



Strategic Housing Development: Planning Report

Student Accommodation Complex

at

University College Dublin
Belfield
Dublin 4

on behalf of
University College Dublin

**Declan Brassil
& Company Ltd**
chartered planning consultants

September 2017

Strategic Housing Development Planning Report

20 September 2017

In respect of development
within the Administrative Area of:

Dun Laoghaire Rathdown County Council

For

Development of a Student Accommodation Complex

Provision of 3,006 Student Bedspaces in 7 no. Blocks together with a Student Facilities Building comprising a total 98,275 sqm GFA above ground level; Basement level (including underground Car Parking comprising 637 no. spaces and ancillary plant and storage areas), 3 no. ESB Substations, New Bicycle parking for c. 2,104 no. spaces, New surface level Car Parking (within a net increase of 315 no. surface spaces); Demolition of existing buildings 5,291sqm and all associated site & development works

At

**University College Dublin Campus
Belfield
Dublin 4**

On behalf of:

University College Dublin

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1 INTRODUCTION

This Report accompanies a planning application by University College Dublin for planning permission for a Student Accommodation Complex at a site within the University College Dublin (UCD) Belfield Campus. The application is made under the Strategic Housing Provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

Following pre-application consultation with An Bord Pleanála, the Bord issued a Notice of Pre-Application Consultation Opinion on 22 August 2017. The manner in which the matters raised in the Opinion have been incorporated into the drawings and documents submitted with this application are specifically addressed in detail in separate correspondence dated 15 September 2017.

This Report includes a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan.

1.1 Brief Description of Nature & Purpose of Development

UCD currently has a student residential accommodation portfolio which extends to approximately 3,179 no. bedspaces on the campus. The proposed development will increase student residential accommodation by 3,006 no. bedspaces, and provide ancillary and complementary facilities to create a living campus community in a new residential village connected to and integrated with the existing residential villages.

The application site extends to 12.95 ha and generally comprises of surface parking to the north; centrally located training pitches and open space; surface car parking to the south associated with Roebuck Hall Residences; and, buildings centred on Roebuck Castle (a Protected Structure) to the south.

In summary, the application is seeking a 10-year permission for development comprising the following principal elements:

- 3,006 no. bedspaces comprising a mix of student accommodation typologies.
- The proposed accommodation is arranged in 7 no. Blocks which vary in height from 5 to 10 storeys.
- Generally, the proposed Student Residence Blocks are arranged in a courtyard format. The courtyards are linked visually and by a continuous pedestrian route to ensure integration between the proposed villages and to facilitate linkages between the proposed accommodation and the existing student accommodation.
- Activity Hubs are provided within the blocks with lounge, function and study spaces which are integral to the student accommodation use.
- A student facility centre, (Fulcrum Building), comprising of a function hall, gym and a health & wellbeing centre, with studio accommodation above and, supporting shops and services (bank, convenience store, café's, shops etc.)
- No works are proposed to Roebuck Castle (a Protected Structure) save for the demolition of modern extensions and buildings in the vicinity of the site.

- A range of student amenity and common spaces are provided and comprise a mix of outdoors spaces within the courtyards and immediately adjacent to the respective Blocks, and internal spaces within each Block and at Roebuck Castle.
- A multi-use external court and outdoor active and passive amenity area on the eastern part of the site.
- 994 no. car parking spaces, including a basement level car park and two surface car parks. Approximately 679 no. existing spaces will be displaced due to the development, with an additional 305 no. spaces to be decommissioned across campus by the time the project is completed, subject to achieving the targets proposed in the draft UCD Travel Plan.
- Approximately 2,104 cycle parking spaces.
- Retention of the existing woodland walk and all other associated landscaping works.
- Provision of a new, temporary construction access and associated construction parking area onto Fosters Avenue for the duration of the proposed development.
- Widening of the footpath on Roebuck Road including for the removal of the existing boundary wall and provision of a new plinth wall with railing on top (overall height unchanged at c.2 m), and enhanced public realm landscaping within the curtilage of the site..

1.2 Context

The proposed development is consistent with and integral to the implementation of UCD's Strategic Campus Development Plan 2016-2021-2026, and Travel Plan 2016-2021-2026, which have been prepared to guide the further growth and development of the University and campus. These Plans place emphasis on developing and improving campus facilities and amenity; consolidating and enhancing academic, residential, and sporting and recreational facilities; pedestrianisation of the core area of the campus; increasing modal share by sustainable modes; and, removing car parking from the surface and to the periphery of the campus. The Plans have been prepared in consultation with stakeholders including Dun Laoghaire Rathdown County Council and the National Transportation Authority.

The manner in which the proposed development is consistent with and implements these Plans is addressed below and in the accompanying application documentation.

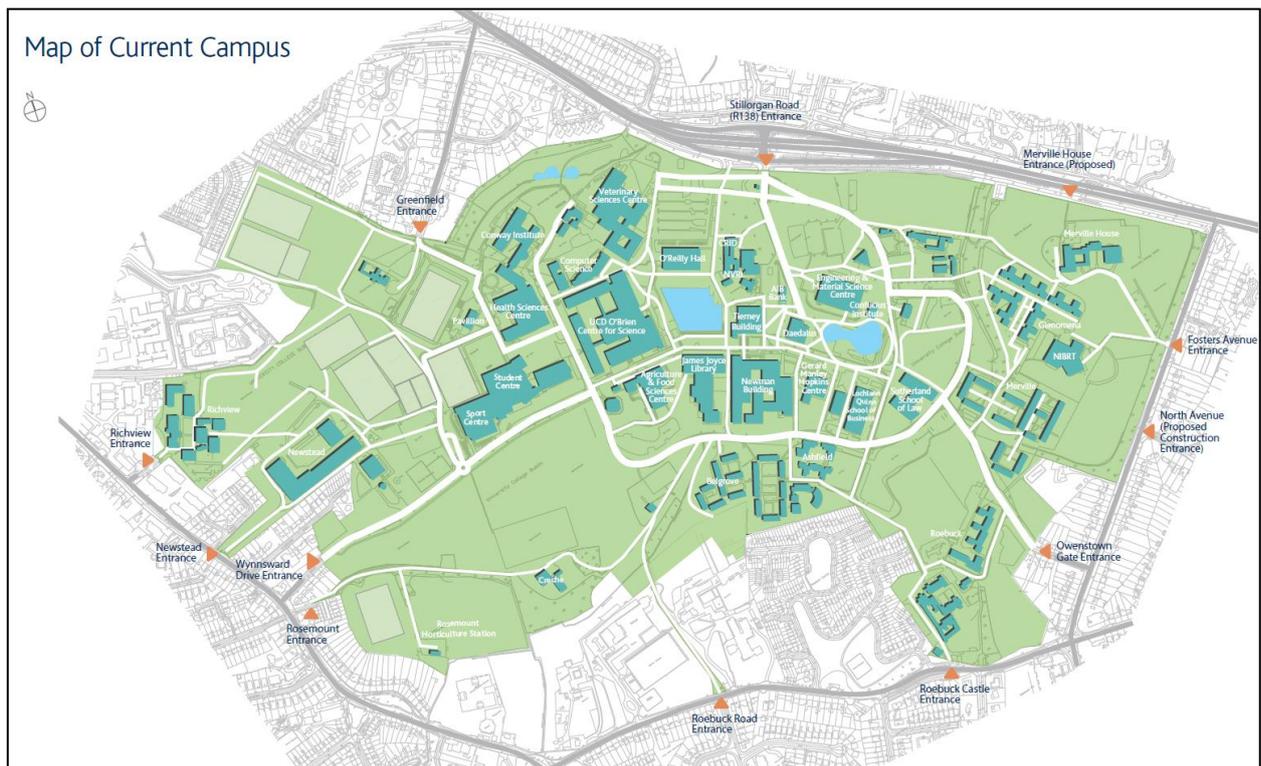
2. SITE LOCATION & CONTEXT

Belfield Campus is located to the south-west of the N11 Stillorgán Road. The campus comprises of approximately 133 ha and is generally bound by the Stillorgán Road to the north east; Foster’s Avenue to the south east; Roebuck Road to the south and Clonskeagh Road to west (see Figure 2.1).

The area surrounding the campus is primarily suburban in nature, characterised by two-storey, suburban style residential development. There are a number of residential communities immediately adjacent to the campus which include Roebuck, Mount Merrion, Clonskeagh and Booterstown. There is some low density, employment uses to the west on Clonskeagh Road. There are also a number of mixed-use neighbourhood centres located nearby which vary in size and function and primarily provide goods and services to local catchments.

The UCD campus is bounded by the R138 Stillorgán Road to the north-east, by Foster’s Avenue to the south-east, by Roebuck Road to the south and the south-east and by Clonskeagh Road to the east. The lands which will be developed as part of the UCD Student Residences Masterplan are located to the south-western end of the campus, bounded by the internal ring road to the north, existing student residences to north-west, south and east and the Roebuck Castle residential estate to the west.

Figure 2.1 Belfield Campus



The University campus is well served by public transport, with 22 separate bus routes serving the University.

2.1 Site Location

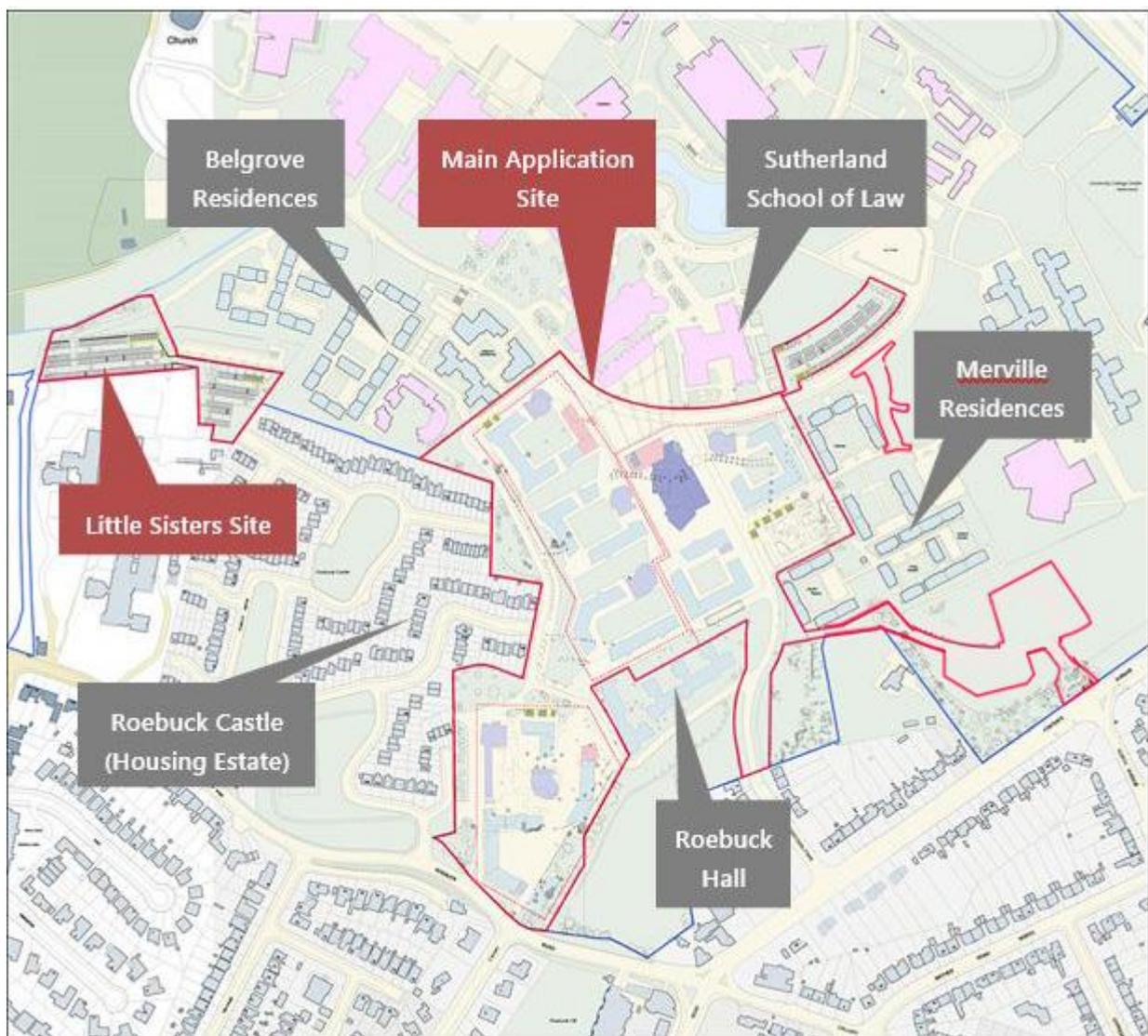
The proposed application site comprises of three distinct parcels. The main parcel, which comprises of the proposed site for built elements, is located to the south-west of the overall campus and comprises approximately 11.4 ha.

The main application site is bounded by Belgrove Residences and new student residences recently completed to the north-west; the UCD Quinn School of Business and the UCD Sutherland School of Law to the north; Merville Student Residences to the east; Roebuck Hall Residences and Roebuck Road to the south; and, existing residential development Roebuck Castle (outside the campus) to the west.

The second parcel is located generally to the south and west of the Belgrove Residences, to the north of the Little Sisters of Mercy Residences, and to the east of playing pitches and open space. This site comprises approximately 1.4ha.

The third parcel is located to the east of the Merville Residences and to the west of Glenomena Residences. This site comprises approximately 0.15ha.

Figure 2.2 Site Boundary



The main educational, research and innovation buildings are located to the north of the application site with sports and recreational spaces and facilities located to the west of the overall campus. The various parts of the campus are connected by a range of dedicated pedestrian pathways. A woodland path provides a recreational amenity in the form of meandering paths around the perimeter of the Campus.

For the purposes of traffic management, the overall campus is divided into three cells, comprising the Owenstown Cell, the N11 Cell, and the Clonskeagh Cell. Barriers are positioned strategically around the campus to control the movement of traffic through the campus during peak times, restricting movements to each of the three cells. The application site is located in the Owenstown cell and accessed via the Owenstown Park/Foster's Avenue. There are also two pedestrian access locations to the southern portion of the site (Roebuck Castle) from Roebuck Road.

2.2 Site Description

The main application site currently comprises of surface parking to the north; two centrally located training pitches and open space; surface car parking to the south associated with Roebuck Hall Residences; and, a number of buildings centred on Roebuck Castle to the south.

2.2.1 Main Development Area

The majority of the site comprises existing surface car parking areas; 2 no. training pitches and incidental open space. The northern portion of the site comprises of 4 no. parking areas, located to the south of the Lochlann Quinn School of Business and the Sutherland School of Law, which account for approximately 472 no. spaces. There is a small parking area to the west of the Merville Student Residence comprising of approximately 20 no. spaces, and a larger car park to the south of the site, immediately west of Roebuck Halls Residences comprising approximately 75 no. spaces.

The central part of the site comprises of two training pitches. The existing woodland walkway traverses this area along the northern boundary of the pitches. Vehicular access road from the Owenstown Park Entrance is located to the east of the pitches while access road from Roebuck is located to the west, both connecting to the main internal circulatory road which runs around the main Campus.

A small area of incidental open space located to the east of the Sutherland School of Law has been included in the application boundary. Similarly, an area of incidental open space to the south and south-west of Belgrove Student Residence has also been included.

The topography of the site is generally flat to gently undulating with slopes generally from south to north.

The habitat types present across the application site reflect the current level of use and comprise mostly buildings and artificial surfaces including car parking areas, roads and a small number of older buildings, and amenity grassland which are used as playing fields. There are also smaller areas of road verges or spaces maintained for ornamental purposes. There are a number of mature trees on the site.

2.2.2 Roebuck Castle & Roebuck Glebe

The southernmost part of the site comprises of an area centred on Roebuck Castle (a Protected Structure) and comprises of a number of buildings of varying merit. The setting of the Castle has been greatly altered with the construction of additional buildings close to the historic structure. The site currently consists of the

original castle building with a two-storey wing to the west, a chapel building and a former convalescent home to the east, and several two storey ancillary buildings in a courtyard configuration to the south. The site was acquired by UCD in 1983 and is currently occupied by UCD.

Roebuck Castle, a Protected Structure, is located to the west of the complex. There is a stable building forming the 'west wing' of the Roebuck Castle. Roebuck Castle is built on the site of a medieval structure. The existing building is a multi-bay, three-storey structure in the Victorian Gothic style. The existing castle has been reworked many times since the 13th Century, most significantly circa 1874.

To the south, further additions were made to the castle during the 20th Century. There is a further two-storey element attached at the south-eastern corner of the Castle and single and two-storey additions were added to the south of the western range of stable buildings. Later 20th Century additions, including a church and a four storey 'residence' building, a former Nursing Home, were added to the complex and result in the creation of a number of courtyards. There is a single storey modern building to the east of the 'residence' building together with some outbuildings/sheds to the south.

Located further south are two gate lodges in UCD ownership. Roebuck Glebe (a Protected Structure) is located at the south-west corner of the complex and is a single storey dormer gate lodge. Crannog House is located to the south-east corner of the complex and is a single storey gate lodge. There is a stone wall along the eastern boundary of the site.

The balance of the site comprises of a mixture of hardstanding, landscaped open spaces and mature trees, particularly along the eastern boundary.

2.3 Planning History

It is noted that there is no recent, relevant planning history associated with the majority of the site.

The redline boundaries of a number of planning applications may have overlapped with the application boundary for the proposed development. Also, some applications may relate to a discrete part of the site. A summary of such applications is provided in Appendix B of this report.

2.3.1 Section 57 Declaration

Under Declaration Reference Dec 02/12, a Direction under Section 57(2) of the Planning & Development Act 2000 (as amended) in respect of Roebuck Castle (Protected Structure) and the buildings in the immediate vicinity, was issued by Dun Laoghaire Rathdown dated 12 May 2012. A copy of this Declaration, which clarifies what works would materially affect the Protected Structure and would require planning permission, has been attached at Appendix C.

3. DESCRIPTION OF DEVELOPMENT

The proposed development proposes a total of 3,006 no. residential bedspaces providing an overall gross floor area (GFA) of 98,275 sq m.

It is noted that three existing structures, namely the Roebuck Castle, Roebuck Glebe and Crannog House, are located within the red line boundary. No works are proposed to these structures. Accordingly, these structures do form part of this application and accordingly, the gross floor space of same (1,300 sq m) has been excluded from overall gross floor area calculations.

The proposed accommodation will be arranged in a series of 7 no. Residential Blocks, which will vary in height from 5 to 10 storeys. Generally, the Blocks are centred on a courtyard. The courtyards will be linked visually and by a continuous pedestrian route to ensure integration between the proposed villages and also to facilitate linkages between the proposed accommodation and the existing student accommodation. The design and layout of the proposed development seeks to integrate and connect the existing residential communities at Belgrove, Glenomena, Melville, Ashfield and Roebuck.

Dedicated Residential Activity Hubs within the urban blocks with lounge, function and study spaces are provided to encourage interaction, creating a distinct lively quarter in the Belfield Campus permeated with open spaces and intimate urban streetscapes.

The proposed development also provides for an additional student facility centre, referred to as the Fulcrum Building, comprising a multifunction function hall, gym, health & wellbeing centre, with studio accommodation above and supporting shops and services (bank, convenience store, café's, shops etc.).

The proposed development includes for the removal of recent additions to Roebuck Castle to the south and east. No other works are proposed to Roebuck Castle and Glebe Lodge (Protected Structures). In time, it is envisaged that subject to the relevant consent, Roebuck Castle will serve as an amenity hub for students, accommodating reception functions, lounge areas, lecture and study spaces, practice and ensemble rooms and workshop spaces. Similarly, no works are proposed to Crannog Lodge.

The following car parking provision is proposed as part of the implementation of the Strategic Campus Development Plan, and Travel Plan: 637 no. basement car parking spaces, 32 no. disabled spaces (at-grade), 225 no. spaces by extending the Little Sisters surface car park; and 100 no. spaces adjacent to the Sutherland School of Law.

A range of student amenity and common spaces will be provided and will comprise a mix of outdoors spaces within the courtyards and immediately adjacent to the respective Blocks, and internal spaces within each Block and at Roebuck Castle. An external sports area and outdoor active and passive amenity area on the eastern part of the site. The proposed development ensures the retention of the existing woodland and new landscaping will complement and enhance the amenity of the walkway.

A new, temporary construction access onto Foster's Avenue and associated construction parking for approximately 200 no. cars during construction are proposed for the duration of the proposed development.

A ten-year permission is sought.

3.1 Demolition Works

The proposed development provides for demolition of approximately 5,291 sq m of various existing buildings to the southern end of the application site. These buildings are located in the vicinity of Roebuck Castle and are modern buildings which are considered to be of no significant heritage interest.

The buildings proposed to be demolished include the Former Residence building to the east of Roebuck Castle (E); modern extensions to Roebuck Castle (D); the Southern Courtyard Range (C); the former Chapel (E); Outbuildings (J) and a single storey academic building (H) as identified in Figure 3.1 below.

Figure 3.1 Buildings to be Demolished



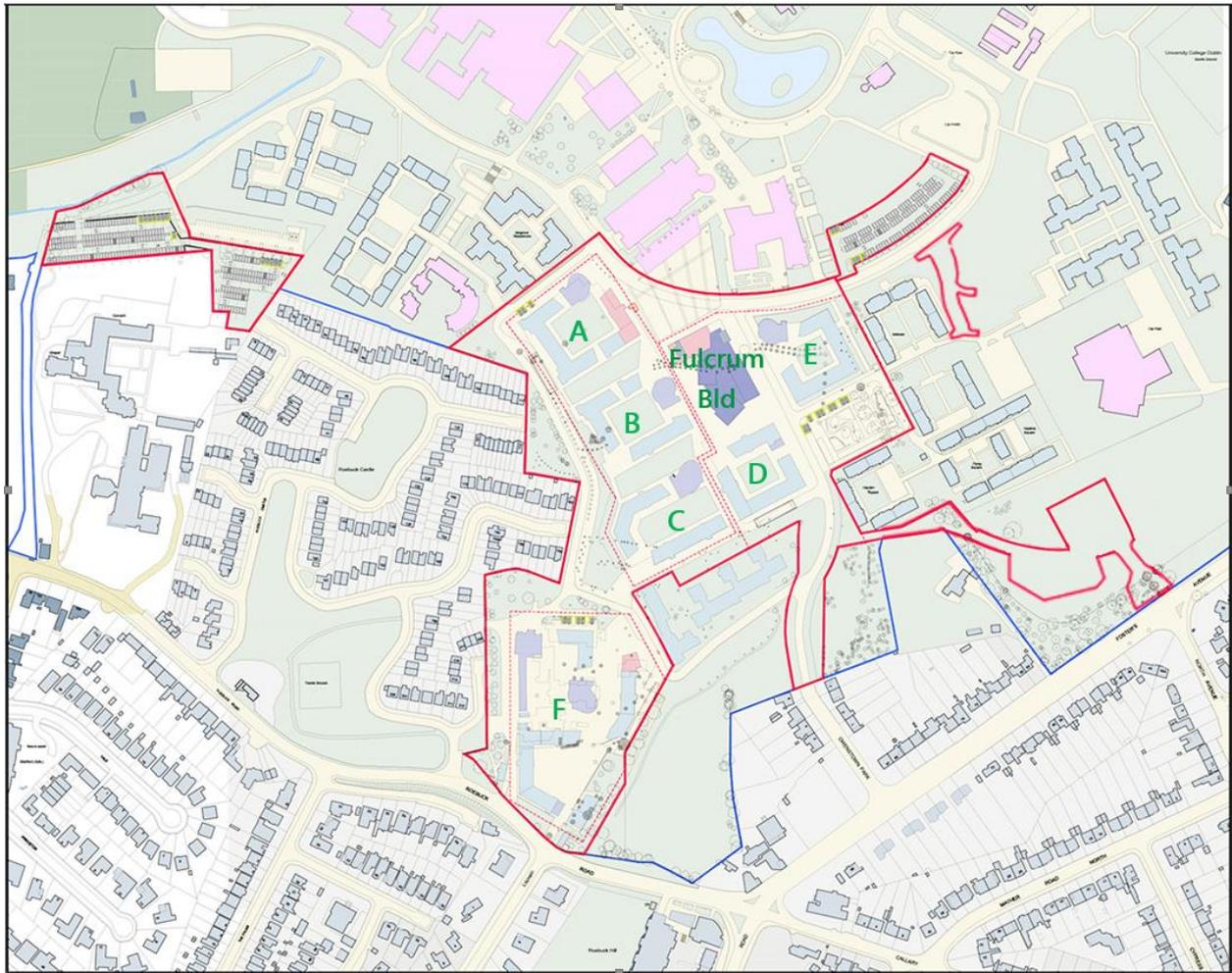
Roebuck Castle (a Protected Structure) including the West Wing (A & B, respectively) will be retained, as will the Crannog Lodge (F) and the Glebe Lodge (G) (a Protected Structure). The demolition works that are contiguous to the Protected Structures (A & B) comprise modern extensions which have no significant heritage interest. The removal and reinstatements of the relevant elements will be undertaken in accordance with best conservation practice.

3.2 Proposed Layout & Form

The proposed development comprises of 7 no. Blocks which vary in height from generally 5 to 10 storeys. There are 7 no. predominately Student Accommodation Blocks including the Fulcrum Building which includes some wider student services at ground floor level with student accommodation and ancillary uses on upper levels.

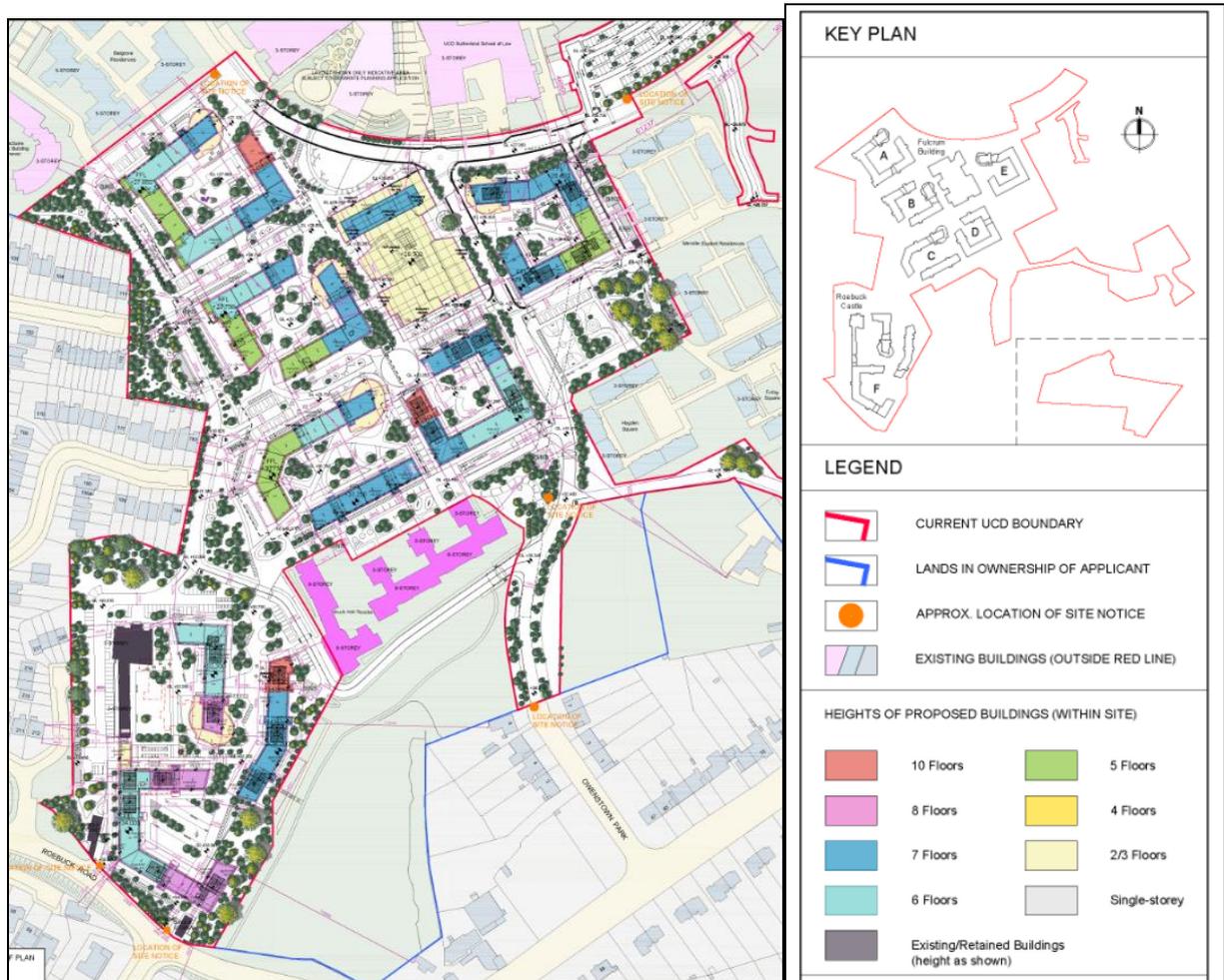
The proposed site layout is indicated in Figure 3.2 below. The overall layout seeks to connect the existing Student Accommodation Blocks at Merville, Belgrove, Glenomena, Ashfield and Roebuck creating a distinctive residential quarter on campus. The Student Accommodation Blocks have been laid out each around a central courtyard space. The Fulcrum Building is located to the north of the site to integrate the residential quarter with the academic core to the north.

Figure 3.2 Overall Site Layout



Heights of the proposed building vary across the site. Building heights have been informed by existing structures on site; the need to make sustainable use of Campus lands and factors relating to proximity to site boundaries; residential amenity and topography of the site.

Figure 3.3 Proposed Heights & Massing Concept



3.3 Student Accommodation

The proposed accommodation is arranged in a series of Blocks (Blocks A to F) together with the Fulcrum Building. Generally, the Blocks A to F accommodate between 400 no. to 600 no. students in a mix of student accommodation apartments (varying in size from 3 no. to 8 no. bed apartments); halls of residence (5 no. to 14 no. bedrooms, typically 10-14 no. bedrooms with dining facilities); and studio apartments (1 bed apartments).

Blocks A to F are designed to integrate with the existing courtyard style village developments on the campus, and to respect and appropriately integrate and engage with their respective contexts adjoining established residential development and adjacent to Roebuck Castle. The central courtyard space provides an amenity gathering space and students will be encouraged to use these areas through the provision of an attractive public realm incorporating seating, shelter and lighting. A significant degree of permeability is incorporated into the courtyards, both physically and visually, to facilitate links between the proposed development and the existing campus.

Each Block includes ancillary support services which serve the student residential populations. Such services include administration and support services as well as student amenity and study facilities.

Ancillary support services are accommodated within a Local Hub in each of the Residential Blocks (with the exception of Block D).

Table 3.1 Breakdown of Student Accommodation & Ancillary Facilities by Block

Block A:		
75 no. apartments	478 no. bedrooms	15,246 sq m gross floor area
491 sq m of ancillary hub comprising lounge area; study spaces; communal kitchenette, and a 20 machine laundrette.		
Block B:		
67 no. apartments	390 no. bedrooms	12,009 sq m gross floor area
477 sq m of ancillary hub comprising lounge area, study spaces, communal kitchenette, and a 20 machine laundrette		
Block C:		
57 no. apartments	386 no. bedrooms	11,970 sq m gross floor area
725 sq m of ancillary hub comprising lounge area, study spaces, communal kitchenette, and a 26 machine laundrette		
Block D:		
49 no. apartments and 12 no. Halls of Residence	452 no. bedrooms	12,973 sq m gross floor area
118 sq m student lounge		
Block E:		
67 no. apartments	412 no. bedrooms	12,023 sq m gross floor area
451 sq m of ancillary hub comprising lounge area, study spaces, communal kitchenette, and a 20 machine laundrette		
Block F:		
111 no. apartments and 12 no. Halls of Residence	828 no. bedrooms	25,604 sq m gross floor area
953 sq m of ancillary hub comprising lounge area, study spaces, communal kitchenette, and a 26 machine laundrette and 547 sq m of kitchen and lounges associated with Halls of Residence		
Fulcrum Building:		
60 no. Studios	60 no. bedrooms	8,450 sq m gross floor area

4,771 sq m of ancillary student accommodation uses including lounge areas, study spaces, student residences support facility

Total Student Accommodation:

512 no. apartments*	3,006 no. bedrooms	94,022 sq m gross floor area
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* Includes Halls of Residence & Studios

3.4 Other Support & Complementary Accommodation

The proposed Fulcrum Building is located centrally within proposed development and adjacent to the main academic campus. It provides an opportunity for the proposed residential quarter to interact with the academic campus core. The building includes additional facilities that are complementary to the proposed student accommodation while also serving as a student amenity resource for the academic core.

In addition to the additional uses in the Fulcrum Building, complementary uses are proposed at ground floor level of Block A including 2 no. retail services units and 1 no. café unit (totalling approximately 403 sq m) and 1 no. café unit at Block F (totalling 171 sq m).

Supporting Retail and Services:

- 1 no. Retail Services – 172 sq m
- 1 no. Retail Services – 76 sq m
- 1 no. Café – 152 sq m
- 1 no. Shop/Café – 171 sq m
- 1 no. Convenience Store- 383 sq m
- 4 no. Retail Units – 98 sq m each

Total Retail & Retail Services = 1,346 sq m

Student Facility Centre (Fulcrum Building):

- Auditorium with accommodation for approximately 290 seats (514 sq m)
- Dining Hall, with accommodation for approximately 160 seats, with ancillary Food Court & Kitchen (643 sq m)
- Central Social Space & Kiosks with accommodation for approximately 111 seats (1,303 sq m)
- UCD Contact entre (344 sq m)

Total Complementary Student Facility Provision = 2,804 sq m

3.5 Access & Car Parking

The proposed development provides for the minor re-alignment of the existing access road from the Owenstown entrance to the campus. Access to and egress from the proposed new basement car park will be at the perimeter of the campus, adjacent to the Roebuck Residences, which will ensure that the majority of traffic will not travel further into the Campus.

Further north, the access road will be realigned to suit the new block layout and will be designed as a shared surface (from the basement ramp entrance) with reduced traffic speeds to promote a more pedestrian friendly environment. A drop off point / taxi pick-up is provided to the northern end of the residences, close to the academic core, that will allow any traffic entering as far as this location to safely turn and exit the campus.

A new basement car park is proposed below three of the new residential blocks (A, B and C), which provides 637 no. spaces along with an additional 32 no. accessible spaces at surface level. It is also proposed to construct an additional surface car park adjacent to the Sutherland School of Law which would provide an additional 100 no. surface parking spaces, including 5 no. accessible spaces, and to extend the existing surface car park at Little Sisters to provide an additional 225 no. spaces including 12 accessible spaces.

Approximately 2,104 no. Bicycle Spaces will be provided on the basis of 1 per 2 bed spaces. Secure covered spaces will be provided in the basement and at grade in areas proximate and accessible to the proposed residences.

3.6 Landscape & Public Realm

The UCD landscape is rich and verdant. It underpins the campus ideal of a centre of learning amidst a green parkland of woodland walks and mature landscape. The landscape strategy aims to set the scheme in to the receiving environment and to enhance the public realm of the campus.

The Landscape and Public Realm Strategy (incorporated in the Basis of Design Report) and Masterplan use three landscape structures to generate a framework for the public realm spaces:

Shelterbelt and Woodland: Organised in a series of north-south bands, the western boundary of existing trees is supplemented with new planting to form a primary shelterbelt that also functions as a screen between the campus and the Roebuck Castle residential area. This primary shelterbelt sets up the main wind mitigation for the project. It is followed by three other bands of planting in a similar orientation, each adding to the mitigation and affecting localised microclimates within the scheme.

Microclimate and Aspect: The strategy is informed by the aspect and therefore microclimate created by the combination of tree planting and the existing and proposed buildings.

Sustainable Design: Whilst biodiversity will be achieved throughout the project, mainly by the specification of plant types and landscape management, sustainable design is also expressed through the use of Sustainable Drainage Systems. Swales and French drains repeat through the landscape, linking the green roof systems with the attenuation lake system nearby. Swales are typically dry, with wet periods in floods. These areas are in

The strategy is also divided in to three main spatial types, with a hierarchy of use and intimacy:

Civic and Amenity Spaces: The strategy is balanced with two main spaces; one civic space that becomes a multifunctional zone for everyday use and events such as a market or show at the interface between the academic and residential zones of the campus; the other is a recreational space with sports activities situated along the main entrance road of Owenstown Park – so the amenities are on display to people entering the campus. The space also includes social areas for people to view the recreation.

Recreation and Meeting Nodes: A series of three east-west 'green streets' are created between the proposed buildings forming recreational zones. These recreational streets cater for the incidental and programmed play of students and visitors, generating a community spirit and interaction. These are generally planted, are punctuated by meeting nodes at intersections, and are furnished with exercise and play equipment such as basketball hoops to encourage and inspire activity. The green streets also facilitate the linkages for the existing woodland perimeter walks through the campus, reinstating the Elm Walk route.

Courtyard Spaces: The semi open courtyards to the residential blocks are intended to have a quieter atmosphere than the green streets and civic and recreational spaces. Each are designed with a distinct identity along similar forms, corresponding to the architectural concept of unity in the form with individuality in detail or colour. These more passive spaces are also part of the circulation routes, so they are animated by people passing through them. They capitalise on the sheltered aspects of the spaces, generating seating and grasses areas for small groups and relaxation.

3.6.1 Trees

Whilst some 317 no. trees will be removed to facilitate the project, c.670 no. trees will replace them. The trees to be removed are young, and some require felling due to condition, those in the Elm Walk will be relocated to the western boundary, and one mature lime will be removed. Some of these trees can be propagated to maintain some continuity of the tree species and varieties on site. Full details on the conditions of existing trees are contained in the submitted Tree Survey. New tree planting will range from standards to specimen trees and from native to exotic depending on their location and prominence.

3.7 Site Services & Infrastructure

Site Services and Infrastructure are addressed in detail in the Infrastructure Report prepared by Barrett Mahony Consulting Engineers, submitted with the application.

The proposed development also provides for 3 no. Double Substations each with up to 1.1MW capacity. Each new Substation will serve a phase of the Development.

3.8 Phasing

It is envisaged that the development be constructed in three phases as indicated in Figure 3.4 and summarised as follows:

- **Phase 1:** Block D, Block E & Fulcrum Building, Surface Car Parks, Owenstown Road Realignment, Construction Access Road, Basement Ramp, and enabling works comprising various service diversions, new drainage, water, gas, electrical and services trenches all landscaping and public realm works associated with this phase of development.
- **Phase 2:** Blocks A, B, & C, Basement Car Park Structure, and various drainage, water, gas, electrical and service trenches all landscaping and public realm works associated with this phase of development.
- **Phase 3:** Demolition of existing buildings to the south of the development site and construction of new Block F buildings and various drainage, water, gas, electrical and service trenches all landscaping and public realm works associated with this phase of development.

There will be temporary car parking required when existing car park spaces are decommissioned to make way for development until the replacement permanent spaces are constructed.

Figure 3.4 Proposed Phasing Strategy



The sequence and method of construction of each phase will be confirmed with the appointed Contractor prior to commencement on site. The Contractor will be required to prepare a detailed Construction Management Plan on foot of these proposals.

Given the scale and complexity of the proposed development a 10-year permission is being sought. It is anticipated that the first phase of development, principally the Fulcrum Building together with Blocks D & E, will be constructed over a 24 - 30 month period.

A Construction and Environmental Management Plan has been prepared to inform the preparation of the application documents, and in particular the identification and avoidance or mitigation of potential biodiversity impacts, and is submitted with the application. A detailed plan will be prepared following appointment of a contractor to ensure that the balance of the application site and the overall campus can continue to function while various phases of development are being carried out and a high level of amenity for students is maintained throughout.

3.9 Key Statistics

Table 3.1 Schedule of Accommodation

Total Site Area			
Site Area	12.95ha		
Total Gross Floor Area Proposed	98,275 sq m		
Total Gross Floor Area Retained	1,300 sq m		
Demolition Area	5,291 sq m		
Footprint of Buildings (Proposed & Retained)	21,395 sq m		
Plot Ratio	0.77:1		
Site Coverage	16.5%/19.8% ¹		
Open Space/Public Realm	121,883 sq m		
Proposed Buildings	GFA	Total Bedspaces	Total Amenity
Block A	15,246 sq m	478	308 sq m
Block B	12,009 sq m	390	585 sq m
Block C	11,970 sq m	386	996 sq m
Block D	12,973 sq m	452	456 sq m
Block E	12,023 sq m	412	585 sq m
Block F	25,604 sq m (3 buildings)	828	1,301 sq m
Fulcrum Building	8,450 sq m	60	5,720 sq m
Total GFA (excl. Basement Level, Plant Rooms, ESB Substations & External Bin Stores)	98,275 sq m	3,006	11,207 sq m
Summary of Uses		GFA	
Student Accommodation		94,022 sq m	
General Campus Facilities		4,253 sq m	

¹ 16.5% based on entire site area; 19.8% If surface car parks & construction access roads excluded

Car Parking	Car Parking Spaces
Basement Level	637
Surface Level (Accessible Spaces)	32
Little Sisters Car Park	225
Sutherland School of Law	100

3.10 Use of Student Accommodation Units

It is intended that the Student Accommodation units may be used as visitor or tourist accommodation on a temporary basis outside of academic term times. It is envisaged that the accommodation would be utilised for summer school for international students, occasional accommodation for Sports Events, and other such events held on Campus.

The proposed use of the student accommodation is consistent with the definition of ‘Student Accommodation’ provided under section 13(d) Planning and Development (Housing) and Residential Tenancies Act, 2016:

‘(a) means a building or part thereof used or to be used to accommodate students whether or not provided by a relevant provider (within the meaning of Qualifications and Quality Assurance (Education and Training) Act 2012), and that is not for use—

(i) as permanent residential accommodation, or

(ii) subject to paragraph (b), as a hotel, hostel, apart-hotel or similar type accommodation, and

(b) includes residential accommodation that is used as tourist or visitor accommodation but only if it is so used outside of academic term times;’

Accordingly, it is not envisaged that such use would undermine the primary intended purpose of the facility as student accommodation and will ensure optimum use of the subject site.

4. POLICY CONTEXT

4.1 National Policy

The proposed student accommodation element of the proposed development provides a high quality, purpose built, on-campus student accommodation which will assist in creating a vibrant and socially engaging residential student population, and reduce daily traffic movements on and off the campus.

The proposed development is set in the context of an acknowledged, city-wide housing and student accommodation crisis. The *Report on Student Accommodation: Demand & Supply prepared* by the Higher Education Authority in 2015 (HEA Report) identifies the unprecedented growth in participation in higher

education in recent years, and states that it is set to continue based on projections for the full-time demand for education developed by the Department of Education and Skills. While participation in higher education brings many benefits, it also places pressure on existing infrastructure including an increasing demand for suitable student accommodation. The HEA Report identified the link between demand for student accommodation and impacts on the private rental market and trends in that sector, stating:

'Given the rent increases that have occurred in recent years, the low supply of stock and the level of student households in the private rented sector and the projected increase in student numbers over the coming years, it can be argued that an increased provision of designated student accommodation, both on and off campus, has the potential, in the medium to long term, to ease ongoing demand pressures in the private rented accommodation sector.'

The HEA Report estimates that there is currently an unmet demand of about 25,000 bed spaces which is having a significant impact on the private rental sector. The Report provides that Ireland's third-level student population is projected to grow by around 20,000 students (or 15%) to 193,000 students by 2024 which will result in continued pressure on the private rental sector. The HEA Report makes a number of recommendations to increase the supply of student accommodation over the coming years. In particular, the HEA Report advocates the development of accommodation on campus to assist in meeting demand.

The Government's *Action Plan for Housing and Homelessness, Rebuilding Ireland*, July 2016 (the Action Plan), identifies the importance of providing well designed and located student accommodation in order to avoid additional pressures in the private rental sector. The Action Plan acknowledges recent development in this regard, and states:

'However, an even greater level of provision of student accommodation is required and, accordingly, this Action Plan commits to the development of a national student accommodation strategy in 2017 by the Department of Education and Skills (DES) in conjunction with DHPCLG and other stakeholders, including DPER and the Department of Finance. This will set out a broad framework for delivery of an enhanced level of accommodation which will inform local authority housing strategies and the land management process in general, in order to provide suitably located and affordable sites.'

Actions identified include working with stakeholders to prioritise and progress viable projects to provide additional student accommodation in key urban areas. The Action Plan seeks to bring on stream proposals capable of delivering an additional 7,000 student accommodation places by end 2019, on or off-campus, in addition to projects already committed to.

More recently, the Department of Education and Skills have published the National Student Accommodation Strategy, July 2017 the primary objective of which is to ensure that there is an increase level of supply of purpose built student accommodation to receive the demand for accommodation in the private rental sector. The Strategy targets the construction of at least an additional 21,000 student accommodation bedspaces by 2024. It is noted that the proposed development has been included in the number of planned bedspaces referenced in the Strategy.

Consistent with the National Student Accommodation Strategy, the UCD Strategic Campus Development Plan 2016-2021-2026 provides for investment in additional student accommodation as part of the 10-year development framework for the Campus. The Campus Development Plan projects that UCD will continue to grow over the Plan period from a student population of c.26,750 in 2015 to a potential 30,760 by 2025. In order to alleviate current pressure on the private rental market, and to keep pace with future increases in

student population, the Campus Development Plan provides for the construction additional student residence bedrooms to bring the total residential population to 6,000 bedspaces.

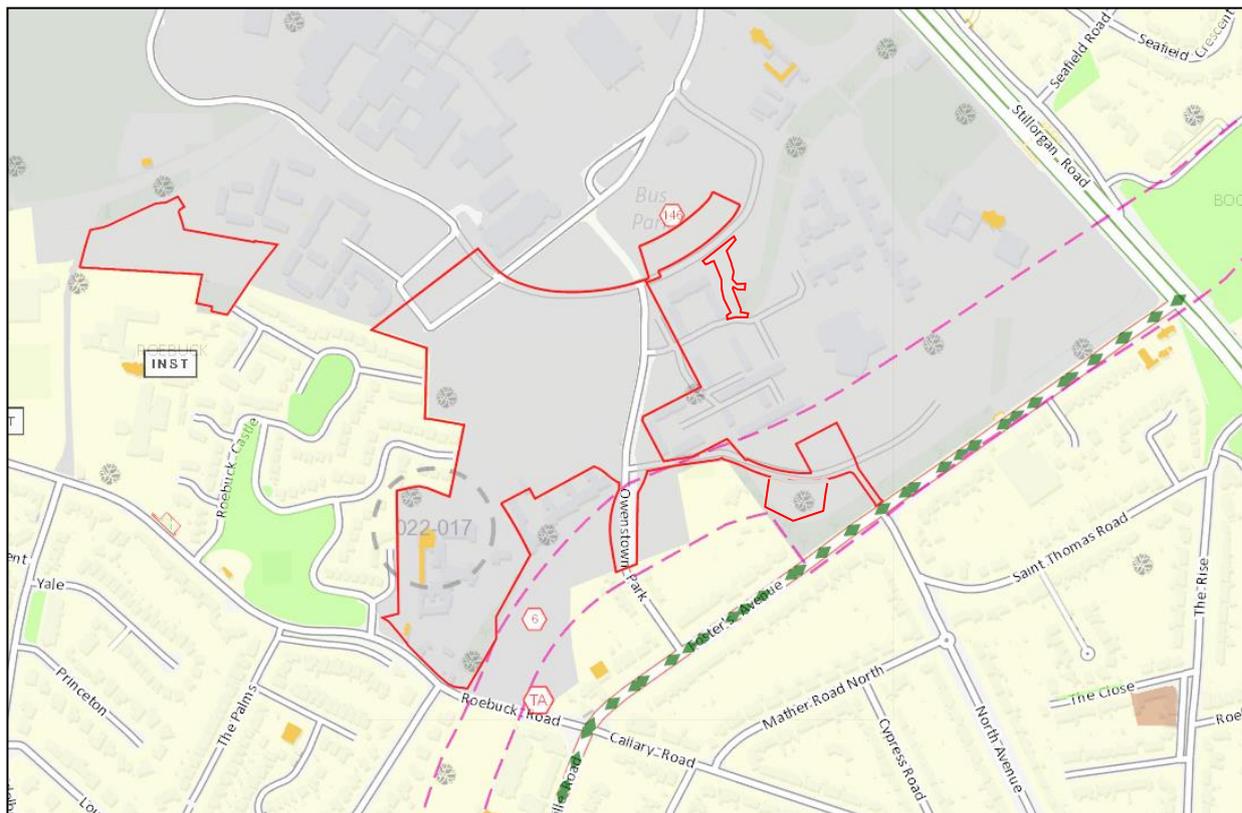
National policy has identified the importance of providing well-designed and located student accommodation in order to avoid additional pressures in the private rental accommodation. There are many benefits of locating student accommodation on-campus in terms of promoting sustainable travel patterns; maximising the opportunity of available resources; freeing up the private residential market (and future development sites); and, generally enhanced student experience. The proposed development is considered to be consistent with the Government’s *Action Plan for Housing and Homelessness, Rebuilding Ireland*, July 2016, and national housing policy generally.

4.2 Dun Laoghaire Rathdown Development Plan 2016-2022

4.2.1 Zoning Objective

The site is zoned Objective LIW which seeks ‘to facilitate, support and enhance the development of third level education institutions’. Student Accommodation uses and ancillary and associated student support facilities are permitted in principle.

Figure 4.1 Extract from Dun Laoghaire Rathdown Development Plan Zoning Map



4.2.2 Specific Local Objectives

The wider UCD Campus is subject to a number of Specific Local Objectives (SLOs). The siting and design of the proposed development, and the submitted documentation, have been informed by these objectives, as detailed below.

4.2.2.1 SLO 1 - Supporting the Ongoing Development of the Campus

'SLO 1 To facilitate, support and enhance the development of University College Dublin including all associated and supporting facilities. A range of uses will be facilitated on Belfield campus lands to encourage and foster strong links between education, community and the business sector in the County.'

The provision of on campus student accommodation will enhance the vibrancy and sustainability of the University. The consolidation of student accommodation on this part of the campus, and the provision of related ancillary facilities provided for in the Fulcrum Building and the retail and retail services uses, is consistent with the Strategic Campus Development Plan and SLO 1. The decanting of surface parking to a basement and to the periphery of the campus will facilitate the pedestrianisation and enhancement of the character and amenity of the student accommodation area and the core of the campus.

The proposed development is displacing a playing field and two informal kick-about areas. The centralisation, consolidation and enhancement of active and passive recreational facilities on the campus has been an ongoing process under the previous campus masterplan and the current Strategic Development Plan. The nature, range and extent of facilities provided for on campus compensates for the loss of the localised displaced facilities. It is further noted that the landscape and public realm strategy for the proposed development has incorporated opportunities for active and passive recreation, including the enhancement of woodland walks, for future and existing residents.

Accordingly, it is submitted that the proposed development is consistent with the UCD Strategic Campus Development Plan and SLO 1.

4.2.2.2 SLO 2 –Eastern By Pass Corridor

'SLO 6 To promote potential additional future uses of the Dublin Eastern Bypass reservation corridor, including a greenway/cycleway, a pedestrian walkway, biodiversity projects, recreational opportunities - inclusive of playing pitches - and public transport provision such as Bus Rapid Transit services, pending a decision from Transport Infrastructure Ireland/Central Government in relation to the future status of the Bypass. Any potential additional future short-term uses of the reservation corridor will be subject to a joint feasibility study to be undertaken by TII and the NTA.'

The proposed layout and design has afforded due regard to the Dublin Eastern Bypass reservation corridor and the provisions of the NRA's (now TII) Corridor Protection Study (January 2011). No permanent built elements are proposed within the reservation. The proposed temporary construction access route will cross the reservation corridor but will not have any permanent impact on the corridor given the timing of the proposed construction works (note, the commencement of the Eastern Bypass is not provided for within the lifespan of the GDA Transport Strategy up to 2035). Accordingly, the proposed development does not conflict with provisions of SLO6.

A full response to specific issues raised by An Bord Pleanála in respect of potential impacts that the construction phase of the proposed development may have on the Eastern Bypass reservation corridor has been provided by Barrett Mahony in Section 3.17 of the DBCL Cover Letter.

4.2.2.3 SLO 148 – LAP

'SLO 146 To prepare a Local Area Plan for Clonskeagh/UCD'

The process for the preparation of an LAP has not commenced and a timeframe for same has not been identified by DLRCC. However, the future development of the UCD Campus is the subject of a Strategic Campus Development Plan 2016-2021-2026 which was prepared in consultation with Dun Laoghaire Rathdown County Council (DLRCC) and the National Transportation Authority. The Plan provides a development framework for the physical development of the Belfield Campus in terms of the facilities required to support the further growth and development of the University, including the expansion and consolidation of student accommodation facilities. The Plan provides a coherent, plan-led context for the on-going development of the campus.

Accordingly, having regard to the consistency of the proposed development with national and county level policy as detailed above, the plan-led nature of the development, and the contribution that this significant quantum of student accommodation can make to addressing the city's housing supply crisis, it is submitted that the issue of prematurity pending an LAP does not arise.

4.2.2.4 SLO 148 – Car Parking

'SLO 148 To identify and address the on-going car parking issues within and surrounding UCD Campus. In particular, the Council will support and facilitate the on-going process of Mobility Management Planning for UCD, involving the University and the NTA, in order to achieve more sustainable travel patterns to and from the University and to work towards the development of a Campus Travel Plan.'

UCD has adopted a UCD Travel Plan 2016-2021-2026, which has been prepared and agreed through the Commuting Review Group which includes representatives of UCD, the National Transport Authority (NTA) and Dun Laoghaire Rathdown County Council (DLRCC). The Plan addresses car parking provision for the campus in a holistic manner and is consistent with the requirements of SLO 148.

As part of the UCD's Travel Plan 2016-2021-2026, and associated document *"Getting There the Sustainable Way"*, UCD has also agreed to limit the campus-wide car parking provision to a sustainable limit that takes account of the availability of alternative travel choices, while at the same time working to consolidate car parking facilities and continue to introduce car parking demand management measures

In this regard, the proposed application includes the consolidation of car parks and the net addition of 10 car parking spaces across the campus as part of the implementation of the car parking strategy contained in the UCD Travel Plan 2016-2021-2026. The proposed development adheres to UCD's Travel Plan 2016-2021-2026 aim to balance the amount of car parking in each cell; increase the quantum of managed visitor spaces within UCD; provide a limited number of dedicated spaces for student residence within UCD and maintain existing quantum of permit parking. The total number of car parking spaces throughout the UCD campus is within the targeted maximum number of spaces set out in the travel plan to 2026 which assumes that external transport improvements are achieved.

Accordingly, the proposed development has been set within the agreed UCD Travel Plan 2016-2021-2026 and therefore is consistent with the requirements of SLO 148.

4.2.2 Student Accommodation Policy

Policy RES12 relates specifically to the provision of Student Accommodation

‘Provision of Student Accommodation: It is Council policy to facilitate student accommodation on student campuses or in locations which have convenient access to Third Level colleges (particularly by foot, bicycle and high quality and convenient public transport) in a manner compatible with surrounding residential amenities. In considering planning applications for student accommodation the Council will have regard to the ‘Guidelines on Residential Developments for Third Level Students’ and its July 2005 Review (particularly in relation to location and design).’

The proposed development provides for the creation of a comprehensive, plan led, expansion of on-campus student accommodation and ancillary accommodation to serve the existing needs of the University. In this regard, the proposed development is fully consistent with the provisions of Policy RES12 to provide on-campus student accommodation.

Section 8.2.3.3 of the Development Plan provides that all proposals for student accommodation should comply with the Department of Education and Science Guidelines on Residential Development for Third Level Students (1999), the subsequent supplementary document (2005) and the ‘Student Accommodation Scheme’, Office of Revenue Commissioner (2007). Compliance with the requirements of the Department’s Guidelines are detailed in Appendix A.

The Development Plan acknowledges the demand for specific residential accommodation to cater for the growth of third level students and supports the provision of on-campus accommodation.

The Plan states that the assessment of planning applications for student accommodation will have regard to the following:

Development Plan Criteria	Compliance
<p>The location of student accommodation within the following hierarchy of priority:</p> <ul style="list-style-type: none"> • On Campus • Within 1km distance from the boundary of a Third Level Institute • Within close proximity to high quality public transport corridors (DART, N11 and Luas), cycle and pedestrian routes and green routes <p>In all cases such facilities will be resisted in remote locations at a remove from urban areas.</p>	<p>The proposed development provides for an on-campus student accommodation with is consistent with the Development Plan’s support for on-campus accommodation and its position at the top of the hierarchy of priority.</p>
<p>The potential impact on residential amenities. Full cognisance will be taken of the need to protect</p>	<p>The proposed development has been designed to ensure the protection of the residential amenity of</p>

<p>existing residential amenities particularly in applications for larger scale student accommodation, and such accommodation will not be permitted where it would have a detrimental effect.</p>	<p>adjoining and adjacent residential properties and existing and proposed on campus student accommodation.</p> <p>A detailed assessment of the potential impacts on the residential amenities of Roebuck Castle Estate is provided in the application cover letter and supporting documentation.</p>
<p>The level and quality of on-site facilities, including storage facilities, waste management, covered cycle parking and associated showers and locker, leisure facilities, car parking and amenity.</p>	<p>The proposed development provides for a range of internal and external student amenity and common spaces both in the Activity Hubs and the Fulcrum Building. Sufficient storage space is provided within the student accommodation units, and waste management facilities and bicycle storage are provided on a block by block basis. A combination of surface and basement car parking is provided to accommodate displaced car parking and provide limited spaces for future occupants, taxis and buses.</p>
<p>The architectural quality of the design and also the external layout, with respect to materials, scale, height and relationship to adjacent structures. Internal layouts should take cognisance of the need for flexibility for future possible changes of use.</p>	<p>The proposed development provides for a high-quality scheme that respects, responds to and integrates with the immediate and surrounding context.</p> <p>Detailed assessments of the potential impacts on the residential amenities of Roebuck Castle Estate, and on Roebuck Castle, Roebuck Glebe (Protected Structures), and Crannog House, is provided in the application cover letter and supporting documentation.</p>
<p>The number of existing similar facilities in the area. In assessing a proposal for student accommodation, the planning authority will take cognisance of the amount of student accommodation that exists in the locality and will resist the over-concentration of such schemes in any one area in the interests of sustainable development and residential amenity.</p>	<p>The proposed development provides for on-campus accommodation and accordingly is over-concentration is not a relevant consideration.</p>
<p>In all schemes the applicants will be required to provide a written documentary confirmation for a 'Qualifying Lease' as defined in the Guidelines on Residential Developments for Third Level Students published by the Department of Education and Science in 1999 and - noting the supplementary review document in 2005 - to prove that the</p>	<p>The documents referenced relate to qualifying criteria for the purposes of tax-break incentives is no longer relevant.</p>

accommodation is let to students within the academic year.	
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4.3 Building Height

Policy UD6 provides that *'it is Council policy to adhere to the recommendations and guidance set out within the Building Height Strategy for the County'*.

The Building Height Strategy included under Appendix 9 of the Plan does not specify maximum buildings heights. The Strategy seeks *'to ensure the protection of the built heritage of the County and general residential amenities while encouraging higher densities of quality where appropriate in accordance with national legislation and to ensure a plan-led approach to the assessment of taller buildings in the County'*. The Height Strategy identifies cumulative control areas already subject to various forms of height controls (including areas associated with LAP's; non-statutory plans; ACA's; amenity areas and open space zones). Significantly, the UCD Campus Development Plan 2005-2010-2015 is identified as one such non-statutory plan that provides a policy base for guiding future building height.

'The UCD Campus Development Plan 2005-2010-2015 sets out aims and priorities for the future direction of the University. This Plan includes a vision for world-class architecture, a network of pedestrian walkways and a transformation of the academic infrastructure to reflect the ambitions of a leading European university. The Masterplan has been noted by the Council and is referenced in the County Development Plan (2010) (SLO 5). The Masterplan refers to proposed future building heights noting that "it would be unsustainable to continue to develop 1/2/3 storey buildings" and that "it is therefore conceivable that 8-10 storey residential developments for student accommodation or 6 storey educational building be considered in the future". The Masterplan also suggests that "key sites for higher density landmark buildings should be designated based on visual impact, importance and urban priority. For example the 'Gateway' project and completion of the Science Block could accommodate such a landmark building".'

Section 4.3 of Height Strategy provides that *'the policy base outlined in the UCD Masterplan (2005), and referenced in the 2010-2016 County Development Plan, should be used to guide development on the campus. Specific building height ranges are outlined in the Masterplan. The construction of housing and/or educational development to the heights referred to in the Masterplan will be subject to ensuring that they do not have a detrimental impact on residential amenity of locations situated outside UCD campus'*.

The Development Plan does not specify any maximum buildings heights on this basis, similarly, the most recently adopted UCD Campus Development Plan 2016-2021-2026 provides for indicative heights which are subject to detailed design. The heights provided in the UCD Campus Development Plan 2016-2021-2026 are generally between 6 to 10 storeys and consistent with the heights in the UCD Campus Development Plan 2005-2010-2015.

The proposed height strategy has been based on maintaining the campus landscape character, making sustainable use of available land, and responding to the immediate context and in particular the protection of th residential amenities of adjoining and adjacent residential areas. Generally, buildings heights proposed are between 5-8 storeys or, where the building is in a location deemed suitable for wayfinding and is not considered to negatively affect the existing context, 8-10 storeys.

The proposed heights have been carefully considered with regard to overlooking, proximity to adjoining residential context and the topography of the site.

The massing of proposed new residences to the Roebuck Castle and associated outbuildings on the site has been carefully considered so as to not adversely impact on the adjacent protected structures, instead respecting the scale and character of these buildings, as detailed in section 4.4, below.

Further details on the relationship of the proposed development with adjoining residential areas and Roebuck Castle have been provided by Reddy Architecture + Urbanism Report entitled ABP Pre Application Consultation Opinion Reddy A+U Response.

4.4 Conservation

There are two Protected Structures within the area of the proposed development, namely Roebuck Castle (DLR RPS Ref. 217) and Roebuck Glebe (DLR RPS Ref. 236). Roebuck Glebe is a gate lodge located at the Roebuck Road entrance. It is one of a pair of lodges at this entrance, the other being The Crannog. No development or works to the Protected Structures or The Crannog are proposed as part of this application other than the removal of recent additions to Roebuck Castle to the south and east.

Detailed consideration was afforded to the siting, massing, design and elevational treatment of the buildings in the vicinity of these structures. Further details on the relationship of the proposed development Roebuck Castle, Roebuck Glebe and The Crannog have been provided by Robin Mandal, Historic Building Consultant in Chapter 15 of the submitted EIAR and Report entitled Conservation Report on the Proposed Development of Student Accommodation at University College Dublin, Belfield, Dublin 4.

5. SECTION 28 MINISTERIAL GUIDELINES

There are no current Ministerial Guidelines in respect of student accommodation. Ministerial Guidelines which are relevant to the assessment of the proposed development are addressed below:

5.1 The Planning System and Flood Risk Management (2009)

An assessment of flood risk has been undertaken in the EIAR, prepared in accordance with the 'Planning System and Flood Risk Management Guidelines' (DoECLG 2009). The assessment concludes that the proposed site is not located within an area where there is a high probability of flooding, and therefore a detailed FRA is not required.

5.2 Architectural Heritage Protection - Guidelines for Planning Authorities (2011)

There are two Protected Structures within the area of the proposed development, namely Roebuck Castle (DLR RPS Ref. 217) and the Glebe (DLR RPS Ref. 236). There is one Recorded Monument (Roebuck Castle, DU022-017) within the area of the proposed development. No development or works to the Protected Structures are proposed as part of this application other than the removal of recent additions to Roebuck Castle to the south and east.

Detailed assessments of architectural, cultural and archaeological heritage have been undertaken in the EIAR in accordance with the Architectural Heritage Protection - Guidelines for Planning Authorities (2011).

5.3 Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)

Screening for Appropriate Assessment has been undertaken for the proposed development in accordance with the Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) and forms part of the application documentation.

The site is not located within or directly adjacent to any Natura 2000 area. There are two Natura 2000 areas within a 2km radius of the site: the South Dublin Bay and River Tolka Estuary SPA (site code: 4024); and the South Dublin Bay SAC (0210). The Poulaphouca Reservoir, from which drinking water supply for this development will originate, is designated as a SPA (site code: 4063) and is located some 22km from the site.

The Screening Report concludes that *'significant effects are not likely to arise, either alone or in combination with other plans or projects that would result in significant effects to the integrity of the Natura 2000 network'*. Accordingly, further Appropriate Assessment is not required.

APPENDIX A DEPARTMENT OF EDUCATION AND SCIENCE 'GUIDELINES ON RESIDENTIAL DEVELOPMENT FOR 3RD LEVEL STUDENTS'

The Department of Education and Science in consultation with the Minister for the Environment, Heritage and Local Government prepared 'Guidelines on Residential Development for 3rd Level Students' in 1999 which were subsequently reviewed in 2005. Whilst these Guidelines were prepared in the context of qualifying for tax relief, they provide guidelines and standards intended to assist developers and designers in formulating proposals for student residential development and ensuring the overall standard of design. These standards are specifically referenced the Dun Laoghaire Rathdown Development Plan 2016-2022 as relevant to any new student accommodation development.

By way of summary, some of the principal standards identified in the Guidelines, which are relevant to the design of new student accommodation are included below:

<p>Total Floor Areas of Qualifying Premises: Accommodation under the scheme shall be provided by groupings of study bedrooms in "house" units. Each unit shall consist of a minimum of 3 bed spaces and an overall minimum gross floor area of 55 sq. metres, up to a maximum of 8 bed spaces and a maximum of 160 sq. metres.</p>	<p>The student accommodation provides 62 no. studio units; 24 no. halls of residence and 512 no. 'house units' which vary in size from 3 grouped bedrooms (3 no. bed spaces) to 8 grouped bedrooms (8 no. bed spaces).</p> <p>All of the 'house' units exceed 55 sq m while a total of 171 no. of the larger 7 and 8 bedroom units exceed 160 sq m in order to comply with Part M of 2010 Regulations.</p> <p>It is noted that these Guidelines were originally issued in 1999 in respect of tax incentive schemes which are no longer available. It is considered appropriate that the assessment and application of guidelines afford due regard to the circumstances and context of an application to ensure that a proposed development can respond to changed and changing circumstances and present and future needs.</p> <p>In this regard, there is a general acknowledged need for a range of student accommodation types including studios and halls of residence. Studios and halls of residence a common feature internationally of on-campus purpose built schemes. Studios in particular, serve the needs of postgraduate and overseas students who may have sole living preferences relating to their study demands, culture or religion.</p>
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<p>Kitchen/Living room: The provision of shared kitchen/dining/living room space shall be based on a minimum of 4 sq. m per bed space in the unit.</p> <ul style="list-style-type: none"> • Single study bedroom 8 sq. metres • Single study bedroom with ensuite shower, toilet and basin 12 sq. metres • Twin study bedroom 15 sq. metres • Twin study bedroom with ensuite shower, toilet and basin 18 sq. metres • Single Disabled study bedroom, with ensuite disabled shower, toilet and basin 15 sq. metres 	<p>Each of the house units will have access to a shared kitchen/living/dining room ranging in size from 25 sq m to 45 sqm. The minimum standard of 4 sq m per bedspace is exceeded in all instances.</p> <p>All bedrooms exceed minimum standards as follows:</p> <ul style="list-style-type: none"> → Single Study Bedroom with ensuite shower, toilet and basin: 12.9m² → Studio Units with ensuite shower, toilet and basin: 25.4m² → Single Disabled study bedroom, with ensuite disabled shower, toilet and basin: 25.8m²
<p>Bathrooms: These shall be either ensuite with the study bedrooms or separately provided to serve a maximum of 3 bed spaces.</p>	<p>All bedrooms are served by ensuite bathrooms.</p>
<p>Circulation and Storage: In addition to the above minimum requirements an adequate entrance hallway and circulation space shall be provided within each unit. A hot press/store should also be provided to facilitate use of the unit.</p>	<p>Generous hallway and circulation space has been incorporated into each unit.</p> <p>Hot-press/stores have been included in each unit.</p>
<p>Site Planning: The planning and design of developments should take account of the nature and character of the area in which they are located. The completed development should make a positive contribution to the built environment and develop the integration of students into the wider community where located off campus. Necessary security arrangements should be planned in a way which avoids isolating developments from the surrounding community.</p>	<p>Connections with existing student residences, both physically and visually; integration with the woodland walkway and movement through campus have been key priorities of the proposed development. Please refer to RA+U Architectural Design Report for further details.</p>
<p>The disposition of blocks of residential accommodation on the site and the layout of accommodation within each block should be designed to give optimum orientation in terms of daylight and sunlight to habitable rooms.</p>	<p>The design of the new buildings has been developed to incorporate passive design measures to enhance and maximise sunlight and daylight access. Please refer to RA+U</p>

<p>Regard should be had to the likely level of noise from adjoining sources in determining the optimum location and detailed design of, in particular, study bedrooms within units.</p>	<p>Architectural Design Report for further details.</p>
<p>Where not located on campus, adequate open space should be provided within developments for the amenity of students. Where the limitations of sites do not allow for small parks or gardens, alternative provisions should be incorporated in developments through a combination of terraced open space/roof gardens, and/or balconies with good landscaping where appropriate.</p>	<p>The proposed development is located on campus and future residences will have access to the wide range of recreational and amenity facilities Belfield has to offer.</p>
<p>Communal Facilities and Amenities: Communal facilities to service the needs of student residents should be provided for. The definition of qualifying developments includes "house" units and ancillary spaces including:- caretaker/security office and apartment; centralised storage; laundry facilities; drying rooms and utility rooms; and a seminar room. The floor area of these facilities shall not exceed 12% of the total area of the development, and their cost shall not exceed 12% of the total qualifying expenditure.</p>	<p>Communal student hubs are located in the residential blocks. These are designed to provided communal facilities and amenities to the residents of individual blocks. Block residents will share the facilities provided in Block E and Level 06 for the residential tower in the Fulcrum Building.</p> <p>As part of this development it is proposed to develop a residential student centre in the Fulcrum building. This will provide communal facilities and amenities for the residents on the campus.</p>
<p>Developments should include reasonable provision for secure bicycle storage within the site.</p>	<p>A total of 1,503 no. bicycle spaces are provided at basement and surface level.</p>
<p>Facilities for the handling, storage and collection of refuse should be provided with access for frequent collection.</p>	<p>Adequate provision has been incorporated into the design and has been developed in harmony with the wider UCD waste management plan. A Waste Management Plan will be submitted with the planning application.</p>
<p>Internal Design and Layout: Entrance hallways and corridors in developments should be well designed with good lighting and ventilation. Vertical and horizontal circulation should be arranged so that corridors do not extend more than 15 metres from a widened "landing" area which should include natural lighting where possible. Corridors should be widened at entrances to apartments.</p>	<p>The residences have been deigned to achieve this standard. Typically, the apartment corridors do not exceed 9m.</p> <p>In the Halls of Residences and the Studio apartments the corridors are wide in accordance with the requirements of Part M. In these areas, the corridors extend to facades to allow light into them.</p>

<p>The number of apartment units per lift/core in a development should not exceed a maximum of 30.</p>	<p>This has been achieved on all cores. The maximum provision is 16 on a single core in the residences with 30 studio apartments per core in the Fulcrum Building.</p>
<p>Disabled Access and Provision of Accessible Bedrooms: Developments should provide a minimum of one out of every fifty, or part thereof, of the total number of bed spaces in a development designed for students with disabilities. These study bedrooms shall be fully wheelchair accessible complete with ensuite bathroom facilities.</p>	<p>The proposed development meets the requirements of Part M and provides accessible rooms at a ratio less than the one out of every fifty required here. All accessible bedrooms have an accessible En-Suite facility and the communal kitchen has been design to meet the requirements of Part M.</p>

APPENDIX B PLANNING HISTORY

It is noted that there is no recent, relevant planning history associated with the majority of the site. The redline boundaries of a number of planning applications overlapped with the application boundary for the proposed development. Also some applications may relate to a discrete part of the site. A summary of such applications is provided in the Table below.

Reg. Ref.	Description of Development	Decision
D16A/0962	<p>Permission for a 1-3 storey extension (with single storey enclosed roof plant area) to the School of Business. The extension will incorporate an additional lecture theatre with learning areas (collaboration work spaces, classrooms, huddle/meeting rooms, studios, booths), extension to existing café/lounge and all ancillary areas (storage, WCs, lobbies, etc). Minor reconfiguration to existing School of Business, including removal of 2 balconies (total area c.35 sqm). Provision of 70 bicycle parking spaces adjacent to the School of Business building. Total gross floor area of proposed development c.2,989 sqm (with an additional c.210 sqm of enclosed roof plant). All associated site development, landscaping works and services provision. The proposed development involves modifications to the landscaping layout permitted under D10A/0105 (Sutherland School of Law).</p>	Grant
D13A/0404	<p>Permission and retention permission for development on a total site area of 2.87ha. The development site adjoins the existing Belgrove student residential complex and will consist of the construction of the following Student Residential and ancillary buildings on an existing car park site: Three no. 5 storey blocks comprising a total of 45 no. self-contained student residences (c.7,078 sq.m.), one no. 5 storey block comprising 14 no. self-contained student residences (c.2,262 sq.m.) incorporating a single storey student ancillary accommodation block at ground level, comprising launderette and 3 no. multi-purpose rooms and toilets (c.345 sq.m.). Each residence will contain 6 no. en-suite bedrooms including a living room/kitchen. Each block is served by a single staircase and lift with a roof mounted plantroom. (Total plantroom area c. 211 sq.m.). The development also comprises of the erection of a 2.4m high boundary fence around the building perimeter with 2 no. access points, a paved entrance plaza linking the existing Belgrove residential complex and Geary Institute building with the new development, access steps from the existing roadway to the plaza area incorporating a wheelchair access ramp adjacent to the entrance steps, 100 covered and open bicycles parking stands, provision of 35 no. car spaces and 6 no. disabled car spaces associated with the development, re-configuration of the adjacent existing car park to the south east of the development to permit fire tender and refuse vehicle access, external site and building signage, external lighting, erection of a new ESB sub-station (c 30 sq.m.) and waste compound area, removal of trees, photovoltaic panels on all block roofs, site landscaping and all associated site development works. The application also</p>	Grant

	includes for the permanent retention of a previously permitted temporary car park to the east of the proposed site containing 258 parking spaces associated with the Sutherland School of Law Development. (Reg. Ref. no. D10A/0105	
D11A/0348	Retention permission is sought for development consisting of security gates, fencing and 3 no. security huts to the Merville, Belgrove, Roebuck and Glenomena Student Housing Villages. The total application schedule is as follows; a) 483 linear meters of fencing, 2 security gates and one 11.4 sq.m security hut at Belgrove Village b) 414 linear meters of fencing, 2 security gates and one 11.4 sq.m security hut at Merville Village c) 311 linear metres of fencing, 2 security gates at Glenomena Village, d) one 11.4 sq.m security hut at Roebuck Village and associated site works on lands at UCD Campus.	Grant
D10A/0105	Permission is sought for the constructionn of a part two storey, part three storey 6,117 sq.m building for the School of Law incorporating lecture theatres, teaching areas, office space and associated ancillary facilities on a site to the south east of the Quinn School of Business building; the construction of a new realigned section of internal campus vehicle ring road connecting to the existing internal campus vehicle network including the future provision of pedestrian only and cyclist only route ways within the campus; the closure of the existing 92 space car park to the north and the incorporation into the existing landscaping area; the reconfiguration of an existing car park to the north east to facilitate the realigned section of internal campus vehicle ring road and the construction of a 258 no. space car park south east to replace the parking spaces removed from the car park to the north and relocated from the car park to the north east and to serve the proposed School of Law, and all associated site development works including hard and soft landscaping, lighting etc.	Grant
D09A/0898	Permission is sought for development for UCD. UCD intend to construct a new 2.4m high stone faced boundary wall with wicket gate between UCD student residences, Belfield, and the Little Sisters of the Poor convent lands, Roebuck Road, including the diversion of existing surface water drain.	Grant
D08A/0603	Permission is sought for a 6 storey building of student housing, with roof mounted plant and ancillary facilities, including internal modification and extension of an existing, adjoining 2 storey building, relocated car parking and sundry site works. The application includes for the provision of 12 no. student house units (total 134 bedspaces) in the Belfield Campus, between the Owenstown Gate and Roebuck Castle and adjacent to the existing Roebuck Hall 1 student housing,	Grant
D07A/1215	Permission is sought for the provision of new kitchen and utility room units, formation of new ope between kitchen and living room, the construction of a new granite wall c. 1.8m high (with laurel planting both sides) running perpendicular from the rear (east) facade of the main house to the existing stone wall; the forming of an opening in the existing stone	Grant

	wall for a gate, removal of part of flat roof and construction of 5 no. steps, all at the southeast corner of Glebe House; and for the provision of a new pedestrian gate in existing wall to Roebuck Road east of the existing pedestrian entrance including the provision of a new wall c. 1.8m high inside the existing wall. A protected structure.	
D07A/0398	Permission is sought for development to the grounds and extension consisting of the erection of a new railing, 1.8m high, offset 1.2m from the east facade of Glebe House (A Protected Structure) running from approximately the south gable to the north gable of Glebe House; the forming of an opening in the existing stone wall for a gate, removal of part of flat roof and construction of 5no. steps all at the southeast corner of Glebe House; and the provision of a new pedestrian gate in existing wall to Roebuck Road, east of the existing entrance including the provision of a new railing, 1.8m high, inside the existing wall.	Refuse
D05A/1179	New entrance gateway, roadway realignment (including new roundabout and bus halt) and associated sundry works, all at Owenstown Park entrance to the Belfield Campus.	Withdrawn
D04A/1503	no blocks of 5 storey student housing and ancillary facilities. The application provides for 50 no 2 bedroom student apartments (total 150 bed spaces). The development will be within the historic curtilage of, but not part of , Roebuck Castle (a protected structure) and no works are proposed to Roebuck Castle itself.	Grant

APPENDIX C SECTION 57 DECLARATION (DEC 02/12)

Planning Department
An Rannóg Pleanála
Secretariat Section
County Hall,
Marine Road,
Dun Laoghaire
Tel: 01 205 4871

Our Ref: DEC02/12

Kavanagh Tuite Architects
Terminus Mills
Clonskeagh
Dublin 6

16th May 2012

Planning and Development Acts, 2000-2010
Section 57 (2) Declaration

Re: Roebuck Castle Complex, Belfield University Campus, Dublin 4

Dear Sirs,

I enclose herewith a Declaration in respect of the above structure.

Yours faithfully



Anne O'Connor
Senior Staff Officer
Planning Department

Enc

KAVANAGH TUITE		
Job No	1767	File Ref
		CONSENT
17 MAY 2012		
FAC	Init	Date
BK	BK	17/5
JIC		



**DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL Planning Department
DECLARATION**

In accordance with Section 57(2) of the **Planning and Development Act, 2000**

This Declaration clarifies what works would materially affect the character of the Structure and as a result would require planning permission. Changes of use or intensification of the current use, inter alia, may require planning permission notwithstanding this declaration. If in doubt, please consult Dun Laoghaire Rathdown County Council for further advice before commencing any works. The legal protection afforded by the Act extends to the whole of this Structure including the interior and the land lying within the curtilage of the Structure. The protection also extends to any other structures lying within that curtilage, to their interiors and to all fixtures and features that form the interior or exterior of any structure within the curtilage, and, where specified in the Record of Protected Structures, to attendant grounds. This may include aspects of the Structure that seem unremarkable, or that are hidden. Any person who without lawful authority causes damage to a Protected Structure shall be guilty of an offence.

Declaration Reference Dec 02/12	Date of Request 15th February 2012
Previous Declaration 16/02	Date of Issue 9 th May 2012
Address of Structure Roebuck Castle UCD, Stillorgan Road Belfield , Dublin 4	Applicant Kavanagh Tuite Architects Terminnus Mills Clonskeagh Dublin 6
Map Reference Map 2	Date of Inspection 20 th July 2011 and 20 th January 2012
RPS Reference No. 217	Documentation Report including historic maps, survey drawings and photographic record.

Brief Description of Structure

Roebuck Castle is built on the site of a medieval structure depicted by Gabriel Beranger in 1777. The vaulted undercroft of this structure is incorporated into a Gothic style house rebuilt in the 19th Century. The building is constructed in sandstone with ornate carving, it is composed of three bays with a projecting entrance bay and a steeply pitched slated roof behind a castellated parapet.

The setting of the Castle has been greatly altered since 1943 (when the Little Sisters of the Poor purchased the property), with the construction of additional buildings close to the historic structure. Today the site consists of the original castle building with a two-storey wing to the west, a chapel building and a former convalescent home to the east, and several two storey ancillary buildings in a courtyard configuration to the south. The site was acquired by UCD in 1983 and is currently occupied by the UCD School of Law.

There are a number of structures listed separately in Appendix C, Schedule 1 Record of Protected Structures:

Structure Name	Description	RPS No.
Roebuck Castle	Castle	217
Roebuck Glebe	Cottage	236
The Lodge	Gate Lodge (formerly to Roebuck Castle)	219

Only the original Castle building and West Wing are coloured orange (indicating a Protected Structure) in the County Development Plan 2010-2016, Map 2.

Note:

Roebuck Castle is included on the 'Record of Monuments and Places'-Reference DU 022-017 and as such is Protected under Section 12 of the National Monument (Amendment Act) 1994. Notice must be given to Minister before all proposed works.

The Section 57 report by Kavanagh Tuite Architects outlines the historical development of Roebuck Castle complex with the use of historic maps and survey drawings. The complex has been divided into Zones (depending on the architectural and historic interest) which are colour coded as shown on Drg No. SK006 by Kavanagh Tuite Architects.

Castle Building (A) Coloured Dark Blue

This structure is largely Victorian dating to c. 1874. No new works are proposed for this part of the complex.

West Wing (B) Coloured Red

The west wing is believed to have been built in two phases. In 1943-46 the stable portion of the wing was adapted for habitable use. The interventions were carried out in a less than sympathetic manner with a new concrete stairs added, numerous partitions and a random fenestration pattern. The wing is in locally poor condition with evidence of damp ingress, outdated engineering services and poor quality internal joinery.

Reference Documents: Appendix 6 Figs 02-04, 07, 09, Appendix 5: Photographic Record.

South Courtyard Range (C) Coloured Light Blue

It is believed that originally this was a single-storey, stable-type out-building. There is cartographic evidence of buildings on this part of the site, however the current buildings are so altered from the original that little of historic integrity remains.

None of these buildings are considered to form part of the Protected Structure of Roebuck Castle and are not coloured on the County Development Plan 2010-2016 Map 2.

Reference Documents: Appendix 6 Figs 02-04, 07, 08, 09. Appendix 5: Photographic Record.

Modern Building Range (D, E and H) Coloured Green

These were added when the site was purchased by the Little Sisters of the Poor:

- In 1953 they built a four-storey convalescent home to the immediate east of the Castle.
- In 1959, a new chapel was constructed to the south of the Castle.
- In 1962, the existing chapel was converted into a kitchen.

The entire complex was purchased the University in 1986, who went on to construct an Education Centre in 1990.

None of these buildings are considered to form part of the Protected Structure of Roebuck Castle are not coloured on the County Development Plan 2010-2016 Map 2.

The Crannog (F) and Glebe Cottage (G) Coloured Yellow

The Glebe Cottage is the original Gate Lodge from the 1874 restoration. No new works are proposed for these structures.

Outbuildings (J) Post 1943 Coloured Orange

These are a range of stores and sheds dating from the late 20th Century. These a rudimentary modern structures and are not considered Protected Structures.

NIAH Registration Number (if applicable) N/A

Works which would affect the character of the structure and therefore require planning permission:

Area A

Any works not outlined below.

Any extensions to, demolitions of and/or any development of existing structure and any other development within the curtilage.

Works which would result in the loss of, or damage to the internal or external physical historic fabric of any part of the structure.

Changes to external appearance.

Area B

Alterations to exterior appearance (apart from the replacement of 1940s windows), and Extensions

Area C

Any extensions to or demolition of the existing structures.

Area D, E and H

Any extensions to or demolition of the existing structures.

Area F and G Lodges

changes to internal layout.

changes to exterior appearance.

Works which would result in the loss of, or damage to the internal or external physical historic fabric of any part of the structure.

Extensions, demolition of existing structures and any other development.

Area J

These are rudimentary modern structures. None of these structures are considered to form part of the Protected Structure of Roebuck Castle and are not coloured on the County Development Plan 2010-2016 Map 2.

Works which would not affect the character of the structure and therefore not require planning permission:

Area A

Routine maintenance carried out in accordance with the Department of the Environment, Heritage and Local Government Conservation Guidelines.

Redecoration including painting of all external/internal surfaces previously painted with the paint spec./colour to be appropriate to the character of the building.

Remedial repairs including painting, draft proofing of windows including balances, opening mechanisms, architraves and shutters. Any original/early glass to be retained. Any necessary repairs/replacement of original window sections to be appropriate timber frame sliding sash with pane arrangements, mullion profiles and glazing to match existing.

Area B

Removal and re-arrangement of internal partitions and general repairs and refurbishment.

Changes to internal surfaces, finishes or linings.

Replacement of 1940s windows with more sympathetic windows.

Replacement of internal services.

Area C, D, E and H

removal and re-arrangement of internal partitions and general repairs and refurbishment.
changes to internal surfaces, finishes or linings.
replacement of internal services.

Area F and G Lodges

Routine maintenance carried out in accordance with the Department of the Environment, Heritage and Local Government Conservation Guidelines.
Redecoration including painting of all external/internal surfaces previously painted with the paint spec./colour to be appropriate to the character of the building.

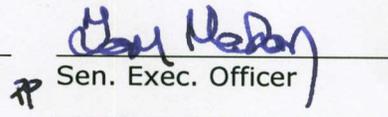
Special Remarks

General Principles to repair and maintenance:

- All work should be carried out in accordance with D.o.E. "Conservation Guidelines" and best conservation principles;
- All repairs should be carried out by a skilled practitioner;
- Repair rather than replace; where replacement is necessary, replace like with like.


A/Conservation Officer


Sen Exec. Planner


Sen. Exec. Officer

