

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



## Dublin City Council

South East Area Committee Meeting 14<sup>th</sup> Feb 2022



Dublin City  
Baile Átha Cliath

# Application Details

**Reg. Ref:** SHD0002/22 - ABP Reference: 312539-22

**Applicant:** Trinity College Dublin

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

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

**Website:** [tcdplanning2.ie](http://tcdplanning2.ie)

# What Has Happened to Date?

## Pre-Planning

- Meetings with Planning Authority on **5<sup>th</sup> March 2019; 24<sup>th</sup> April 2019; 20<sup>th</sup> May 2019 and 10<sup>th</sup> July 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: **20<sup>th</sup> Jan 2022**
- Closing Date for Submissions: **23<sup>rd</sup> Feb 2022**

# What Has Happened to Date?

## **Previous Application – Where are we now???**

- Permission was granted for SHD by ABP for planning reference ABP - 306837-20
- The decision was subsequently quashed on consent of ABP by Order of the High Court on 22<sup>nd</sup> Feb 2021.
- DCC supported and recommended a grant of permission for the previous application.
- The current and previous proposals are the same in terms of level of development, height, layout, and overall number of student bedspaces.
- Applicant notes some changes to the size of the windows on the current application to allow for more light to living room areas.

# ‘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

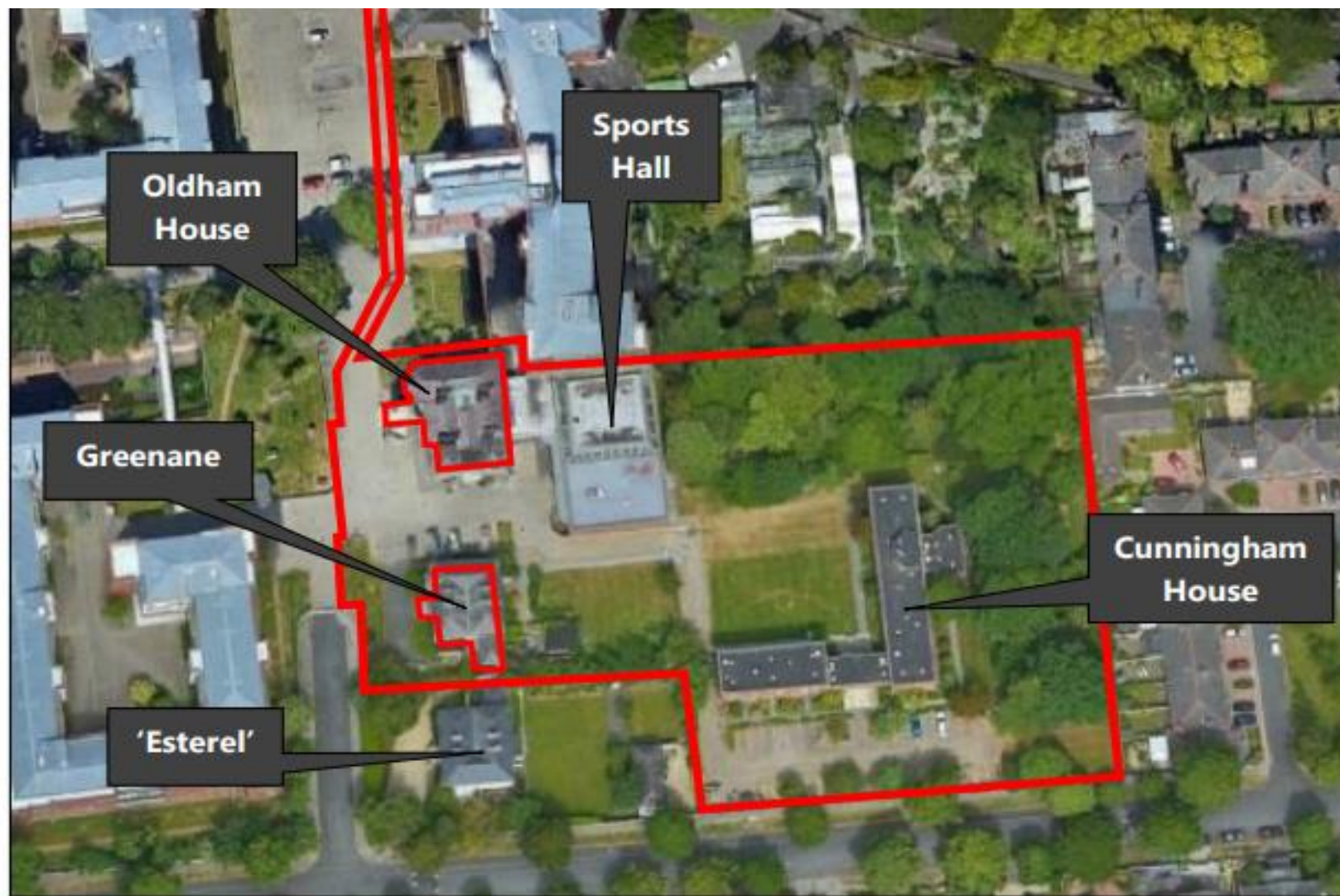


Cunningham House SHD

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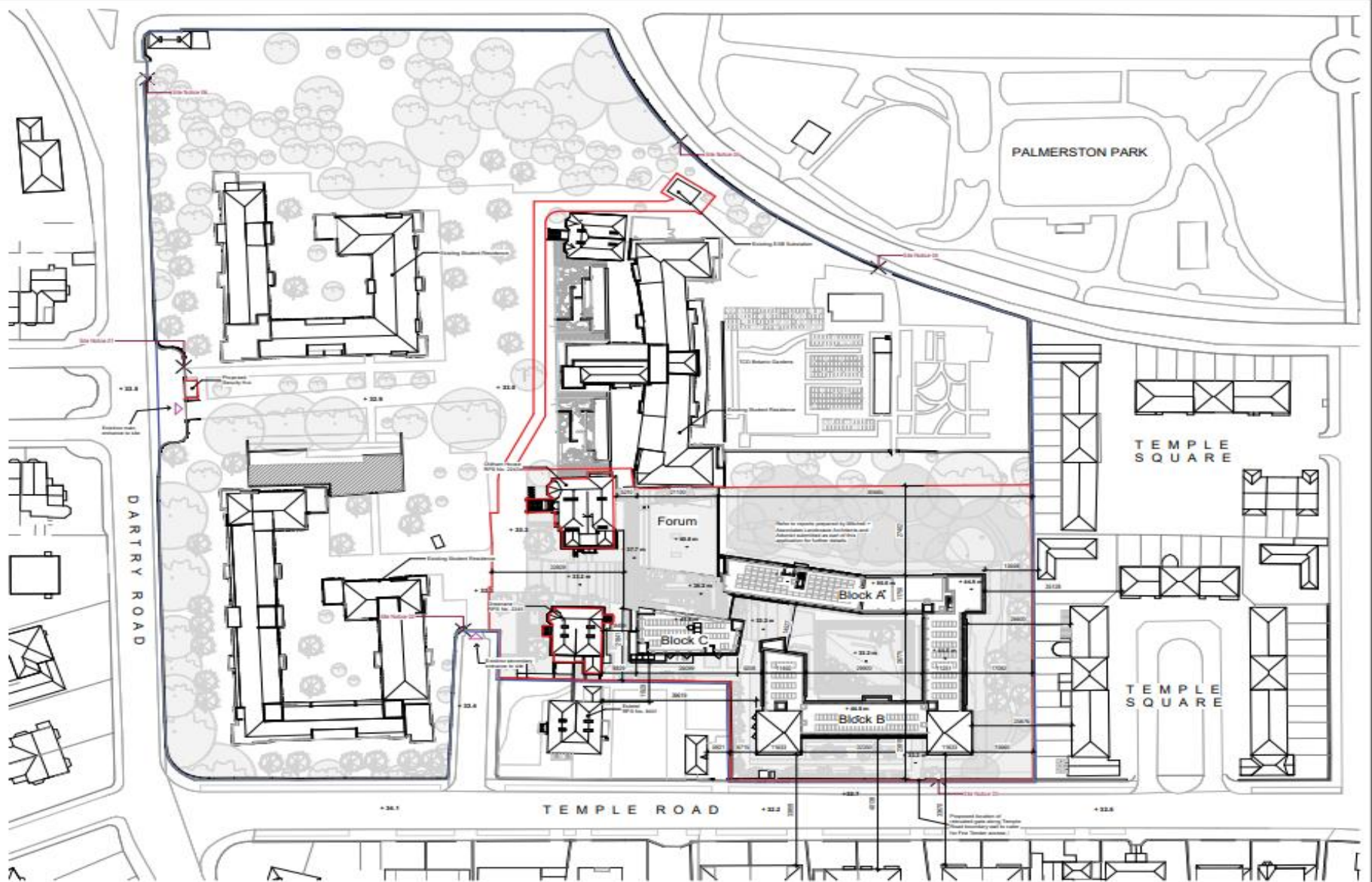
# Site Context



Cunningham House SHD

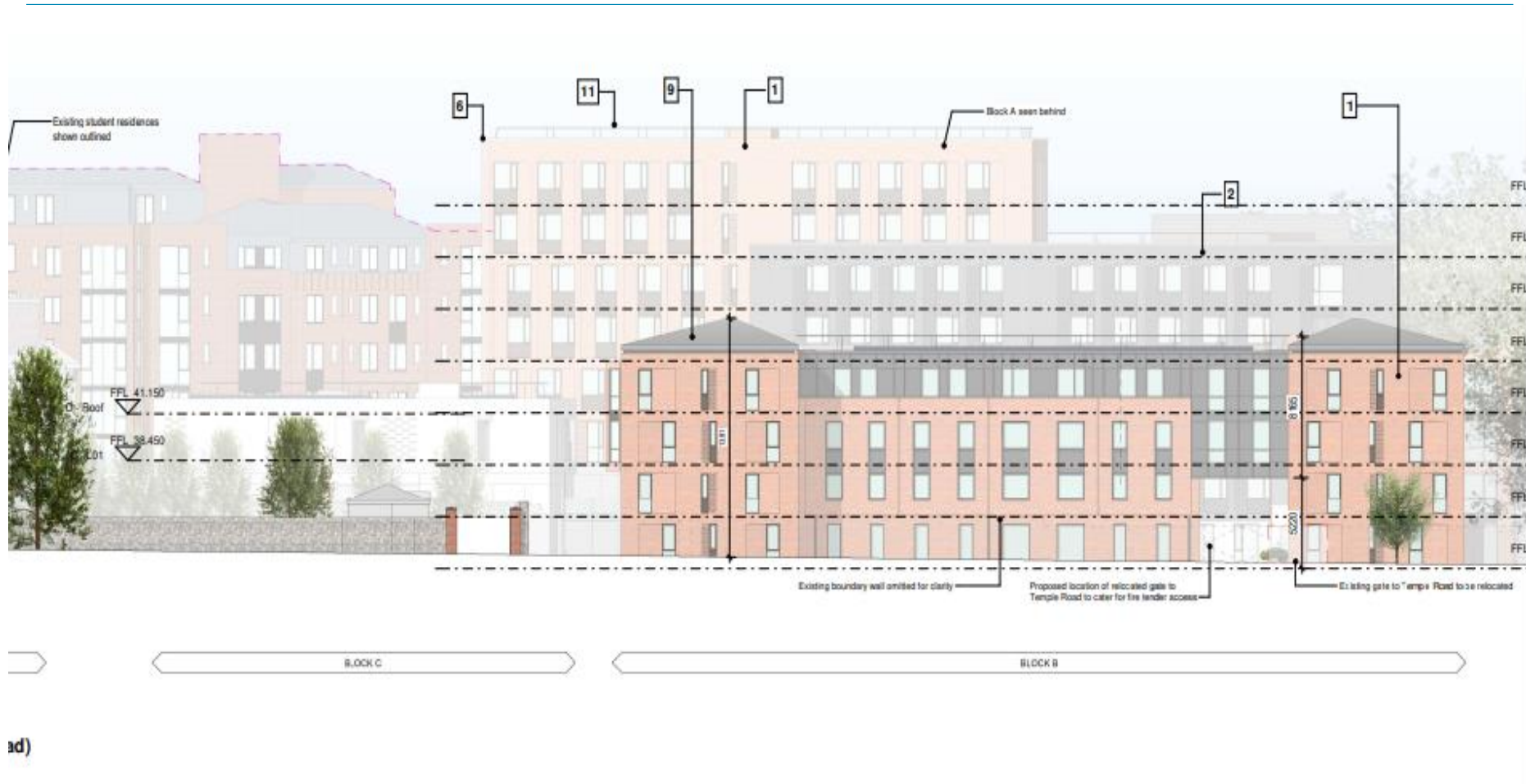
South East Area Committee 14<sup>th</sup> Feb 2022

## Site layout plan





# View from Temple Road



Cunningham House SHD

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# North Elevation - Block A



Cunningham House SHD

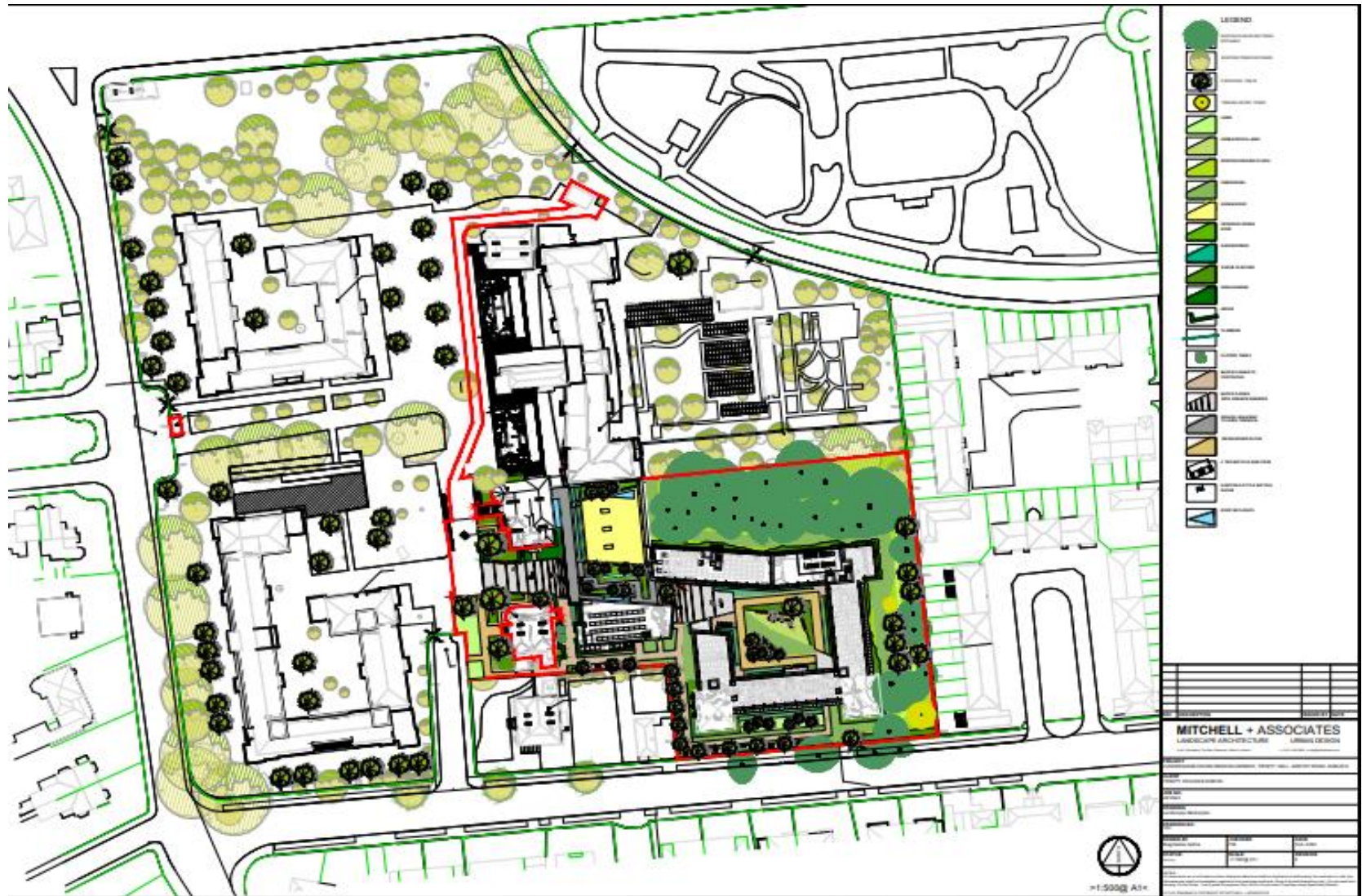
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# Architectural and Archaeological Heritage

- 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.
- 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



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# Next Steps

- Third party submissions closed **23rd Feb 2022**
- 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 **16<sup>th</sup> March 2022**
- An Bord Pleanála due to decide case by **11<sup>th</sup> May 2022**