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TRINITY HALL DARTRY
STUDENT RESIDENCES

1.2 BACKGROUND

Introduction

This document is a summary report of a proposal undertaken on behalf of Trinity College concerning their lands at Trinity Hall, Darty, Dublin 6 for development as student residences with associated support facilities. It complements drawings submitted for Planning Permission in April 1999.

This Report describes the assumptions, analyses, aspirations, Guidelines and constraints governing the evolution of the project. It summarises the essential components of the plans submitted for planning permission, and details their articulation in the context of their current and future environment.

The Proposal in Summary

The Provost, Fellows and Scholars of Trinity College seek full planning permission for the construction of new student residences at Trinity Hall Darty, Dublin 6. The development comprises approximately 25,100 sq. m. distributed over 10 buildings and includes the refurbishment and renovation of Trinity Hall, which is a listed building. It additionally involves the removal of two existing buildings, a small gate lodge and a 3-storey 20th century intervention block between two listed buildings.

The complex of new buildings will provide 1004 new bedspaces in 905 new bedrooms. These units will be arranged in a combination of twin, single, disabled and staff rooms, distributed across 180 new apartments, each sharing common living, dining and kitchen areas. The apartments are grouped into houses, which are each supported by independent power, data and electrical plant supply.

Houses are gathered to form courtyards or landscaped parks to create informal, natural and intimate spaces that will enhance the quality of suburban institutional living in such a unique setting.

Support facilities necessary to the basic maintenance and operation of the institution will also be provided as part of this proposal. These dedicated facilities include a laundry, linen stores, workshops, reception areas and a student shop. They are centrally located and will operate specifically to serve the on-site community.

The refurbished building will provide in addition new dining facilities to allow the students a common area capable of seating up to 400 diners.

This report is a support document and should be read in conjunction with the accompanying Environmental Impact Statement submitted as part of the planning documents.

History, Evolution, Current Use And Capacity Of Site

The site is located at the outskirts of Rathmines and overlooks Palmerston Park. It has a rich patina of history stretching back through the centuries and during the 17th century was the seat of the original "Rathmines Castle", home of Sir George Radcliffe; counsellor of the then Viceroy, the Earl of Stafford. Radcliffe was imprisoned in 1640, and his castle was burned out. These were troubled times, and the Battle of Rathmines of 1649 – generally established as the most significant historic event in the area – unfolded next door to the site in lands now occupied by Palmerston Park, an area that consequently became known as the "Bloody Fields".

Rathmines Castle changed hands after restoration and at the end of the 18th century, the castle was the site of a school for pursuit of the Classics, Sciences and Arts. Its exact location, last recorded on the 1837 O.S. map, is now unknown, but is thought that the area it formerly occupied is now Palmerston Park.

The first evidence of buildings current on the site was "Palmerston House" – now Purser House – on the 1864 25" maps. By the advent of the 1907 O.S. map, Purser House was joined by two new houses – Trinity Hall ("Glen-na-Smoll") and Greenane House. In 1896, the lands were donated to Trinity College and were opened as a Halls of Residence in 1908. All three of these houses are prominent on the site and currently in use today.

Trinity Hall has been operating for some time as residences for the College's student population. Ten distinct buildings now occupy the site, which comprise:

- two single-storey gate lodges, laid out as private residences;
- Purser House, a 3-storey late 19th-century house, used as student residences and listed as List 2 in the Draft Development Plan 1998;
- Trinity Hall, a 3-storey late 19th century house, used as kitchens, offices and student residences, listed in the DDP 1998;
- Trinity Hall Extension, a 3-storey turn-of-the-century or thereabouts annexe, used as student residences, possibly listed in the DDP 1998;
- Greenane House, a 3-storey late 19th century house, used as student residences, listed in the DDP 1998;
- an early 20th century 3-storey link building between Purser House and Trinity Hall, used as student residences;
- a modern 2-storey sports hall, used as on-site recreational facility;
- a modern 3-storey L-shaped building - used for student residences;
- a single-storey building to the north-east, currently housing the Botany department

The current capacity of the site in terms of student accommodation is 170 no. bedspaces.

Aspirations of the Brief

The College has developed a detailed brief for the site, driven primarily by their need to meet the demands of anticipated growth in student numbers over the coming years.

In recent years, the College has expanded and improved its dedicated student accommodation framework considerably. This has noticeably eased the immense pressures on the remaining urban fabric within the city and its environs to yield low-budget rentable accommodation for members of this housing sector. General economic trends and predictions seem to indicate that these pressures are unlikely to improve over the early years of the new millennium.

It is believed that the College will offer, therefore, a significant civic contribution in the embodiment of this scheme. The provision of controlled, structured and purpose-designed student housing will undoubtedly insure and relieve the security, economic, management and various other issues intrinsic to these residents and their integration into their local environment.

This design team was selected for its experience and previous history in the procurement of projects of this nature and of delicately balancing the architectural, institutional, environmental and social scales inherent in a site and brief of this kind.

1.3 LOCATION, ENVIRONS AND SITE INFORMATION

The General Context: Population, Facilities, Amenities, Transport

Trinity Hall is a 4.27-hectare site in the heart of the distinguished residential district of Darty, a leafy southside suburb under the administrative wing of Dublin Corporation. Temple Road, Darty Road and Palmerston Park bound the site on three sides, and Rathmines and Rathgar village centres are less than 1 km away. The area is generally zoned residential in the Dublin City Draft Development Plan 1998, which has recently been adopted in 1999. The site itself is zoned institutional and incorporated under the Z12 land-use-zoning objective.

Currently catering for a population of approximately 170 students, rooms are distributed through Cunningham House, Trinity Hall, Purser House, Greanane House and a link block between Trinity and Purser Houses. There are makeshift dining facilities in a poorly-preserved glass extension to the sports hall, with servery and kitchens at lower ground level of Trinity Hall.

The site benefits from a close proximity to Rathmines and Rathgar village centres each providing typical city suburb facilities to the surrounding locality. Rathmines in particular has a significant tradition in the accommodation of the student population, and many of its more flourishing facilities reflect this. There are a number of green and open space areas in the immediate area, including Palmerston Park, Bushy Park and Darty Park with its river walk along the banks of the Dodder River.

The site itself is provided with a generous sports hall and squash-court complex. West of the site are tennis courts and an open area that is used informally for ball games. This West field is the selected location for the new development, but a high proportion of the site will be maintained as open area with careful landscaping to enhance the quality of the spaces.

As the greatest amenity the site has to offer is its character as a suburban parkland setting, the impetus has been to preserve this urban essence as much as possible.

Trinity Hall is situated on many regular public transport arteries into the city, where the entire site population will spend the majority of the day attending College on the main campus. In the future, the LUAS is proposed to run close by, with a stop just 300m from the site.

The Immediate Context : Built and Natural Environments

In the creation of a new urban design environment at Trinity Hall, the buildings forming the immediate urban fabric become key generators of a new language.

To establish the parameters of this influence, a detailed topographical survey was expanded to detail the buildings on the site and also to record the elevations and detail of the surrounding buildings. In addition an arborist was commissioned to catalogue and register the site's many trees.

This survey information was then analysed to originate a set of ordering design principles, ranging from the creation of urban imprint to the detailed selection of building materials.

The surrounding residences (most of which are List 2 Buildings in The Draft Development Plan) on Palmerston Park, Dартry Road and Temple Road are largely three or four storeys in height. In spite of this their scale, elevation and elaborate detailing makes for an imposing canvas against which to position any new development of a largely cellular and economical nature. The striking, intricately detailed buildings along Sunbury Gardens are a typical case in point. To a less lofty degree, the listed 19th century buildings on the site - and the adjacent Embassy - establish a distinct architectural language of restrained grandeur.

Remarkable tree specimens on the site, particularly along Dартry Road, also make for impressive backdrops to any new development, in terms of scale - some are up to 30 metres high - of species, and of character. The adjacent planted area occupied by the Botanical Gardens further establishes the site as a principally natural habitat within an urban setting.

Existing Ecology is thus a formidable factor in the shaping of new forms and spaces, and the proposed scheme aspires to generate and intensify pockets of ecological importance, whilst always respecting the existing Woodland Belt.

In this proposal, the existing context both on and around the site has been recognised as inspirational to the process of architectural synthesis. Built and natural precedent have been influential in particular to critical key issues such as entrance location, footprint shape and orientation, nature of open spaces, formal scale, massing, articulation and proportion; and general hierarchy of movement through the site.

The manifestation of these particular principles will be developed later in this document.

2.0 EXTERNAL FACTORS INFLUENCING DESIGN

2.1 CLIENT BRIEF AND OBJECTIVES

The initial stage consultation and brief development process included detailed discussion of the objectives of the total client body. This involved regular meetings with various different committees, each with varying interests in the final result.

Input from the College's accommodations office - as representatives of the end user - however, was a key guide regarding configuration and layout.

The proposal must therefore satisfy a wide variety of client aspirations in addition to observing legal, statutory and environmental objectives. These external factors influencing the design are summarised in this chapter.

2.1.1 Site Planning Issues

- Successful integration of buildings into existing Halls of Residence structures and facilities

- Successful arrangement of new houses on site compatible with ease of access, control, management, cleaning, maintenance, security etc.

- Accomplishment of a site ambience that is at once symbolic and distinguished - while maintaining the informal, unrestricted parkland character intrinsic to the site

- Provision of elegant, contemporary and stylish buildings that contribute positively to the local fabric and skyline, appropriately addressing the public realm and the city, on a highly visible and consequential site

- Compliance with the regulations, guidelines, policies and objectives of the local planning, fire and building control authorities, with sensitive consideration of legal issues such as rights to light, rights of way, etc.

- Provision of central support areas at a critical location on the site to be accessible and visible to visitors and to new and existing developments

- Secure control over pedestrian routes to be established by building forms, layout, control points and landscaping

- Provision for traffic, road and circulation requirement for vehicles and temporary and permanent vehicle parking facilities

- Erection of buildings utilising economic, efficient, durable and self-maintaining materials which will complement the surrounding area

- Allowance for future development of the site

2.1.2 Building Issues

- Provision of a carefully considered facility for the accommodation of students and related activities, observing user comfort, operational efficiency, adaptability, durability, security and costs
- Creation of clear distribution of student houses with distinctive "front door" access points and specific zoned areas
- Provision of new sheltered external spaces that create diverse, accessible open areas, with maximum exploitation of the opportunities provided by the natural environment, aspect and orientation
- Focalisation of links and relationships with the existing built complex to facilitate use of central activities by all residents
- Clear and efficient organisation of spaces, circulation and ancillary areas
- Refinement of student apartment models based on precedents within the College experience and established international prototypes
- Attainment of maximum efficiency in configuration of apartments around vertical cores, maintaining universal access throughout the built complex
- Sensitive layout of the internal environment with regard to its unique location – maximising views, orientation and natural daylighting by designing from the inside out
- Consideration of detail of the microcosm – refining bedroom and kitchen layouts to maximise comfort and efficiency
- Utilisation of economic, efficient, durable and self-maintaining materials, and optimal usage of service systems for the control of internal conditions

2.1.3 Management of Proposed Building

- Maximise efficiency of layout in terms of operation throughout term-time – utilisation of six- and five- bedroom apartments throughout scheme
- Definition of apartment types in context of current models – clustering of twin rooms into independent wings; grouping staff apartments; creating staff presence at each zone; etc
- Create an adaptable environment to allow use to change during Summer letting months taking account of privacy, security and fire considerations
- Create an adaptable layout at one building for the allowance of its use during the Summer months as a language school for visiting students
- Allow for the configuration to support a phased handover of buildings over the course of construction work to facilitate the ongoing use of the site as a Halls of Residence
- Allow for the development to support functions intrinsic to the use; e.g. dining facilities, assembly facilities, and areas for recreation

NOTE:

It should be noted here that any incidental activities taking place on the site will be normal support events associated with the day-to-day life of a thriving Halls of Residence.

Trinity Hall is a support facility for Trinity College in Dublin 2 - therefore major musical, entertainment or other significantly attended events will take place on the main campus in the city. Events on the site will be small-scale, will be attended by the on-site and related populations and will be largely social or sporting in nature.

2.2 THE DEVELOPMENT PLAN AND THE LOCAL AUTHORITY

During the course of the project, the design team has maintained an awareness of the significance of the urban and environmental consequence of the development.

The Draft Development Plan (1998), recently adopted, has been a constant standard in informing or testing design decisions throughout the design process.

The site has enormous potential to reinforce and strengthen the dignity of a traditionally distinguished institution, within the broader context of a mature and cultivated community. The local planning authority, as is evident from the listings of the site's key buildings (see below), has acknowledged this potential.

The Team has sought constant commentary and guidance from the relevant authority, and has met with local representatives on issues as diverse as tree retention, flora and fauna, traffic numbers and control, cycle lanes, disabled access requirements in addition to the more routine planning issues.

This Section summarises the more important considerations relevant to this area.

2.2.1 Zoning and Use of Development

This site is indicated on map H of the Dublin City Draft Development Plan. As such, it is colour-referenced as entirely Zone Z12, with the exception of Greenane House and its immediate land, which is Zoned Z2. Definitions are as follows:

ZONE Z2: "To protect and/or improve the amenities of residential conservation areas."

ZONE Z12: "To ensure that existing environmental amenities are protected in any future use of these lands."

The Compound's use, after consultation with the authority, should be entirely zoned "institutional".

2.2.2 Density and Building Concentration

The aspirations of the Development Plan set out that density should achieve an efficient use of urban land appropriate to its location and context while avoiding the problems associated with over development. The following is a summary of the existing and proposed densities and their relative plot ratio/site coverage.

Buildings Existing				
Ground Floor Area	No. Floors	Total Gross Area		
Purser House	205	3	615	
Link Block	405	3	1215	
Trinity Hall	355	3	1065	
Trinity Hall Annexe	232	3	696	
Sports Hall	750	1	750	
Greene House	280	3	840	
Cunningham House	600	3	1800	
North Gate Lodge	80	1	80	
South Gate Lodge	73	1	73	
The Botanic (total)	735	1	735	
Existing Total	3,715			7,876
Buildings Proposed				
Ground Floor Area	No. Floors	Total Gross Area		
Building 1	778	4.5	3097	
Building 2 & 9	779	4	3116	
Building 3 & 4	1576	4.5	7468	
Building 5	390	5	1950	
Building 6 & 7	1576	4.5	6915	
Building 8	1290	3	1000	
Building 10	390	4	1560	
Proposed Totals	6,779			25,106
Total with existing minus Link Block and South Gate Lodge	10,189			32,213
Site Area				
42,700				
Existing Site Coverage	9%			
Proposed Site Coverage	23%			
Existing Plot Ratio	184			
Proposed Plot Ratio	1742			

Guideline Site Coverage for buildings in conservation areas, i.e. worst case scenario conditions – is recommended at not more than 50%. As indicated above, coverage of 23% is well within this limit. In addition, the Plot ratio figure of .742 does not exceed recommended maximums of 1.5. These calculations do not exceed the guidelines even when calculated on the area of the Western Part of the Site only (2.67 ha)

It is noted that each development is necessarily assessed on its individual particulars, and the unique circumstances of this scheme will evidently influence the attitude of the authority to the density of the Development. These notes merely record the factual condition.

2.2.3 Existing Listed Buildings

Listed buildings are also noted on the Draft Development Plan (1998). All three of the turn-of-the-century specimens on the site are highlighted as list 2 buildings, along with a major proportion of the surrounding residences. The following summarises the pertinent listings:

List 2 – BUILDINGS, FEATURES, SITES AND OTHER STRUCTURES TO BE PROTECTED

Address	No.	Description
Darty Road		Former Darty Dye Works offices
Darty Road		Palmerston Lodge
Darty Road		Tramway House, Former Train Depot
Darty Road		Greenane and Estrel, 2 detached houses
Darty Road		Trinity Hall, Purser House and the original Trinity Hall Building
Darty Road	2, 2a, 2b	Houses
Darty Road	4 - 20	Houses, including railings at nos. 10 - 13 and gates and granite walls at nos. 17 - 20
Darty Road	29	Barneen. Detached House including entrance gate, piers and gates
Darty Road	30, 31	Houses, including granite wall, piers and entrance gates
Darty Road/Highfield Road		Ashgrove Lodge – detached House including front boundary wall and gates
Palmerston Park	1 - 22, 24	Houses
Temple Road		St. Philip's Church and Hall

Works associated with this permission will affect only one of these buildings - Trinity Hall. For a developed analysis see the subsection "Treatment of Listed Buildings" below.

2.2.4 Archaeology

The existence in previous generations of Rathmines Castle is noted on the draft Development Plan (1998) Map H, although its symbol is positioned approximately only.

In order to assess the impact of the proposal on such a noteworthy item of archaeological interest, the services of a licensed archaeologist were commissioned to investigate historic links to the site, and to supervise any investigative work carried out as preliminary to this application.

The site is believed to be within the walls of Palmerston Park, and therefore outside the immediate site boundary. However, the archaeologist will remain on hand throughout the early construction period, to monitor the stripping of top-soil should anything be uncovered.

This area is covered in detail in the archaeologist's report, included in the **Environmental Impact Statement** accompanying the application.

List 6 - DOCUMENTED ARCHAEOLOGICAL SITES OUTSIDE THE ZONE OF ARCHAEOLOGICAL INTEREST

Address	No	Description
Palmerston Park		Site of Castle

2.2.5 Transport

The Draft Development Plan has been consulted regularly on issues relating to entrance, access, new traffic and its impact on the area, balance of cycle / car / public transport users, car parking requirement and so on. Discussions also took place with the Traffic Planning Division at Dublin Corporation, and the following pertinent issues were raised:

1 A strategic cycle network is to be constructed in the Darry area over the coming seven years to encourage bicycle usage.

2 Due to the existing tree line on Darry Road, it was established that there would be little room to accommodate a cycle track along this road itself.

• The design team proposed that pedestrians and cyclists use the existing entrances to the site at Palmerston Park and Temple Road during daylight hours. The Planning Division approved this in principle.

3 In accordance with 3rd Level / Educational Developmental Standards, a suggested ratio of 1 cycle parking space per 3 of the population was proposed on the site. This would suggest a total population of 300 - 350 designated spaces for 1004 bedspaces.

- Note that the submitted proposal allows for a minimum of 375 spaces. This may be expanded at any stage to cater for client demands.

4 The Planning Division requested secure, well-lit cycle parking to be provided in a well-supervised and sheltered location, as stipulated in the Dublin City Development Plan.

- Cycle spaces are provided under the shelter of two of the more dramatic tree canopies - one a 22-metre high Horse Chestnut at the north west of the site, and the other the spectacular 26-metre high Holm Oak at the South opposite Trinity Hall. Both cycle parks are discretely landscaped but are highly visible from the central plaza and buildings.
- 5 EIS Ltd., in preparing their analysis of the population on site, confirmed that an estimated 20 - 30 students would use cars.

- The car parking provision actually allowed is capable of providing an aggregate of 150 car spaces, in order to allow for gatherings involving an increase in car numbers, much like Front Square in the City College Campus. These will not be marked out but there will be low raised metal studs set out at standard car space dimensions, which will act as a parking guide. The Planning Division expressed satisfaction with the treatment of car parking facilities on the proposed site plan.

6 The scheme caters for a number of disabled spaces, and these are designed in accordance with the standards set out in the NRB book "Buildings for Everyone". Disabled parking spaces are provided within the courtyards they serve, to facilitate the ease of movement from car to apartment for the less mobile.

7 The site entrance has been relocated on axis with Sunbury Gardens. The boundary wall has been set back from the road to provide improved sightlines for those accessing or exiting the site. The pavement will be dishd at the entrance, to avoid the formation of a major junction, which would have a negative impact on the integrity of Darty Road.

8 The pavement surface at this entrance area and that of the avenue within will be stone or similar modular paving - as in the plaza, which should encourage drivers to exercise caution. This layout has been approved in principle by the Planning Division.

Issues relating to transport, traffic and parking provision, with especial attention to their impact on the surrounding area, are further developed in the Environmental Impact Statement accompanying this document.

8.1.1 Landscape

The services of professional landscape architects were commissioned to assist in the design process. Many consultations and data contributed to the current landscaping strategy, including detailed and intricate tree surveys executed by licensed arborists. Meetings also took place with ecologists and with the Parks Services Department of Dublin Corporation.

As expected, nothing unusual in flora and fauna on the site emerged. There is a profusion of botanical specimens which have been analysed in detail by the tree surgeons, and a fox lair exists on the site. Flora and Fauna are dealt with in more detail in the **Environmental Impact Statement**.

The Parks Department expressed reservations regarding the proximity of the buildings to the trees. Consequently the building line was pulled further back, to allow greater overall clearance of tree canopies and ensure that the existing tree roots are unaffected. Closer inspection of each tree will take place as the project develops.

Reservations were made on the removal of trees, and the Parks Department requested a copy of tree surveys and condition reports with layouts of the trees to be removed, trees to be relocated, and proposed tree layout superimposed.

Although the majority of trees proposed for removal are in poor condition with a limited future, the Department has been assured that expert advice will be sought regarding the relocation of healthy trees which are affected by the development. The commissioned arborist was approved to advise on the treatment of hazardous trees and/or parts thereof.

The fundamental focus of this brief is to ensure the protection and exploitation in the most positive sense of the existing flora and fauna on the site, with particular reference to the tree population. However, there is to be a change in character of the complex and the amenity of outdoor space must be remodelled to reflect the new Halls of Residence.

The enhancement and creation of new space to complement the thriving on-site amenity is a sincere principle driving the projects progression.

3.0 NATURE AND USE OF PROPOSED BUILDING : The Proposal in Detail

3.1 URBAN ISSUES

The central design concept for the new Halls of Residences is to create an elegant, restrained and appropriately scaled organisation of buildings, which will have a distinguished, composed presence on the site, complementing its parkland character and suburban setting without dominating it.

3.1.1 Perimeter Green Belt

The built complex, in deference its surroundings, is contained by a zone over fine metres behind the wooded boundary line. This provides a green belt encircling the enclave, with a bark mulch exercise track surrounding the buildings like a moat. A dappled, sheltered transition zone creates a screening soft edge to the compound, and assists in perceived scale from outside the site. It also provides a casual recreation area for the students, and ensures that the works will have little impact on the health and safety of tree roots.

3.1.2 Tree Cover at Site Boundary

Screened from surrounding roads and residences, the passer-by is provided with mere glimpses of the development through the trees. This is valid even in wintertime, thanks to the heavy growth of climbers on lower tree limbs, the density of planting and the presence of intermittent evergreens. To fortify canopy cover, hazardous or declining trees along the roadways will be removed and replaced. Gaps in the tree file will also be filled with relocated or new growth.

3.1.3 The Courtyard Principle

As the nature of the buildings is private, residential and institutional, the nine buildings turn inward from the boundary, and are clustered to form four distinctive courtyards in the west fields of the site, divided north/south into two zones by a new avenue. These courtyards vary in nature from enclosed, hard-landscaped, secluded squares (Courts 1 and 3), to cultivated formal public parkland (including pond feature - Court 2), to more informal, shared garden space with tree, wild planting at the North end of the site (Court 4).

The courtyards provide a familiar sense of Place and generate a human scale in which the houses are situated.

3.1.4 Creating an New Gateway

To strengthen the presence of the site on Darty Road, the existing entrance has been moved to be on axis with the Southern way of Sunbury Gardens. The boundary wall has been brought back into the site from the road, sweeping in to a new piers gateway in a gracious, paved crescent.

This results in the formation of an urban space that mirrors a similar civic gesture opposite at Sunbury Gardens. It creates a more pronounced entrance to the site, enhancing its urban significance, and allows for the safe passage of traffic into and out of the avenue.

3.1.5 The Avenue

The heart of the development is approached by a new straight avenue, on axis with Sunbury Gardens, and culminating in the entrance to a new focal building (Building 1), situated between listed buildings Trinity Hall and Purser House. Building 1 will contain support facilities for the full site population.

- **Built Boundary**

The avenue is bounded on one side by a built edge, which contains the security control point for the site, strategically positioned at ground level of a two-storey walkthrough undercroft accessing the inner court (Court 1). The buildings on this edge are five storeys, and built on a slightly lower plane banked up to the avenue.

- **Natural Boundary**

The other side of the avenue forms the main pedestrian artery into the heart of the site and is lined by a row of various species of existing trees. These overhang the new pathway to one side and a boardwalk to the other along the bank of a new water feature.

- **Surfacing and Lighting**

The avenue is paved with stone or similar flag surfacing and has intermittent speed-control rumble strips at pedestrian crossings points. It will be lit by upright lamp standards on the pedestrian side, and by ground level lighting on the built edge.

3.1.6 Civic Space

Pivotal to the concept of the scheme is the new collegiate civic space at the heart of the site, aligned north/south between the new courtyard development and the row of listed buildings. It is paved with stone or similar modular surfacing and will make a convincing urban expanse – simple, rational and symbolically important - providing an apron from which the listed existing buildings and new Building 1 can be fully appreciated.

- **"Front Square"**

This square is a veiled metaphor for Front Square at the campus at Trinity College - an unadorned flat ground surrounded by buildings that form historic timepieces, monuments to their generation.

• Ground Plane / Surfacing

This space will act as canvas to the shadows cast by the retained existing trees, some of which are magnificent specimens. The only articulation of the ground plane will be in the form of regularly spaced metal raised studs, which will act as parking guidelines. The Square will be surfaced to allow for the passage of medium weight vehicles, to pick up refuse, deliver goods, linen, etc. Allowance must be made for high-reach fire tender to access each individual courtyard.

• Containment

The Square is contained on the Northeast corner by Building no. 10. An existing road to the side is to be maintained and resurfaced to become the main service route to the rear of the central facilities building and to collect from the new recycled waste suite, positioned discretely behind Purser House.

A low-lying hedge holds the less formal Western edge and at the Northwest corner the bulk of required bicycle racks are arranged in a gravelled area at the base of a mature well-formed Horse Chestnut tree.

At the Southern end of the site a superb multi-stemmed Holm Oak on a natural grassy mound is elevated almost a metre from the level of the Square. This mound has been retained to protect the tree roots and to provide a casual seating and relaxation area for residents. Hard and soft seating areas and parking for 75 bicycles are arranged around its base.

The Southeast corner surfacing runs into Courts 2 & 3, allowing vehicular access into these courtyards. A low-lying hedge along the Southern edge screens the single-storey ESB substation behind, and at the Southwest the surfacing is extended to the entrance of the new atrium behind Trinity Hall.

• Lighting

A line of flush recessed ground lights will define the podium edge. Further external ground level uplighting will highlight prominent elements of the square, including the listed building façades, the central facilities building, the new entrance canopy, and the crowns and branch patterns of selected extraordinary trees.

3.1.7 The Central Facilities Building (Building 1)

The original brief called for a number of complementary facilities intrinsic to the proper functioning of a "Halls of Residence". These are incorporated by works to the lower ground floor of Trinity Hall, reconstruction of the interior of Trinity Hall's extension, and the ground floor of Building 1. In so doing, they satisfy a number of desired criteria:

This building is further singled out by the use of special materials: the introduction of stone at the front facade gives it a prominence reflecting its purpose.

conditions of the design task at hand.

transformed slightly through discrete manipulations to respond to the specific hierarchy of the facade elements. Similar elements at Building 1 are a concise "kit of parts" which inform the massing, rhythm, repetition and the development. The residences at the west of the plaza are articulated using the development. Building 1 is expressed differently to the other buildings in

• Expression

On the north side of the entrance, Building 1 houses general services which will be used extensively by the resident population, including the laundrette and minimarket. The podium here is paved and forms a more 'street-like' spatial presence. Seating is again provided along the front facade.

The podium between Trinity Hall and Purser House creates a more human scaled zone overlooked by the building. South of the entrance, this podium is articulated as a gravelled, contemplative garden with bench seating and specimen planting, overlooked by the large windows of the new dining hall in the extension wing to Trinity Hall, and benefiting from direct West sunlight.

• The Podium - Garden and Street

The architectural impetus for this building is to create a point of convergence at the end of the avenue, which is unmistakably visible from the new gateway. The visitor is drawn along the approach into the public realm of the scheme, onto a slightly elevated 'podium' between Trinity Hall and Purser House and towards the entrance, which is expressed as a vertical glazed slot in the facade.

• Convergence

These facilities will be managed on a nine-to-five basis or as otherwise required by the client and will have separate access points to the accommodation wings above to allow for this.

• Management

- to create a focal hub for the entire site;
- to encourage free and distinct access to these facilities;
- to situate these facilities in a balanced position for new and existing residents alike; and
- to assign a use to the listed Trinity Hall that will reinstate its significance as the central symbol of the site

• Language School

Building 1 is a hybrid building at the upper levels of its southern block - designed to adapt to a Summer use supporting the client's demands for a central schooling facility on the site. This has certain building control implications, particularly with regard to fire design and these have been incorporated into the design.

• Service Access

To the rear, the building has large support areas including linen stores, house maintenance, luggage stores and plant and is approached by an existing roadway that sweeps around the back of Purser House to a rear service yard.

3.2 LANDSCAPE AND SITE ISSUES

3.2.1 Site Preparation, Tree Retention and Landscaping Issues

As discussed in this document under 2.2.6 (Landscape), the commission of various landscape consultants has produced a clear and definitive strategy regarding the treatment of the existing ecological microcosm.

This plan covers the relocation of specimen trees, treatment of hazardous trees, mature trees to be retained, relocated or removed, in addition to preparing a scheme for planting and hard landscaping. Drawings and a detailed report prepared by the landscape architect are submitted with this proposal.

3.2.2 Recreational Spaces - Provision of Amenity

Large residential developments are by nature defined by the provision of associated amenities which enhance the quality of living for residents and present a pleasant and organised sense of integrated place for the visitor or casual observer.

Patterns of solids, planes, textures, elements and voids affect the visual qualities of each defined space. The fundamental fact that the original open "green field" amenity is to be lost in the realisation of the proposal has greatly emphasised the necessity to recover and reshape a set of dynamic, residual spaces related to each other by function, proximity and circulation paths.

Existing amenities on the site - the Botanical Gardens, the Sports Hall and Squash Courts, the green field areas surrounding Cunningham House and the three listed buildings - are to be retained, preserved, enhanced and exploited fully in the realisation of the proposal.

The most significant new amenity emerging in this proposal is the new plaza, a vast new expanse for circulation, encounter and assembly. Other significant amenities are:

• Green Areas

Distinctive green areas for recreational activity are introduced within the scheme, as illustrated by the running track encircling the new development. This provides an opportunity for invigorating runs or walks under the canopy of the existing trees within the perimeter green belt described above.

Generous green areas are also preserved at the North and South ends of the site – the North maintained as a wild shrubbery and the South as a manicured lawn.

• Courtyards and Transition Zones

The courtyard series introduces overlapping spaces forming zones of shared area. Each court retains its identity and definition, responding to its particular functional, contextual and aesthetic requirements. Transition zones between courts limit visual and physical access to reinforce individuality, highlight views and accommodate differences.

The application of the open courtyard encourages free circulation, establishing secondary paths and routes across the site to facilitate contact between residents, while maintaining secure and contained enclosures.

Transition zones vary in nature from linear links in the form of undercrofts (Buildings 3&4 Buildings 6&7) – to spaces contained by the orientations of the surrounding envelope. The central plaza clusters all other zones about a large defined field at the hub of the development.

Each space is designed to enhance possibilities of closure, light and view to maximise the site's potential and elements of the strategic landscaping plan.

• The Pool

A new water feature in the form of a canal runs along the pedestrian entrance path and spills into a basin at the foot of the site's most spectacular tree. The canal section is banked in close to the walls of Building 5, affording a favourable outlook from the ground floor rooms of this building.

The basin edge provides a potentially sunny relaxation spot, with a timber portoon along its north bank benefiting from South light and a grassy knoll under the shade of the tree to the East. It is contained by chain and link fencing on the North side, and a line of bollards on the West and South. At the Southeast end it is densely planted with reeds and rushes.

This feature also satisfies the function of storing site surface water to allow it to percolate at the appropriate rate to the existing water mains. It will allow for the storage of up to 750 cubic metres of water, in accordance with calculated flood capacity studies of the site.

• Trees

Wherever possible, specimen trees have been treated as elements that articulate the spaces around them and that interact with enclosing forms. Internal room aspect has been defined by the location of particular trees, as with the locating of openings in the buildings' skin. Particularly unique young existing specimens affected by the development are to be relocated to grass ellipses in the courtyards as freestanding focal points.

3.2.2 Traffic, Movement and Flow through Site

Pedestrian and vehicular traffic demands have been accommodated throughout the site. Entrance access has been dealt with in Section 3.1 above. Existing vehicular access roads have been maintained at the Northeast of the plaza to facilitate service access and throughway to the Botanics. To the Southeast, an existing road is retained to allow through traffic to the existing student residences at Cunningham House.

Vehicular access is also provided to each of the four new courts for high-reach fire tender access, disabled car access and temporary access for furniture removals, etc. Service vehicles will also access zones around the courts designated as bin stores for the removal of rubbish. It has been established that the current courtyard proportions support three-point-turning facility for high-reach fire tenders.

The free flow of pedestrians throughout the site is encouraged by the creation of paths, routes and throughways along the North-South axis in addition to the entrance avenue and plaza spaces. A simple timber bridge at the neck of the canal provides a natural cross-over point along this less formal route.

3.3 BUILDING VOLUMES

3.3.1 Massing and Skyline

Overall massing has been driven largely by constraints imposed by the surrounding built environment. This relationship of the new buildings to their overall context has been drawn with particular attention to detail in the accompanying Site Section drawings 98046/203 - 208 which accompany this document.

• Factors influencing Volumetric Mass / Storey Height

The listed buildings on the site, Sunbury Gardens and other residences to Palmerston Park, Darty Road and Temple Road are largely three-storey in height, but are of such an imposing nature as to potentially overwhelm any new development. A new scheme must also be balanced against the dominating matrix of prominence and density established by mature perimeter trees.

3.4.1 The Generators of the Plan

Residential development is by nature unit-driven and repetitive, and the design was progressed from the inside out in parallel to dealing with the larger site and scale issues.

The internal layout arose from the fine-tuning of student apartment design based on assessments of previous experience in the field on the part of the client, the user and the design team. This was refined with reference to international models, especially prototypical student residences at Oxford and Cambridge in England, which were visited by the design team and the client.

- Bedroom Mix and Unit Design

Student Housing generally offers bedrooms for single or shared usage, and the proportional ratio of these was discussed with the client to find the most efficient mix by balancing building cost against unit demand. A number of staff apartments was also to be incorporated into the scheme.

The most economic model of single, twin, staff, disabled and double apartments was developed in terms of optimum area, proportion, lighting, services and fitout. The same factors were applied to attaining an effective shared living space, which would accommodate living, dining and kitchen uses. It was established that provision of en-suite bathroom facilities was desirable for each bedroom unit, as previous models of shared facilities were not successful.

Various room sizes and dimensions were analysed in conjunction with constraints implied by the Building Control Regulations: travel distances, storey height, structure, services, etc. The current model utilises prefabricated wc pods which minimise encroachment upon the room and rationalise ducting. Pods have been developed in conjunction with relevant manufacturers in the field.

Appropriate groupings were deemed to be 4, 5 or 6 to each apartment, based on the success of previous models. The provision of universal access to all levels and all rooms was a requisite from the beginning, and the grouping of apartments was examined relative to supporting vertical circulation lift cores.

The ultimate proposal grouped three apartments around each vertical stack, with 5 and 6 bed apartments in each to maximise building economy. Twins were clustered to form "twin wings" and the result ultimately gave rise to the 'L' shaped fragment plan.

• History of the Building Footprint

The L-shaped Plan was investigated in various configurations on site as a potential forerunner of a streamlined architectural model, that would offer successful interaction with the immediate environment. The scheme underwent several macroscopic arrangements on the site in parallel with these studies, which are summarised in detail in Part 3.4 of the accompanying EIS.

Eventually the plan fragment was clustered into a series of combined buildings forming open spaces with open ends. These were later amalgamated into the current Courtyard scheme. This latter step occurred largely in response to observations and data generated by the trickling stream of accurate site survey information, particularly with respect to trees on the site.

The courtyard scheme underwent several detailed revisions in an attempt to animate the generated spaces and forms to make movement through the development more interesting and dynamic.

3.4.2 Proportion and Scale in Articulation

Elevational treatment was similarly developed, progressing overall massing using study models at 1:500 in tandem with developing a clear language of detailing at 1:20 in the planar articulation of the facade.

The "inside-out" principle was applied again to achieve a balance of concerns between the architectural integrity of the external expression as a whole and the intimate experience from the interior, all with reference to the rich contextual setting.

• Horizontal and Vertical Emphasis

The nature of grouped bedroom units implied stretches of facade with a strong horizontal emphasis. The massive nature of the buildings' skin suggested the use of a dense, earthy material such as brick to anchor it to the ground. As defining moments in the building frontage, living spaces are singled out as vertical glazed elements, with their treatment dictated by aspect, orientation and specific viewpoints.

• 'Kit-of-Parts'

Exhaustive examinations room-by-room of critical points on the facade from within and without led to the development of a refined 'kit-of-parts' which is applied across the entire development.

• Roofs

The preferred roof design was an extremely low-pitch (~8°) hipped on prefabricated trussed rather construction with 600mm overhanging eaves incorporating gutters. This ensures that the ridge line is never apparent from street level. The rising walls are held back below the eaves line so that the roof plan will appear to float over the building mass.

Ancillary top-storey areas such as plant rooms, water stores and lift over-runs are designed to be discrete and invisible from any point on the ground. At no point in the development will these areas break the ridge line of the overall roof.

At certain key areas, the eaves soffit will incorporate lighting to illuminate spaces beneath.

• Daylighting

The arrangement of the buildings within the site ensures that the rooms are screened in the main from direct glare due to the presence of substantial tree cover and to the nature and orientation of the courtyards. Window shape, height and size has been designed to maximise natural lighting while considering factors such as ventilation, room layout, maintenance and escape.

In the case of living spaces, generous corner glazed units are assigned to dining areas and positioned at building extremities, creating an impression of sitting 'in the trees'. Picture windows are also provided at living areas to frame specific views. The impulse is to provide as much open area as possible in these rooms to enhance their relationship with the external environment, whilst glazing them sufficiently to minimise heat loss and solar gain.

3.4.3 Ordering Principles in Elevation

In refining the external elevations of the buildings, care has been taken to establish certain principles to provide interest, sophistication and finish in the facade, informed always by the internal organisation of the plan. These principles allow the diverse forms and spaces of the buildings to co-exist perceptually and conceptually within an ordered and unified whole.

Symmetry has been avoided except in certain internal courtyard elevations where it reflects an arrangement of equivalent patterns around the plan within, expressing a balance within a perfect square.

The hierarchy of the living space window over the bedroom space window expresses throughout the collective versus the individual functions on the facade. Upper level bedroom windows are permitted a more liberal articulation as their demands for privacy are less restrictive. In certain instances, on circulation routes, ground floor openings to both bedroom and living spaces

are relocated to offer more privacy to the occupants. Otherwise blank façades in close proximity to others are punctuated by high level slot windows to offer additional daylight to the rooms within.

The formation of axes, routes and paths offers a loosely-structured, subliminal rationale to circulating the built complex. Subtle changes in direction or containment are introduced to close, open, conceal or expose selected vistas, spaces or landscaping elements along these paths.

The buildings are monolithic in character and articulated largely by openings in their skin. The ground floor is expressed by manipulation of the brickwork to form a heavier base plinth or datum that fixes the buildings firmly to the ground.

The concentration of the elevation's rendition into an essential selection of repeated elements sets up a discriminating rhythm across the entire proposal that is true to the buildings' nature and an honest reflection of their function, informing the observer of the life within.

In the central facilities buildings, certain of these elements are deconstructed and transformed. Such small and finite changes and permutations strengthen and clarify the original prototypical model and help in its perceived comprehension.

3.4.4 MATERIALS

In selecting materials for this project, both limiting and inspirational influences have informed the proposed palette.

Budgetary constraints and durability, weather control and self-maintenance, comfort, warmth and identity all figure high as factors in achieving a balance. Aesthetic and response to the contextual setting, however, are the primary forces informing a decision on the colour, texture, density and intensity of the chosen building fabric.

Blockwork structural carassing was selected as an efficient, economical, acoustically satisfactory, durable and quick and easy to build method of construction.

The use of brickwork to clad this structure is selected largely by reference to time honoured traditions in the area and throughout the city, to the monolithic nature of the building forms, to its propensity for solid gravity and to the rich and vibrant colour potential of such a material, in combination with its excellent functional properties. The colour proposed is an earthy red or pink with some colour variation in the mix. Sample panels will be presented for approval as the scheme progresses.

Aluminium is proposed for the windows throughout the scheme, largely due to its high self-maintaining reputation, but also to provide a smooth foil for the roughness of the brick, which combines with the glazed areas to enhance the contrast between skin and opening. The colour suggested is a gunmetal light greenish-grey to complement the red of the brickwork.

The internal elevations of the courtyards are to be finished in a pigmented rendered blockwork, in cool, light colours to increase reflectivity.

Roofing material is to be in a metal or similar finish, laid to fall at an extremely low pitch, with standing seams. The gutter is to be aluminium and formed as shown on the accompanying 1:20 section.

Special elements include stone facing to the front facade of Building One, which will be selected at a later date. Glass block, glazed bricks and timber doors will be used frugally through the development to highlight entrances, etc. Internally, rooms will be finished in a simple palette of plastered or fairfaced blockwork, with timber furnishings and fittings and exposed concrete soffits.

3.4.5 Treatment of Existing Listed Buildings

Intervention at the Main House (Trinity Hall) will primarily enhance the internal appreciation of original spaces, and will be largely restorative, involving the removal of internal partitions. The building will also be assessed in detail to ensure its projected safety in terms of the building regulations.

• Atrium

A lightweight glazed atrium is to be inserted at the rear of this building, which will resolve levels between it and neighbouring buildings, providing universal access to all parts of the entire site, excepting Purser and Greennane Houses.

• Trinity Hall Extension

It is unclear from The Draft Development Plan on the listing or otherwise of the annexe to the rear of the Main House of Trinity Hall. It has been assumed therefore that this building is listed.

The intervention in this volume is to remove all cellular subdivisions of the building and to open it up to form generous spaces on lower and upper Ground levels, with a gallery at first floor level. These spaces will become dedicated dining areas for the on-site population. They will allow for an enhanced sensibility of the building's form without interfering with the original built fabric. Existing walls, windows and roof are to be maintained.

• Pavilions

The Pavilion-like independence of Purser and Trinity Houses will be re-established by the removal of the link block formed in the earlier quarter of this century that stitched the two together. The new square provides a platform from which these buildings can be realised fully in their former glory.

Building 1 will stand as an additional pavilion between these listed buildings, also addressing the new square. It is connected via a lightweight glass atrium to the Trinity Hall Annex. This building has a frontage of width similar to its historic counterparts and completes the axis established by the new Avenue.

3.4.6 Security

The secure and fearless movement of residents around the complex at night and other times is a critical issue in the development of the site. Security is achieved by a combination of control points, lighting, boundaries and gateways to assure the user of his/her safety at all times. Total fortressing of the site is, however, not recommended in urban terms, as the creation of a ghetto-like enclave would have a negative impact on the area and the user.

• Site boundary

The site boundary has been surveyed in detail by the structural engineers and is in some condition of delapidation in certain areas. Along the Temple/Dartmouth Road side, however, it is approximately 2m high and well constructed using random rubble walling.

It is proposed in this scheme that a consistency of integrity, height and finish of this wall be established from the railings opposite the embassy on Temple Road right around to the junction with Palmerston Park proper at the North East corner of the site.

• Entrance

Around the entrance the new crescent shaped space is contained by the above wall, which rises to the solid piers gateway forming the new entrance to the site. The Gates are formed by traditional railings, which are carried around the perimeter wall for some small distance. The main vehicular gates have a smaller gateway to the south which is the pedestrian access to the site.

The site will operate according to a curfew regime as established by the College on campus in the city centre. The gates will be locked after a certain time in the evening, and the Dartmouth Road entrance will be the only access point to the site. The gate will in turn be controlled after hours by the use of suitable controls to be investigated by the design team.

• Control Point

The central control point for the site is located halfway up the avenue at the undercroft access into Court 1 in the form of a dedicated porter's cabin. This is to be occupied after certain points of the day and will control all vehicular access into the site. The positioning of this control point commands a view of most of the site's spaces.

• Courtyards

Once inside the compound, access within and between the buildings and courtyard spaces is looser and easier. This situation is currently under discussion with the client and the possibility of providing gates at entrance points will be debated. It is preferred that these areas remain open except in certain circumstances (eg. The undercroft access at the South end of Building 6 & 7). Overall control is impossible at all levels and a small dependence on clear lighting, and people watching will be inevitably relied upon.

• Central Facilities

As the central facilities building is to accommodate the administration contingent of the plan, general offices and stores, the minimarket and the laundry, access to the above apartments is provided with a separate entrance. This enables the ground floor areas to close at a time designated by the College while retaining access to the residences above.

3.5 BUILDING CONTROL

The Proposal has been developed with reference to pertinent Building Control Regulations and is largely in compliance to date. Further investigation will inevitably be necessary as the proposal progresses to ensure that specific criteria are satisfied. In the meantime, the following issues have been raised and are worth a mention.

• Structure

For a succinct summary of the structural design please refer to the attached Structural Engineers' Planning Report which accompanies these documents.

• Fire

Many pertinent constraints have informed the design particularly relating to purpose group classification, design codes, stairway condition, travel distances and fire tender access.

Consultations have been ongoing with the design team's fire consultants but in the absence of a meeting with the relevant fire authority, the following points relate to initial fire design only insofar as they are relevant to the planning application:

- Purpose Group deemed to be Group 1 (c) building
- Design Code agreed to be BS 5588:Part 1:1990 in conjunction with Section 1.4 of TGD/B
- Access for high reach fire tender provided to each courtyard
- All apartment corridors are naturally ventilated where possible

• Site Preparation

Specific requirements have been set out by the landscape architects with regard to the treatment and protection of existing trees. These requirements are set out in the accompanying EIS document and landscaping report

• Sound

The use of plastered blockwork and other materials internally guarantees an acceptable level of sound attenuation between rooms and apartments.

• Drainage and Waste Disposal

See Structural Engineers' Report

• Ventilation / Heat Producing Appliances / Conservation of Fuel Energy

See Service Engineers' Report

• Universal Access

Universal access is provided throughout the scheme and to every floor of the new development. In the case of existing buildings, universal access is now possible to the listed Trinity Hall, its associated extension, and the Sports building - at all levels. The remaining listed buildings - Greenane House and Purser House, are not accessible by the wheelchair bound disabled. These may be upgraded in future developments on the site.

The Draft Development Plan guidelines have been adhered to in the creation of externally landscaped spaces, and the NRB guidance document 'Buildings for Everyone' is a much-used reference for the development. The future detailing of the scheme will refine certain unresolved issues such as turning circles, pod access, etc. and a file will be kept monitoring the scheme's progress under this heading.

• Health and Safety

The site in general is relatively safe once managed and maintained correctly. A detailed Health and Safety report will be prepared at a later stage relating to the design stage health and safety issues to be raised. Terraces and Balconies and the water feature will be mentioned.

- **Provision for Dedicated Accommodation for Disabled Persons**

Telephone consultations with the NRB and The Building Control Department of Dublin Corporation informed the number of dedicated disabled rooms provided within the development.

There are 45 units which are capable of supporting fully equipped disabled layouts within the proposed scheme. These are distributed across the scheme and over all levels of the development, and they are represented by both single and shared accommodation. Out of a total of 905 bedroom units, the ratio of disabled rooms to other rooms is 1 in 20, the recommended ratio for hotel developments.

3.6 STRUCTURAL DESIGN AND REPORT

See attached Structural Engineers' Report

3.7 MECHANICAL AND ELECTRICAL DESIGN & REPORT

See attached Services Engineers' Report

APPENDIX 1 SCHEDULE OF AREAS AND ACCOMMODATION

SEE ATTACHED SCHEDULE OF AREAS

TRINITY HALL DARTRY
STUDENT RESIDENCES

Page 40 of 45
PLANNING APPLICATION REPORT
10/4/99

murrayo'laire architects
98046

please note : items in *italics* are estimated only 26.3.99 gb

Trinity Hall Darty

murrayōlaoire architects

Area & Bedspace Analysis

23. 03. 1999

DRAFT Option 9 A

Building No. 1 (4 Storey over Ground) Residential Areas Only

	No. per block	Bedspace	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	39	1	12.20	39	475.80
Twin Room	6	2	18.40	12	110.40
Disabled Room	3	1	15.32	3	45.96
Staff Apartment	0	1	27.08	0	0.00
Double / Teaching Room	24	2	24.84	48	596.16
of which 8 fully equipped for disabled					
Kitchens	17		23.00		391.00
Circulation	1		500.00		500.00
Plant Room (to be located)	1		25.00		25.00
Water Storage Areas (estimated)	2		15.00		30.00
Electric Distrib./Data (est.)	1		15.00		15.00
Motor Rooms/Stores/Ducts (est.)	0		5.50		0.00

Note : calculation for additional areas to beds based on .925 * measure areas on 1:200 dwgs

Total				102	2189.32
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29/3/99

Gross Floor Area		2353.52
Area/Bedspace		23.07

Building No. 1 (Ground) Ancillary Areas Only

Linen Stores	1	154.00	154.00
Laundry	1	145.00	145.00
Mini market	1	100.00	100.00
Reception & office	1	50.00	50.00
Housekeeping/luggage stores	1	50.00	50.00
Foyer/Waiting Zone	1	100.00	100.00

Total		599.00	0	599.00
Gross Floor Area				643.93

29/3/99

Building No.2 (4 Storey)

	No. per block	Bedspaces	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	63	1	12.20	63	768.60
Twin Room	0	2	18.40	0	0.00
Disabled Room	3	1	15.32	3	45.96
Staff Apartment	0	1	27.08	0	0.00
Kitchens	12		23.00		276.00
Circulation estimated	1		294.00		294.00
Plant Room	1		20.00		20.00
Water Storage Rooms	2		15.00		30.00
Misc. storage / Ducting	4		2.00		8.00
Electric & Data Rooms	1		15.00		15.00

Total 66 1457.56

Gross Floor Area

1566.88

29/3/99

Area/Bedspace

23.74

Building No.3 (4 & 5 Storey)

	No. per block	Bedspaces	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	119	1	12.20	119	1451.80
Twin Room	17	2	18.40	34	312.80
Disabled Room	0	1	15.32	0	0.00
Staff Apartment	5	1	27.08	5	135.40
Kitchens	26		23.00		598.00
Circulation estimated	1		720.00		720.00
Porter's office	1		27.08		27.08
Plant Room	1		25.00		25.00
Water Storage Rooms	2		15.00		30.00
Misc. storage / Ducting	4		2.00		8.00
Electric & Data Rooms	1		15.00		15.00

Total 158 3323.08

Gross Floor Area

3572.31

29/3/99

Area/Bedspace

22.61

Building No.4 (5 Storey)

	No. per block	Bedspaces	Area in sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	120	1	12.20	120	1464.00
Twin Room	19	2	18.40	38	349.60
Disabled Room	8	1	15.32	8	122.56
Staff Apartment	0	1	27.08	0	0.00
Kitchens	28		23.00		644.00
Circulation estimated	1		730.00		730.00
Plant Room	1		20.00		20.00
Water Storage Rooms	2		15.00		30.00
Misc. storage / Ducting	5		2.00		10.00
Electric & Data Rooms	1		15.00		15.00

Total 166 3385.16

Gross Floor Area 3639.05

29/3/99

Area/Bedspace 21.92

Building No.5 (5 Storey)

	No. per block	Bedspaces	Area in sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	74	1	12.20	74	902.80
Twin Room	0	2	18.40	0	0.00
Disabled Room	9	1	15.32	9	137.88
Staff Apartment	0	1	27.08	0	0.00
Kitchens	15		23.00		345.00
Circulation	1		376.93		376.93
Plant Room	1		20.00		20.00
Water Storage Rooms	2		15.00		30.00
Misc. storage / Ducting	5		2.00		10.00
Electric & Data Rooms	1		15.00		15.00

Total 83 1837.61

Gross Floor Area 1975.43

29/3/99

Area/Bedspace 23.80

Building No.6 (4 & 5 Storey)

	No. per block	Bedspace	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	113	1	12.20	113	1378.60
Twin Room	17	2	18.40	34	312.80
Disabled Room	0	1	15.32	0	0.00
Staff Apartment	0	1	27.08	0	0.00
Kitchens	25		23.00		575.00
Circulation estimated	1		670.00		670.00
Plant Room	1		25.00		25.00
Water Storage Rooms	2		15.00		30.00
Misc. storage / Ducting	4		2.00		8.00
Electric & Data Rooms	1		15.00		15.00

Total

Gross Floor Area
Area/Bedspace

147
3014.40
3240.48
22.04

29/3/99

Building No.7 (3, 4 & 5 Storey)

	No. per block	Bedspace	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	109	1	12.20	109	1329.80
Twin Room	15	2	18.40	30	276.00
Disabled Room	8	1	15.32	8	122.56
Staff Apartment	3	1	27.08	3	81.24
Kitchens	26		23.00		598.00
Circulation estimated	1		680.00		680.00
Plant Room	1		15.00		15.00
Water Storage Rooms	1		15.00		15.00
Misc. storage / Ducting	9		6.00		54.00
Electric & Data Rooms	2		15.00		30.00

Total

Gross Floor Area
Area/Bedspace

150
3201.60
3441.72
22.94

29/3/99

Building No. 8 (Alterations to Existing)

Building No.9 (4 Storey)

	No. per block	Bedspaces	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	62	1	12.20	62	756.40
Twin Room	0	2	18.40	0	0.00
Disabled Room	3	1	15.32	3	45.96
Staff Apartment	0	2	27.08	0	0.00
Kitchens	12		23.00		276.00
Circulation	1		315		315.00
Plant Room	1		15.32		15.32
Water Storage (estimated)	1		15.32		15.32
Storage / Ducting (estimated)	0		4.00		0.00
Electric & Data (estimated)	2		12.20		24.40

Total

Gross Floor Area	65	1448.40
Area/Bedspace		1557.03
		23.95

29/3/99

Building No.10 (4-Storey)

	No. per block	Bedspaces	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	63	1	12.20	63	768.60
Twin Room	0	2	18.40	0	0.00
Disabled Room	3	1	15.32	3	45.96
Staff Apartment	0	2	27.08	0	0.00
Kitchens	11		23.00		253.00
Circulation	1		301.55		301.55
Plant Room	1		20.00		20.00
Water Storage	1		15.00		15.00
storage / Ducting	0		4.00		0.00
Electric & Data	2		15.00		30.00

Note : calculation for additional areas to beds

areas on 1:200 dwgs

Total	66	1434.11
Gross Floor Area		1541.67
Area/Bedspace		23.36

29/3/99

OPTION 9 - Summary

Net Floor area, residential only, Option 8

Building Schedule option 8

1003

21291.24

Plus Ancillary Facilities		
Total Net Floor Area		599.00
Total Gross Floor Area, residential only		21890.24
Gross Area per Bedspace (residential only)		22888.08
		22.82
Total Gross Floor Area, include. 628.88 Ancillary Gross Floor Area		23532.01
Gross Area per Bedspace (full scheme)		23.46

Scheme Totals				
	Total No.	Bedspace	Area m sq	Tot. Bedspaces
Single Room	762	1	12.20	762
Twin Room	74	2	18.40	148
Disabled Room	37	1	15.32	37
Double / Teaching Room	24	2	24.84	48
of which 8 no. fully equipped for disabled				
Student totals	897		34782.00	995
				11821.00
Staff Apartment	8	1	27.08	8
			34806.84	216.64
Overall totals	905			1003
				12037.64
Kitchens	172		20.00	3956.00
Circulation	1		varies	4587.48
Plant Rooms (estimated)	9		varies	185.32
Electric & Data (estimated)	12		varies	174.40
Water Storage (estimated)	15		varies	225.32
Storage / Ducting (estimated)	31		varies	90.00
Ancillary	1		599.00	599.00
Total				21855.16

Total Apartments 180 45
rooms fully equipped for disabled including 8 double/teaching rooms
sleeping rooms fully designed to accommodate wheelchair users : standard regular sleeping rooms = 45/905 or 1 in 20

The application is supported by documentation illustrating the thesis of this Report. The full list of accompanying documents is as follows:

Architect's Drawings

28 no. Black-and-white Drawings are attached:

TRINITY HALL DARTRY
STUDENT RESIDENCES
PLANNING APPLICATION REPORT
Page 41 of 45
10/4/99
murrayolaire architects
98046

98046/221	ZONE B ELEVATIONS	1:100	AO	SHOWING ELEVATIONS TO ZONE PERIMETER WITH TREES
98046/222	ZONE B COURT ELEVATIONS	1:100	AO	SHOWING ELEVATIONS OF COURTYARDS WITH LANDSCAPING ON
98046/223	ZONE B SECTION ELEVATIONS	1:100	AO	SHOWING ELEVATIONS OF COURTYARDS WITH LANDSCAPING ON
98046/224	ZONE C ELEVATIONS/SECTION	1:100	AO	SHOWING ELEVATIONS TO ZONE PERIMETER WITH TREES
NOTE: TO ILLUSTRATE THE DETAIL OF THE FACADE 1:20 TYPICAL SKIN SECTIONS ARE SUBMITTED WITH THE APPLICATION				
98046/225	TYPICAL WALL DETAILS	1:20	A1	SHOWING TYPICAL BEDROOM SECTION
98046/226	TYPICAL WALL DETAILS	1:20	A1	SHOWING TYPICAL KITCHEN SECTION

Architects' Colour Drawings

7 no. colour drawings are included to further illustrate the proposal :

98046/PPC1	Master Site Plan	NTS	A2	SHOWING SITE CONFIGURATION IN COLOUR WITH SHADOWS, ROOF PLANS AND TREES
98046/PPC12	Building 1- Ground Floor Plan	NTS	A2	SHOWING GROUND FLOOR CONFIGURATION OF BUILDING 1 AND WORKS TO EXISTING BUILDING
98046/PPC13	Building 3&4 - Typical Plan	NTS	A2	SHOWING TYPICAL CELLULAR ARRANGEMENT OF COURTYARD BUILDING PROTOTYPE
98046/PPC14	Bldg 5/10 - Grd & Typical Plans	NTS	A2	SHOWING TYPICAL CELLULAR ARRANGEMENT OF EDGE BUILDING PROTOTYPE
98046/PPC15	Elevation to Plaza	NTS		SHOWING LISTED BUILDINGS WITH BUILDING 1 INSERTED
98046/PPC16	Dartry Rd. Elev. Winter/Summer	NTS	A2	SHOWING NOTIONAL EXTENT OF TREE COVER AT DARTRY ROAD WITH WINTER AND SUMMER FOLIAGE
98046/PPC17	Typical Apartment Views	NTS	A2	SHOWING TYPICAL VIEWS OF INTERNAL SPACES IN APARTMENTS

Landscape Architects' Drawings

The landscape architects have submitted 4 drawings, including

- Dwg No. 99/04/01 existing tree survey with condition of trees marked,
- Dwg No. 99/04/02 proposed tree removal plan with reasons for removal
- Dwg No. 99/04/03 proposed soft landscaping plan
- Dwg No. 99/04/04 proposed hard landscaping plan

Additional detailing drawings are supplied in the Landscaping Architects report

3-D Visualisation Images

7 no. 3-dimensional images have been prepared for a number of critical vantage points showing the scheme in photographic realism on the site. These are listed in Section 3.3.2 of this report

Engineers' Drawings

Structural Engineers have submitted drawings including the following:

- Dwg No. TRINITY 1-4 (incl.) Civil Engineering Survey of the Site
- Dwg No. TRINITY 5 Site Plan showing extent of elevations to surrounding properties surveyed
- Dwg No. 97/1271/SI/02/A Site Plan showing Boreholes / Observation Pits

TRINITY HALL DARTRY

PLANNING APPLICATION REPORT

10/4/99

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98046

murrayolairearchitects

STUDENT RESIDENCES

- Dwg No. 97/1271/03 (P4) Typical Floor Plan, Buildings 3 and 7
- Dwg No. 97/1271/07 (P3) Typical Horizontal and Vertical Tie Layout
- Dwg No. 97/1271/D-01 Proposed Foul Drainage Scheme
- Dwg No. 97/1271/D-02 Proposed Surface Water Drainage Scheme

REPORTS

The submission includes the following reports:

Architects' Report
 Landscape Architects' Report
 Structural Engineers' Report
 Services Engineers' Report
 Site investigations Limited Report
 Environmental Impact Statement

MISCELLANEOUS

Other documents submitted with the proposal include :

Cover Letter-April 1999 (1 copy)
 Planning Application Form-8th April 1999 (1 copy)
 Newspaper Notice - 31st March 1999 (2no. copies)
 Site Notice- 31st March 1999 (2no. copies)
 Appropriate Fee - cheque for £15,000 (maximum fee) (1 copy)

MODELS

A 1:500 footprint model of the entire site is currently under construction and will be submitted at a later date as additional unsolicited information.

APPENDIX 3 FUTURE DEVELOPMENT

The scheme for which this permission application is made is confined to the western fields of the site. The existing site will need to be considered at a future date in order to improve on the relationships between buildings and the landscape, the environment, each other and ancillary facilities. The Botanical Gardens Department is, in addition, in varying states of disrepair.

This proposal seeks to rationalise the western portion of the site and to provide a discipline of language, spaces, form and style which may inform any future development.

Future development is therefore to be considered. The Zones for further development are as follows :

The refurbishment and conditioning of the existing buildings on the site - i.e. Greengate, Trinity Hall, Purser House and the Northern Gate Lodge, to rationalise and upgrade the facilities within and to bring the buildings to an acceptable level of compliance with the Building Control Regulations.

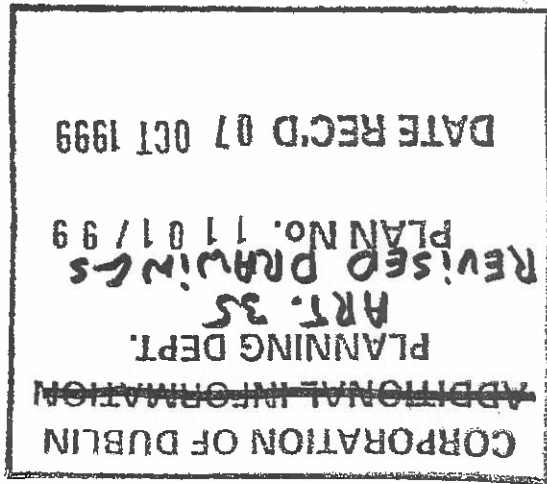
The removal of the 3-storey building Cunningham House, as it is not in the spirit of the Halls of Residence and does not operate successfully in terms of internal layout and planning.

The reconditioning and/or removal of the Botanical Gardens buildings to assign a new, improved and appropriate department for the Botanical at either a Northeast or Southeast position on the site. Any development of this kind will naturally be carried out in close association with the relevant department and with an equal attention to the site's special details as executed in this scheme.

The development of a new proposal to accommodate residences to replace those removed at Cunningham House, and possibly a further provision of student residences, based on a thorough architectural appraisal of the possibilities presented by the site and other conditions.

murrayolaire architects

TEL: 01-45 37 300 FAX: 01-45 34 062



OCTOBER 7th, 1999

ARTICLE 35 OF THE LOCAL AUTHORITY
PLANNING AND DEVELOPMENT
REGULATIONS, 1994.

MODIFICATIONS TO DEVELOPMENT
In accordance with

SUMMARY APPENDIX on

PLANNING APPLICATION NO. 1101/99



THE UNIVERSITY OF DUBLIN
TRINITY COLLEGE, DUBLIN 2.

The Provost and Fellows of

For

STUDENT HALLS OF RESIDENCES
AT TRINITY HALL, DARTRY

Registry
Dublin Corp

Our Ref: 98046

Planning Department
DUBLIN CORPORATION
Block 4
Civic Offices
Wood Quay
Dublin 8

04th October 1999

**Re: PLANNING APPLICATION no. 1101/99, STUDENT RESIDENCES, TRINITY HALL,
DARTRY, DUBLIN 6**

To whom it may concern,

Further to Dublin Corporation correspondence dated 14th of September 1999 requesting the submission of revised documents in accordance with Article 35 of the Local Authority (Planning and Development) Regulations 1994 and in compliance with the provisions set out within said correspondence, we wish to apply for full planning permission on behalf of the Provost, Fellows and Scholars of The University of Dublin, Trinity College, Dublin 2 with regard to the attached revised documents concerning the above application.

Please note that due to the modifications to the proposal in accordance with the principles set out in the above letter, the original planning document list has been adjusted slightly to offer a more comprehensive study of the scheme. The original numbering system has been retained, with Revision Code /PPP• attached. Documents omitted from this submission have been shaded out below, and new information is highlighted in *italics*.

Please find attached the accompanying documents:

DRAWINGS (5 copies each)

Architect's Drawings (Black & White)

SITE INFORMATION		
98046/200/PPP	SITE LOCATION MAP	A1
98046/201/PPP	SITE PLAN	A1
98046/202/PPP	MASTERPLAN	A1
SITE SECTIONS		
98046/203/PPP	LONG SECTIONS Aae-Aap-BBp-Cce	AO
98046/204/PPP	LONG SECTIONS Ccp-Dde-Eee-Eep	AO
98046/205/PPP	CROSS SECTIONS Fff-Nne-Nnp	AO
98046/206/PPP	CROSS SECTIONS Ggp-Hhe-Hhp	AO
98046/207/PPP	CROSS SECTIONS Jje-Kke-Kkp	AO
98046/208/PPP	CROSS SECTIONS Llp-Mme-Mmp	AO
LAYOUT PLANS		
98046/209/PPP	SITE LAYOUT GROUND PLAN	AO
98046/210	SITE LAYOUT - FIRST LEVEL PLAN - OMITTED	AO
98046/211/PPP	SITE LAYOUT - TYPICAL LEVEL PLAN	AO
98046/212/PPP	SITE LAYOUT - UPPER LEVEL PLAN	AO

TYPICAL PLANS		
NOTE : TYPICAL LEVELS ONLY AT 1:100 DUE TO THE SCALE OF THE PROJECT.		
98046/213A/PPP	BUILDING 1 GROUND FLOOR PLAN	A1
98046/213B/PPP	BUILDING 1 FIRST FLOOR PLAN ADDED	A1
98046/213C/PPP	BUILDING 1 SECOND FLOOR PLAN ADDED	A1
98046/213D/PPP	BUILDING 1 THIRD AND FOURTH FLOOR PLANS ADDED	A1
98046/213E/PPP	BUILDING 1 FIFTH FLOOR PLAN ADDED	A1
98046/213F/PPP	BUILDING 1 SIXTH FLOOR PLAN ADDED	A1
98046/213G/PPP	BUILDING 1 ROOF PLAN ADDED	A1
98046/214/PPP	BUILDING 2 TYPICAL PLAN 1:100	AO
98046/215/PPP	GROUND FLOOR, UPPER FLOOR AND ROOF 1:250	AO
98046/216	BUILDING 5, 8, 10 TYPICAL PLAN - OMITTED	A1
98046/217	BUILDING 6 & 7 TYPICAL PLAN - OMITTED	A1

ELEVATIONS / SECTIONS		
98046/218/PPP	BUILDING 2 (ZONE A) ELEVATIONS N/S/E/W	AO
98046/219/PPP	BUILDING 2 (ZONE A) COURT/SECTIONAL ELEVATIONS	AO
98046/220	ZONE A SECTIONAL ELEVATIONS - OMITTED	AO
98046/221/PPP	BUILDING 3 (ZONE B) ELEVATIONS N/S/E/W	AO
98046/222/PPP	BUILDING 3 (ZONE B) COURT/SECTIONAL ELEVATIONS	AO
98046/223	ZONE B SECTIONAL ELEVATIONS	AO
98046/224A/PPP	BUILDING 1 (ZONE C) ELEVATIONS/SECTIONS	AO
98046/224B/PPP	BUILDING 1 (ZONE C) ELEVATIONS/SECTIONS ADDED	AO
1:20 DETAILS		
98046/225/PPP	TYPICAL WALL DETAILS (BEDROOM)	A1
98046/226/PPP	TYPICAL WALL DETAILS (KITCHEN)	A1

Architects' Colour Drawings (5 copies)

98046/PPC11/PPP•	Master Site Plan	NTS	A2
98046/PPC12/PPP•	Building 1 - Ground Floor Plan	NTS	A2
98046/PPC13/PPP•	Building 3 - Typical Plan	NTS	A2
98046/PPC14/PPP•	Bldg 5/10 - Ground & Typical Plans - OMITTED	NTS	A2
98046/PPC15/PPP•	Elevation to Plaza	NTS	A2
98046/PPC16/PPP•	Darty Rd. Elev. Winter/Summer	NTS	A2
98046/PPC17/PPP•	Typical Apartment Views	NTS	A2

Landscape Architects' Drawings (5 copies)

Landscape architects 4 no. drawings, including:

- Dwg No. 99/04/01a existing tree survey with condition of trees marked,
- Dwg No. 99/04/02a proposed tree removal plan with reasons for removal
- Dwg No. 99/04/05a proposed transplanted tree location plan
- Dwg No. 99/04/03a proposed soft landscaping plan
- Dwg No. 99/04/04 proposed hard landscaping plan

Additional detailing drawings are supplied in the Landscaping Architects report including:

- Paving Details 1 & 2
- Jogging Track Details
- Paving / Existing Trees Details
- Tree Ellipse Details
- Building Edge Details
- Attenuation Pond Hard Edge Details
- Attenuation Pond Timber Edge Details
- Tree Relocation Specifications
- Tree Detailing for Construction
- Planting Details
- Plant Species Specification

Engineers' Drawings (5 copies)

Structural Engineers have submitted the following drawings to be as per original submission:

- Dwg No. TRINITY 1-4 (incl.) Civil Engineering Survey of the Site
- Dwg No. TRINITY 5 Site Plan showing extent of elevations to surrounding properties surveyed
- Dwg No. 97/1271/SI/02/A Site Plan showing Boreholes / Observation Pits

In addition, the following modified drawings are provided:

- Dwg No. 97/1271/03 (P4) Typical Floor Plan, Buildings 3 and 7
- Dwg No. 97/1271/07 (P3) Typical Horizontal and Vertical Tie Layout
- Dwg No. 97/1271/D-01 Proposed Foul Drainage Scheme
- Dwg No. 97/1271/D-02 Proposed Surface Water Drainage Scheme

3-D Visualisation images (5 copies)

7 no. 3-dimensional images were prepared for a number of critical vantage points showing the scheme on site: see Environmental Impact Statement. A revised set of drawings from the exact locations as previously and in the exact conditions is

attached. An additional viewpoint has been added as requested from Palmerston Park:

Viewpoint 1	From Temple Road	Existing and proposed
Viewpoint 2	From Temple Road/Dartry Road	Existing and proposed
Viewpoint 3	Opposite Sunbury Gardens	Existing and proposed
Viewpoint 4	From Palmerston Park/Dartry Road/Highfield Road	Existing and proposed
Viewpoint 5	From Palmerston Park (Road)	Existing and proposed
Viewpoint 6	In front of Trinity Hall	Existing and proposed
Viewpoint 7	From North of Square	Existing and proposed
Viewpoint 8	From within Palmerston Park	Existing and proposed

REPORTS

The submission includes the following 7 no. reports:

- Architects' Appendix to Architects' Report

As this submission is a modification of the previous application, the architect's summary should be read in conjunction with the Original Architects' Planning Report (April 7th 1999) and with all submitted additional unsolicited information, in particular with the Responses to Items of Objection (May 31st 1999). The summary included with this submission is intended to highlight the differences implemented in the new scheme and as an augmentation only of previous documentation.

- Revised Landscape Architects' Report
- Tree Surveyors' report
- New Tree Analysis Database
- Revised Structural Engineers' Report
- Revised Services Engineers' Report
- Site investigations Limited Report

REVISED ENVIRONMENTAL IMPACT STATEMENT

The Environmental Impact Services Consultants have prepared a new analysis of the proposal based on the modified scheme. This is submitted with these documents.

MISCELLANEOUS

Other documents submitted with the proposal:

- Cover Letter-April 1999 (1 copy)
- Revised Planning Application Form-5th October 1999 (1 copy)
- Newspaper Notice - 31st March 1999 (2 no. copies)
- Site Notice- 31st March 1999 (2 no. copies)
- Appropriate Fee - copy of original

Extension of Time - of the appropriate requested period to the 15th November 1999

NOTICES

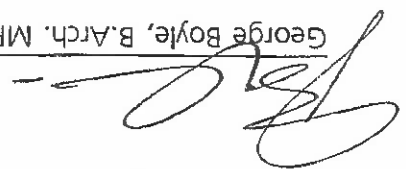
Further to representations made by third parties with respect to the original application, newspaper notices pertaining to this submission will be placed in the Irish Times and the Irish Independent, and Site Notices will be posted in three locations on the existing site to assist public awareness of the application's progress.

MODELS

Further to conversations with the Planning Representatives of Dublin Corporation, the commissioning of a new model has not been undertaken. Should such a model be required, it will be commissioned on Dublin Corporation's request and submitted as additional unsolicited information.

We hope the above meets with your approval but should you require any additional information please do not hesitate to contact us.

Yours Sincerely


George Boyle, B.Arch. MRAl, RIBA

on behalf of

murrayolaire architects

murrayO'laoire architects

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To	Of	From	Ref.	Pages	Copy
Ms. Evelyn Conroy	Planning Office, Dublin Corporation	George Boyle, Murray O'laoire Architects	Planning Application No. 1101/99	1	Design Team / Applicant
	Fax 679 5382		Ref. no. 98046		
			Date 2 October 1999		Fax

This document is confidential and for the addressee only. Please contact us if any part of the message is not received or received in error. The sender may be contacted by email at: mail@dublin.murrayolaoire.com

RE: PLANNING APPLICATION FOR STUDENT HALLS OF RESIDENCES, TRINITY
HALL, DARTRY, DUBLIN 6.
(Application Reference No. 1101/99)

Dear Ms. Conroy,

Further to our submission of revised documents in connection with the above application in accordance with Section 35 of the Local Government (Planning and Development) Regulations 1994, I hereby consent to an extension by the Planning Office of the appropriate period until -

The 15th November 1999,

within which Notice of the Decision on the Application must be given.

Thanking you for your interest and attention to date,

Best regards,

George Boyle B.Arch., MR.IAI, RIBA

For and on behalf of

murrayO'laoire architects

**MODIFICATIONS TO DEVELOPMENT IN ACCORDANCE WITH ARTICLE 35 OF THE
LOCAL GOVERNMENT PLANNING AND DEVELOPMENT ACTS (1994):**

STUDENT HALLS OF RESIDENCES AT TRINITY HALL, DARTRY, DUBLIN 6

Our ref: 98046

1.0 INTRODUCTION

On the 14th of September 1999, the Planning and Development Department of Dublin Corporation issued an invitation to the applicant to re-submit drawings, plans or particulars in accordance with Article 35 of the Planning and Development Regulations 1994 (see Section 2.0 below) to provide for specific modifications to the above application. The required amendments were requested as a result of the Corporation's detailed analyses of the original submission for Planning Permission in April 1999.

Dublin Corporation's document listed 10 detailed provisions that the amended proposal should satisfy. A copy of the correspondence is attached at Section 7.0 of this document. The following is an architectural summary of the modified proposal submitted to Dublin Corporation in October 1999, specifically in accordance with these provisions.

This report is a supplementary document only and should be read in conjunction with the original architect's planning report of April 1999, and with further correspondence submitted as additional unsolicited information over the planning consideration period, particularly the Response to Items of Objection, May 31st 1999. It is accompanied by such revised plans, reports and particulars to explain the modified scheme, and by a completely independent Environmental Impact Statement prepared in response to the modified proposal.

The requisite newspaper and site notices pertaining to regular planning application submissions informing the public of such documents have been published and posted in the usual manner. Further to frustrations on behalf of the public regarding the initial notification methods, the applicant has undertaken to post notices in two national daily newspapers and to erect 3 notices on the site. A copy of these notices accompanies this package.

Provision 10.0

"The applicant shall submit a newspaper notice and erect or fix a new site notice in accordance with Part IV of the Local Government (Planning and Development) Regulations 1994. These notices shall fully describe the revised scheme."

The revised documents provide further information for consideration in the authority's assessment of the proposal, and may become a basis for their decision. This procedure allows the Planning Authority to implement modifications as appropriate to take account of the following:

- Items of concern as noted by assessment of the Environmental Impact Statement accompanying the original application documents.
- Items of concern arising from issues raised in third party letters lodged on file at the Planning Registry Office during the consideration period
- Items of concern and policy objectives as raised by the Corporation's committee members, planning officers and sub-departments reportage over the course of the application.

The adoption of this procedure is in the interests of the local residents and of other third parties and allows for a more suitable and fitting development to emerge through the intervention of the Local Authority within a controlled statutory framework.

Previous to the issue of the Article 35 Notice, the Corporation engaged in formal correspondences and conferences with the applicant, the applicant's design team and the relevant Local Authority Representatives.

2.0 EXTRACT FROM 1994 PLANNING AND DEVELOPMENT ACTS ARTICLE 35

Article 35 allows for the planning authority to request modifications to schemes submitted for planning permission as follows:

Article 35, Local Government Planning and Development Regulations, 1994:

"Where a planning authority, having considered a planning application, are disposed to grant a permission or an approval subject to any modification of the development to which the application relates, they may invite the applicant to submit to them revised plans or other drawings modifying, or other particulars providing for the modification of, the said development and, in case such plans, drawings or particulars are submitted, may decide to grant a permission or an approval for the relevant development as modified by all or any such plans, drawings or particulars."

3.0 EXTENSION OF TIME

In order for discussions to take place an extension of time was requested by the Planning Authority. The applicant extended the consideration period accordingly to the 9th of September 1999.

Further time was then granted to allow the applicant to respond scrupulously to the items discussed, and in addition to allow the local authority and all interested third parties sufficient time to digest and react to the altered proposal.

The applicant has therefore extended the time in which decision must be given to the 15th of November 1999. The submitted documents are lodged to allow the local authority and notified public over the minimum four week period in which to make their assessments and representations.

4.0 WORDING OF SECTION 35 LETTER, DUBLIN CORPORATION

The letter received on the 14th September 1999 inviting the applicant to participate in the Section 35 procedure is attached overleaf :

The Proposal in Summary

The Provost, Fellows and Scholars of Trinity College seek full planning permission for the construction of new student halls of residences at Trinity Hall Darty, Dublin 6 for continued institutional use, or as described in Class Definition "Buildings for the Health, Safety or Welfare of the Public (b)" in the Dublin City Development Plan 1999. The site is approximately 4.27 hectares located on Darty Road between Palmerston Park and Temple Road.

The development comprises approximately 25,000 sq. m. distributed over 3 buildings and includes the refurbishment and renovation of Trinity Hall, which is a listed (List 2) building.

It involves the removal of a small single-storey gate lodge to facilitate the relocation of the site entrance, removal of a 3-storey 20th century intervention link block between two listed buildings (Trinity Hall and Purser House), and removal of an existing 2-storey glazed lobby to the Sports Hall. The modified proposal also proposes the removal of a 3-storey annexe to Trinity Hall.

The complex of new buildings provides 946 new bedspaces in 832 new bedrooms. These units will be arranged in a combination of twin, single, disabled and staff rooms, distributed across 180 new apartments, each sharing common living, dining and kitchen areas, over three to seven storeys. The predominant storey height around the site is 4 storeys, with a recessed upper storey over. The apartments are grouped into houses, which are each supported by independent power, data and electrical plant supply.

Houses are gathered to form open-ended courtyards or landscaped parks to create informal, natural and intimate spaces that will enhance the quality of suburban institutional living in such a unique setting.

Support facilities necessary to the basic maintenance and operation of the institution will also be provided as part of this proposal. These dedicated facilities include a laundry, linen stores, workshops, reception areas, associated stores and offices and a student shop. They are centrally located and will operate specifically to serve the on-site community.

The new building will provide in addition new dining facilities to allow the students a common area capable of seating 400 diners with associated new kitchens and new atrium to rear. The proposal in addition provides for the improvement of the existing sports centre, allowing it to function as an independent facility with appropriate support amenities.

Associated new ancillary works are proposed to include a new avenue and enclosed arboretum aligned with Sunbury Gardens, new perimeter treatment to the site boundary, a new square designed for vehicular and pedestrian use, hard and soft

landscaped courtyards; new practical and decorative water features; and other landscaping and services installations intrinsic to the development.

The revised application involves the retention of existing trees at the Western arboretum and Site perimeter and is accompanied by a comprehensive management plan for the treatment of existing and proposed trees.

The modified application consists of drawings and reports as submitted on the 7th October, in addition to specific drawings and reports carried over from the original April application and consideration period. Drawings and documents valid for this assessment are listed below.

An independent Environmental Impact Statement accompanies the modified proposal.

5.0 NOTES ON THE DOCUMENTS

This package is insofar as possible based on the original application format for ease of comparison purposes. Inevitably there are certain documents omitted, and certain documents added, to allow the proposal to be described in sufficient detail. Certain of the original reports are unaffected by this proposal and will be carried forward. The cover letter to this submission at the beginning of this document itemises the submission at this stage in comparison with the original. Documents carried forward from the April Submission are as follows:

Architect's Planning Report (to which this document forms a supplement)
Tree Surveyor's Report
Site Investigations Ltd. Report
Site Boundary Walls Treatment Report
Civil Engineering Survey Drawings 1 - 5
Site plan showing Boreholes / Observation Pits

The following items are unlikely to change but will be slightly modified if necessary:

Structural Engineer's Report

Services Report

The following items are under discussion with the Corporation's drainage division and will be submitted as unsolicited additional information as before:

Drainage Layout - Foul

Drainage Layout - Surface

The following items are carried forward from the planning consideration period:

Unsolicited Additional Information : Response to Items of Objection , May 31st 1999

All Extensions of Time and Other Correspondence

All other documents are revised and resubmitted in this package, including landscaping drawings, and reports and architectural drawings and reports.

It is noted that due to the scale of the development, absolute accuracy is not guaranteed and the documents pertaining to each discipline (eg tree layouts on landscape drawings, room numbers on 1:100 plans, etc) should be seen as the authoritative document.

However, the applicant would appreciate that any obvious or apparent discrepancies between documents be reported as soon as possible for review and correction.

6.0 REQUESTED AMENDMENTS AND ALTERATIONS - An Architectural Summary

The 10 provisions forming the Article 35 notice are attached above. A summary of the key decisions inherent in the modified scheme in accordance with these provisions, and other design modifications, is outlined below.

6.1 Zoning, Land Use and Residency Mix

- The proposed Zoning, Land Use and Residency are not incompatible with the Dublin City 1999 Development Plan policy objectives in the application as submitted in April 1999. The site is zoned Z12:

"To ensure that existing environmental amenities are protected in any future use of these lands"

with the exception of Greenane House and immediate environs which is zoned Z2:

"To protect and / or improve the amenities of residential areas"

- The policy of Dublin Corporation as expressed in the Dublin City 1999 Development Plan in relation to institutional lands such as these at Trinity Hall is to retain these lands in institutional use and to retain and protect their open character.

- The proposed development for a Halls of Residences at Trinity Hall for Trinity College is a compatible use with the Zoning Objective Z12 and will consolidate the existing use of student accommodation on the site.

- The modified scheme is adjusted to preserve the open character of the site, and to emphasise its amenity value through the reinstatement of green area and the introduction of new parkland features.

- Amendments in the modified scheme resulting from the outlined guidelines will not deviate from compatibility with the Zoning policy objectives of the Dublin City 1999 Development Plan.

6.2 Density of Proposal

- The population density of the original scheme was not considered by Dublin Corporation to be inappropriate or incompatible with the Dublin City 1999 Development Plan policy objectives in the application as submitted in April 1999. In addition it was indicated in the Environmental Impact Statement that the proposed density would have no foreseeable negative impact on the surrounding environs.

Any alterations and amendments in accordance with the guidelines stipulated should not necessarily affect the proposed population of the site. However, in the modified proposal, the population density is reduced by almost 10%. This has been implemented in order to achieve coherence in the modified design and to reflect the applicant's desire to respond positively to third party anxieties regarding this matter.

The proposed density concurs with residential policy objectives and current Governmental strategies for promoting sustainable development by encouraging intensive use of residential lands in the vicinity of public transport corridors, including the proposed LUAS line nearby.

6.3 Listed Buildings and Demolitions

Buildings listed in the Dublin City 1999 Development Plan are as follows:

"Purser House, Greenane and the Original Trinity Hall Building."

General refurbishment is recommended as originally submitted for the interiors of Trinity Hall, and the new link atrium to the Sports Hall will incorporate universal access interventions and enhance the public function of this building. The atrium is to be adapted to suit the new layout of the central facilities building (Building 1).

Works to Purser House and Greenane will not form part of this application.

The Local Government Planning and Development Bill 1999 states that a:

"Protected Structure" means -

(a) a structure, or

(b) a specified part of a structure,

which is included in a record of protected structures, and, where that record so indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition.

The South Gate lodge, Link Building and Glazed Lobby to the Sports Hall marked for removal on the original application documents are seemingly not embraced by List 2 of the Dublin City 1999 Development Plan.

In the light of significant urban opportunities, removal of the South Gate Lodge is not deemed inappropriate in that it provides for an enhanced entrance avenue, with new arborescence for exotic planting specimens along its length, reflecting the urban treatment of Sunbury Gardens Park and

Intervention at Palmerston Park will be minimal, except where fencing exists which is to be replaced with visually amenable railings especially at existing chainlink fencing and barbed wire rails behind the wall. Some restorative work may be necessary, but the walls at this end are richly historic and essentially where this is the case, defects will be made good only.

Walls around the rest of the site are to be made good where appropriate and may be completed by a high level railing to complete the perimeter. Railings along the Embassy cul-de-sac are in poor condition and will be replaced.

This satisfies Provision 2.0 of the Section 35 Provisions:

Provision 2.0 "Opening up of existing site boundaries by means of a strong railing and stone plinth wall (the existing boundary walls particularly along Darty Road are visually poor and impermeable) to increase transparency into the site to open up views in order to allow passers-by enjoy the mature trees and listed buildings within the site, which at present can only be enjoyed at intervals and to integrate the proposed development with surrounding streetscape."

Amenity / Open / Green / Public Space

The Nature of landscaped spaces inside the compound has been re-examined and revised.

The North of the site is to be restored and brought into the site as a dense woodland - preserving the 'green cone of vision' across the North west corner to the tangent of Palmerston Parks' crescent as illustrated on the accompanying drawings. This has been achieved by omitting buildings 2, 9 and 10 from the original application. This satisfies Provision 1.0 of the Section 35 provisions:

Provision 1.0 "A 'green' zone to be retained along the Palmerston Park frontage. This zone to be retained free of development in order to protect the open character of the land and existing trees at this location and to provide an open line of vision from the southern perimeters of Palmerston Park along the site culminating in the existing arboretum in the western portion of the site."

The idiom in the original planning application of an apron space to set off the listed buildings as an echo of a 'front square' device is maintained but the extent of hard landscaping is considerably reduced. This area now has softer and more varied landscaping to preserve the environmental amenity of the site.

The 'Green Belt' feature surrounding the perimeter of the site has been widened to 20m to form a generous recreation area and further increase the

green buffer zone to Darty Road. This in turn substantially eliminates potential overlooking problems.

Landscaped Garden features have been introduced at the 'podium' in front of the central facilities building, in the form of cultivated lawns, hedges and ornamental pools and the lawn at the base of the Holm Oak in front of Trinity Hall has been significantly expanded as a precious passive recreation area with suitable landscaping. This has been achieved by integrating building 5 with buildings 6 & 7 of the original scheme to form new Building 3.

The informal and passive recreational use of spaces has been carefully reconsidered. This is dealt with in some detail in previous reportage (see item 8.3 of "Response to Items of Objection" (May 31st 1999) and Section 3.2.2 of the Planning Application Report (April 1999)) The Running Track has been further exploited, and brought out from under the tree canopy. However, it has been continued through the Northern woodland to increase the opportunity of appreciation of the exotic tree specimens.

The main water feature is maintained as a controlled surface water store but has been remodelled and rationalised as an amenity with extended pontoon decking along its length and timber detailing at its edge. This is the only part of the site exposed to direct sunlight and is south facing. Combined with the grassy knoll and Holm Oak Tree it should present a fine gathering and recreational area.

In keeping with the reinstatement of the Northern green zone and the reinstatement of trees, the central plaza hard area has been greatly reduced and the green belt widened surrounding the site. This satisfies the provision number 7.0 in the Section 35 provisions:

Provision 7.0

"The extent of hard landscaping / paving on the site to be reduced in order to create a softer landscape more in keeping with the character of the site and the surrounding area. The "green Belt" along the site perimeter to be retained and the water feature to be modified."

Central facilities

The Central facilities building completes the strong axis established by the new avenue and its arboretum. This building has become more significant in its expression as an important feature building within the site, and the creation of a new crescent centred on the entranceway emphasises its presence, providing a backdrop to the forward existing buildings.

The storey height of this building has been increased in response to its position relatively removed from public areas and to its architectural significance on the site. This has been examined with reference to 3-dimensional computer models tabled in the course of discussions with the Local Authority.

6.8 Architectural Issues

Buildings at the centre of the site are sufficiently located to justify an increase in storey height at certain locations. The crescent of the central facilities building will be six storeys, forming an impressive embracing backdrop against which the pavilion buildings can be appreciated. Part of the pavilion tower at seven storeys becomes a landmark feature at the culmination of the new avenue, visible through the trees.

• Storey Height at Centre of Site

Upper storey elements at the site perimeter are all now to be recessed to ensure that the 'street' elevation will be mainly perceived at parapet level (generally 4 storeys) and not at eaves height as previously. Corners of the development are slightly higher as expressed nodal features framing the development, particularly building 2 forming a 'street' elevation to the avenue and at the entrance to the site.

• Storey Height at Site Perimeter

The proposal is now contained to three buildings in lieu of the original nine blocks. These are repositioned and remodelled to accommodate guidelines and requirements with respect to existing environmental amenity. The result opens the site considerably, and the built footprint on site is greatly reduced.

• Footprint

6.7 Scale, Size and Height of Development

Provision 6.0 "The central support facility to form an important feature building within the site, highly visible from the entrance, creating a vista and easily identifiable from the remaining buildings as a focal point for the scheme. This building to respect the importance of the listed buildings at Trinity Hall and Purser House and is not to intrude on the amenity of Palmerston Park."

provisions:

This is in accordance with the stipulations of Provision 6 of the Section 35

This building is carefully revisited in the revised drawings to incorporate the facilities originally planned for the annexe to Trinity Hall. The entire ground floor of this building will house the public functions of the project in a glazed undercroft with a colonnaded walkway reflecting the retracted light from the decorative pools at the raised podium in front.

Articulation of the new blocks is to be carefully considered in the context of the local built environment. The massing and skyline of the footprint shown is to reflect the longer expanses of elevational planes as manifest in the continuous buildings along Temple Villas at Palmerston Road and at Palmerston Park, which are similarly set back from the road behind large mature trees. The consistency and articulation of these facades will satisfy the stipulations of Provision 3.0 of the Section 35 provisions:

Provision 3.0 "Provision of a 'street' scene along the Dарты Road frontage similar to the strong sense of streetscape experienced along Palmerston Park and Palmerston Road."

Elevations are subtler and less institutional in expression whilst retaining the reflection of the collegiate essence they represent. The horizontal emphasis of the Dарты Road Elevation as manifest in the original proposal has been broken down into more contained subdivisions utilising special elements in the elevation to provide vertical relief and give a more human scale.

Building aspect and orientation has been fully exploited to create interest and articulation of facade elements. This is further developed by the massing of building volumes, and by maximising special views from within the development.

Critical viewpoints from outside the proposal have been to be regenerated and submitted as part of the revised documents, and a comparative commentary should be included in the EIS appendix. These are to be as previously, namely:

Viewpoint 1 View from Temple Road (opposite the Embassy) looking into the Southeast corner of the development.

Viewpoint 2 View from junction of Dарты Road and Temple Road

Viewpoint 3 Panoramic View from Sunbury Gardens

Viewpoint 4 View from junction of Dарты Road and Palmerston Park

Viewpoint 5 View from Palmerston Park

Viewpoint 6 Internal view of West edge of central space

Viewpoint 7 Internal view of East edge of Central Space showing the central facilities building in context with the existing listed pavilion buildings.

These views are supplemented with a new projected viewpoint generated from within Palmerston Park.

The use of modern interpretations of traditional elevational ordering principles is recommended to humanise the scale of the elevations. These may include the introduction of balconies, bay windows in kitchens, articulation of depth in the facade, recessed areas, etc.

Roof lines are further emphasised utilising stronger coping lines at parapet features, steeper pitched roofs to set-backs upper floors, and stronger eaves details.

The palette of materials is modified to express key features of the development with particular emphasis on the central facilities building and the key elements of the Darty Road Elevation. Brick, render, tile and aluminium will be balanced to create a harmonious composition that complements the surrounding built environment. Darker colours on the roofs will be carried over in finish, reflectivity and material on the plank-system walls of the recessed upper floors. Bright rendered finishes will enliven internal courtyard facades.

The development as submitted in modified form is to lend emphasis to the individual integrity of the listed buildings as pavilions along the central space. The crescent building behind will form a strong backdrop linking proportional lines of the existing facades, particularly by the introduction of a first-floor deck level which frames the public activities at ground floor, providing a unified whole.

This all is in accordance with the stipulations of Provision 9.0:

Provision 9.0

"The architectural language to be subtle, more domesticated and less institutional in character with the use of red brick and stronger roof profiles with pitched surfaces clearly evident from street levels and surroundings. These roof surfaces are to have emphatic eaves detailing. Traditional handworked roofing materials of darker colours rather than industrial style roof decking is required."

6.9 Traffic and Road Safety

Traffic and road safety issues raised will be alleviated by the revised design of the central avenue, supported by a supplementary alternative exit point from the South of the Site to the more traffic-controlled Temple Road. A pedestrian gate at the North gate lodge is to be reinstated as an alternative controlled egress point for pedestrian and cyclist students.

6.10 Parking

In spite of the increase in green area within the site, Car parking provision is to be increased to a total of 180+ spaces. This is 200% greater than the

predicted provision demand as set out in the environmental impact statement and is entirely to alleviate concerns expressed in third party letters. This is attained by examining the capacity of the whole site in the context of the entire site population. Areas at rear of site at Cunningham House, rear of Greenane, and rear of the new central facilities block have been identified as discreet parking areas. The central space is delineated only as overflow parking. The accompanying drawing at the rear of this document indicates the new car parking layout. This should satisfy provision 8 of the Section 35 Provisions:

Provision 8.0

"The location of car parking spaces within the scheme to be delineated and to be dispersed and screened as much as possible as well as providing for possible future expansion."

Bicycle parking spaces to be retained at indicated positions and has also been increased in capacity, providing over 410 spaces.

5.11 Environmental Impact Statement

The submission of revised drawings, plans and other particulars in compliance with those requested in this document are supplemented by an entirely new EIS, which will summarise the impact and mitigation implications of the revised development. Any contrasts with the original application can be established therefore through comparison of the two Assessments.

CONCLUSIONS

Further to the above summary, the majority of issues expressed in objection to the proposal, or as highlighted as negative impact issues in the Environmental Impact Statement, appear to have been largely ameliorated.

In cases of representations made for which an alternative action is upheld, it is felt that this is in the interest of enhancing and exploiting the amenity value of the site, while complying with Dublin City 1999 Development Plan Policy Objectives.

The proposal will furthermore not interfere with the amenities of adjoining residential properties by reason of the self-contained nature of the site, the separation of the proposed development from neighbouring developments together with the volume of tree cover – particularly along Dарты and Temple Roads.

It is anticipated that specific drawings, plans, particulars and specifications selected as forming a basis for the decision will be at the discretion of the Planning Authority and will be specifically described in conditions that may be attached to a decision.

APPENDIX 1

The Original Proposal in Summary (extracts from application documents) :
 Lodged 13th April 1999

The Provost, Fellows and Scholars of Trinity College seek full planning permission for the construction of new student halls of residences at Trinity Hall Dарты, Dublin 6 for institutional use. The site is approximately 4.27 hectares located on Dарты Road between Palmerston Park and Temple Road.

The development comprises approximately 25,100 sq. m. distributed over 10 buildings and includes the refurbishment and renovation of Trinity Hall, which is a listed (List 2) building.

It additionally involves the removal of a small single-storey gate lodge to facilitate relocated entrance to site, removal of a 3-storey 20th century intervention link block between two listed buildings (Trinity Hall and Purser House), and removal of an existing 2-storey glazed lobby to the Sports Hall.

The complex of new buildings provides 1004 new bedspaces in 905 new bedrooms. These units will be arranged in a combination of twin, single, disabled and staff rooms, distributed across 180 new apartments, each sharing common living, dining and kitchen areas, in three, four and five storey blocks. The apartments are grouped into houses, which are each supported by independent power, data and electrical plant supply.

Houses are gathered to form courtyards or landscaped parks to create informal, natural and intimate spaces that will enhance the quality of suburban institutional living in such a unique setting.

Support facilities necessary to the basic maintenance and operation of the institution will also be provided as part of this proposal. These dedicated facilities include a laundry, linen stores, workshops, reception areas, associated offices and a student shop. They are centrally located and will operate specifically to serve the on-site community.

The refurbished building will provide in addition new dining facilities to allow the students a common area capable of seating up to 400 diners with associated new kitchens and new atrium to rear.

Associated new ancillary works are proposed to include a new square designed for vehicular and pedestrian use; hard and soft landscaped courtyards; new water feature; and other landscaping and services installations intrinsic to the development.

The application is accompanied by a comprehensive management plan for the treatment of existing and proposed trees. The application is accompanied by an Environmental Impact Statement.

APPENDIX 2 - SCHEDULE OF AREAS AND ACCOMMODATIONS

See overleaf

TRINITY HALL DARTRY
STUDENT RESIDENCES

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7/10/99

murtagh o'laoire architects
98046

please note : items in *italics* are estimated only 01. 10. 99 gb

Trinity Hall Dарты

murray o'laire architects

Area & Bedspace Analysis

01. 10. 1999

Option 10

Building No.1 (5 Storey over Ground (with 6 storey-over-ground spine) Residential Areas Only - 52 no. apartments

	No. per block	Bedspace	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block
Single Room	157	1	13.00	157	2041.00
Twin Room	18	2	18.00	36	324.00
Disabled Room	10	1	16.50	10	165.00
Staff Apartment	5	1	32.00	5	160.00
Double / Teaching Room	30	2	23.50	60	705.00
of which 8 to be fully equipped for disabled					
Kitchens	48		25.00		1200.00
Circulation	1		960.00		1146.72
					<i>estimated 20%</i>
Plant Room (to be located)	1		35.00		35.00
Water Storage Areas (estimated)	2		15.00		30.00
Electric Distrib./Data (est.)	1		15.00		15.00
Motor Rooms/Stores/Ducts (est.)	0		5.50		0.00

Total

268

5821.72

Gross Floor Area

6258.35

30.09.1999 gb

Area/Bedspace

23.35

Building No.1 (Ground) Ancillary Areas Only

Restaurant	1	1100.00	1100.00
Linen Stores	1	200.00	200.00
Laundry	1	200.00	200.00
Minimarket	1	50.00	50.00
Reception / Waiting / Porter	1	60.50	60.50
Housekeeping/Luggage stores	3	25.00	75.00
Lift lobby /WCs	1	95.00	95.00
atrium	1	300.00	300.00
Total		930.50	2080.50
Gross Floor Area			2236.54

30.09.1999 gb

Building No.2 (4 & 5 Storey (with 6-storey corner element)) - 60 no. apartments

	No. per block	Bedspaces	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block	
Single Room	222	1	13.00	222	2886.00	
Twin Room	28	2	18.00	56	504.00	
Disabled Room	15	1	16.50	15	247.50	
Staff Apartment	7	1	32.00	7	224.00	
Porter's office	1		27.08		27.08	
Kitchens	53		25.00		1325.00	
Circulation estimated	1		1935.00		1314.80	estimated 20%
Plant Room	2		25.00		50.00	
Water Storage Rooms	2		15.00		30.00	
Misc. storage / Ducting	4		2.00		8.00	
Electric & Data Rooms	2		15.00		30.00	
Total				300	6646.38	
Gross Floor Area					7144.86	
Area/Bedspace					23.82	30.09.1999 gb

Building No.3 (3, 4 & 5 Storey) - 68 no apartments

	No. per block	Bedspaces	Area m sq	Tot. Bedspaces per Block	Tot. Area per Block	
Single Room	281	1	13.00	281	3653.00	
Twin Room	37	2	18.00	74	666.00	
Disabled Room	18	1	16.50	18	297.00	
Staff Apartment	4	1	32.00	4	128.00	
Kitchens	64		25.00		1600.00	
Circulation estimated	1		1960.00		1592.50	estimated 20%
Plant Room	2		25.00		50.00	
Water Storage Rooms	2		15.00		30.00	
Misc. storage / Ducting	4		2.00		8.00	
Electric & Data Rooms	2		15.00		30.00	
Total				371	8054.50	
Gross Floor Area					8658.59	30.09.1999 gb
Area/Bedspace					22.97	

OPTION 10 - Summary

Net Floor area, residential only, Option 10	945	20522.60
Plus Ancillary Facilities		2080.50
Total Net Floor Area		22603.10
Maximum Total Gross Floor Area, residential only		22061.80
Gross Area per Bedspace (residential only)		23.35
Maximum Total Gross Floor Area, include 2080.5 Ancillary Gross Floor Area		24298.33
Gross Area per Bedspace (full scheme)		25.71

Scheme Totals			
	Total No.	Bedspaces	Area m sq
Single Room	660	1	13.00
Twin Room	83	2	18.00
Disabled Room	43	1	16.50
Double / Teaching Room	30	2	23.50
of which 8 no. fully equipped for disabled			
Student totals	816	34782.00	929
Staff Apartment	16	1	32.00
		34805.5	16
Overall totals	832		945
Kitchens	166	25.00	4125.00
Circulation	1	varies	4054.02
porters lodge	1	27.08	27.08
Plant Rooms (estimated)	5	varies	135.00
Electric & Data (estimated)	5	varies	75.00
Water Storage (estimated)	6	varies	90.00
Storage / Ducting (estimated)	8	varies	16.00
Ancillary	1	2080.50	2080.50
Total			22603.10

Total Apartments 180
 rooms fully equipped for disabled including 8 double/teaching rooms 51
 sleeping rooms fully designed to accommodate wheelchair users : standard regular sleeping rooms = 12:42
 Total Houses 13 in 3 buildings 1 in 18

APPENDIX 3 - Proposed car and bicycle parking layout

See overleaf

TRINITY HALL DARTRY
STUDENT RESIDENCES

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murrayolaire architects
98046

SITE POPULATION:

PROPOSED SCHEME: 946 individuals
EXISTING BUILDINGS: 180 individuals

CAR PARKING TOTALS:

96 no. student spaces
= 10% population (1 in 10)
77 no. overflow spaces
6 no. visitors parking
3 no. staff parking
TOTAL: 182 car parking spaces

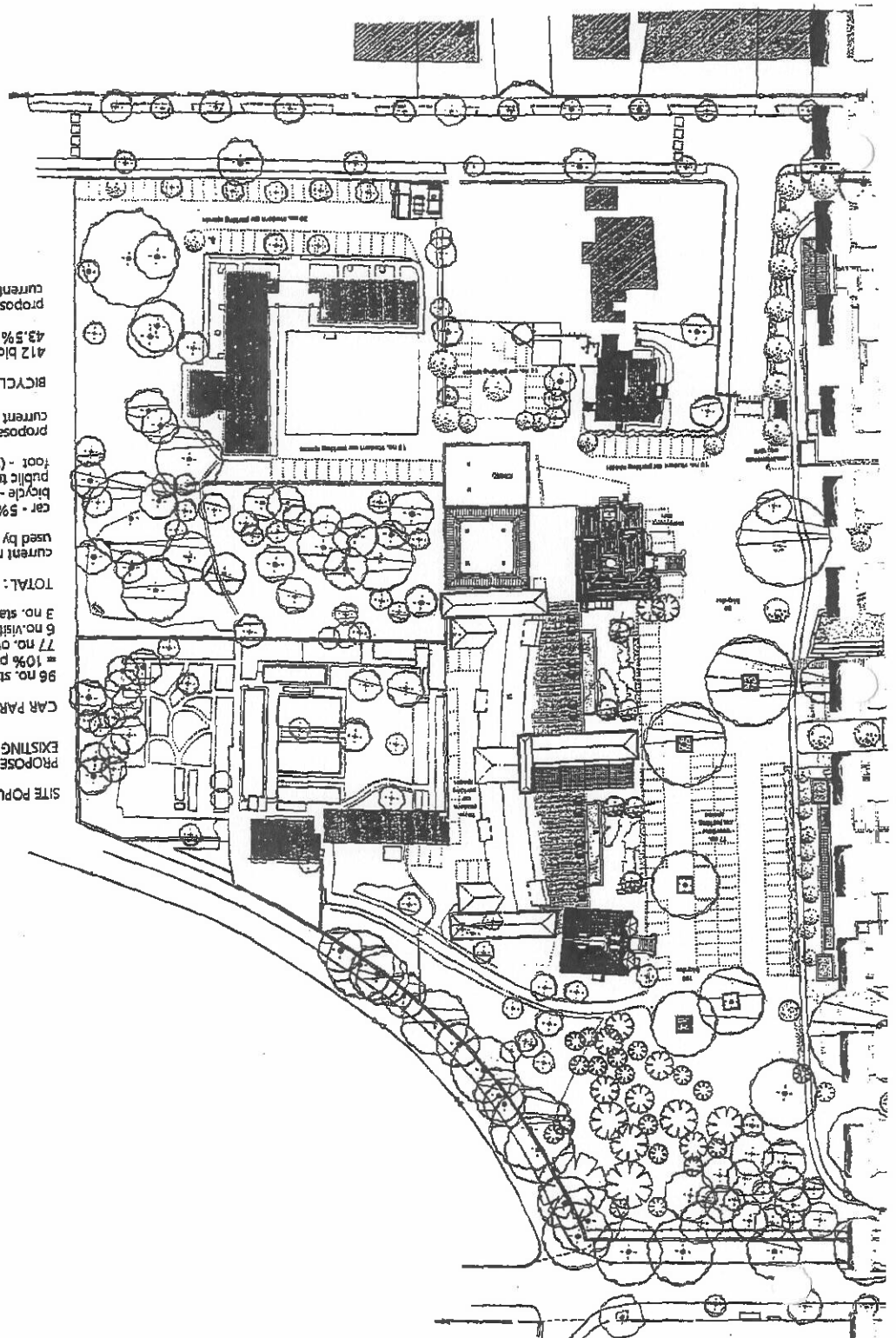
current modes of transport
used by student population

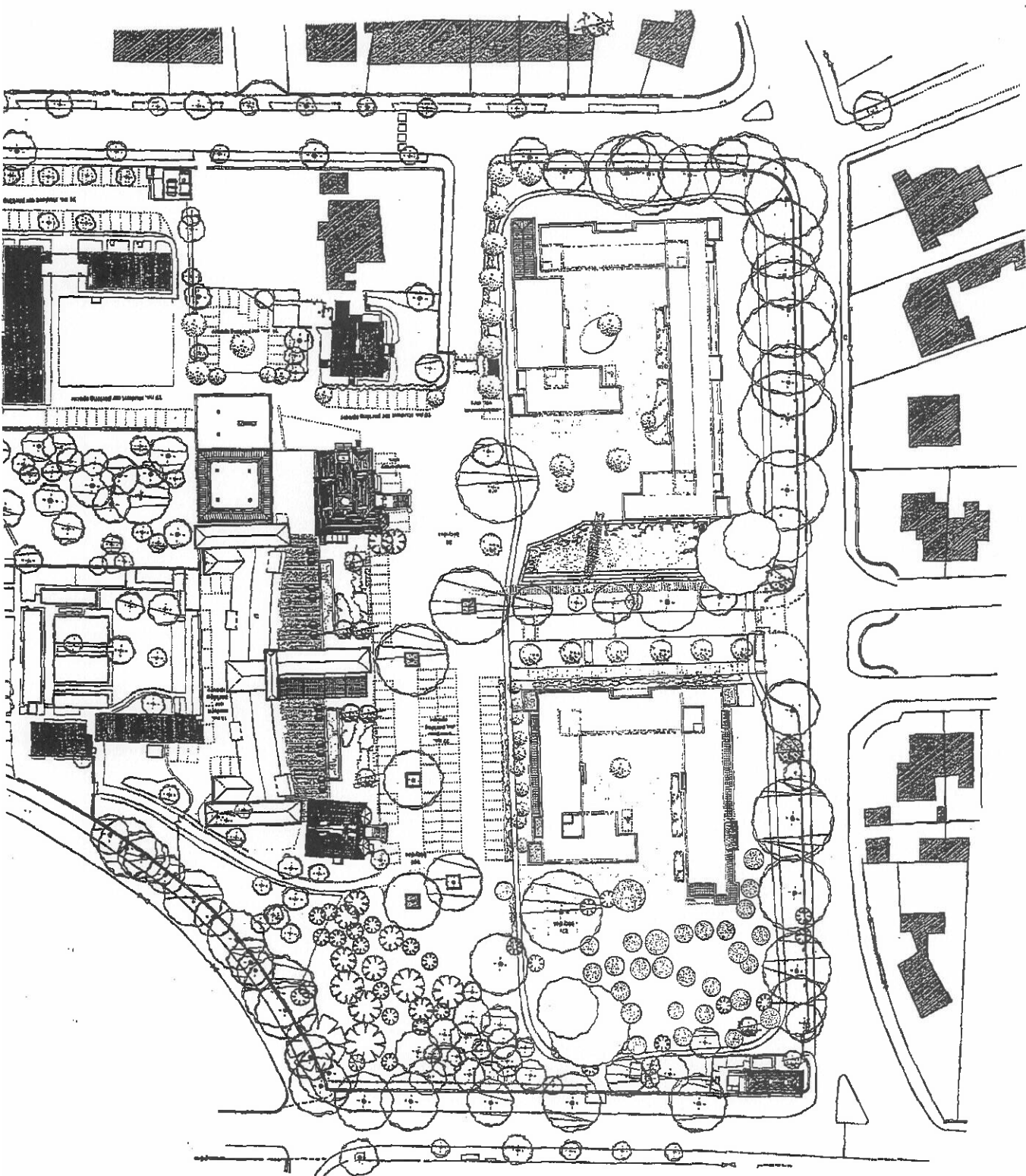
car - 5% (1 in 20)
bicycle - 20% (1 in 5)
public transport - 65% (1 in 1.5)
foot - (10%) (1 in 10)

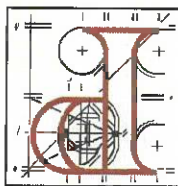
proposal provision is 200%
current estimates

BICYCLE STORAGE TOTALS:

412 bicycle spaces =
43.5% population
proposal provision is 200%
current estimates







LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

Dublin County Borough

Planning Register Reference Number: 1101/99

APPEAL by Darty and District Preservation Association care of John C. Scannell of 5 Richview Villas, Clonskeagh Road, Dublin, by Matt Croty care of David Keane of 4 Prince's Street South, City Quay, Dublin, by Jim Kenny and others care of Simon Clear of 46 Garville Avenue, Rathgar, Dublin and by the Provost, Fellows and Scholars of the University of Dublin, Trinity College for development described in the public notice as "construction of new student Halls of Residence at Trinity Hall, Darty, Dublin 6. For continued institutional use, or as described in Class Definition 'Buildings for the Health Safety or Welfare of the Public (b)' in the Dublin City Development Plan, 1999, comprising approximately 25,000 square metres of contain 832 number bedrooms arranged in 180 number apartments over three to seven storeys; (2) new central support facilities at one ground floor to include new 400 seater dining facility, laundry, student shop, reception and associated stores and offices; (3) refurbishment of Trinity Hall (which is a listed (List 2) building); (4) removal of single-storey gate lodge to facilitate new relocated entrance to site of existing three-storey link block between Trinity Hall and Purser House, of three-storey annexe to Trinity Hall and of existing two-storey glazed lobby to Sports Hall; (5) new atrium between Trinity Hall and Sports Hall with associated upgrading of sports facility; (6) associated new ancillary works to include a new avenue and enclosed arboretum aligned with Sunbury Gardens; new perimeter treatment of site boundary; new square for vehicular and pedestrian use; hard and soft landscaped courtyards; new water features and other landscaping and services installations intrinsic to the development; (7) the revised application involves the retention of existing trees at the Western Arboretum and Site Perimeter and is accompanied by a comprehensive management plan for the treatment of existing and proposed trees", all in accordance with plans and particulars lodged with the said Corporation:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and

particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to:-

- the zoning objectives for the area as set out in the current Dublin City Development Plan,

- the established use of the site, and

- the location of the site in a serviced area close to existing and proposed public transport corridors,

it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not result in a serious loss to the architectural heritage of the area (due to interference with protected structures, or the provision of an inappropriate setting for such structures), would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed development shall be carried out in accordance with the revised plans submitted to the planning authority and received on the 7th day of October, 1999, in response to a request for revised plans under Article 35 of the Local Government (Planning and Development) Regulations, 1994, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The western arm of Building Number 3, that is on the full Darty Road elevation, shall be reduced in height by the omission of the first floor. Revised drawings incorporating this modification to Building Number 3 shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of visual amenity.

3. The proposed development at Trinity Hall shall not be used for any purpose other than that specified as student residences and shall not be used by persons other than those whose purpose is education at the University of Dublin, Trinity College.

Reason: In the interest of clarity and the proper planning and development of the area.

4. The proposed central facilities block shall be for the sole use of the occupants of the student apartments at Trinity Hall. The bar indicated on the drawings at first floor level shall not be used as a public or club bar without a prior grant of planning permission for such use.

Reason: To protect the amenities of residential properties in the vicinity.

5. No organised social events which would cause music or other amplified sounds to be emitted onto the nearby public roads or which would be carried out in such a manner so as to cause nuisance to nearby properties shall be permitted on this site.

Reason: To protect the amenities of residential properties in the vicinity.

6. The existing roadside boundary walls and railings shall be retained except where removal is required to provide openings for the access and egress indicated on the plans submitted. The sides to the splayed area at the Darty Road entrance shall be fitted with a low plinth wall and railings in accordance with details which shall be submitted to and agreed with the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

7. Details of all external finishes including pavement treatments and materials to be used on the external elevations of the building shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

8. Revised drawings of the proposed development, with floor plans and elevations corresponding in detail, shall be submitted to and agreed in writing by the planning authority prior to the commencement of development.

Reason: In the interest of orderly development.

9. Existing trees shall be retained and areas shown as open space on the lodged plans shall be planted and landscaped in accordance with the plans submitted to the planning authority. The open areas shall be available for use by the students on completion of the proposed residential units. All landscaping works shall be carried out within 12 months of the completion of the buildings in the proposed development. Services and utilities shall not be laid within 10 metres of the bole of any of the trees to be retained. Prior to the commencement of development the developer shall submit details and agree with the planning authority measures necessary to protect the trees to be retained. All trees to be retained shall be protected during the development by a timber post and rail fence which shall enclose the crown spread of the trees.

Reason: To protect the existing trees and in the interest of visual and residential amenity.

10. (1) The proposed development shall be drained on a completely separate system with separate connections to the public foul and surface water systems.

- (2) Surface water discharges shall be limited in accordance with the requirements of the planning authority. Full details of control measures shall be agreed with the planning authority prior to the commencement of development.

- (3) The proposed development shall not be occupied until the existing combined sewer along Temple Road has been upgraded by the re-laying of the section of sewer extending from the location of the proposed connection to the public sewer to the point where a new 750 millimetre diameter sewer has been provided in place of the original sewer, that is a length of approximately 390 metres of the existing sewer shall have been re-laid as a 750 millimetre diameter sewer.

- (4) In the event of the existing combined sewer along Temple Road not being upgraded as required at (3) above by the developer, the developer shall pay a contribution to the planning authority towards expenditure that is proposed to be incurred by the planning authority in respect of works to re-lay the existing combined sewer which will facilitate the proposed development. The amount of the contribution and arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála. The requirement to pay the contribution is subject to the provisions of section 26(2)(f), 26(2)(h) and 26(7) of the Local Government (Planning and Development) Act, 1963 generally and in particular the specified period for the purposes of paragraph (h) shall be a period of seven years from the date of this order.

Reason: In the interest of public health.

11. Connections to the public piped drainage and water supply facility shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

12. Details of the proposed entrance, including details of materials to be used and the demarcation of the vehicular access and egress carriageways at the Darty Road junction, shall be submitted to and agreed with the planning authority prior to the commencement of development. The public footpath at the location of the proposed access shall be ditched and strengthened in accordance with the requirements of the planning authority at the developer's expense.

Reason: In the interest of vehicular and pedestrian traffic safety and convenience.

13. The gateway at the end of the unnamed cul-de-sac off Temple Road shall be used by vehicular traffic as an egress only unless planning permission for an alternative traffic flow system and access arrangement shall have been granted.

Reason: To define the nature of the development being permitted having regard to the details of the development as indicated on the plans submitted to and received by the planning authority on the 7th day of October, 1999.

14. Details of all modifications to Trinity Hall and of the proposed atrium link between Trinity Hall and the sports hall shall be the subject of an application for approval.

Reason: To ensure that the details of any modifications to the existing protected structure do not detract from the architectural integrity of the structure and in the interest of preserving the architectural heritage of the area.

15. No excavations or site preparatory works, other than the demolition of structures above ground level, shall be carried out until an archaeological assessment of the site has been prepared by a qualified archaeologist. The assessment shall address the archaeological and historical background of the site, the nature, extent and location of archaeological material on the site and the impact of the proposed development on such archaeological material. The assessment shall be prepared on the basis of trial trenches excavated on the site by the archaeologist. A written report containing the results of the archaeological assessment shall be submitted to the planning authority on completion. Any additional archaeological requirements of the planning authority shall be carried out including if necessary archaeological excavation or the preservation in situ of archaeological remains as requested by the planning authority following the receipt of the archaeological assessment. Details of the extent of the archaeological assessment shall be agreed between the developer and the planning authority prior to the assessment being carried out.

Reason: To protect the archaeological and cultural heritage of the site.

16. Noise levels emanating from plant serving the proposed buildings shall not exceed a maximum level of 45 dB(A) leg when measured over any 15 minute period at any location at the site boundaries.

Reason: To protect the amenities of residential properties in the vicinity.

17. (1) Prior to the demolition of the existing gate lodge, a detailed architectural survey of the building including detailed floor plans and a detailed photographic survey shall be prepared and submitted to the planning authority.
- (2) Details of the proposed porters station adjacent to proposed building number 2 shall be submitted for approval. The development shall be carried out in accordance with the approval.
- Reason:** To conserve a photographic record of the existing lodge and in the interest of visual amenity.
18. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. In calculating the amount of the contribution allowance shall be made for the floor area of existing buildings to be demolished. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.
- In the case of expenditure that is proposed to be incurred the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.
- Reason:** It is considered reasonable that the developer should contribute towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.
19. Prior to commencement of development the developer shall lodge with the planning authority a bond of an insurance company or other security acceptable to the planning authority to secure the satisfactory completion of the proposed landscaping works, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of the landscaping works. The amount of the security shall be agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.
- Reason:** To ensure the satisfactory completion of landscaping works and in the interest of visual amenity.

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of

2000.

murrayolaire architects

STUDENT RESIDENCES AT TRINITY HALL,
DARTRY

Planning Compliance Submission to Dublin
Corporation

August 2001

STUDENT RESIDENCES AT TRINITY HALL, DARTRY

For

THE UNIVERSITY OF DUBLIN, TRINITY COLLEGE, DUBLIN 2.

PLANNING COMPLIANCE SUBMISSION
TO DUBLIN CORPORATION

AUGUST 2001

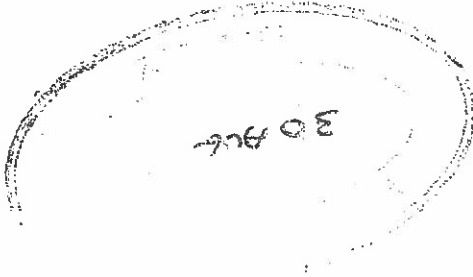
REPORT DEMONSTRATING COMPLIANCE WITH
AN BORD PLEANALA GRANT OF PERMISSION
AUGUST 4TH 2000

murrayolaire architects

ARCHITECTS • PLANNERS • URBAN DESIGNERS

FUMBALLY COURT, FUMBALLY LANE, DUBLIN 8

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Our Ref.: 98046 / 01030

Planning Register Ref.: 1101/99

An Bord Pleanála Register Ref.: PL 295.117164

Ms. Evelyn Conroy
Planning Department
DUBLIN CORPORATION
Block 4
Civic Offices
Wood Quay
Dublin 8

22nd August 2001

Re: STUDENT HALLS OF RESIDENCES, TRINITY HALL, DARTRY, DUBLIN 6:
SUBMISSION OF PLANNING COMPLIANCE DOCUMENTS

Dear Ms. Conroy,

Further to documents submitted on behalf of the Provost, Fellows and Scholars of the University of Dublin, Trinity College in accordance with Dublin Corporation correspondence dated 14th of September 1999 requesting the submission of revised documents in accordance with Article 35 of the Local Authority (Planning and Development) Regulations 1994 and in compliance with the provisions set out in said correspondence, and in compliance with the grant of permission ensuring from An Bord Pleanála dated 4th August 2000 based on the aforementioned documents, we wish, on behalf of our clients to secure the full written agreement of Dublin Corporation that planning compliance is achieved in the attached revised documents with regard to the above application.

Please note that due to modifications to the proposed scheme in order to comply with the principles set out in the conditions of An Bord Pleanála's Decision, the original planning document list has been adjusted to offer a more comprehensive study of the scheme and to comply with particular conditions or aspirations: specifically, in the interest of clarity, of orderly development, of visual and residential amenity, of public health, of safety, of cultural heritage and of the proper planning and development of the area.

We trust that this package is sufficiently comprehensive to facilitate a speedy resolution of the compliance issue. While agreement over matters of specific detail will no doubt remain, we would appreciate the written approval of the attached package at your earliest convenience to facilitate the lodgement of a Commencement notice and thus the commencement of Works.

Yours Sincerely,

George Boyle, B.Arch. MRIAI, RIBA
on behalf of

Murray O'laoire architects

2

PLANNING REGISTER REFERENCE no. 1101/99,
AN BORD PLEANALA REGISTER REFERENCE no. PL 295.117164

COMPLIANCE DOCUMENTS IN ACCORDANCE WITH AN BORD PLEANALA PERMISSION
AUGUST 4TH 2000

STUDENT HALLS OF RESIDENCES AT TRINITY HALL, DARTRY DUBLIN 6

Our Ref.: 98046

2.0 INTRODUCTION

On the 4th August 2000, An Bord Pleanála issued a Grant of Permission to the Provost, Fellows and Scholars of the University of Dublin, Trinity College following a detailed Oral Hearing in May 2000. The decision of An Bord Pleanála was appealed to the High Court and The Leave Hearing took place in December 2000 at which the leave application was denied. Further, leave application to the Supreme Court vis-à-vis the High Court was denied in February 2001.

An Bord Pleanála's Permission listed 19 detailed conditions in their second schedule, which required varying degrees of modifications and/or supplementary information concerning the scheme proposal in order to achieve compliance. A copy of the An Bord Pleanála permission is attached at Appendix A of this document.

The following is a detailed assessment/ explanation of various interventions made to the original scheme proposal in order to obtain compliance with specific reference to each condition. This document accompanies a package of information submitted as compliance drawings to Dublin Corporation for their written agreement. The report is accompanied by such revised plans, reports and particulars to explain the modified scheme, and by reference to any valid previous documents carried forward to be included in this package.

The documents are based on the scheme submitted to the local authority in October 1999 in accordance with their request for the resubmission of drawings, plans or particulars under Article 35 of the Local Government (Planning and Development) Regulations 1994.

This report is a supplementary document only and should be read in conjunction with the original architect's planning report of April 1999, and with further correspondence submitted as additional unsolicited information over the planning consideration period, and in particular the documents constituting the submission under Article 35, including the Summary Appendix of October 7th 1999 submitted with the modified drawings.

It has been established that no public notices need attend the submission of compliance documents and therefore this submission is not on notice to the public.

3.0 SUMMARY OF MODIFIED PROPOSAL SUBMITTED FOR COMPLIANCE, LODGEMENT 29.08.01

The Proposal in Summary

The Provost, Fellows and Scholars of Trinity College seek full written agreement regarding the compliance of the enclosed documents with An Bord Pleanála's Grant of Permission and associated conditions with regard to:

the construction of new student halls of residences at Trinity Hall Dарты, Dublin 6 for continued institutional use, or as described in Class Definition "Buildings for the Health, Safety or Welfare of the Public (b)" in the Dublin City Development Plan 1999. The site is approximately 4.27 hectares located on Dарты Road between Palmerston Park and Temple Road.

The development comprises approximately 25,000 sq. m. distributed over 3 buildings and includes the refurbishment and renovation of Trinity Hall, which is a listed (List 2) building.

It involves the removal of a small single-storey gate lodge to facilitate the relocation of the site entrance, removal of a 3-storey 20th century intervention link block between two listed buildings (Trinity Hall and Purser House), and removal of an existing 2-storey glazed lobby to the Sports Hall. The modified proposal also proposes the removal of a 3-storey annexe to Trinity Hall.

The complex of new buildings provides 940 new bedspaces in 812 new bedrooms. These units will be arranged in a combination of twin, single, and staff rooms (with provision for an appropriate ratio of disabled accessible rooms in each category) distributed across 177 new apartments, each sharing common living, dining and kitchen areas, over three to seven stores.

The predominant storey height around the site is four storeys, with a recessed upper storey over. The apartments are grouped into houses, which are each supported by independent power, data, and electrical plant supply. The proposal includes for the removal at the Dарты Road frontage, a storey off the western arm of Building 3.

Houses are gathered to form open-ended courtyards or landscaped parks to create informal, natural and intimate spaces that will enhance the quality of suburban institutional living in such a unique setting.

Support facilities necessary to the basic maintenance and operation of the institution will also be provided as part of this proposal. These dedicated facilities include a laundrette, linen stores, workshops, reception areas, associated stores, offices, and a student shop. They are centrally located and will operate specifically to serve the on-site community.

The new building will provide in addition new dining facilities to allow the students a common area capable of seating 400 diners with associated new kitchens and new atrium to rear. The proposal provides for the improvement of the existing sports centre, allowing it to function as an independent facility with appropriate support amenities.

Associated new ancillary works are proposed to include a new avenue and enclosed arboretum aligned with Sunbury Gardens; new perimeter treatment to the site boundary, a new square designed for vehicular and pedestrian use; hard and soft landscaped courtyards; new practical and decorative water features; and other landscaping and services installations intrinsic to the development.

The revised application involves the retention of existing trees at the Western arboretum and Site perimeter and is accompanied by a comprehensive management plan for the treatment of existing and proposed trees.

The modified application consists of drawings and reports as submitted on the 7th October, in addition to specific drawings and reports carried over from the original April application and consideration period. This document is supplemented by detailed assessment reports concerning tree protection, archaeology, entrances, boundary wall treatment, the South Gate lodge and other information required to comply with the documents.

The original numbering system from October 1999 has been retained, with Revision Code /PPP1 attached. The drawing list attached below indicates which items are carried forward unaffected from the original Section 35 package of October 1999, which items have undergone minor modifications and which items are supplementary to the package.

Reasons for modifications and supplementary information are specifically explained on the drawings and in the accompanying architectural report.

Drawings and documents valid for this assessment are listed below.

An independent Environmental Impact Statement accompanies the modified proposal.

DRAWING LIST - PLANNING COMPLIANCE SUBMISSION TO DUBLIN CORPORATION

Drawing

Project Student Residences at Trinity Hall, Darity
 Series 200 Series - Compliance Submission
 Sheet No. 01 Of 03
 Date 22.08.01

Fumbally Court,
 Fumbally Lane,
 Dublin 8.
 Tel :- +353 453 7300
 Fax :- +353 453 4062

Dwg. No.	KEY	Drawing Title		Scale	Size	COMMENTS
		original document modified to comply with August 2000 permission	new document added to comply with August 2000 permission			
98046/200		SITE LOCATION MAP	1:1000	A1	AS PREVIOUS SUBMISSION	
98046/201A		SITE DEMOUNTION PLAN	1:500	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/201B		SITE REEVALUATION AND REMOVAL PLAN	1:500	A1	NEW DRAWING ADDED FOR CLARITY (CDN 8)	
98046/201C		SITE GRADING AND REEVALUATION PLAN	1:500	A1	NEW DRAWING ADDED FOR CLARITY (CDN 8)	
98046/202		SITE LAYOUT AND REEVALUATION PLAN	1:500	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	

1:250 SITE SECTIONS						
98046/203		SECTION 1-1	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/204		SECTION 2-2	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/205		SECTION 3-3	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/206		SECTION 4-4	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/207		SECTION 5-5	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/208		SECTION 6-6	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/209		SECTION 7-7	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/210		SECTION 8-8	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/211		SECTION 9-9	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/212		SECTION 10-10	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	

1:250 SITE LAYOUT PLANS						
98046/213		SECTION 1-1	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/214		SECTION 2-2	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/215		SECTION 3-3	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/216		SECTION 4-4	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/217		SECTION 5-5	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/218		SECTION 6-6	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/219		SECTION 7-7	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/220		SECTION 8-8	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/221		SECTION 9-9	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/222		SECTION 10-10	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	

BUILDING LAYOUT PLANS						
98046/223		SECTION 1-1	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/224		SECTION 2-2	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/225		SECTION 3-3	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
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98046/228		SECTION 6-6	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/229		SECTION 7-7	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/230		SECTION 8-8	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
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98046/232		SECTION 10-10	1:250	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	

1:100 ELEVATIONS AND SECTIONS						
98046/233		SECTION 1-1	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/234		SECTION 2-2	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
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98046/236		SECTION 4-4	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/237		SECTION 5-5	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/238		SECTION 6-6	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/239		SECTION 7-7	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/240		SECTION 8-8	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/241		SECTION 9-9	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/242		SECTION 10-10	1:100	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	

DETAILS 1:20						
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98046/245		SECTION 3-3	1:20	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/246		SECTION 4-4	1:20	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/247		SECTION 5-5	1:20	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
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98046/249		SECTION 7-7	1:20	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/250		SECTION 8-8	1:20	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/251		SECTION 9-9	1:20	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	
98046/252		SECTION 10-10	1:20	A1	REVISD TO CORRECT DISCREPANCIES (CDN 8)	

Issued to: DUBLIN CORPORATION
 Architect: MURRAY O'LAOIRE ARCHITECTS
 Client: TRINITY COLLEGE DUBLIN

Issued: ☐ For Comments ☐ As Progress ☐ On Diskette ☐ By Email

Number of Copies: 5

Legend: S = Survey (0000) PP = Planning Permission F = Fire Certificate (3000) PF = Preliminary Framing (4000/9000) C = Construction (4000/9000) T = Tender Documents

DRAWING LIST - PLANNING COMPLIANCE SUBMISSION TO DUBLIN CORPORATION

Drawing

Issue

Project	Series	Project No.	Sheet No.	Date
Student Residences at Trinity Hall, Darry	200 Series - Compliance Submission Planning Authority	01030	03 OF 03	22.08.01

Please contact us if any part of the message is not received or received in error. The sender may be contacted by email at: mail@dublinmurrayarchitects.com

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Dwg. No.	Scale	Size	Comments
01	Y	0.1	original document submitted by current submission
02	M	0.2	new document added to comply with August 2000 permission
03	D	2.2	original document modified to comply with August 2000 permission

REPORTS	Drawing Title	Scale	Size	Comments
ARCHITECTS SUMMARY APPENDIX, OCT 1999	ARCHITECTS RESPONSE TO OBJECTIONS JULY 1999	A4	A4	AS PREVIOUS SUBMISSION
ARCHITECTS ORIGINAL PLANNING REPORT APRIL 1999	ARCHITECTS ORIGINAL PLANNING REPORT APRIL 1999	A4	A4	AS PREVIOUS SUBMISSION
REVISED ENVIRONMENTAL IMPACT STATEMENT OCT 1999	REVISED ENVIRONMENTAL IMPACT STATEMENT OCT 1999	A4	A4	AS PREVIOUS SUBMISSION
REVISED LANDSCAPE ARCHITECTS REPORT OCT 1999	REVISED LANDSCAPE ARCHITECTS REPORT OCT 1999	A4	A4	AS PREVIOUS SUBMISSION
REVISED STRUCTURAL ENGINEERS REPORT OCT 1999	REVISED STRUCTURAL ENGINEERS REPORT OCT 1999	A4	A4	AS PREVIOUS SUBMISSION
REVISED SERVICES ENGINEERS REPORT OCT 1999	REVISED SERVICES ENGINEERS REPORT OCT 1999	A4	A4	AS PREVIOUS SUBMISSION
SITE INVESTIGATIONS LIMITED REPORT APRIL 1999	SITE INVESTIGATIONS LIMITED REPORT APRIL 1999	A4	A4	AS PREVIOUS SUBMISSION
ORIGINAL TREE SURVEY	ORIGINAL TREE SURVEY	A4	A4	AS PREVIOUS SUBMISSION
NEW DOCUMENT ADDED FOR CLARITY (CDN 9)	NEW DOCUMENT ADDED FOR CLARITY (CDN 9)	A4	A4	AS PREVIOUS SUBMISSION
NEW DOCUMENT ADDED FOR CLARITY (CDN 15)	NEW DOCUMENT ADDED FOR CLARITY (CDN 15)	A4	A4	AS PREVIOUS SUBMISSION
NEW DOCUMENT ADDED FOR CLARITY (CDN 16)	NEW DOCUMENT ADDED FOR CLARITY (CDN 16)	A4	A4	AS PREVIOUS SUBMISSION
NEW DOCUMENT ADDED FOR CLARITY (CDN 17)	NEW DOCUMENT ADDED FOR CLARITY (CDN 17)	A4	A4	AS PREVIOUS SUBMISSION

Issued to	Issued to	Issued to	Issued to	Issued to
S = Survey (0000)	PP = Planning Permission	F = Fire Certificate (3000)	P = Preliminary (4000/9000)	T = Tender Documents
D = Design (1000)	(2000)	PP1 = Planning Permission	C = Construction (4000/9000)	
Client	Architect	Planning Authority	Number of Copies	
TRINITY COLLEGE DUBLIN	MURRAY O'LAOIRE ARCHITECTS	DUBLIN CORPORATION		

Issued: ☐ For Comments ☐ As Progress ☐ On Diskette ☐ By email

MOLA REPORT:
STUDENT HALLS OF RESIDENCE AT TRINITY HALL DARTRY
AN BORD PLEANALA CONDITIONS: SECOND SCHEDULE:
ISSUES ARISING:
DETAILED CONDITIONS ANALYSIS

The following is a detailed analysis of the conditions of An Bord Pleanála's Permission and their impact on the proposal, as described in the enclosed documents.

Actions implemented under each condition are explained in detail under **interpretation**, explaining the meaning taken from the wording of the condition; **Impact**, explaining the interventions necessary altering the proposal, and **compliance**, summarising the actions taken and implemented to achieve the current proposal in compliance with the permission.

Where relevant, extracts from An Bord Pleanála's Inspector's assessment have been included to clarify the wording of conditions.

Condition No. 1 (relevant documents)

"The Proposed Development shall be carried out in accordance with the revised plans submitted to the planning authority and received on the 7th day of October 1999, in response to a request for revised plans under Article 35 of the Local Government (Planning and Development) Regulations 1994, except as may otherwise be required in order to comply with the following conditions.

Reason:

In the interest of clarity

Interpretation:

The drawings submitted must correspond to the revised plans submitted to the planning authority on the 7th day of October 1999.

The clause "except as may otherwise be required in order to comply with the following conditions" includes condition no. 8 requiring "revised drawings with floor plans and elevations corresponding in detail" to be submitted.

The combination of these two conditions is the context for submitting the enclosed scheme, which does not deviate significantly from the submitted 1999 proposal but which accurately reflects what will be built.

Dublin Corporation alone have the authority to interpret exactly what constitutes compliance with the original 1999 October application.

Relevant Extract from An Bord Pleanála Inspector's Assessment

"In theory the current application is the application submitted to the planning authority on 30th April 1999. That application however has been significantly modified by the revised plans submitted at the request of the planning authority. The revised plans were accompanied by a revised EIS and by new public notices. Detailed servicing drawings for the revised plans however were not submitted to the planning authority. The assessment of the planning authority in this regard appears to have been based on the original plans plus various discussions and negotiations and some additional information submitted in relation to the servicing arrangements. As already stated I consider that the revised plans are an improvement on the original ones in terms of the protection of the existing trees and the retention of the existing open aspect. The revised plans have however resulted in higher buildings. I consider that it would be reasonable for the Board to confine its assessment essentially to the revised plans bearing in mind however that the revised were part of an ongoing

process. The applicants' agents have stated that it is acceptable that the assessment of the development should be confined to the revised plans. "

Impact

The full impact of revisions for compliance has been incorporated into the documents and particular deviations from the original drawings are noted under Condition 8 below.

Compliance

The accompanying documents reiterate the structure of the October 1999 submission, however, some additional drawings and documents have been added, and others have undergone minor revisions to comply with the various conditions.

The drawing schedule attached above clearly indicates which documents are modified, which are supplementary and which are carried over from the standing file. Only new documents or documents which have undergone necessary modifications have been included with this package.

We trust therefore that compliance has been attained with regard to this Condition and anticipate the planning authority's written agreement.

Condition No. 2 (building 3 design amendment)

"The western arm of Building Number 3, that is on the full Darty Road Elevation, shall be reduced in height by the omission of the first floor. Revised drawings incorporating this modification to building number 3 shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason:

In the interest of visual amenity."

Interpretation:

This condition is interpreted to mean that the overall height of the building is to be reduced by one storey at the Darty Road elevation of Building 3. The specific reference to the first floor caused some difficulty. In addition, the reference to the "western arm" causes additional ambiguity in interpretation.

There was no precedent for this Condition in the Inspector's Assessment or in the first draft of the permission at An Bord Pleanála.

Impact

The proposal is designed so that each floor has a different profile three-dimensionally with aspect to Darty Road and the first floor steps out over a foot past the rest of the façade and in effect supports the upper levels.

It would not be possible to remove this first floor without undermining the composition of the elevation and creating significant structural problems on that façade. The reading of this condition suggests that an intermediate floor may have been intended.

Two options were submitted for dealing with the intentions of this condition. These options reduced the overall height of building 3 on this elevation by one storey. These were presented on accompanying documents to Dublin Corporation.

An interpretation of the condition suggested a wish to retain the setback at upper floor level as a generator of the condition. This was attained in the selected option, which is incorporated into the accompanying drawings.

Compliance

Revised drawings incorporating this modification to Building 3 were submitted to the planning authority in August 2000 for informal review and were the subject of detailed discussion. The Planning Authority agreed that Option 2 correctly interpreted the intention of the Condition while maintaining the spirit of the proposal.

The interpretation may allow the bookends to stand at their original storey height, especially when framing the entrance. However, it was agreed that the North bookend could appropriately stand at original height with the South end reduced by one storey.

The recommended option has been incorporated into the drawings and we trust therefore that compliance has been attained with regard to this Condition and anticipate the planning authority's agreement.

Condition No. 3 (zone use restrictions)

"The proposed development at Trinity Hall shall not be used for any purpose other than that specified as *student residences* and shall not be used by persons other than those whose purpose is education at the University of Dublin, Trinity College.

Reason:

In the interest of clarity and the proper planning and development of the area"

Interpretation:

This condition is interpreted to mean that activities on the complex are limited to the use specified as student residences in the documents accompanying the (modified) application in October 1999.

Impact

This condition is worded exactly as Condition 2 of the superceded planning grant of permission of November 1999. The term "student residences" is deemed (as in December 1999) to embrace uses of the accommodation compatible with current operational structures.

Action

The College have noted this condition and will monitor their accommodation management systems accordingly.

Condition No. 4 (Central facilities use restrictions)

"The proposed central facilities block shall be for the sole use of the occupants of the student apartments at Trinity Hall. The bar indicated on the drawings at first floor level shall not be used as a public or club bar without a prior grant of planning permission for such use.

Reason:

To protect the amenities of residential properties in the vicinity."

Interpretation:

This condition is interpreted to mean that the uses of the central facilities are limited to that use specified, the meaning of which was clarified by Dublin Corporation.

Impact

The first sentence of this condition is worded exactly as the first sentence of Condition 3 of the superceded planning grant of permission of November 1999. The second sentence relates to the bar shown at first floor level on the drawings. It was confirmed at the oral hearing that this was intended as a facility for use by the occupants of the halls.

Compliance

The College have noted this condition and will monitor their accommodation management systems accordingly.

Condition No. 5 (Social Events)

"No organised social events which would cause music or other amplified sounds to be emitted onto the nearby public roads or which would be carried out in such a manner so as to cause nuisance to nearby properties shall be permitted on this site."

Reason:

To protect the amenities of residential properties in the vicinity."

Interpretation:

This condition is interpreted to mean that the use of the site is restricted to only those prevailing activities under the current use, which will not cause disruption to the surrounding residents, properties, or passers-by. The Condition wording is carried over directly from Condition no. 3 of the superceded planning authority permission of November 1999.

Relevant Extracts from An Bord Pleanála Inspector's Assessment

"The impacts on the local community arising from behavioural patterns of the students were covered in more detail at the oral hearing. I consider that the major likely significant adverse impacts would be mitigated by the insertion of a condition generally along the lines of Condition no. 2 of the planning authority's decision."

Impact

This condition controls against exploitation of the site as a large entertainment venue, commercial enterprise, or other disruptive or disturbing feature in the context of the greater Darty area.

Compliance

The College have noted this condition and will monitor their accommodation management systems accordingly. This condition is compatible with College policies and objectives for the Halls of Residences.

Condition No. 6 (boundary treatment)

"The existing roadside boundary walls and railings shall be retained except where removal is required to provide openings for the access and egress indicated on the plans submitted. The sides to the displayed area at the Darty Road entrance shall be fitted with a low plinth wall and railings in accordance with details which shall be submitted to and agreed with the planning authority prior to the commencement of development

Reason: in the interest of visual and residential amenity "

Interpretation:

Condition no. 4 (v) of the superceded planning grant of permission of November requested the civic design intervention to the entire boundary wall with an enclosing railing treatment to reflect the nature of the site.

The existing boundary wall was the subject of much discussion at the Oral hearing as the Inspector's comments below indicate. These comments illustrate the somewhat sentimental meaning of the existing wall to the residents in the area.

Works to boundary walls are now to be limited to areas opened up for access and egress, and to the new entrance area at Darty Road. This is indicated on the accompanying plans.

Relevant Extracts from An Bord Pleanála Inspector's Assessment

"Condition no. 4 (b) requires that the site boundary shall be modified to provide a stone plinth / strong railing treatment. Mr. Clear on behalf of the appellants whom he represented referred to this condition as not being in the interests of the residents in the area. He spoke about the benefits of the existing boundary treatment and the fact that the railing as proposed would result in the activities on site related to the dense development proposed being exposed and visible to views from the houses in the vicinity and from the public road. I do not consider that there are significant benefits to be gained by providing a railing and low plinth wall as proposed. Having regard to the location, size and massing of the buildings at the Darty Road frontage I do not consider that a significant degree of openness in appearance would be achieved by retaining the existing wall. I also consider that the removal of the existing wall and the provision of a low wall and railing if this was to be provided on a new foundation would increase the exposure of the existing trees at the roadside. On balance, I consider that the existing boundary walls and railings should be retained except at the new access where a railing treatment would be appropriate. There is an open landscaped area through the centre of the site, which would be visible through the opening opposite Sunbury Gardens.

The plans submitted indicate the boundary wall at the Darty Road frontage being altered to a new transparent railing on a stone plinth. Such a modification is not indicated for the stone wall on the Temple Road frontage or the boundary at the Palmerston Park frontage. The plans indicate the existing railing on the west side of the unnamed cul-de-sac being replaced with a new railing on a stone plinth. The existing railing at this location is quite attractive. The condition if interpreted literally would also apparently require that the high stone wall at the frontage of Cunningham House onto Temple Road should be removed and replaced with a stone plinth and strong railing treatment. I consider that this would be most undesirable. I consider that the stone plinth and strong railing treatment should be provided only at the inner edge of the recessed area at the proposed access on the Darty Road frontage. I consider that existing boundary walls should be retained."

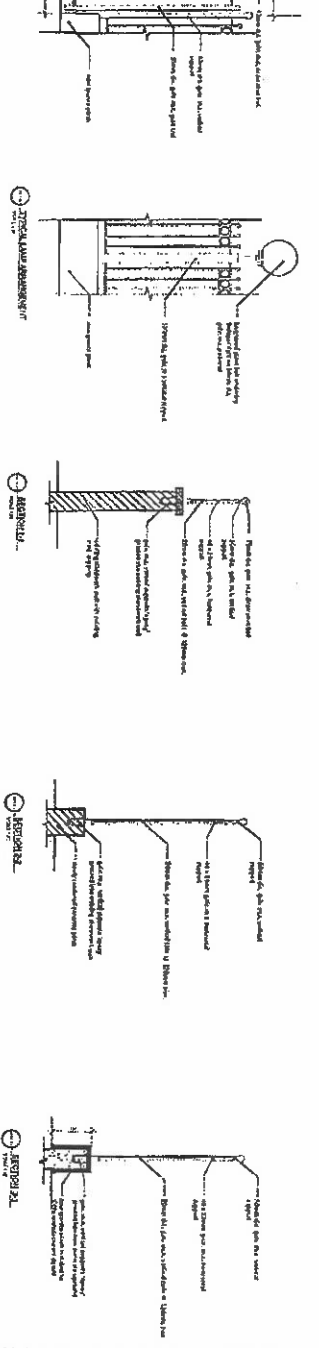
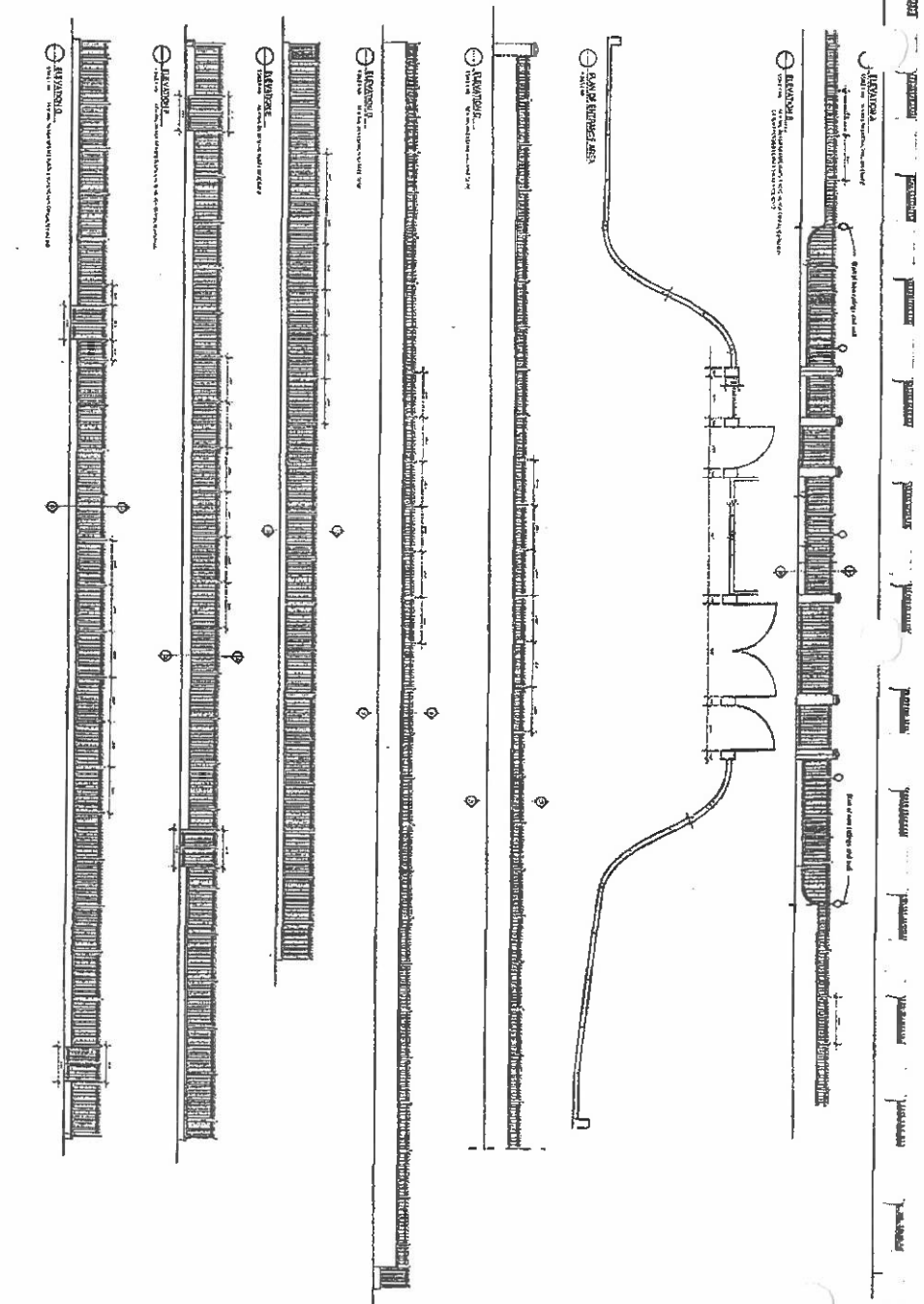
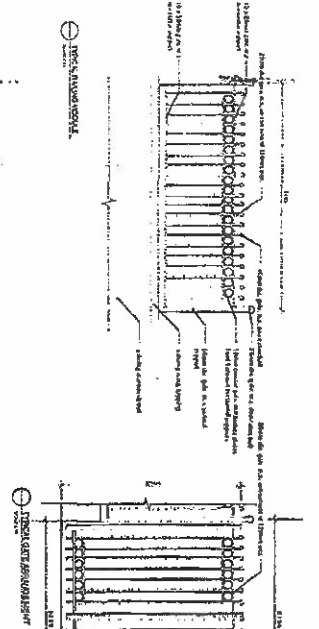
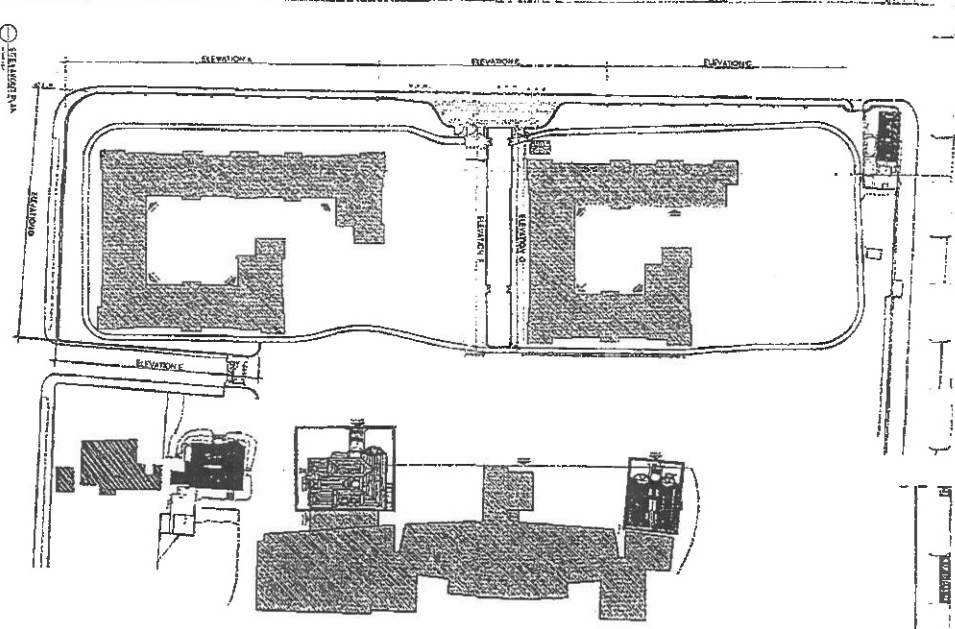
Impact

The surrounding boundary wall was the subject of a superficial condition survey carried out by the design team's engineers prior to the application. This survey was submitted with the planning documents. The survey will be augmented in order to establish the long term condition of the

The modifications are reflected in the site plans (Dwgs nos. 98046/201-202 and 209 - 212) and are detailed in the accompanying supplementary drawing no. 98046/229. We trust in the context of these documents that compliance with the condition has been attained and anticipate the agreement of Dublin Corporation to this effect.

Compliance

Modifications have been made to the drawings to limit the scope of the boundary treatment to reflect this condition. Existing wall at locations where it is to be retained and to ensure that it is of sufficient integrity to withstand any wear and tear associated with the new development. This condition and integrity survey will be carried out by the project engineer prior to the commencement of development especially groundworks.



PROJECT INFORMATION			
NO.	DATE	DESCRIPTION	BY
1	10/10/2010	Initial design	Architect
2	11/05/2010	Revised design	Architect
3	12/01/2010	Final design	Architect

PLANNING PERMISSION			
NO.	DATE	DESCRIPTION	BY
1	10/10/2010	Initial design	Architect
2	11/05/2010	Revised design	Architect
3	12/01/2010	Final design	Architect

MATERIALS AND FINISHES			
NO.	DATE	DESCRIPTION	BY
1	10/10/2010	Initial design	Architect
2	11/05/2010	Revised design	Architect
3	12/01/2010	Final design	Architect

Condition No. 7 (finishes and materials)

"Details of all external finishes including pavement treatments and materials to be used on the external elevations of the building shall be submitted for the written agreement of the planning authority prior to the commencement of development

Reason: In the interest of visual amenity"

Interpretation:

This condition is largely standard wording and involves the submission of samples to Dublin Corporation.

It is interpreted that the written agreement of the planning authority can be made on the principle of the basic specification attached below. Matters of detail can be resolved as selections are made during the course of the project.

The attached extracts illustrate the original intention of the architects regarding external finishes and materials. These were assessed in the original EIS. These extracts are included, as there has been no deviation in intention with regard to these material selections.

For details of the paving, refer to dwg no. 98046/202 combined with details from the landscape architect's report.

Relevant Extracts from Original Architect's Planning Report (April 1999)

"3.4.4 MATERIALS

In selecting materials for this project, both limiting and inspirational influences have informed the proposed palette.

Budgetary constraints and durability, weather control and self-maintenance, comfort, warmth and identity all figure high as factors in achieving a balance. Aesthetic and response to the contextual setting, however, are the primary forces informing a decision on the colour, texture, density, and intensity of the chosen building fabric.

The use of brickwork to clad this structure is selected largely by reference to time honoured traditions in the area and throughout the city, to the monolithic nature of the building forms, to its propensity for solid gravity and to the rich and vibrant colour potential of such a material, in combination with its excellent functional properties. The colour proposed is an earthy red or pink with some colour variation in the mix. Sample panels will be presented for approval as the scheme progresses.

Aluminium is proposed for the windows throughout the scheme, largely due to its high self-maintaining reputation, but also to provide a smooth foil for the roughness of the brick, which combines with the glazed areas to enhance the contrast between skin and opening. The colour suggested is a gunmetal light greenish-grey to complement the red of the brickwork.

The internal elevations of the courtyards are to be finished in a pigmented rendered blockwork, in cool, light colours to increase reflectivity.

Roofing material is to be in a metal or similar finish, laid to fall at an extremely low pitch, with standing seams. The gutter is to be aluminium and formed as shown on the accompanying 1:20 section.

Special elements include stone facing to the front façade of Building 1, which will be selected at a later date. Glass block, glazed bricks, and timber doors will be used frugally through the development to highlight entrances, etc.

Internally, rooms will be finished in a simple palette of plastered or fairfaced blockwork, with timber furnishings and fittings and exposed concrete soffits."

Relevant Extracts from Revised Environmental Impact Statement, October 1999

11.4 Impacts of the Proposed Development **11.4.1 General**

There will be a readily apparent change of character from open, undeveloped, amenity and leisure uses to comprehensive and uniform residential use.

The Development will represent an intensification, which will contrast with the established low levels of use.

The appearance will also change significantly so that there will be a much greater variety of materials, forms, scales and uses visible from most points to the immediate north west and south of the site.

The contemporary materials, forms, colours, finishes and scale will all contrast with the established 19th century dwellings which surround the site."

Impact

This condition is worded as Condition 5 of the superceded planning grant of permission of November 1999 with the exception of railing details. It is assumed that all external finishes include railings and all visible features of buildings and boundary treatments.

Compliance

The following specification stipulates in principle the precise finishes proposed in accordance with the October 1999 permission as a basis for the written agreement of the planning authority.

For the purposes of agreement of the specific finish, colour, texture and detailed appearance of all materials the Developer has undertaken to complete a "mock-up" on site for the inspection of the planning authority illustrating at real scale in typical conditions the details prevalent in the proposal.

The "mock-up" will incorporate two standard bedrooms, a disabled bedroom, a kitchen/living room and relevant shower pods for the purposes of reviewing layout and finishes with the Corporation.

The mock-up can be erected as an illustrative sample template only. It is permitted to erect it prior to the commencement of development proper under Class 15 of Exempted Development (1994).

The mock-up is currently in progress. This will illustrate the performance of selected finishes in their actual condition, complexity and context for their approval.

We trust that the enclosed package is sufficient for the written agreements necessary to secure commencement notices for the Development and anticipate a response in due course.

02

Public Path and Vehicular access:	"CastleStone" or similar modular paving grade 1
Vehicular accessible paving:	"CastleStone" or similar modular paving grade 1
Entrance Avenue (Vehicular):	"CastleStone" or similar modular paving grade 1
Entrance Avenue (Pedestrian):	"CastleStone" or similar modular paving Grade 2
Speed Bumps:	to later detail
Entrance Avenue (Boardwalk):	Rough-hewn Timber plank boardwalk to detail in external grade impregnated timbers
Main Central Plaza:	"CastleStone" or similar modular paving
Kerbs to all Areas:	Granite or similar grade stone kerbing
Existing trees Permanent Protection	Granite or similar grade stone kerbing
Zones about base: Kerbs	
Parking Demarcation:	Stainless steel studs with stone sets
Courtyard Paving:	"CastleStone" or similar modular paving sets
Courtyard drainage channels:	Granite or similar grade small stone sets laid to channel
Entrances to buildings	Granite or similar grade stone paving
Demarcation lines in Courtyards	Granite or similar grade stone flags
Tree ellipses in Courtyards	Stone capped seating at edge: grass planting
Building Edge Detail	300mm gravel strip around all buildings
Running Track	100mm deep Bark Mulch
Mulch to Bicycle Parking Areas	Coconut fibre mulch
Service Zones and ancillary	
Car Parking	
Building 1 External pedestrian zones	
Half of restaurant	
Granite or similar stone paving	