



To: Ms. M.Tucker, SEO

From: Mr. Ronan Megannety, EO.

Re: LARGE RESIDENTIAL DEVELOPMENT (PROTECTED STRUCTURES)
demolition works to permit construction of 1131 apartments, ancillary
buildings, with associated site development works. Includes works to
Protected Structures. An EIAR accompanies the application.

Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and
Drumcondra Road Lower, Drumcondra, Dublin 9.

Date: 7th October 2025

On the 2nd September 2025 Dublin City Council Granted Permission with conditions
for the above-mentioned development.

The Commission received 1 (3rd Party) appeal within the statutory time frame. The
appeal was circulated to the Planning Authority and the applicant on 30th September
2025.

The final date to submit observation was 28th October 2025. The Commission
received no observations within the statutory timeframe.

The final date to lodge a response to the appeal is 28th October 2025. The
Commission has received a response from the planning authority and the applicant
within the statutory timeframe.

The applicant's response was circulated to all parties as instructed by ADP under section 131 notice of the Planning and Development Act 2000, as amended with the last day for response being the 24th November 2025.

Having regard to the close proximity of the development to of a number of recorded monuments the following prescribed bodies have been invited to comment under Article 28 of the Planning and Development Regulations 2001, as amended with the last day for response being the 24th November 2025.

- An Chomhairle Ealaíon
- Failte Ireland

Having regard to the close proximity of the development to of a number of protected structures the following prescribed bodies have been invited to comment under Article 28 of the Planning and Development Regulations 2001, as amended with the last day for response being the 24th November 2025.

- An Chomhairle Ealaíon
- Development Applications Unit
- Failte Ireland
- The Heritage Council

The following prescribed bodies were notified by the Planning authority at the application stage:

- Uisce Eireann
- An Taisce
- Irish Rail
- DAU
- Failte Ireland
- Heritage Council
- An Chomhairle Ealaíon

EIAR

An EIAR was submitted with this application and has been uploaded onto the Commission's website.

History

ABP-308193-20

PROTECTED STRUCTURE: Permission for a hotel development on Lands off Clonliffe Road comprising of 7 storeys and the demolition of the existing boundary wall, repositioning of the gate piers and widening of the entrance on Clonliffe Road to facilitate two-way traffic, the creation of 2 no. pedestrian accesses off Clonliffe Road, and the construction of a replacement plinth boundary wall with railings along Clonliffe Road, landscaping, boundary treatments, street lighting, SuDS drainage, piped and other services.

Decision: Grant permission with revised conditions

Decision Signed: 8 April 2021

Has been requested from Archive and will travel with the case.

COMMENTS

File forwarded for comments/review

*Noted
Please forward file to Ao. Kelly, burrenmake,
for inspection/report
R. Tuckey 12/11/25*

