layout within the Future Campus Phase 1 project will follow on from the strong axis laid out by the original architect for the UCD campus and will set out a new axis from significant buildings such as Ardmore House, stitching the historic house more comfortably into the modern campus fabric.

- An Archaeological Impact Assessment comprising a desktop survey and field inspection was undertaken prior to the granting of permission. This assessed the site as having a moderate to low potential for unknown subsurface archaeological remains. Furthermore, the development of the campus is likely to have significantly diminished the archaeological potential of the site.

The excavation of test trenches was not undertaken prior to the grant of permission due to the COVID-19 restrictions in place at the time, however, agreed test trenching will be carried out under licence in advance of any construction works in accordance with Condition No. 7 of the grant of permission.

If previously unknown archaeological material is encountered during the test trenching or the monitoring of groundworks then the condition allows for several options to be considered that will be subject to approval by the Department of Culture, Heritage and the Gaeltacht in consultation with the National Museum of Ireland. These bodies may issue alternative or additional recommendations and the options of preservation *in situ* or preservation by record encompass the two principal approaches to mitigating the impact of development on archaeological material and thus cannot be deemed inadequate.

- The appellant has incorrectly stated that the Bat Survey found the project to have a '*negative permanent*' or '*negative significant*' impact on bat species. The grounds of appeal have been reviewed by the project ecologists and the Board is asked to have regard to the following:

*'The appellant's comments on envisaged impacts to bats as a result of the proposed development are pre-mitigation, which correctly takes no account of positive measures proposed to continue to support bats on the site. The*

*project incorporates bat sensitive lighting, bat boxes and extensive new planting which will maintain the habitat connectivity of the area for bats.*

*The existing lighting conditions in the area already render the site less than ideal for bats as it stands, however, it is expected that the proposed lighting plan, incorporating the bat friendly lighting measures recommended in the EclA, will not exacerbate the current lighting impact at the site.*

*As a result, the residual impact envisaged to bats at the site due to increased lighting is a slight-negative-permanent impact at a local scale once mitigation is taken into account. The proposed additional planting of native tree species will somewhat offset the loss of the trees to be removed as part of the proposed development, and increase connectivity across the northern boundary of the site.*

*Indeed, it is noted that in the context of the UCD campus as a whole; the proposed removal of trees will not represent a significant loss of habitat to local bats. The abundance of suitable habitat present across the campus will allow for all four commonly occurring species recorded at the site to continue inhabiting the Belfield campus.*

*As mentioned previously, it is considered that at this moment in time the UCD campus at Belfield currently supports an abundance of suitable habitat for roosting, foraging and commuting bats; and that the loss of habitat in the northern section of the campus, as a result of the proposed development, will not represent a significant loss to local bats.*

*In addition, once completed the site of the proposed development will continue to support bats; as the development will have incorporated bat sensitive features into the project design i.e. in terms of the proposed lighting plan; and will have increased the wooded component of the site's northern boundary with the N11 Stillorgan Road through supplementary tree planting. This will act to link up the sections of woodland either side of the current running-track and increase the habitat connectivity of the area for bats'.*

- The Board is requested to dismiss the issue of precedent in relation to bats (in reference to ABP Ref. No. ABP-304063-19) as it is not correct to assert that the conclusions on one application in the general locality are directly

applicable to other sites. A bat assessment is entirely site-specific and the UCD campus may produce a range of different results dependent on where the survey is conducted. The site-specific circumstances are entirely different between the two projects.

- With respect to the appellant's concerns as regards the height of the Centre for Creativity and the impact on visual amenity, the merits of the new buildings in the Future Campus Phase 1 project are beyond the remit of this appeal and the Board is restricted to considering the subject proposal which relates solely to landscaping, public realm and infrastructure works.

### **6.3. Planning Authority Response**

- States that the grounds of appeal do not raise any new matter which, in the opinion of the Planning Authority, would justify a change of attitude to the proposed development.

### **6.4. Observations**

None.

### **6.5. Further Responses**

None.

## **7.0 Assessment**

7.1. From my reading of the file, inspection of the site and assessment of the relevant policy provisions, I conclude that the key issues relevant to the appeal are:

- The principle of the proposed development
- The requirement for environmental impact assessment
- Overall design and layout / visual impact
- The proposed car parking arrangements
- Biodiversity and ecological considerations

- Archaeological implications
- Other issues
- Appropriate assessment

These are assessed as follows:

## 7.2. The Principle of the Proposed Development:

- 7.2.1. The proposed development site forms part of the wider University College Dublin campus and encompasses an expansive area served by the main campus entrance from the R138 Stillorgan Road which includes the former running track (partly in use as a car park), the UCD campus bank building, a standalone building known as the 'Ardmore Annex' adjacent to Ardmore House (a protected structure), assorted surface level car parking (including that associated with the Engineering & Materials Science Centre), amenity areas / green space, and internal service roads & pedestrian routes etc. In this regard, it is zoned as 'TLI' in the Dún Laoghaire Rathdown County Development Plan, 2016-2022 with the stated land use zoning objective '*To facilitate, support and enhance the development of third level education institutions*', whilst the development of the wider campus is also governed by Specific Local Objective No. 1 (SLO1) which expressly aims to '*facilitate, support and enhance the development of University College Dublin including all associated and supporting facilities*' and further states that a '*range of uses will be facilitated on Belfield campus lands to encourage and foster strong links between education, community and the business sector in the County*'.
- 7.2.2. Accordingly, it is necessary to consider the subject proposal in context and in this respect I would advise the Board that the proposed development relates to various landscaping, infrastructure & enabling works which form part of UCD's 'Future Campus Phase 1' project as derived from a precinct plan prepared for the 'Future Campus (Education, Research and Innovation)' character area (within which the development site is located) identified in the UCD Strategic Campus Development Plan 2016-2021-2026 (which in turn sets out redevelopment proposals for the wider campus). When taken in conjunction with two other (originally concurrent) planning applications which sought permission to develop 2 No. new academic buildings on site i.e. the 'Centre for Creativity' and the 'Centre for Future Learning' (PA Ref. Nos. D20A/0028 & D20A/0029 respectively), both of which have received final approval,

the subject development forms an integral part in the delivery of the wider 'Future Campus Phase 1' project proposals pursuant to the campus development plan.

- 7.2.3. Therefore, having regard to the established use of the site for third level education purposes as part of the wider UCD campus, the applicable land use zoning objective, the provisions of SLO1 which aim to facilitate, support and enhance the development of University College Dublin, including all associated and supporting facilities, and the relationship between the proposed works and those developments already permitted on site under PA Ref. Nos. D20A/0028 & D20A/0029, in my opinion, it is apparent that the principle of the proposed development in land use planning terms is acceptable.
- 7.2.4. With respect to the submission that the proposed development is premature pending the preparation or adoption a Local Area Plan for Clonskeagh/UCD in accordance with Specific Local Objective No. 146 of the County Development Plan, whilst I would concede that no such plan (draft or otherwise) has been prepared by the Local Authority, it would seem somewhat futile to suggest that that the proposal is premature pending any such plan given that it relates solely to landscaping, infrastructure & enabling works associated with the development of 2 No. landmark academic buildings which have recently received final planning approval with no difficulties arising in their respective assessments as regards the lack of a local area plan. I am also cognisant that whilst the applicant's UCD Strategic Campus Development Plan 2016-2021-2026 is not a statutory document in itself, it has been guided by (and finds support in) the County Development Plan and thus it would seem reasonable to consider its contents as regards future plans for the development of the wider campus. This would seem to find support in the recently published Draft County Development Plan, 2022-2028 which does require the preparation of a LAP for the Clonskeagh/UCD area and instead includes SLO No. 1 which aims to facilitate, support and enhance the development of University College Dublin, including all associated and supporting facilities, and to support the development of the Future Campus Project (as detailed in the UCD Strategic Campus Development Plan). Therefore, in view of the foregoing, it is my opinion that the proposed development cannot reasonably be held to be premature pending the preparation of a local area plan for the lands in question.

- 7.2.5. In relation to the suggestion that the continued growth and expansion of UCD, including any planned increases in student capacity, should be curtailed in order to allow for a rebalancing of the size of third-level institutions across the State with a view towards achieving the national objective of more balanced regional development, I am unconvinced that the approach advocated by the appellant is sustainable nor am I of the view that the subject appeal is the appropriate forum within which to determine the fundamentals of educational policy.
- 7.2.6. Although UCD's position as largest third-level institution in the State likely contributes to Dublin's dominant position in the national economy, this is only to be expected and Dublin's continued performance is critical to Ireland's competitiveness as is acknowledged in the National Planning Framework, which supports the future growth and success of Dublin as Ireland's leading global city of scale by better managing its growth to ensure that more can be accommodated within and close to the city. National Policy Objective 31 of the NPF aims to prioritise the alignment of targeted and planned population and employment growth with investment in the expansion and consolidation of higher education facilities, particularly where this will contribute to wider regional development, and in this regard the NPF acknowledges the potential contribution within the regions arising from the development of multi-campus technological universities that will offer greater opportunities to students in the regions served, to staff working in the institutions, and to the broader local economy and society. In my opinion, the expansion of UCD in line with the growth of Dublin would not in itself undermine the objective of balanced regional development or the potential growth of third level colleges elsewhere.
- 7.2.7. By way of further comment, I would reiterate the limited scope of the subject works given that the 2 No. new academic buildings which appear to have given rise to the appellant's concerns as regards the continued growth of UCD have already been approved under separate planning applications.

### 7.3. **The Requirement for Environmental Impact Assessment:**

- 7.3.1. In light of the grounds of appeal, and by way of elaborating on my earlier analysis that the need for environmental impact assessment can be excluded at preliminary examination and thus a screening determination is not required, only the following classes of development prescribed for the purposes of Section 176 of the Planning



and Development Act, 2000, as amended, as set out in Parts 1 & 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended, are relevant in the context of the subject application and these are considered in turn:

*7.3.2. Class 10: Infrastructure Projects (Schedule 5, Part 2):*

*(b) (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development:*

Within Section 1.2 of the 'Planning Application Report' provided with the application, it has been emphasised that the proposed development will not give rise to any net increase in parking on campus as it involves the relocation of existing parking (at the Tierney Building) on site and the permanent reconfiguration and extension of the existing (temporary) car parking at the former running track. Accordingly, the implication would seem to be that the proposal will not result in any additional impacts on the receiving environment e.g. traffic volumes.

Whilst I am cognisant of the foregoing, the more relevant consideration is that the proposed car parking will be incidental to the primary purpose of the site as part of the wider UCD campus and thus does not fall within Class 10(b)(ii) of Part 2 of Schedule 5 of the Regulations. By extension, the subject proposal does not comprise a class of development prescribed for the purposes of Section 176 of the Planning and Development Act, 2000, as amended.

*7.3.3. Class 10: Infrastructure Projects (Schedule 5, Part 2):*

*(b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use):*

Given the site location and context, it is apparent that the subject lands do not form part of a 'business district', although they are located within 'other parts of a built-up area'. Nevertheless, the site area at c. 7.56 hectares it is significantly below the relevant threshold of 10 hectares which would necessitate the mandatory preparation of an Environmental Impact Assessment Report (whilst the inclusion of those lands to be occupied by the 'Centre for Creativity' and the 'Centre for Future Learning' already approved under PA Ref. Nos. D20A/0028 & D20A/0029 would not

result in any cumulative increase in the overall site area). It is also notable that a considerable proportion of the site area will not be subjected to development works as part of the submitted proposal.

- 7.3.4. Accordingly, I would reiterate that having regard to the nature, scale and extent of the development proposed, the site location outside of any protected site and the nature of the receiving environment, the limited ecological value of the lands in question, the availability of public services, and the separation distance from the nearest sensitive location, and the proposal to adhere to common construction management practices, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

**7.4. Overall Design and Layout / Visual Impact:**

- 7.4.1. A sizeable element of the subject appeal relates to the overall design, layout and environmental sustainability of the wider 'Future Campus Phase 1' plans, with particular reference to the architectural design and visual impact of the new centrepiece building to be known as the 'Centre for Creativity' which incorporates a 'statement' contemporary design, including a pair of hexagonally-shaped, tilted towers extending to a height of up to 48.88m. In this respect, it is my opinion that the Board is limited to considering the subject matter of the application as lodged, which amounts to certain landscaping, public realm and infrastructure works associated with the construction of the 'Centre for Creativity' and the 'Centre for Future Learning' previously approved on site under PA Ref. Nos. D20A/0028 & D20A/0029 (notwithstanding that the development is described as including 'infrastructure enabling works' related to the 'Future Campus Phase 1' proposals), and thus the subject appeal cannot be used as a means by which to revisit the merits or otherwise of developments which already have the benefit of planning permission. Accordingly, I do not propose to comment further on the design or layout etc. of those aspects of the wider redevelopment proposal which have already been approved pursuant to PA Ref. Nos. D20A/0028 & D20A/0029.
- 7.4.2. With respect to the subject proposal, the application has been accompanied by a comprehensive series of reports, including an Architectural Design Statement

(compiled by Steven Holl Architects, winner of the international design competition for the 'Future Campus Phase 1' project), a 'Landscape and Visual Impact Appraisal', a 'Landscape Planning Report', and 'Observations on the Impact of the UCD Future Campus Phase 1 Proposals, including the Construction of Two New University Buildings', which detail the wider design rationale that has informed the proposed development. By way of summation, it is envisaged that the 'Future Campus Phase 1' project (which includes the construction of the 'Centre for Creativity' and the 'Centre for Future Learning' as well as the proposed works) will mark a significant and transformational project in the development of UCD's Belfield Campus that will allow the university to realise a long-term ambition of creating a more welcoming and engaging entrance at the primary entry point to the college while facilitating growth and the improvement of educational facilities. It is anticipated that by *'unlocking the potential of the strategic area at the entrance to UCD, Future Campus Phase 1 will serve to enliven and vastly improve what is currently an underwhelming and substandard section of the campus, creating an engaging, attractive but functional urban and public realm'*. It has been further submitted that through the delivery of high-quality architecture, urban design and landscaping, the Future Campus Phase 1 proposals will create a much-needed connection between the local community, county and wider city with UCD. The wider proposal is also described as forming *'a pivotal element of UCD's strategic objective to build world-class academic facilities'* that will enable the college to expand to meet the considerable rise in demand for student places which is projected for the next ten years.

- 7.4.3. When viewed in conjunction with the permitted 'Centre for Creativity' and the 'Centre for Future Learning', the proposed development will provide for a new arrival plaza at the entrance from Stillorgan Road that will form a campus gateway flanked by the proposed 'Centre for Creativity' and its reflecting pool to the east. This will channel pedestrian / cyclist movements through the site towards the 'Ardmore Quad', which will be framed by the new 'Centre for Future Learning' and Ardmore House (a protected structure), and onwards to the core of the campus. Provision has also been made for a clearly defined network of pathways through the site which are all either a continuation of existing routes on campus, with particular reference to the main axial routes north-south and east-west (including the improved linkage between

the pedestrian / cycle entrance onto Stillorgan Road permitted under PA Ref. No. D18A/0847 to the east of the site and the O'Reilly car park to the west), or new and better connections from within or around the campus to ensure that the new developments are well integrated within the overall circulation network. In addition to the improved connectivity and permeability throughout the site, it is envisaged that the proposal and the wider construction works will provide for greater 'place-making' and an improved and more positive sense of arrival and identity to the campus.

7.4.4. Within the grounds of appeal, concerns have been raised as regards the impact of the wider 'Future Campus Phase 1' development proposals on built and cultural heritage considerations, including the setting of Ardmore House (a protected structure) and the overall sylvan character of the campus. In this respect, I would refer the Board to the '*Observations on the Impact of the UCD Future Campus Phase 1 Proposals, including the Construction of Two New University Buildings*' and, in particular, to Section 6.1 of that document which considers the impact of the works on the setting of Ardmore House etc. I would concur with the assessment that the original setting of Ardmore House has been completely transformed by the 20<sup>th</sup> Century development of the modern UCD campus and that its appreciation has been compromised to a large extent by the expanse of surface level car parking forward of same as well as the construction of the campus bank building and the 'Ardmore Annex' (the Industrial Microbiology Building). Moreover, I am in agreement that the demolition of the aforementioned structures in combination with the removal of the car parking and the subsequent development of a newly defined and landscaped urban space to be known as 'Ardmore Quad' will greatly enhance the setting and reading of Ardmore House as a standalone structure. The removal of the bank building will also allow for the construction of a new pathway aligned with the front façade of Ardmore House thereby opening up views of this protected structure from the southeast and creating an axial arrangement with the house whereby it will gain a new significance and prominence within the campus.

7.4.5. In relation to the loss of trees arising as a result of the works, I propose to consider this issue in greater detail elsewhere in this report, however, whilst the loss of mature specimens is regrettable, I am satisfied that, in light of the site context, reasonable efforts have been made to avoid the undue loss of trees / wooded areas and to

retain and supplement existing planting with a view to maintaining the wider sylvan character of the site.

- 7.4.6. Therefore, having considered the available information and following a site inspection, I am satisfied that the overall design and layout of the subject works, including when taken in combination with the developments already approved under PA Ref. Nos. D20A/0028 & D20A/0029, is of a high architectural standard that will make a positive contribution to the continued evolution of the UCD campus through the creation of a landmark urban space at its main entrance.

## **7.5. The Proposed Car Parking Arrangements:**

- 7.5.1. A key element of the proposed development involves the reconfiguration and extension of the on-site campus car parking arrangements in order to accommodate both the construction and operational demands of the newly permitted 'Centre for Creativity' and 'Centre for Future Learning'. This will include the revision of the 'Engineering' car park to provide for a total of only 14 No. car parking spaces (noting that the wider quantum of car parking presently available in this area will be lost due to the construction of the new academic buildings) and, more notably, the permanent reconfiguration and extension of the existing car parking area on those lands at the former running track and the adjacent car park to provide for 680 No. car parking spaces which will include for 323 No. replacement / compensatory spaces relocated from the existing 'Tierney' and 'Engineering' car parks (that will be lost as a result of the wider 'Future Campus Phase 1' development proposals) as well as 357 No. new spaces (of which 335 No. were granted temporary retention permission under PA Ref. No. D18A/0244).
- 7.5.2. Within the grounds of appeal, several concerns have been raised with respect to the principle, siting and quantum of the car parking proposed in light of the limitations on overall parking provision within the campus as agreed with the National Transport Authority and the commitment to the promotion of sustainable transport to, from and within the Belfield Campus referenced in the UCD Strategic Campus Development Plan 2016-2021-2026, including the implementation of a Campus Travel Plan. In this regard, it is necessary to review a number of aspects of the proposed development.
- 7.5.3. At the outset, Specific Local Objective 148 of the Dún Laoghaire Rathdown County Development Plan, 2016-2022 aims to *'identify and address the on-going car parking*

*issues within and surrounding UCD Campus'* and further states that *'the Council will support and facilitate the on-going process of Mobility Management Planning for UCD, involving the University and the NTA, in order to achieve more sustainable travel patterns to and from the University and to work towards the development of a Campus Travel Plan'*. By way of achieving this objective, the UCD Travel Plan 2016-2021-2026 has been developed by the applicant in conjunction with the National Transport Authority and Dún Laoghaire-Rathdown County Council (i.e. the Commuting Review Group) and it has been agreed as part of this plan that the overall quantum of car parking provided on the Belfield campus, including all staff and student permit parking, visitors 'pay & display' parking, disabled spaces, and electric vehicle parking, will be capped at a limit of 3,600 No. spaces with regular audits to be undertaken as part of the ongoing management of the Campus Travel Plan. It is in reference to this cap that the appellant has sought to suggest that the proposed development is attempting to circumvent the principles of the wider campus sustainable travel & transport strategy by exceeding the level of on-campus parking permissible. More specifically, it has been submitted that it is not possible from the information provided to disseminate whether the proposal is within the agreed parking limit, particularly when taken in conjunction with a separate planning application lodged under PA Ref. No. D20A/0328 for permission to develop 300 No. car parking spaces elsewhere on the campus, and whether the applicant's calculation of the overall level of parking on campus includes for all the existing spaces (including visitors parking and those spaces attached to institutions operating on campus such as the National Virus Laboratory and the Nova Innovation Centre).

- 7.5.4. In response to the foregoing, the applicant has asserted that the proposed development will not give rise to any net increase in the total number of car parking spaces serving the campus or any change in the relative quantum of car parking within each of the campus traffic / parking 'cells'. It has also been submitted that the proposal falls within the established parameters of the Campus Travel Plan and the associated Car Parking Management Strategy and that the agreed 3,600 No. cap includes all staff and student permit parking, visitor / 'pay & display' parking, disabled spaces, restricted spaces and electric vehicle parking. In addition, that case has been put forward that the applicant has adopted a wholly transparent approach with regard to campus car parking so as to ensure that the agreed cap is maintained as

various masterplans are implemented across the campus and that regular audits of the parking provision are undertaken and shared with the NTA and the Local Authority through quarterly forums of the Commuting Review Group.

- 7.5.5. From a review of the available information, it should be noted at the outset that the proposed development provides for the reconfiguration of 14 No. 'existing' car parking spaces within the 'Engineering' car park and the provision of 680 No. 'new' car parking spaces at the former running track and adjacent car park. In this regard, it is particular relevance that 323 No. of the 'new' spaces will serve to replace those relocated from the existing 'Tierney' and 'Engineering' car parks as a result of the wider 'Future Campus Phase 1' development proposals whilst the remaining 357 No. 'new' spaces includes for the replacement of 335 No. temporary spaces previously granted under PA Ref. No. D18A/0244 with a permanent construction. Therefore, in effect, the proposed works will only result in the provision of 22 No. 'additional' new spaces within the confines of the application site.
- 7.5.6. With respect to the planning application lodged under PA Ref. No. D20A/0328 for the development of 300 No. car parking spaces elsewhere on the campus, for the purposes of clarity, it should be noted that permission was sought for 239 No. 'additional' permanent car parking spaces adjacent to the Belgrove Student Residences (i.e. the proposed development of 300 No. spaces was to comprise 61 No. existing spaces and 239 No. new spaces). Secondly, permission was also sought to omit 185 No. permitted temporary car parking spaces previously permitted as part of the Athletics Track development approved under PA Ref. D19A/0001 thereby resulting in a total of 70 No. temporary car parking spaces being delivered as part of that development. Therefore, the case could be made that PA Ref. No. D20A/0328 would only give rise to an overall increase of 54 No. car parking spaces on site (although I would concede that this does not factor the difference between permanent and temporary parking spaces). In its assessment of PA Ref. No. D20A/0328, the Planning Authority was clearly conscious of the overall quantum of parking provision within the wider UCD campus and sought an up-to-date and comprehensive audit of all permanent parking (including car parking subject to temporary permissions and any extant permissions) within the campus. It was also cognisant of on-going construction and future development projects for the campus (e.g. the sports masterplan and the Bus Connects Interchange) and the impact these

would have on parking provision. In response to a request for further information, it was submitted that there was a total of 3,309 No. car parking spaces on campus, however, following a detailed analysis by the case planner it was subsequently established that under a 2023/2024 scenario there would be 3,615 No. spaces on the campus (whilst a further 44 No. spaces at the NIBRT were the subject of a separate planning application lodged under PA Ref. No. D20A/0794 which had yet to be determined). This figure presumably accounts for the inclusion of the car parking proposed under the planning application i.e. PA Ref. No. D20A/0328. Accordingly, in its decision to grant permission for PA Ref. No. D20A/0328, the Planning Authority sought to restrict the amount and type / duration of car parking approved. In this regard, Condition No. 4 of the grant of permission sought to omit 15 No. of the proposed spaces so as not to exceed the agreed cap of 3,600 No. campus spaces. However, it is perhaps of greater relevance to note that permission was only granted for the proposed car park for a temporary period of 3 No. years (as per Condition No. 3) from the date of the final grant of permission with the lands to be reinstated to a grassed / landscaped area upon the expiry of same unless otherwise granted permission by the Planning Authority or the Board.

7.5.7. Therefore, on the basis of the foregoing, it would appear that concerns arise as regards the overall quantum of parking within the wider confines of the UCD campus. Some of these difficulties arise from the combination of temporary and permanent car parking used whilst works are ongoing throughout the wider campus (including the availability, or not, of parking areas associated with construction works etc.) which inevitably result in variations in parking provision over time as development progresses. Although in some instances the Planning Authority has sought to obtain a breakdown / audit of overall campus parking in the assessment of individual planning applications, it has also relied upon the imposition of conditions when approving particular developments so as to render that development conditional on there being no breach of the agreed 3,600 No. cap on campus parking.

7.5.8. In my opinion, there are reasonable grounds to conclude that there is at least some element of doubt as to whether or not the subject proposal would result in a breach of the campus parking cap. This would likely be at least attributable to the provision of 22 No. 'additional' new spaces within the confines of the application site. However, given the continually evolving nature of the campus development, particularly as



certain permissions are not implemented (such as a multi-storey car park approved under PA Ref. No. D10A/0386 which is due to expire in February, 2021) whilst other temporary permissions for on-site car parking expire (in combination with other factors such as the unavailability of existing parking during construction works and the use of temporary construction / replacement parking etc.), it is difficult to draw definitive conclusions as regards overall parking provision. Notwithstanding my concerns, given the 'replacement' / substitutive nature of the vast majority of the parking proposed in the subject application, and the lack of evidence of any significant exceedance of the agreed parking cap, I am inclined to suggest that a refusal of permission would not be warranted in this instance. However, it would be prudent, in my opinion, to restrict or to exert some additional level of control over the proposal given the need to ensure adherence to the agreed parking limits.

7.5.9. Accordingly, it would seem appropriate to omit 22 No. of the 'additional' new spaces on the basis that the overall level of parking approved as part of the development would equate to a simple replacement of existing parking numbers which would likely have been considered in the detailed analysis by the case planner in their assessment of PA Ref. No. D20A/0328. Secondly, any grant of permission could render the development conditional on adherence to the 3,600 No. parking cap. Thirdly, the Board may also wish to consider a temporary grant of permission with respect to part or all of the parking proposed at the former running track & adjacent car park whereby its retention for a further period could be reviewed upon consideration of the ongoing development of the campus and the agreed parking cap in addition to the implementation of the UCD Campus Travel Plan and any modal shifts towards more sustainable transport.

7.5.10. With regard to the 'principle' of the proposed surface car parking, I would advise the Board that the proposed development site is zoned as 'TLI' where the construction of a 'car park' is 'permitted in principle' in accordance with Table 8.3.13 of the Development Plan. However, the more pertinent issue is the commentary in the grounds of appeal with respect to the development of surface level car parking as opposed to multi-storey car parking, with particular reference to the sustainable use of the land resource and the suggestion that any indefinite reliance on surface car parks will serve as a disincentive to the development of multi-storey parking in line

with the aims of the UCD Strategic Campus Development Plan 2016-2021-2026 and the associated Campus Travel Plan.

- 7.5.11. Within the '*Education, Research and Innovation Character Area*' identified in the UCD Strategic Campus Development Plan (wherein the subject site is located), Section 4.2 of the Plan states that '*the development of underground and multi-storey commuting facilities at strategic locations will enhance the pedestrian core of the campus while supporting sustainable car parking developments which mitigate an overreliance on surface car parking*'. Further support is lent to the development of multi-storey car parking by reference to Appendix 4 of the Plan which outlines the commuting-related development principles to be implemented during the lifetime of the Plan, including the implementation of a strategy to relocate vehicular traffic and car parking from the core of the campus to the periphery, '*including multi-storey and underground parking at strategic locations*'. Therefore, I would acknowledge the legitimacy of the appellant's concerns as regards the apparent continued reliance on surface level parking.
- 7.5.12. Having reviewed the UCD Strategic Campus Development Plan, it is my opinion that although it aims to accommodate the development of underground and multi-storey car parking at suitable locations on campus, this is not to the exclusion of surface level parking facilities. Indeed, whilst permission was previously granted under PA Ref. No. D10A/0386 for the construction of a multi-storey car park on the campus (which will expire in February, 2021), the applicant has also pursued (and obtained) permission for various replacement, additional & temporary surface parking. Consideration should also be given to the fact that the UCD Strategic Campus Development Plan, whilst supported by the County Development Plan, is a non-statutory, internal document which is not in itself binding in the assessment of planning applications. I am also conscious that the proposed development essentially involves the replacement of existing / permitted surface car parking and that the additional provision of 22 No. 'new' spaces could be omitted by way of condition in the event of a grant of permission. In addition, a temporary grant of permission would allow for a future review in the context of any subsequent plans as regards the development of underground or multi-storey parking elsewhere on the campus.

- 7.5.13. In relation to the siting of the new car park at the location proposed, the principle of such development has already been established both by reference to the existing use of the lands and the temporary grant of permission issued under PA Ref. No. D18A/0244. Further support for the proposal is lent by the wider parking strategy contained in the Strategic Campus Development Plan wherein multiple references are made to the siting of car parks at strategic locations around the periphery of the campus in order to enhance the pedestrian zone in the academic core.
- 7.5.14. Therefore, having considered the available information, I am satisfied that the proposed surface car parking is acceptable in principle.
- 7.5.15. With respect to the wider car parking strategy and the demand management systems operated on campus, I would suggest that these are matters better reviewed as part of the Campus Travel Plan in conjunction with the National Transport Authority and the Local Authority by way of the Commuting Review Group.

#### **7.6. Biodiversity and Ecological Considerations:**

- 7.6.1. Whilst I would acknowledge the appellant's concerns as regards the impact of the proposed development on ecological considerations, with particular reference to the removal of trees and hedgerows, cognisance must be taken of the fact that the subject lands form part of a busy university campus, the continued growth and development of which is supported by the Dún Laoghaire Rathdown County Development Plan, 2016-2022. In this regard, although the proposed development will inevitably result in the loss of some plant and animal species from within the footprint of the proposed construction, having reviewed the available information, including the Ecological Impact Assessment, the Appropriate Assessment Screening Report, the arboricultural assessment, the 'Trees and Woodlands Report', the landscape planning report, and the outline landscape specification for softworks, in my opinion, the impact of the proposal will be within tolerable limits given the site context and can be satisfactorily mitigated by way of condition.

#### **7.6.2. *Trees and Woodlands:***

In specific reference to the impact on existing trees and woodlands on site, I would draw the Board's attention to the arboricultural assessment (and supporting drawings) submitted with the application. This states that following the compilation of a tree condition report (included in Appendix 2: 'Condition Tree Assessment'), which

identified and categorised a total of 427 No. existing trees within and adjoining the site area, a constraints plan was developed which served to inform the final design and layout of the proposed development. In this regard, it has been submitted that the layout of the proposed buildings and the hard landscaping elements was finalised having regard to the tree condition assessment & the constraints plan with changes having been made to the layout in order to ensure that those trees of most value to the treescape would be retained and incorporated successfully into the completed development. It is further considered that the loss of those trees which are proposed to be removed will be mitigated through the wider landscaping of the project which will see new tree, shrub and hedge planting added to the area.

7.6.3. By way of summation, it is envisaged that 177 No. (41.5%) of the individually surveyed trees identified in the assessment, along with c. 94 linear metres of tree belt planting and two hedges, will need to be removed to facilitate the development. Notably, this will include 76 No. category 'A' & 'B' specimens (i.e. trees of a moderate to high quality / value with a minimum of 20 – 40 No. years life expectancy) with most of the tree loss occurring within the central area due to the construction of the 'Centre for Creativity' and 'Centre for Future Learning' as already approved under PA Ref. Nos. D20A/0028 & D20A/0029. The subject proposal will also necessitate the removal of several moderate to higher quality specimens at the following locations:

- *Tree Group No. 4* – This is described in the arboricultural assessment as encompassing a visually prominent grouping of 'Purple-Leafed Maple' and 'Norway Maple' of some value to the wider treescape where the individual tree crowns are beginning to form part of a single group / canopy formation. It is further stated that the majority of these trees have previously been subjected to root pruning which in some instances has had a detrimental impact on their health with decline evident within their crowns. Overall, it has been suggested that these trees are of such a size that selective thinning or removal of individual specimens could be tolerated without impacting on neighbouring trees in order to open up the group.

From a review of the submitted details (with particular reference to Drg. No. UCDFG002: 'Tree Removal & Retention Plan'), it is apparent that most of this tree grouping will be lost due to the realignment of the access roadway and

the construction of the proposed gyratory / roundabout (although the impact will differ moderately as a result of the smaller and more conventional roundabout design proposed in response to the request for further information).

- *Tree Belt No. 3* – This consists of a young line of birch and holm oak (seemingly planted as whips to screen the adjacent yard and buildings) which is to be removed in order to accommodate the construction of the new MEP / services structure to the rear of the Engineering & Materials Science Centre. Although the loss of these trees is regrettable, I am inclined to suggest that given their age and low-key location within the built-up confines of the campus, their contribution to the sylvan character of the wider site is somewhat limited and that the loss will be satisfactorily mitigated by the proposed replacement planting of lime trees (as detailed in the landscaping masterplan).
- *The tree grouping proximate to the northmost corner of the Engineering & Materials Science Centre* – This grouping of predominantly early mature / semi-mature walnut trees located between the Engineering & Materials Science Centre and the permitted 'Centre for Future Learning' will be removed in part to accommodate the construction of the proposed transformer and generator compounds and the installation of site services (with some of the grouping also lost to the construction of the CFL).

7.6.4. It is proposed to mitigate the wider loss of vegetation consequent on the proposed development works by undertaking an extensive programme of compensatory tree, shrub and hedge planting which will include:

- 142 No. semi-mature / mature trees (of 20-25cm girth and upwards) – mainly native specimens with some exotic species
- 800 No. heavy standard trees (16-18cm girth) – native specimens
- 10,900 No. native tree whips

7.6.5. Other notable aspects of the landscaping plan include the widening of the existing tree belt walkway to the north of the reconfigured and extended car park at the former running track and the remodelling of the existing berm to a gentler gradient with mature lime tree avenue planting thereby densifying the perimeter tree belt. It is

also proposed to extend the pathway through the perimeter woodland alongside the Stillorgan Road up to the main site entrance. Extensive details have also been provided as to the methodology for avoiding undue damage / disturbance to those tree specimens which are to be retained during the course of the construction including the use of the work exclusion zones, root protection zones, and assorted tree protection measures.

7.6.6. Having considered the available information, whilst the proposal will inevitably impact to some degree on the overall character and treescape of the site, I would concur with the report of the Parks and Landscape Services Dept. of the Local Authority that the proposal will make a positive contribution to the wider campus and that the loss of a number of high-quality trees will be sufficiently mitigated by the replanting / landscaping proposals.

7.6.7. *Impact on Bat Species:*

With respect to the potential impact of the proposed development on bats (a species protected under the European Communities (Birds and Natural Habitats) Regulations, 2011 and the Wildlife Act, 1976, as amended), I would refer the Board to the Ecological Impact Assessment submitted with the application (as supported by the 'Bat Survey Report' contained in Appendix II of that document). This details how the site was inspected for any evidence of roosting bats (such as droppings accumulation, staining, squeaking or other noises, and sightings of bats) in accordance with the best-practice methodology outlined in the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists' guidelines. The existing AIB campus bank building (intended for demolition as part of the proposed development) was surveyed for bat roosting potential as were any suitable trees within the subject site.

7.6.8. No evidence of bats such as droppings, staining or smearing were recorded at any potential entry point to the buildings proposed for demolition as part of the development. In this regard, it was also noted that the bank building was of a relatively recent construction with no obvious holes or entry points and that the well-lit nature of the structure externally and its immediate surrounds would be likely to deter bats from using it should any entry be possible. However, an area of mature Monterey Pine with moderate bat potential was identified to the immediate north of

the bank with high bat activity by Soprano Pipistrelle noted at these trees (three of the five tree specimens at this location are to be retained as part of the development).

- 7.6.9. The roost inspection survey also determined that a number of the treelines and wooded areas throughout the site could provide important roosting / foraging habitat for local bats, with particular reference to that woodland area located alongside the northern site perimeter (some of which is proposed for removal as part of the development). A 'Bat Potential Tree Assessment' subsequently identified a high proportion of the trees in this area to have 'Moderate' bat potential (possibly 'High') with many covered in ivy and others with lifting or split bark and knots etc. Trees such as these can be used as temporary roosts meaning that even if no bats were recorded using these trees on a particular night, they may be present at another time.
- 7.6.10. During the course of a bat detection survey, bat activity around the site was generally found to be low and mostly associated with areas of tree cover. The majority of activity was attributed to Leisler's Bat which was recorded across the site. Soprano Pipistrelle were the next most abundant species recorded, again distributed throughout but in particularly high numbers at the stand of Monterey Pine previously mentioned. The remaining two species Common Pipistrelle and Brown Long-Eared Bat were recorded the least on site.
- 7.6.11. Although no evidence of roosting bats or active roosting sites was found during the surveys, it has been acknowledged that the trees present within the wooded area to the north of the site has the potential to support roosting bats whilst other large trees scattered across the confines could also hold roost potential for local bats. Accordingly, the Ecological Impact Assessment has determined that the proposed development does have the potential for negative, permanent, significant impacts on bats at a local level through the removal of potential roosting sites. Similarly, it has been accepted that the proposal will result in the loss of some commuting and foraging habitat for bats through the replacement of areas of linear vegetation with buildings and hardstanding; the loss of a portion of the mixed woodland to the north of the site; and the general loss of parkland habitats at the centre of the lands. In addition, increased human presence and lighting during both the construction and operational phases of the development could potentially pose a barrier to bats

commuting and foraging along vegetation and treelines in the vicinity of the development. Thus, it has been submitted that the proposal has the potential to have a negative, permanent, significant impact on foraging / commuting bats at a local level in the absence of mitigation / compensatory measures; through the loss of foraging / commuting habitats; as well as a negative, permanent, moderate local impact through the increased lighting associated with the construction and operational phases of the development.

7.6.12. In the context of the aforementioned impacts, the Ecological Impact Assessment has sought to emphasise that bat activity during the course of the survey work was relatively low and that the wider university campus as a whole likely supports a healthy bat population based on the high quality and relative proportion of linear vegetative habitats on site i.e. hedgerows and treelines; as well as the wide variety of foraging habitats present across the campus e.g. fields, wooded areas, ponds, urban environments. In effect, it has been suggested that the subject site likely constitutes only part of a wider foraging / commuting landscape for local bats which should be considered in the assessment of any development proposals.

7.6.13. By way of mitigating the potential impact on bat species, Section 7.1.2 of the EclA details a series of mitigation and enhancement measures aimed at protecting potential roosting habitats, reducing disturbance through on-site lighting, and retaining foraging habitat as follows:

- *Protection of Roosting Habitat:*

Prior to any felling of mature trees on site, a roost inspection survey is to be carried out at the appropriate time of year by a qualified ecologist in order to determine the presence of any potential roosts. Any felling of trees with roost potential is to be conducted during the autumn months with the branches then left in-situ for at least 24 hours in order to allow for the movement of bats and other wildlife from the tree prior to mulching or removal.

By way of compensation for any loss of potential roost habitat, 3 x 2F Schwegler bat boxes (or more) are to be attached to suitable trees in the immediate vicinity. These boxes are to be unlit and sited away from dense scrub that may block access. The boxes should be at a height of no less than 3m.



- *Reduction of Disturbance Through On-Site Lighting:*

The impact of increased lighting on site will be mitigated through the incorporation of bat-friendly measures into the project design and the associated lighting plan. This should ensure that light spill onto certain areas of bat habitat, in particular the wooded area to the north of the site; the treeline running along the northern boundary of the former running track / car park; the group of Monterey Pine to the north of the existing bank building; and areas of trees in general where lit pedestrian walkways / cycleways and internal roadways are proposed, will be reduced if not avoided entirely.

Dark buffer zones can be effectively used to separate important habitats or features from lighting by forming a dark perimeter around them. Any such buffers rely on ensuring light levels within a certain distance do not exceed defined limits. These buffers can be further subdivided into zones of increasing illuminance limit radiating away from the features.

Night-time lighting across the site is to be kept to a minimum during both the construction and operational phases through the reduction of light spill from the building interior via windows / entrances, and the reduction of spill / glare from outdoor lighting in place on the building exterior and throughout the development grounds.

The incorporation of appropriate luminaire specifications as advised by a lighting professional is also stated as potentially having a considerable input in mitigating the potential impact of night-time lighting on local bats. Measures to be considered when choosing luminaires will include the following:

- The use of luminaires lacking UV elements.
- LED luminaires to be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capacity.
- The adoption of a warm white spectrum to reduce the blue-light component.
- Luminaires to feature peak wavelengths higher than 55nm to avoid the component of light most disturbing to bats.
- The recessing of internal luminaires to reduce glare and light spill.

- Reduced column heights to minimise light spill.
  - The use of motion-sensors and short timers on any external security lighting.
  - Accessories such as baffles, hoods or louvres to reduce light spill and to direct it where needed.
- *Retention of Foraging Habitat:*

The retention of areas of treeline and woodland where possible to compensate for the loss of habitats arising as a result of the works. Additional complimentary planting should also be carried out where possible to create new linear vegetative habitats and increasing habitat connectivity across the site.

7.6.14. Upon implementation of the foregoing measures, it is anticipated that the residual impact of the proposed development on the bat assemblage on site will be '*slight permanent negative*'.

7.6.15. Following consideration of the available information, including the Board's determination of ABP Ref. No. ABP-304063-19 at Nos. 24, 26 and 28 Fosters Avenue, Mount Merrion, approximately 500m southeast of the former running track on the subject site, whilst I am conscious of the 4 No. bat species recorded on site, it would appear that overall bat activity on site is relatively low and mostly associated with a number of treelines and wooded areas throughout the site which could potentially provide important roosting / foraging habitat, with particular reference to the woodland area alongside the northern site perimeter where a high proportion of the trees are considered as having a 'Moderate' (and possibly 'High') bat potential, although no evidence of roosting bats or active roosting sites was found during the bat survey work. In this respect, it should be highlighted that the existing woodland area to the north of the site with the greatest potential to support bat foraging / roosting activities will be broadly retained and supplemented with additional landscaping as part of the proposed development so as to compensate for the removal of individual trees and groupings elsewhere thereby preserving and enhancing this likely bat habitat. Moreover, I would concur with the applicant's assessment that the subject site likely forms part of a much wider foraging / commuting landscape with the university campus as a whole supporting a healthy

bat population based on the high quality and relative proportion of linear vegetative habitats on site. The mitigation measures detailed in the EclA and incorporated into the development design will also serve to minimise the construction and operational impacts of the proposal on bat species and I would suggest that any slight negative residual impacts could diminish further over time as bat activity adjusts with the adoption of new roost sites and as new planting develops.

7.6.16. On balance, it is my opinion that the submitted proposals are reasonable and will not result in any significant adverse impacts on bat species, subject to the proposed mitigation measures, and thus a refusal of permission would not be warranted in this instance.

### **7.7. Archaeological Implications:**

7.7.1. Notwithstanding that there are no recorded monuments or features of archaeological significance known to be present on site (as evidenced from a review of the Record of Monuments and Places compiled by the Archaeological Survey of Ireland), the Department of Culture, Heritage and the Gaeltacht raised concerns that there was insufficient information available as regards the potential archaeological impact of the works given the large scale of the development. It thus recommended that the applicant be required to engage the services of a suitably qualified archaeologist to undertake a detailed Archaeological Impact Assessment of the application site, to include test trenching, in advance of the planning decision.

7.7.2. Therefore, in response to a request for further information, on 15<sup>th</sup> May, 2020 the applicant submitted an '*Archaeological Assessment*' of the proposed works for the consideration of the Planning Authority. This document aims to identify and describe the known and potential archaeological and cultural heritage constraints within the site and to offer recommendations for the mitigation of any impacts arising, however, it is of relevance to note that this is limited to a desk-top study and that no test-trenching or other investigative excavations were carried out. In this regard, I would advise the Board that although the summary included in the document states that a walkover survey of the site was conducted, Section 4: '*Site Inspection*' of the report subsequently confirms that no such inspection was undertaken due to the restrictions on movement imposed as a result of the COVID-19 pandemic.

7.7.3. The assessment itself provides for an analysis of various information sources, including the Record of Monuments and Places, aerial photography of the site, historical mapping, and other on-line databases, with a view to identifying any potential archaeological impacts likely to be associated with the proposed development. It proceeds to state that no potential archaeological features have been recorded in cartographic sources or aerial photography relating to the site and that no stray finds from the National Museum of Ireland's topographical files can be directly attributed to the site (although a copper alloy buckle was previously recorded in the townland of Roebuck wherein the subject site is situated). It also notes that there are no protected structures on site, although Ardmore House and Belfield House are located on adjacent lands. In addition, whilst it is acknowledged that archaeological excavations have not previously been undertaken on site, reference is made to the area of the development having been heavily landscaped in the recent past (seemingly to suggest that any previously unrecorded items of archaeological significance could potentially have already been disturbed and / or damaged as a result of ground works, tree planting etc). The report subsequently concludes that there is some 'low-moderate' potential for subsurface / buried archaeological remains to survive on site and recommends that any grant of permission should be conditional on further archaeological assessment in the form of licensed test trenching in order to allow for an assessment of potential subsurface archaeological sites and features.

7.7.4. Having reviewed the available information, whilst I would acknowledge the limitations of the archaeological assessment given that it does not include for any test trenching and its conclusions primarily derive from a desk-based analysis, I am cognisant that there are no recorded monuments or features of archaeological significance known to be present either on site or in the immediate vicinity of the proposed works whilst the underlying ground conditions are likely to have been subjected to considerable disturbance over the years as a result of the incremental development of the wider college. It is of further relevance to note that despite the potentially more intrusive nature of the excavation works associated with the construction of the 'Centre for Creativity' and the 'Centre for Future Learning' as already approved within the confines of the application site under PA Ref. Nos. D20A/0028 & D20A/0029, there was no requirement for any mitigation of potential archaeological impacts (such as

by way of pre-development testing or the monitoring of groundworks) as a condition of those grants of permission.

- 7.7.5. Accordingly, on balance, I am satisfied that any further archaeological appraisal of the site may be adequately addressed by way of condition as a means by which to ensure the preservation, recording and protection of any unrecorded archaeological materials or features which may exist within the site. This will necessitate the completion of an assessment by a suitably qualified archaeologist prior to the commencement of development that will identify the nature and location of any archaeological material on site and the impact of the development on same. A report, containing the results of this assessment, should be submitted to the planning authority and, arising from this assessment, the developer should agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

#### 7.8. **Other Issues:**

##### 7.8.1. *Lack of Public Consultation:*

With respect to the suggestion that there has been a lack of consultation with the local community and neighbouring residents as regards the applicant's proposals for the redevelopment of the wider UCD campus, at the outset, I would advise the Board that the subject works form part of the 'Future Campus Phase 1' project which derives from a precinct plan prepared for the 'Future Campus (Education, Research and Innovation)' character area identified in the UCD Strategic Campus Development Plan 2016-2021-2026 (which in turn sets out a vision for the future redevelopment of the wider campus area).

- 7.8.2. It is my understanding that the Strategic Campus Development Plan, which serves to inform both the subject proposal and the development of 2 No. new academic buildings within the confines of the application site (i.e. the 'Centre for Creativity' and the 'Centre for Future Learning' approved under PA Ref. Nos. D20A/0028 & D20A/0029 respectively) as part of the 'Future Campus Phase 1' project proposals, is a non-statutory, internal policy document prepared by UCD which sets out a broad ten-year framework for the future physical development of the Belfield campus in terms of the facilities required to support the University's vision of being a global

Top-100 university. It focuses on providing the physical infrastructure necessary to achieve the University's mission in terms of state-of-the-art education, research and innovation, student residences, sports, recreation and support facilities, and includes objectives such as the need to deliver a high architectural quality with a focus on sustainable design and to develop a new Campus Travel Plan in order to maximise accessibility of the University in the most sustainable way in line with national policy.

- 7.8.3. Although this Strategic Plan is guided by the Dún Laoghaire Rathdown County Development Plan, 2016-2021 and is cognisant of the statutory planning processes remitted to the County Council as Planning Authority, it would not appear to have any statutory footing and is essentially a guidance document prepared by the applicant with respect to its future development plans. Accordingly, it will not have been subjected to the same public consultation / participatory processes as a Local Area Plan prepared under the Planning and Development Act, 2000, as amended. However, it is notable that within the preface of the document is an acknowledgement of the contribution made by local residents associations to its preparation whilst the Plan also aims to promote increased engagement with neighbouring communities and the public. Therefore, there would seem to have been at least some level of consultation with the wider community as regards the future campus development plans from the outset.
- 7.8.4. The next stage in the evolution of the 'Future Campus Phase 1' proposals was the holding of an international design competition for two new design initiatives which would entail the creation of a strong urban design vision for an 'Entrance Precinct Masterplan' and devising a concept design for a charismatic new building comprising a 'Centre for Creative Design'. That competition was initially open to entry by all parties before competitors were subsequently shortlisted and required to consider the two challenges of the brief. Following consideration of the final entries by an international jury, Steven Holl Architects (SHA) was then announced as the winner of the Future Campus – University College Dublin International Design Competition.
- 7.8.5. The subject proposal, in combination with the concurrent applications lodged under PA Ref. Nos. D20A/0028 & D20A/0029 for the 'Centre for Creativity' and the 'Centre for Future Learning' (which have since been given final approval), represents the latest phase in the campus development plans and it is this stage of the statutory planning process that expressly allows for input by the general public and interested

third parties given the legislative provisions whereby submissions / observations may be made on individual planning applications, and those governing the appeal process. On this basis, I am satisfied that local residents and other parties have been afforded adequate opportunity to comment on the proposed development plans and this would seem to be supported by the numbers of submissions received by the Planning Authority during the appropriate periods in respect of both the subject application and PA Ref. Nos. D20A/0028 & D20A/0029.

7.8.6. With respect to the specific assertion in the grounds of appeal that there has been a lack of consultation with local residents as regards the design merits of the new buildings in the Future Campus Phase 1 project, with particular reference to the overall design, height and visual impact of the 'Centre for Creativity' already approved on site under PA Ref. No. D20A/0028, I would concur with the applicant that the Board is limited to considering the subject proposal, which only concerns specified landscaping, public realm and infrastructure works, and that the subject appeal cannot be used as a means by which to mount a collateral attack on those aspects of the wider development project which have already received planning permission. Third parties were previously afforded the opportunity to comment on, or to appeal, PA Ref. Nos. D20A/0028 & D20A/0029, and it was during the assessment of those planning applications when the design merits of the new buildings were considered. Accordingly, I do not propose to comment further on the vagaries in the grounds of appeal as regards the design of the 'Centre for Creativity' etc.

#### 7.9. **Appropriate Assessment:**

7.9.1. From a review of the available mapping, including the data maps from the website of the National Parks and Wildlife Service, it is apparent that whilst the proposed development site is not located within any Natura 2000 designation, there are a number of Natura 2000 sites within the wider area with the most proximate being the South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024) and the South Dublin Bay Special Area of Conservation (Site Code: 000210), approximately 1.1km & 1.2km to the northeast respectively. In this respect it is of relevance to note that it is the policy of the Planning Authority, as set out in Chapter 4: '*Green County Strategy*' of the Dún Laoghaire Rathdown County Development Plan, 2016-2022, to ensure the protection of natural heritage and biodiversity, including European sites that form part of the Natura 2000 network, in

accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.

- 7.9.2. In effect, it is apparent from the foregoing provisions that any development likely to have a serious adverse effect on a Natura 2000 site will not normally be permitted and that any development proposal in the vicinity of, or affecting in any way, the designated site should be accompanied by such sufficient information as to show how the proposal will impact on the designated site. Therefore, a proposed development may only be authorised after it has been established that the development will not have a negative impact on the fauna, flora or habitat being protected through an Appropriate Assessment pursuant to Article 6 of the Habitats Directive. Accordingly, it is necessary to screen the subject proposal for the purposes of 'appropriate assessment'.
- 7.9.3. Having reviewed the available information, including 'Appropriate Assessment Screening Report' submitted with the application and the screening exercise undertaken by the Planning Authority, and following consideration of the 'source-pathway-receptor' model, it is my opinion, given the nature, design and scale of the proposed development, the site location outside of any Natura 2000 designation, the limited ecological value of the lands in question, the absence of any pollution pathways between the development and any Natura 2000 sites, the separation distances involved between the project site and nearby Natura 2000 designations, the built-up nature of the intervening lands, and the availability of public services, that the proposal is unlikely to have any significant effect in terms of the disturbance, displacement or loss of habitats or species on the ecology of the aforementioned Natura 2000 sites.
- 7.9.4. Accordingly, it is reasonable to conclude on the basis of the information available, which I consider adequate in order to issue a screening determination, that the proposed development, individually and in combination with other plans or projects, would not be likely to have a significant effect on any European site, in particular, specific Site Codes 004024 & 000210, in view of the relevant conservation objectives and that a Stage 2 appropriate assessment (and the submission of a NIS) is not therefore required.



## 8.0 Recommendation

- 8.1. Having regard to the foregoing, I recommend that the decision of the Planning Authority be upheld in this instance and that permission be granted for the proposed development for the reasons and considerations, and subject to the conditions, set out below.

## 9.0 Reasons and Considerations

- 9.1. Having regard to the following:

- a) the established use of the site and its relationship with the wider UCD Belfield campus;
- b) the site location at the UCD Belfield campus on lands with a zoning objective TLI "To facilitate, support and enhance the development of third level education institutions" under the Dún Laoghaire Rathdown County Development Plan 2016-2022;
- c) the provisions of the UCD Strategic Campus Development Plan 2016-2021-2026 and of the UCD Campus Travel Plan 2016-2021-2026;
- d) the nature, scale and design of the proposed development;
- e) the pattern of existing and permitted development in the area, with particular reference to Dún Laoghaire Rathdown County Council planning register numbers D20A/0028 & D20A/0029; and
- f) the submissions and observations received;

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate form of development at this location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would be acceptable in terms of pedestrian and traffic safety, and would not have significant adverse effects on the environment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 15<sup>th</sup> day of May 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to commencement of development, a set of revised site layout plans consistent with Drg. Nos. UCDM-MA-ZZ-ZZ-DR-L-0100 Rev. P01: 'Masterplan Context Plan', UCDM-ARUP-ZZ-XX-DR-C-0009 Rev. C01: 'Surface Water Catchment Area Layout', and the 'Drainage and Watermain Site Plans' shown on Drg. Nos. UCDM-ARUP-ZZ-XX-DR-C-0005 to UCDM-ARUP-ZZ-XX-DR-C-0008, and incorporating the revisions detailed in the amended particulars received as further information by the planning authority on the 15<sup>th</sup> day of May, 2020, shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of clarity.

3. All of the environmental, construction and ecological mitigation measures set out in the Ecological Impact Assessment and other particulars submitted with the application, and in the further information submitted to the planning authority on the 15<sup>th</sup> day of May 2020, shall be implemented by the developer in conjunction with the timelines set out therein, except as may otherwise be required in order to comply with the conditions of this order.

**Reason:** In the interest of clarity and the protection of the environment during the construction and operational phases of the development.

4. Prior to the felling of any trees on site, a bat roost inspection survey shall be carried out at an appropriate time of year by a qualified ecologist in order to establish the presence of any potential roosts. Any felling of trees with bat

roost potential shall only be carried out in the period September – October in the presence of a licensed bat specialist and following the procedures set out in the Ecological Impact Assessment submitted with the application. Any envisaged destruction of trees that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

**Reason:** To ensure the protection of the natural heritage on the site.

5. All lighting of the proposed development shall be in accordance with the recommendations of the Ecological Impact Assessment submitted with the application.

**Reason:** To ensure the protection of the natural heritage on the site.

6. The measures to conserve the species of solitary mining bee identified on site, as set out in the Ecological Impact Assessment submitted with the application, shall be implemented in full ahead of the clearance of the bank in which the existing nesting burrows of the species are located.

**Reason:** To ensure the protection of the natural heritage on the site.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of public health.

8. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs, shall be in accordance with the detailed standards of the planning authority for such works.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

9. The proposed development shall be amended to omit 22 No. of the surface car parking spaces proposed at the former running track. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

**Reason:** To ensure that the development complies with the UCD Campus Travel Plan 2016-2021-2026 and in the interests of sustainable transport.

10. The total quantum of car parking for any purpose throughout the UCD Belfield campus shall not exceed 3,600 No. spaces.

**Reason:** To ensure that the development complies with the UCD Campus Travel Plan 2016-2021-2026 and in the interests of sustainable transport.

11. The site shall be landscaped in accordance with the comprehensive landscaping scheme and Arboricultural Assessment which accompanied the application, as amended by the further plans and particulars submitted on the 15<sup>th</sup> day of May 2020, unless otherwise agreed in writing with the planning authority prior to commencement of development.

The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works. The approved landscaping scheme shall be implemented fully in the first planting season following completion of the development.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

12. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

- a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
- b) employ a suitably qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- i. the nature and location of archaeological material on the site, and
- ii. the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

14. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in

accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

**Reason:** In the interest of sustainable waste management.

15. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

**Reason:** In the interests of public safety and residential amenity.

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Robert Speer  
Planning Inspector

16<sup>th</sup> February, 2021