



Minutes of the Estates Policy Committee Meeting of 04 June 2021

Microsoft Teams

Present: Prof. A. Seery (Chair), Bursar & Director of Strategic Innovation (Secretary to the Committee), Prof. J. Parnell, Interim Chief Operating Officer, Director of Campus Infrastructure, Prof. C. Casey

In Attendance: **For item 4:** Drew Duggan, Head of Visitor Attractions; Gerry Crawford, Commercial Director; Greg Power, Head of Capital Projects & Planning.
For item 5: Penny Storey, Research Fellow, Office of the Dean of Research

Apologies: Chief Financial Officer (CFO), Mr C. O'Connor, President of the Graduate Students Union

Statement of Interest: None declared.

EPC/20-21/024 **Minutes of 03 March 2020 meeting**
EPC/21/019/002 – Trinity East to be a standing item on the Estates Policy Committee agenda; noted for next term.
EPC/20-21/020/001 – The Director of Campus Infrastructure noted that the planning consultant has not yet issued a report on the draft Dublin City Development Plan 2022-28.

EPC/20-21/025 **Matters arising**
The Chair welcomed Orla Cunningham, Interim Chief Operating Officer, to her first meeting of Estates Policy Committee.

An update was provided on large capital projects:

The business case for the Old Library Redevelopment Project was approved by Board in May 2021; the project has also received formal approval for €25m in government funding.

The Rubrics and Chief Stewards House were granted approval by Board in May 2021 to award the main contract for the construction team.

The Martin Naughton E3 Learning Foundry was granted approval by Board in May 2021 to award the main contract for the construction team; construction should begin onsite in September 2021.



Section A

EPC/20-21/026 Old Library Redevelopment Project (OLRP) interim exhibition & retail
Drew Duggan, Head of Visitor Attractions; Gerry Crawford, Commercial Director; Greg Power, Head of Capital Projects & Planning attended for this item.

The presenters thanked the Committee for the opportunity to present.

The importance of the Old Library Redevelopment Project in terms of sustainability was noted. The Book of Kells and Trinity are the number one cultural paid attraction in Ireland, and it is important to maintain this as an attraction globally.

There are three proposed locations for the interim exhibition: Library Square, New Square, and College Park. It was noted that Library Square would be the preferred location, subject to planning permission, appropriate stakeholder engagement, and discussion with Estates Policy Committee.

The project team has met with Dublin City Council (DCC) planners to discuss the three proposed locations. The planners have requested that the project team demonstrate minimisation of any impact on the surrounding area in each of the three proposals; a second round of discussions with DCC will be held shortly. It was noted that DCC appreciates that this interim exhibition is a key enabler of the Old Library Redevelopment Project, which is a key conservation project for the city of Dublin. It is important that the timing of the interim exhibition be aligned with that of the Old Library Redevelopment Project.

Estates Policy Committee is asked to note:

- That the project team will present to Estates Policy Committee again in advance of the application for planning permission being submitted. This presentation will incorporate design elements.
- That of the three locations in consideration presented today, one will become the emerging preferred location for discussion with planners and stakeholders.

The Chair thanked the team for the presentation and opened the floor to questions/comments.

New Square option

- It was noted that the New Square option is the least preferred given its residential nature; however, the determination of the location for



the exhibition is subject to planning permission and appropriate stakeholder engagement.

- Temporary marquees have been in place on New Square for some months now; while the process is underway to select a location for the temporary exhibition, Estates & Facilities will hold off on re-seeding the areas affected by the marquees.
- Of the three options proposed, New Square has the greatest density of residents; it was noted that close consultation with residents will be important to the selection process.

College Park option

- In relation to the College Park option, it was suggested that may not be a viable option; some concern was expressed that this location seems hidden away. In response it was noted that location is a key element of the temporary exhibition.

Library Square option

- It was noted as important that construction works on campus not compromise Parliament Square in terms of view. Aesthetic interventions such as silkscreen-style frontage on scaffolding were put forward as an option to preserve the architectural integrity of Parliament Square and to create an attractive frontage for Library Square during construction works. C. Casey will share a design with the project team showing the Campanile with arcades originally once planned on either side.

General feedback

- Grounds & Gardens Committee will give feedback to the project team on the technical pros and cons related to each of the proposed locations; this will be added into an options matrix of feedback from the university community.
- It was noted that Estates & Facilities will close out on a separate discussion with Dublin City Council regarding the temporary marquees on New Square.
- It will be important to have a high-volume space for the temporary exhibition, and the planners may impose some restrictions. The height of the structure overall is not yet known; it is anticipated that the highest elements of the exhibition space may be up to ten metres tall, but there has not yet been detailed discussion with an exhibition designer on this. The Committee noted the eaves of the Rubrics and the cornice level of the Campanile as important reference points for height. The Head of Capital Projects & Planning will circulate a key section to Committee members after today's meeting, and a future presentation to Estates Policy Committee will give detail on design elements.



- At this point it is not anticipated that any high-value cultural assets would be housed in the temporary exhibition; the security level will be appropriate for the audio-visual technology housed in the exhibition. The project has put out to tender for a feasibility study; this study may have alternative suggestions as to what should be housed in the exhibition.
- The structure of the interim exhibition will be a relatively sustainable solution; examples looked at to date have a high level of re-use post-completion. The project team were encouraged to emphasise this point throughout the process.
- It was further noted that Board, at its meeting of 19 May, was cognisant of the requirement to install the interim exhibition in a location that would be attractive to visitors.
- The project team are to present to Estates Policy Committee again in September 2021, and again at the December/January meeting.

The Chair thanked the presenters and wished them well with the project, and they left the meeting.

It was proposed that feedback be sought from Ciaran O'Connor as he was not present at today's meeting.

The Committee noted the three options and approved the team to proceed with the next steps.

Action

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| EPC/20-21/026/001 | The project team is to present to Estates Policy Committee in advance of the application for planning permission being submitted; in September 2021 and again in December 2021/January 2022 (meeting dates tbc). Design elements are to be presented. The Head of Capital Projects & Planning will circulate a key section to Committee members after today's meeting |
| EPC/20-21/026/002 | Estates & Facilities to hold off on re-seeding New Square until the location of the temporary exhibition is decided. |
| EPC/20-21/026/003 | C. Casey will share a design with the project team showing the Campanile with arcades on either side. |
| EPC/20-21/026/004 | Grounds & Gardens Committee to give feedback to the project team on the technical pros and cons related to each of the proposed |



locations; this will be added into an options matrix of feedback from the university community.

EPC/20-21/026/005

The Chair to seek feedback on this proposal from Ciaran O'Connor as he was not present at today's meeting.

Section B – no items

Section C

EPC/20-21/027

E3RI Preliminary Architectural Brief

Penny Storey, Research Fellow, Office of the Dean of Research attended for this item.

The Chair welcomed Penny and noted that the document circulated is a very detailed proposal of the first element of what could be a major development. This item is for noting; the Chair opened the meeting to comments.

- The document raises points on equitable use of space, avoiding segregation, and the creativity emerging from casual encounters. It was noted that opportunities to meet should be identified in the early stages of designing a building, and it is positive that this is already being discussed regarding the E3RI building. It was noted that the Common Room plays a significant role on the main campus. In response it was noted that the preliminary architectural brief contains a proposal for an open plan, open access ground floor, which could function as a common space for building users, surrounding businesses, and the local community. It was suggested that a Common Room space be considered in addition to this permeable ground floor; it could be an opportunity to link back to the main campus and an opportunity to showcase a different form of expression for the new development at Trinity East.
- It was noted that we should consider those who will live and work in the space in the context of their wider lives; a query was raised as to whether the design incorporates any plan for on-site childcare. It was noted that this has not been factored in to the E3RI building, but this is an important point to consider for the broader Trinity East campus.



- A query was raised as to how public transport will intersect with the complex. It was noted that the preliminary brief highlights that a transportation plan will be required. There will be bike parks as part of campus development or as part of storage in the building.
- Use of native versus imported materials, and the hidden carbon cost of imported materials, were raised. It was noted that the brief contains a recommendation regarding the overall embodied carbon level for the building; this recommendation incorporates all costs, including hidden transportation costs.

The Committee praised the document (which was drafted by architect Seán Harrington) and congratulated Penny Storey on her work in coordinating the project to this point. Penny thanked the Committee and left the meeting.

The Committee officially noted this item, and the useful discussion at today's meeting.

Action

**EPC/20-
21/027/001**

Project team to consider incorporating a Common Room into the design brief for E3RI, and to consider childcare provision as an important part of the overall Trinity East site.

EPC/20-21/028

Finance Committee decisions relevant to Estates Policy Committee

Noted.

EPC/20-21/029

Dates for next meeting

To be confirmed.

EPC/20-21/030

AOB

This is Veronica Campbell's final Estates Policy Committee meeting as Bursar. Veronica thanked Committee members for their advice, insights, and expertise. The Chair expressed the Committee's gratitude to Veronica as one of the most remarkable Bursars the university has had, praising her commitment, insight, work capacity and levelheadedness. The scale of projects that have come through this Committee and Board over the last ten years has been unprecedented in decades, if not centuries, and Veronica has been a major part of these projects.

Veronica extended a special thanks to John Parnell, who is due to retire in September 2021, for his guidance of the planted aesthetic of campus during his term as Chair of Grounds & Gardens Committee. The incoming Chair of



Grounds & Gardens Committee is to be invited to shadow John Parnell at the September Estates Policy Committee meeting.

The Chair thanked the Committee and closed the meeting.

Action

**EPC/20-
21/030/001**

The incoming Chair of Grounds & Gardens Committee is to be invited to shadow John Parnell at the September Estates Policy Committee meeting.