

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**  
**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

Trinity College Dublin intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Cunningham House, Trinity Hall, Dartry, Dublin 6.

The application site includes Cunningham House and existing Sports Hall (abutting Oldham House, a Protected Structure) and is generally bound to the west and north by the existing Trinity Hall Campus, to the east by the boundary with the Temple Square development and to the south by Temple Road. The site excludes Greenane House (a Protected Structure) but includes the area immediately adjoining the House. The application site also includes a small parcel of land located adjacent to the existing vehicular access from Dartry Road and the existing electrical substation located to the north-east of Purser House (a Protected Structure) all within the main Trinity Hall campus.

The development will consist of an extension to existing purpose-built student accommodation at Trinity Hall with an overall gross floor area (GFA) of approximately 10,982sqm (over a part lower ground floor level plant area of 55sqm GFA) providing a total of 358 no. purpose-built student bed spaces together with complementary and ancillary uses. The proposed development consists of:

- Demolition of Cunningham House, the Sports Hall (including the removal of existing part basement of 104sqm), the eastern section of the existing rear boundary wall and associated single storey ancillary sheds within the curtilage of Greenane House (a Protected Structure) (c.2,864sqm total GFA to be demolished).
- Provision of 4 no. connected blocks arranged in a quadrangle form: Block A ranges in height from four to eight storeys; Block B is four storeys in height; Block C is three storeys in height while the Forum Block is single storey in height (partially double height space rising to a maximum height of 9.6m above adjoining ground level).
- 358 no. purpose-built student bed spaces comprising of 11 no. 5-bedroom units; 4 no. 6-bedroom units; 1 no. 7-bedroom unit and 34 no. 8-bedroom units together with ancillary student amenity spaces.
- 4 no. staff apartments (3 no. 2-bedroom apartments and 1 no. 3-bedroom apartment) with winter-gardens/balconies on south elevation of Block A and north and west elevation of Block C.
- 2 no. study spaces/classrooms providing a total of 68sqm gross floor area.
- A replacement multi-use Sports Hall, together with the adjoining Forum amenity space, resulting in a total area of 1,033sqm.
- Outdoor amenity spaces within the central courtyard together with enhanced public realm and landscaping works within the curtilage of Oldham and Greenane House (both Protected Structures) and a restricted access outdoor space at podium level above the Forum Block.
- 188 no. bicycle parking spaces within the application site.
- Single storey security hut at the main vehicular entrance to Trinity Hall from Dartry Road (10sqm GFA).
- Minor repositioning of the existing access gate onto Temple Road, moving it 4.2m westward, to facilitate maintenance and emergency access only, together with associated repair works to existing boundary wall.
- Works to Oldham House (a Protected Structure) to include works necessary for the demolition and replacement of late 20<sup>th</sup> century Sports Hall (directly abutting Oldham House); replacement of late 20<sup>th</sup> century existing doors and window at ground floor level (all on the east elevation only) to facilitate connections to the new Forum amenity space; reinstatement of 2 No. original, historic first floor rear window openings (east elevation only) to match existing adjacent, sash windows and 1 no. new door to provide access to proposed roof terrace; removal of existing sand/cement and gypsum plaster finish to east façade and replacement with lime render; and renovation of porch structure, stairs and first floor door on southern elevation.
- Provision of a screen wall to the south of Greenane House (a Protected Structure).
- All associated and ancillary landscaping works; site lighting; refuse storage; boundary treatments; plant; solar photovoltaic panels; water, wastewater and surface water works; upgrade works to existing electrical substation and all other site and development works.

This application will be accompanied by a Natura Impact Statement (NIS).

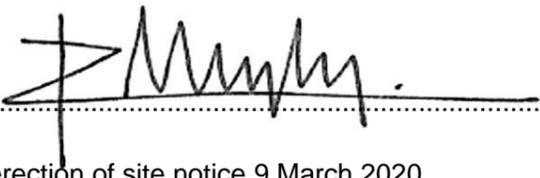
The application, together with the NIS, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.tcdplanning.ie](http://www.tcdplanning.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed: .....

(Agent: Reddy Architecture + Urbanism, Dartry Mills, Dartry Road, Dublin 6)

Date of erection of site notice 9 March 2020