

2. SITE DESCRIPTION & PLANNING HISTORY

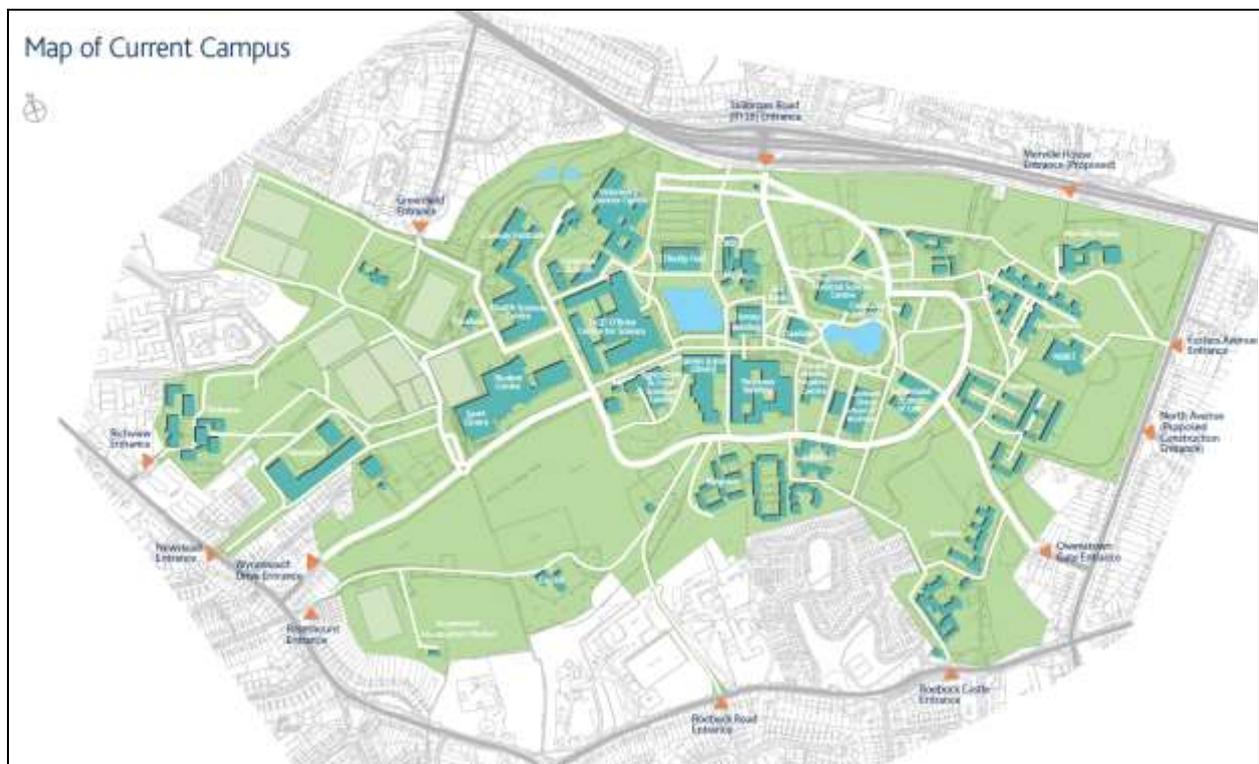
Belfield Campus is located to the south-west of the N11 Stillorgan Road. The campus comprises of approximately 133 ha and is generally bound by the Stillorgan Road to the north east; Fosters Avenue to the south east; Roebuck Road to the south and Clonskeagh Road to west (see Figure 2.1).

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 are 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 Stillorgan 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.

The current student population of UCD exceeds 26,600. UCD currently provides student residential accommodation of approximately 3,179 bedrooms, including the existing villages of Roebuck Hall; Glenomena, Merville, Belgrove and Ashfield on campus and UCD Blackrock Campus. On-campus student residences are located to the south-west of the campus.

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



(Extract from Reddy A+U Site Layout Drawing)

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 Residences 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.

The site also extends to the south east towards Fosters Avenue. This part of the site comprises of an area in use a temporary construction area with the balance of the area open space covered with shrubs and plants.

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 Residences 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

Provided below is a summary of recent, relevant planning history associated with the wider Belfield Campus.

2.3.1 Student Accommodation

Reg. Ref. D13A/0404: Permission was granted on 9 January 2014 for development described as *'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. ensuite 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 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).'

The completed Ashfield Student Residential development provides for a total of 354 no. additional bedspaces and is located on an existing car park immediately adjacent to the existing Belgrove student residential complex.

Reg. Ref. D12A/0495: Permission was granted on 5 September 2013 for development described as '*new soft and hard landscape works to courtyards and surrounding areas, enhanced bicycle parking, relocation of 60 No. car parking spaces from existing residential courtyards to lands to south, new access route and junction to car parking and associated drainage, footpaths and lighting, and adjustment of existing perimeter fencing*'. This permission related to landscape and associated works at Belgrove Student Residences and included the relocation of the 60 no. car parking spaces.

Reg. Ref. D10A/0092: Permission was granted on 20 May 2010 for development described as '*refurbishment works to the residences (which comprise 196 no. student apartments in 37 no. 3-storey blocks) as follows: An additional single bedroom and shower room / WC to each of 162 no. 3-bed units and 25 no. twin and single bed units. An additional single bedroom to 1 no. twin and single bed unit plus conversion of the twin-bed to an accessible bedroom (with ensuite). Modifications to kitchen-living areas, services, and general upgrade to all units including retained 6 no. 3-bed (accessible) units and 2 no. 5 single-bed units. Minor modifications to elevations/glazing. Minor upgrade to landscaping/courtyards with provision of shelters for existing cycle parking. All associated site development works. 187 no. additional bedspaces in total proposed. The total gross floor area of refurbishment works is c. 7,159 sq.m. No additional buildings are proposed as part of this application.*

This permission relates to the refurbishment of the existing Belgrove Student Residences comprising a site of approximately 2.64ha.

2.3.2 Academic Buildings

Reg. Ref. D14A/0648: On the 15 January 2015, permission was granted for development on the grounds of UCD, adjacent to the UCD engineering and material science centre, subject to 9 no. conditions. The proposed development consisted of: '*New facilities for the UCD Confucius Institute for Ireland consisting of the construction of a freestanding 3 storey building (2058.9 sqm) which will include teaching spaces, library exhibition space, Restaurant facility and ancillary areas such as office space for fulltime, part time and*

visiting lectures, a paved roof terrace at 1st Floor, a paved entrance plaza with access steps and an access ramp leading up from the lake, 25 bicycle stands, site signage, external lighting and the introduction of new site landscaping, services/plant on the roof, and all associated site development works. The application site is located adjacent to the existing UCD Engineering and Materials Science centre and the attenuation lake on Campus.'

Reg. Ref. D10A/0105: Permission was granted 20 May 2010 for development described as '*the construction 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.'*

This permission related to the development of the new School of Law on a site located to the north-east of the subject lands.

2.3.3 Campus Infrastructure:

Reg. Ref. D13A/0225: Permission was granted on the 1 August 2013, subject to 4 no. conditions, for development on a site of 0.0618 ha located along the internal ring road adjacent to Glenomena student residences within UCD Campus. The proposed development consisted of '*modifications to the road and adjoining area to provide a new 'bus-gate' lane of c.66m in length with associated works/structures, road signage and revisions to the existing footpath/cycle path and lighting. The proposed development involves modifications to the road layout permitted under D10A/0105.'*

Reg. Ref. D10A/0386 (as amended by D13A/0025): Permission granted under Reg. Ref. D10A/0386 and amended by D13A/0025 relates to the development of Commuting Facility West, a 4-5 storey building with total gross floor area to provide car parking, motorcycle parking, bicycle parking, cyclist facilities, a retail unit and associated works on a site to the west of the Campus, adjacent to the Water Tower, and accessed via the Clonskeagh Road. The facility provides a total of 631 no. car parking spaces. This is the first phase of consolidating surface carparking. This permission has been extended. Development has not commenced to date.