

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP 323764-25Please treat correspondence received on 21/11/25 as follows:

1. Update database with new agent for Applicant/Appellant _____

2. Acknowledge with LRD 233. Keep copy of Board's Letter

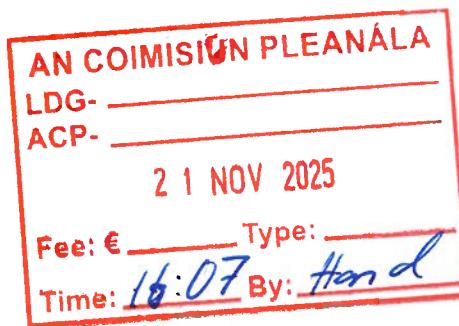
1. RETURN TO SENDER with LRD _____

2. Keep Envelope: 3. Keep Copy of Board's letter **Amendments/Comments**Applicant Response to S/31 by Post

4. Attach to file (a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input type="checkbox"/>	<i>Rolan</i> RETURN TO EO <input checked="" type="checkbox"/>
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EO: <i>A. Meagher</i>	Plans Date Stamped <input type="checkbox"/> Date Stamped Filled in <input type="checkbox"/>
Date: <i>24/11/25</i>	AA: <i>haoise kelly</i> Date: <i>24/11/25</i>

An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1
D01 V902



21 Drumcondra Park,
Drumcondra,
Dublin 03.

Date 21 November 2025

**Appeal Reference: ACP-323764-25 Planning Reference: LRD-6076/25-S3
Proposed development on Lands at the former Holy Cross College, Clonliffe Road, Dublin 3, and Drumcondra Road Lwr. Drumcondra, Dublin 9.**

Dear Sir / Madam,

We refer to your letter of 07 November 2025 and your request to us to make a submission or observation in relation to the submission of 14 October 2025 received by the Commission from Brady Shipman Martin, accompanied by a Dismissal Request of the same date prepared by Philip Lee LLP on Behalf of CWTC Multi Family ICAV.

Part V Costs Estimates

The First Party response submitted by Brady Shipman Martin states, *“that the application documents as submitted with the application to DCC included Part V estimated costs in the Part V Booklet”*. This is reiterated in the dismissal request from Philip Lee LLP.

We feel obliged to restate that such costs were not included in the 17-page Part V Booklet, uploaded on DCC's planning portal. An inspection of DCC's planning portal shows this to be the case.

The document is the 165th entered, with the following references: -

Document Type - External Report; Date Received - 09/07/25; Doc Ref 2 – Pat V Overview

https://webapps.dublincity.ie/PublicAccess_Live/Document/ViewDocument?id=1D5F9A74D935433A9A095C8B61110A61

In our Observation to DCC of 12 August 2025, we respectfully suggested in that approximate costs be requested in support of DCC Validation Letter - Part V of 14 May 2025, by way of a 'Further Information' request. DCC chose not to do so.

For avoidance of doubt, the planning file was inspected at the public counter of DCC's Planning Department on the morning of 27th September 2025 prior to lodging our Third Party appeal. Again, the content did not include estimated costs for the Part V (Social Housing) component. The content of the Part V booklet has been previously set out in our appeal.

LRD Opinion

It is acknowledged that the LRD Opinion is not an application document, nor can it be relied upon in the formal planning process.

Section 32E of the Act states that *“Neither the taking place of an LRD meeting nor the provision of an LRD opinion shall prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings”*.

Notwithstanding the DCC’s obligation to make public the LRD Opinion when the application is made [2021 Act, insertion 32D(2A)], it is in acknowledgement of the direction provided within Section 32E, that it was ‘noted’ in our appeal that DCC uploaded the LRD Opinion on its planning portal on the same day that the Decision to Grant was posted.

Request to dismiss the Appeal

We are of the opinion that the Commission should not dismiss the appeal as requested by the applicant’s agent given

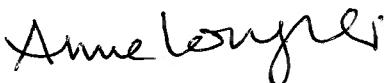
- the statutory obligation to submit to DCC, estimated costs for the Part V Social Housing component, as part of the planning application documentation, and
- the absence of such estimated cost from the planning documentation, uploaded on DCC planning portal, supported in turn by the absence of such estimated cost from the planning file reviewed at the public counter of DCC’s Planning Department.

In conclusion, we acknowledged that the absence or non-inclusion of estimated costs within the planning application is contested by the Applicant’s agents. We rely on the Commission to adjudicate on this matter on review of the planning file received from DCC, and in reaching a determination on this appeal.

Yours faithfully



Ciaran Lynam



Anne Loughlin

