

# Proposed Strategic Housing Development (SHD) Cunningham House, Trinity Hall, Dartry



**Dublin City Council**

South East Area Committee Meeting 20<sup>th</sup> April 2020



Dublin City  
Baile Átha Cliath

# Application Details

**Reg. Ref:** SHD0004/20 - ABP Reference: 306837-20

**Applicant:** Trinity College Dublin

**Location:** Cunningham House, Trinity Hall, Dartry, Dublin 6

**Proposed Development:** Student Accommodation – 358 bed spaces

**Website:** [tcdplanning.ie](http://tcdplanning.ie)

# What Has Happened to Date?

## Pre-Planning

- Meetings with Planning Authority on 5-03-2019; 24-04-2019; 20-05-2019 and 10-07-2019.
- Tripartite Meeting with Planning Authority and An Bord Pleanála on:
  - 23<sup>rd</sup> October 2019
- An Bord Pleanála issued 'Pre-Application Opinion' 11<sup>th</sup> November 2019
- Application lodged: 9<sup>th</sup> March 2020
- Closing Date for Submissions: 7<sup>th</sup> May 2020

# ‘ABP Opinion- Points to be addressed’

- Compliance with SHD legislation
- Proposed height, further justification of the height in the context of the adjoining residential properties.
- Further consideration of elevational treatment.
- Report that addresses how the proposed development integrates with the existing trinity Hall campus.
- Arboricultural Report – that addresses the potential impact of the proposed development on the Botany Departments arboretum.
- Mobility Management Plan.
- Construction and Demolition Waste Management Plan.
- Student accommodation management plan.

# Development Plan



Z1 “To protect, provide and improve residential amenities”

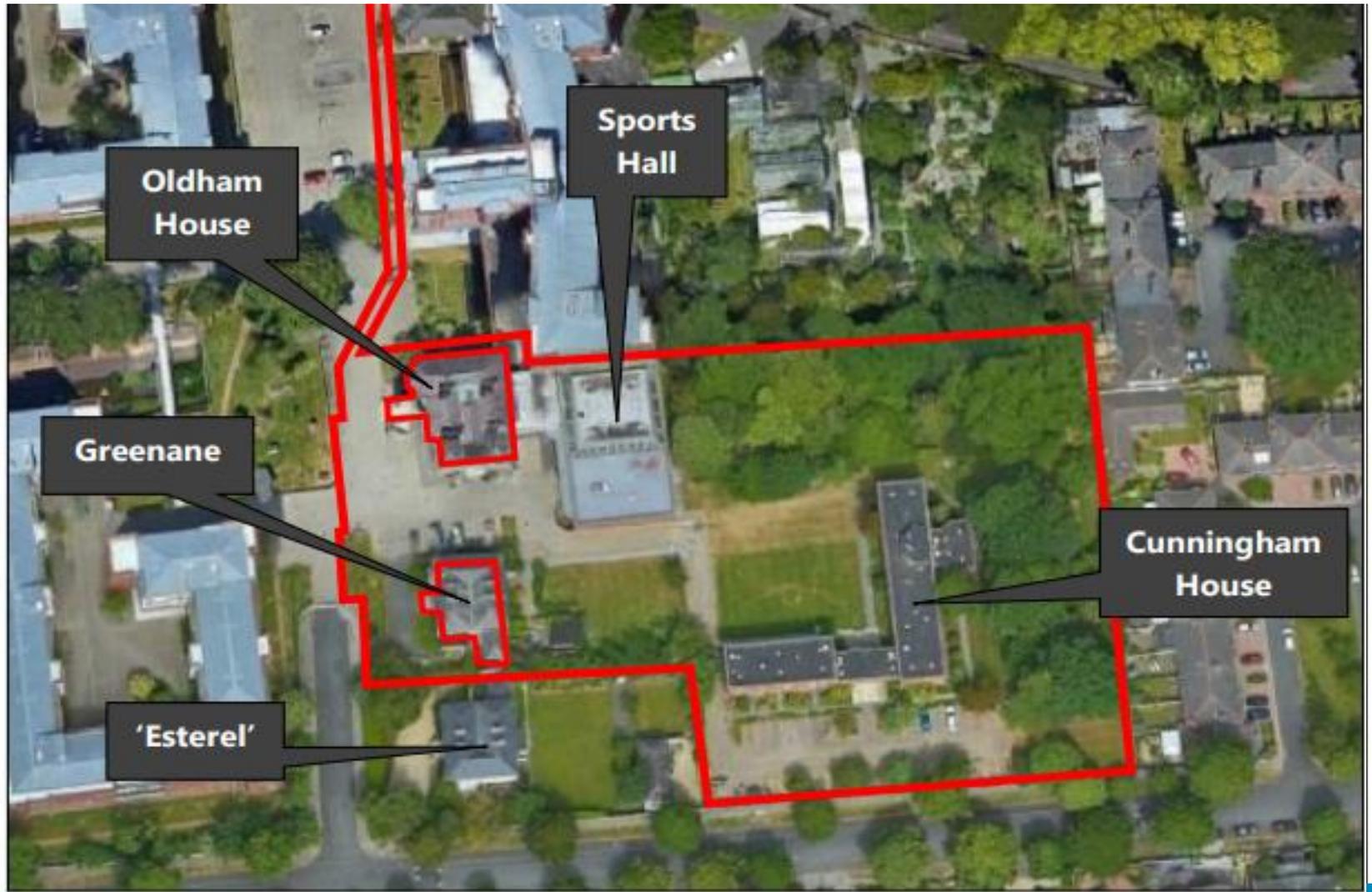
# ‘Proposed Development’

- Demolition of Cunningham House, the Sports Hall within the curtilage of Greenane House (a Protected Structure) (c.2,864sqm total GFA to be demolished).
- 358 no. purpose-built student bed spaces, in two interconnected blocks [Blocks A and B], predominantly 4 storey in height with Block A rising to 6 storeys and 8 storeys to the north-west.
- A replacement multi-use Sports Hall
- 4 no. staff apartments. These apartments will be occupied by assistant wardens,
- Works to Oldham House (a Protected Structure) to include works necessary for the demolition and replacement of late 20th century Sports Hall.
- Reinstatement of gardenesque setting and amenity to the front curtilage of Oldham House and Greenane House (Protected Structures).
- Replanting of three-times the number of trees to be removed, across the wider Trinity Hall campus, due to condition or development proposals, with native and botanically interesting species.
- A range of student amenity and common spaces are provided and comprise a mix of outdoor spaces within the courtyard and internal spaces
- 188 no. cycle parking spaces located within the application site.
- Minor repositioning of the existing access gate onto Temple Road, moving it approximately 4.2m westward to facilitate and maintenance emergency access only.

# Trinity Hall Context



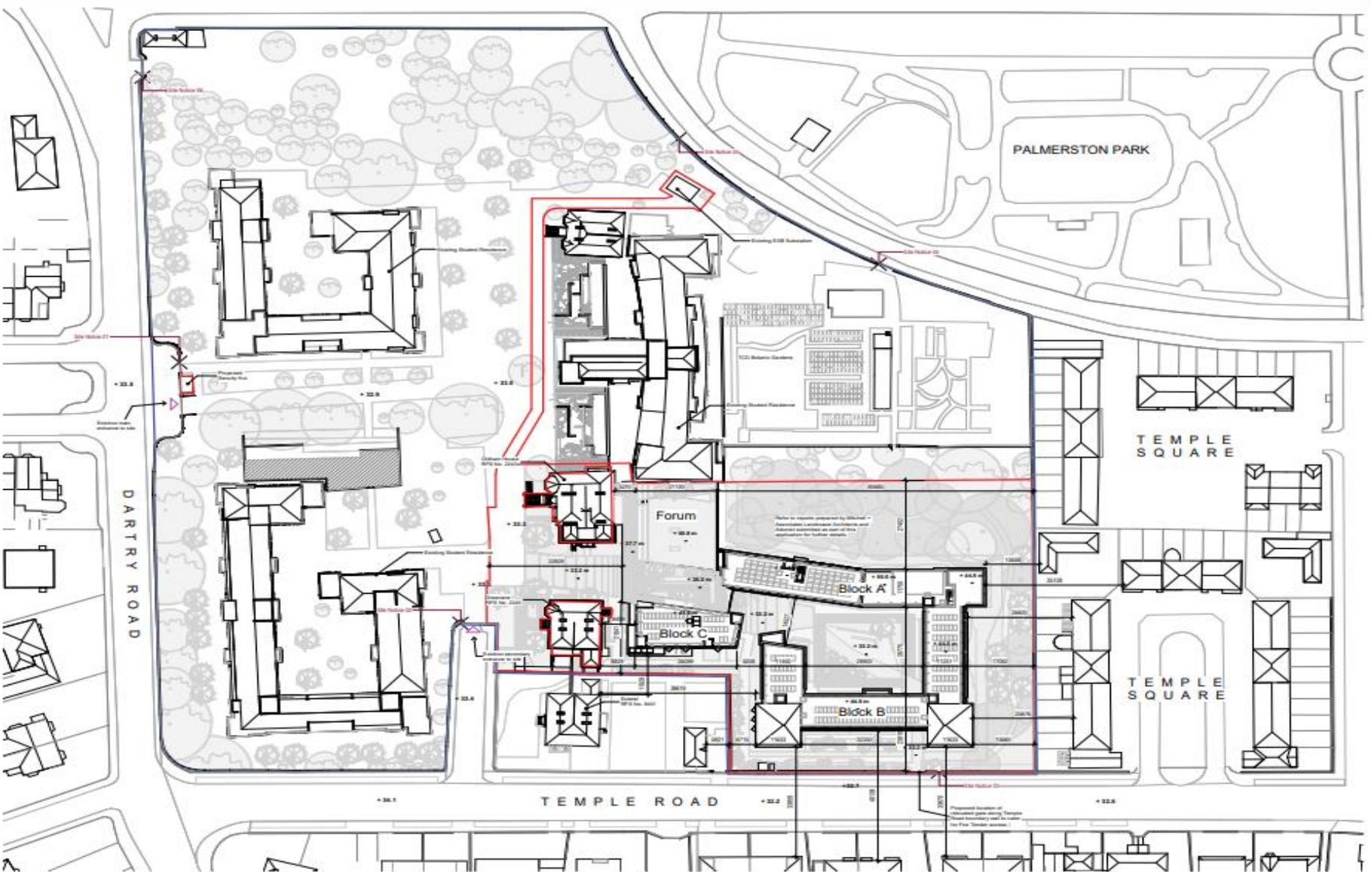
# Site Context



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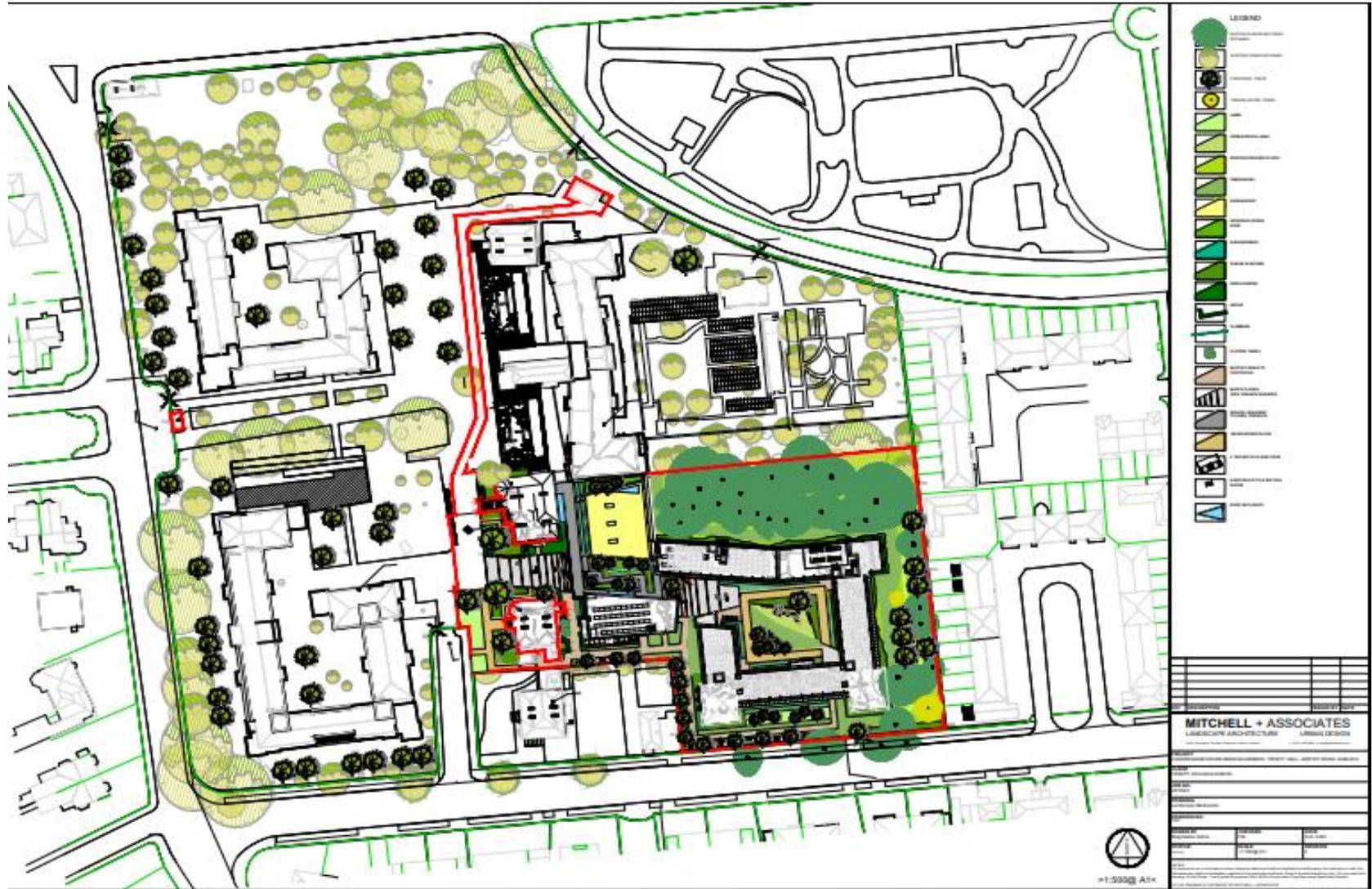
# Site layout plan



# Architectural and Archaeological Heritage

- There are three Protected Structures on the Trinity Campus comprising Oldham Hall House (RPS No. 2243); Sarah Purser House (RPS No. 2244); and Greenane (RPS No. 2245). All are Victorian detached villas, two storey over basement.
- An Architectural Heritage Impact Assessment has been prepared by Mullarkey Pedersen Architects, Grade 1 Conservation Architects and is submitted herewith. It assesses the impact of the proposed development with regard to impacts on the urban area character, character of the protected structure, and the special architectural historic and cultural interests.
- The Impact Assessments notes that the proposal significantly enhances the setting of Oldham and Greenane Houses when viewed from the west and serves to re-establish the historic north-south relationship between these houses.

# Landscape Plan



Cunningham House SHD

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# Next Steps

- Third party submissions close 7<sup>th</sup> May 2020
- Members comments at meeting will be summarised and sent to ABP with CE report
- Full details of the application can be viewed at available at [tcdplanning.ie](http://tcdplanning.ie)
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the **27<sup>th</sup> May 2020**
- An Bord Pleanála due to decide case by **22<sup>nd</sup> July 2020**

*Go raibh maith agaibh*