



An  
Coimisiún  
Pleanála

**Memorandum**  
**ACP-323764-25**  
**PA Ref: LRD6076/25-S3**

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**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:** 7<sup>th</sup> October 2025

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

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

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

The final date to lodge a response to the appeal is 28<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> 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
- Hertiage 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 Mr Kelly, Inspectorate,  
for inspection/report  
A. Tuckey 12/11/25

