

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulation 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

University College Dublin intends to apply to An Bord Pleanála for permission for a strategic housing development at this site University College Dublin, Belfield, Dublin 4 (main site generally bounded by UCD Lochlann Quinn School of Business and UCD Sutherland School of Law to the north, Merville Student Residence to the east, Ashfield Student Residence & Belgrove Student Residence to the west, extending to Foster's Avenue to the east and including Roebuck Castle (Protected Structure), Crannog Lodge and Glebe Lodge (Protected Structure) to the south, together with two separate land parcels located to the south-west of Belgrove Student Residence and to the north-east of Merville Student Residence).

The development will consist of a Student Accommodation development with an overall gross floor area (GFA) of approximately 98,275sqm (over a partial basement of 21,437sqm) providing a total of 3,006 no. residential bedspaces (as a mix of apartments, halls of residence and studios) and including complementary supporting accommodation and retail and retail services space. The proposed development consists of: Demolition of buildings in the vicinity of Roebuck Castle (a Protected Structure); construction of Student Accommodation arranged in 7 no. blocks of 2 to 10 storeys in height and incorporating cafes, retail units and ancillary and supporting student uses; minor realignment of existing access road from the Owenstown entrance to the main internal circulation route; the provision of 994 no. car parking spaces and 2,104 no. bicycle parking spaces; a new, temporary construction access onto Foster's Avenue, associated junction works, and associated construction parking (approximately 200 no. cars) for the duration of the construction period; 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; and, all associated and ancillary landscaping works; boundary treatments; water, wastewater and surface water works; and, site and development works. A 10 year permission is being sought.

The application, together with an Environmental Impact Assessment Report, 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 Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.ucdplanning.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 observation 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: 20/02/2017