

2.0 SITE LOCATION, DESCRIPTION AND CONTEXT

2.1 Introduction

This chapter was prepared by Patricia Thornton (BSc. Surv) (MRUP). Patricia is a Director of Thornton O'Connor Town Planning, is a Corporate member of the Irish Planning Institute and has 22 No. years post-qualification experience. Patricia has experience in preparing and coordinating EIARs for a variety of projects and has also been involved in the coordination of a wide range of developments including residential and commercial developments.

2.2 Existing Site Details

2.2.1 Location and Description of the Subject Lands

The total red line application site boundary is c. 4.74 Ha (c. 47,335 sq m) and is broken down as follows:

1. The developable site of c. 4.26 Ha (c. 42,547 sq m) at Milltown Park, Sandford Road.
2. Road works to Milltown Road and Sandford Road adjacent to the 2 No. entrances to the site (1 No. existing and 1 No. newly proposed): c. 0.16 Ha (c. 1,597 sq m).
3. Drainage works from Milltown Road to Eglinton Road: c. 0.32 Ha (c. 3,191 sq m).

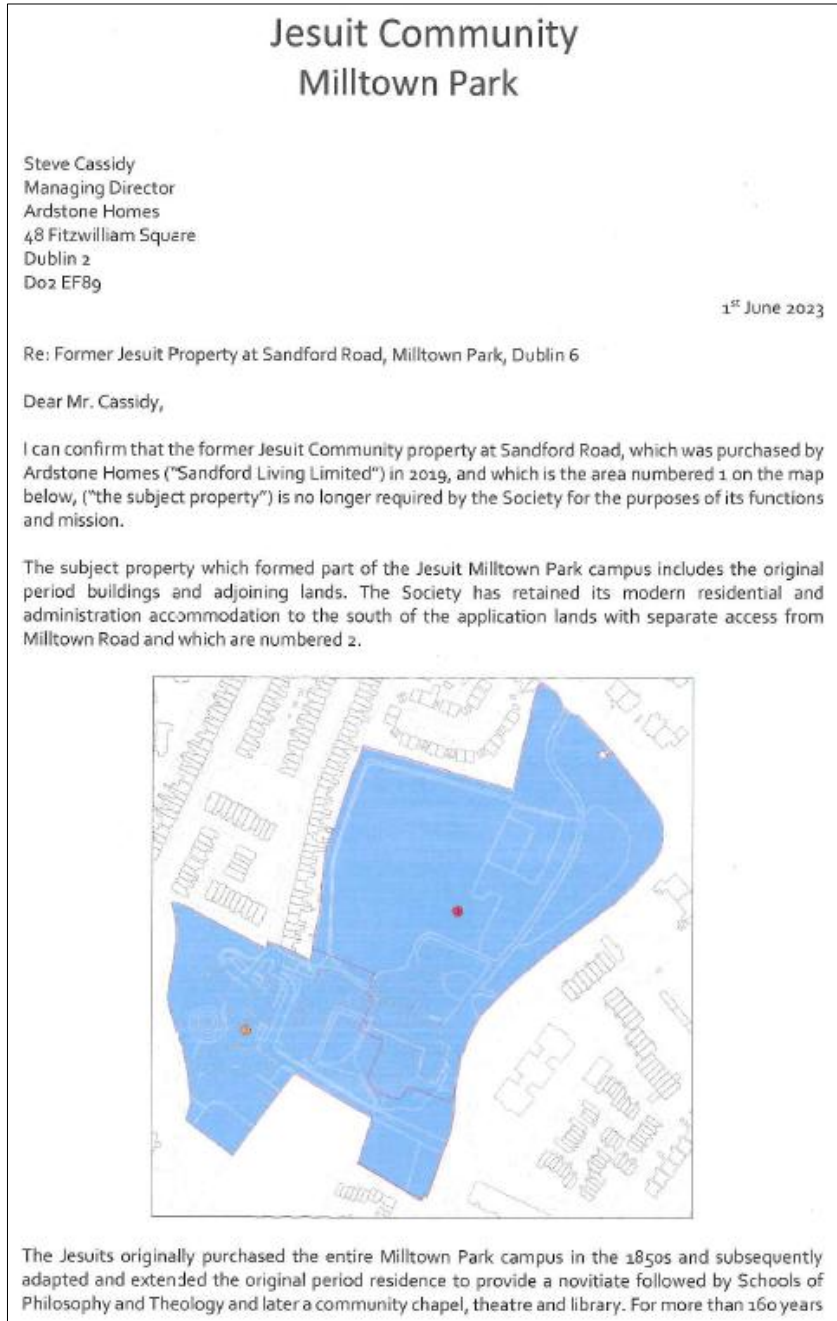
The developable lands are located at the corner of Sandford Road and Milltown Road, Dublin 6. The subject site is bounded to the north by Norwood Park and Sandford Road, to the east by Milltown Road, to the south by a carpark associated with the Milltown Park Institutional and Community premises (buildings retained by the Jesuits after the disposal of the 'developable lands') and to the west by 2 No. storey existing residential dwellings located on Cherryfield Avenue Upper and Lower.



Figure 2.1: Aerial View of Subject Site, Indicative Application Site Boundary in Red

(Source: Google Maps, annotated by Thornton O'Connor Town Planning, 2025)

The subject site is irregular in shape and has a generally flat topography. The current building range at the subject site comprises the original Milltown Park House building with 5 No. extensions attached to the original structure. The buildings are positioned in the south-eastern corner of the subject site which formed part of the Jesuit Campus at Milltown Park which is no longer in use at the site (letter from 2023 confirming that the lands are no longer required by the Jesuit Community is extracted below in Figure 2.2¹). The remainder of the subject site is undeveloped.




¹ No new letter was sought because the Applicant has now owned the subject lands since 2019, with this being the third application lodged on the lands, and the context of the 2023 letter remains relevant.

the role of the Milltown Park community has been the formation of Jesuits, and, since the 1960s, expanded to include other religious congregations in Theological, and Philosophical Ministry.

Since the 1960s these studies were expanded to include the education of lay people as part of a move towards greater lay involvement in Church Ministry. Both these areas have experienced a dramatic decline since then. In tandem with other Religious Orders across Ireland, the Jesuit Community has experienced a significant decline in vocations which is impacting on the scale of accommodation required. Prior to the disposal of the lands in 2019, the Community considered how best to maximise the use of its property, staff and resources for the future at Milltown Park.

With the departure of the clerical students, the older Milltown buildings and adjoining land became surplus to requirements and impossible to maintain by the Community. In the meantime, the Jesuits developed modern residential and administration accommodation to the rear including Milltown Park community house and Cherryfield Lodge nursing home, which are being retained by the Jesuit Community, thus leaving the subject property redundant, which led to its sale in 2019. Prior to disposing of the subject property, we considered our future requirements thoroughly and we can confirm that the lands that we have retained are entirely adequate for our future needs. In this regard, planning permission has recently been granted by Dublin City Council for a new archive building (DCC Reg. Ref. 3116/22) within the retained Jesuit lands, lands we retained for this purpose.

I can also confirm that throughout the Society's ownership of the Milltown Park Campus, the subject property and the retained property were not available for public use and that access to the site was strictly managed and controlled by restricted opening of the gates at Sandford Road and Milltown Road.

Yours sincerely,

 Thomas Casey SJ
 Rector, Jesuit Community Milltown Park,
 Milltown Road, Dublin 6

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Figure 2.2: Extract of Letter Received from the Jesuit Community, dated 1st June 2023

Up until 2019, the existing buildings and lands at the application site were formally utilised by the Jesuit Community for institutional purposes. The institutional operations principally involved the formation and education of Jesuits, and since the 1960s, a dozen other religious congregations in Theological and Pastoral Ministry. Since the 1960s these studies were expanded to include the education of lay people as part of a move towards greater lay involvement in Church Ministry. Both these areas have experienced a dramatic decline and falling vocations leading the Society to close these facilities and seek other options for training of priests on the site and thus, the operations ceased permanently in 2015, and the property was vacated by the Jesuit order in 2019.

As a result of this decline in vocations experienced by the Jesuits and departure of the clerical students from the application site, the site was sold to the Applicant in 2019 and comprises a range of former institutional buildings and large unutilised green spaces which have become surplus to the Jesuit Community's requirements and are no longer required for the purposes of its function and mission.

The site is currently accessed from Sandford Road to the north of the site, however we note that the public have never enjoyed any right of access to these privately owned lands. The existing entrance from Milltown Road into the remaining Z15 Jesuit lands is not in the control of the Applicant, necessitating the requirement for a new primary entrance to the site off Milltown Road.

As noted above, the existing building range is located in the south-eastern corner of the subject site and ranges in height from 2 No. to 4 No. storeys. The breakdown of each building

element is presented in Figure 2.3 below and detailed descriptions of each building are discussed in Chapter 7 of this EIAR (Architectural Heritage) which has been prepared by Molloy and Associates Conservation Architects. We note that Tabor House and The Chapel will be reused and refurbished as part of the proposed development.

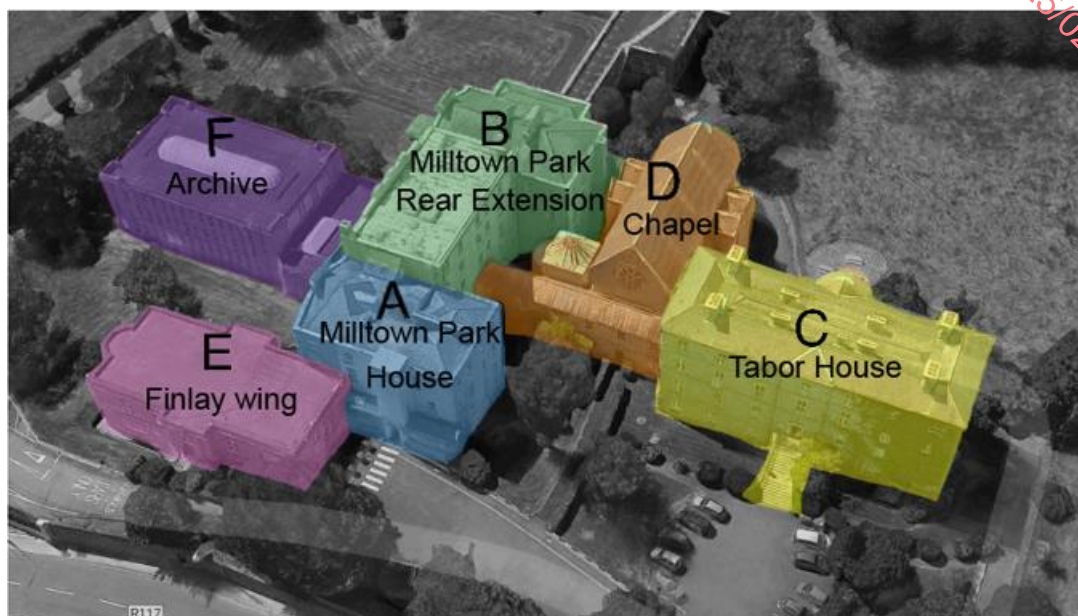


Figure 2.3: Outline of Building Range Which Identifies Each Building Element Existing at the Subject Lands

(Source: Molloy and Associates Conservation Architects – Architectural Heritage EIAR Chapter 7)

2.2.2 Site Context

The subject site is located at the junction of the Milltown Road and Sandford Road. This junction also immediately connects to Eglinton Road (R824) and St James Terrace / Clonskeagh Road (R825). This places the subject site at the interface between the urban villages of Ranelagh, Milltown, Donnybrook and Clonskeagh.

The immediate area beyond the site is predominantly residential and institutional in nature. The residential units include 2 No. storey houses located adjacent to the western site boundary along Cherryfield Avenue Lower and Cherryfield Avenue Upper and in Norwood Park located adjacent to the north-western boundary. In addition, a 6 No. storey apartment development known as Cedar Hall and a 3 No. storey apartment complex known as Mount Sandford, both of which are located to the east of the subject site across Milltown Road.

Institutional uses are located adjacent to the south-west of the subject site and comprise Milltown Park Community House, Cherryfield Lodge Nursing Home and Gonzaga College. Muckross Park College is located to the north-west of the subject lands. A Circle K Petrol Station is located to the north of the subject lands along Sandford Road.

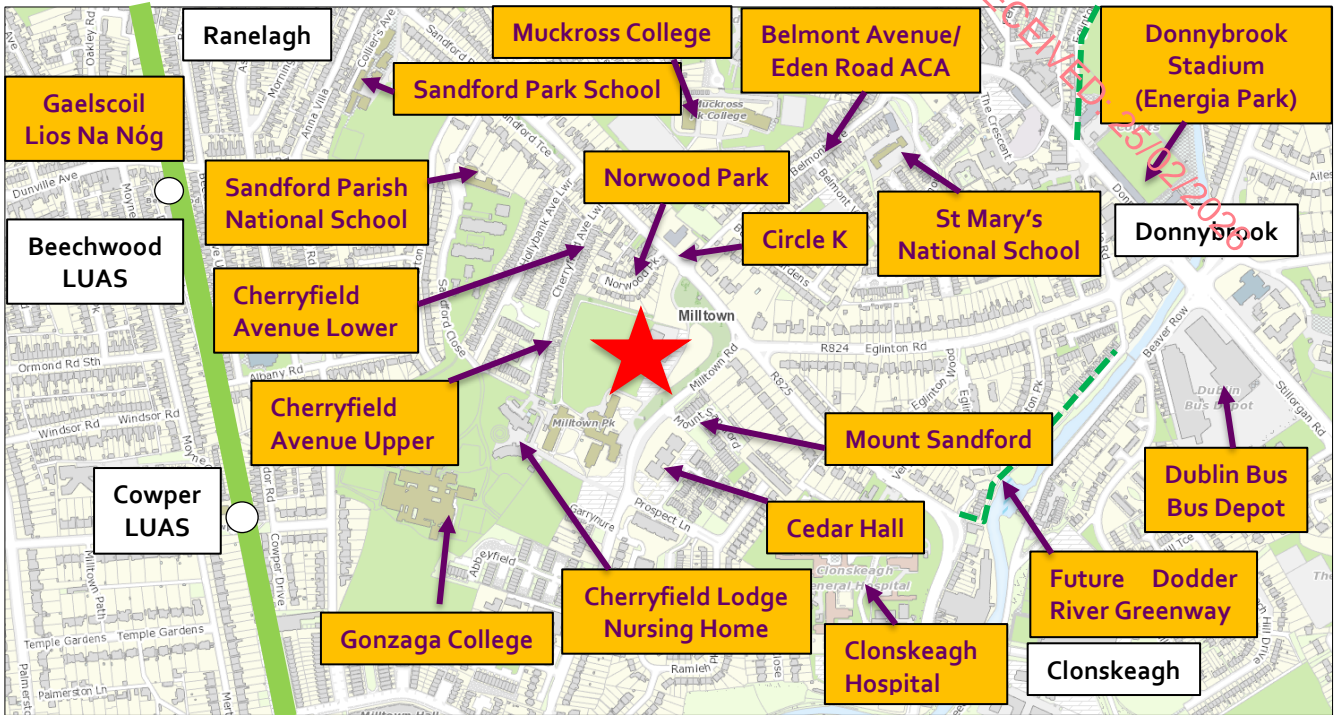


Figure 2.4: Context Surrounding the Subject Site (Highlighted Indicatively by the Red Star)

(Source: Myplan.ie, OSI Map Layer, annotated by Thornton O'Connor Town Planning, 2025)

It is clear from Figure 2.4 above that a wide range of services and facilities are located in close proximity to the subject site for future residents to utilise.

2.2.2.1 Nearby Neighbourhood Centres

There are a number of neighbourhood centres near to the subject site with some forming strong urban villages. The following neighbourhood centres are within walking/cycling distance of the subject site:

- **Milltown-c.450 metres/c.6 minutes walking distance/c.1 minute cycling distance:**

Services/Facilities include: Eurospar, Wilde and Green Café, New Element Fitness Gym, Poise Hair Salon, Daisy Chain Montessori and Childcare, Milltown Dry-Cleaning and Laundry Service, Milltown Total Health Pharmacy, Phelans Pharmacy and the Parish of Columbanus, Saint Gall and Assumption of the Blessed Virgin Mary Church for example;

- **Donnybrook-c.500 metres-c.900 metres/c.6-10 minutes walking distance/c.2-3 minutes cycling distance:**

Services/Facilities include: Donnybrook Fair, Donnybrook Lawn Tennis Club, Tesco Express, McCabes Pharmacy, Boots Pharmacy, Spar Donnybrook, Energia Park (Donnybrook Stadium), Bective Rangers Football Club, Lyk Nu Cleaners, D4 Medical Centre, The Grafton

Barber, Donnybrook Dental Practice, Donnybrook Foot Mechanics, Skin by Olga, Di Milo Hair Design, Mink Hand & Foot Spa, Donnybrook Bikes, O'Brien's Off Licence, Fast Fit (Car Repair and Maintenance), First Stop Garage, Donnybrook Parish-Church of the Sacred Heart, Insomnia Café, Happy Out Café, Green Beards Café, Nourish Donnybrook Health Food Store, Marco Pierre White Courtyard Bar and Grill, The Morehampton (pub), Romayo's Donnybrook Fish and Chips, Abrakebabra, Eddie Rockets, Arthur Mayne's Bar and Café Nero for example;

- **Clonskeagh – c.350 metres – 1.3 km /c.6-16 minutes walking distance/c.1-6 minutes cycling distance:**

Services/Facilities include: Cafe 105, Ashtons Gastro Pub, Clonskeagh Hospital, Platinum Pilates and Physiotherapy, David Lloyd Gym, Applegreen, Farmer Browns Pub, Kuma Bikes and Clonskeagh Vets for example;

- **Ranelagh-c.500 m-1.4 km/c.6-18 minutes walking distance/c.1-5 minutes cycling distance:**

Services/Facilities include: Meagher's Pharmacy Sandford Road, Meagher's Pharmacy Ranelagh Village, Scoop Dessert Parlour Ranelagh, Selena's Beauty Spa, The Village Butcher Shop, The Devlin Cinema, The Devlin Hotel, Tesco Express, Oslo Beauty Ranelagh, Joys Flowers Florist, Anastasia Boutique, Laundry Online Ranelagh, Expert Hardware, Bank of Ireland, Ranelagh Thai Centre Massage Therapist, i-Service Mobile Repairs, BoyleSports Bookmakers, GMALE Barbers, The Company of Books, Headcases Hair Studio, The Zip Yard Sewing Shop, Ranelagh Village Dental, Seagreen Boutique, Leech Pharmacy, Origin Hair Salon, Brown Sugar Hairdresser, Advanced Electrolysis Clinic, Rouge Beauty Salon, Lidl, Health Services Staffs Credit Union, Ranelagh Post Office, Spar, AIB Bank, Burke's Pharmacy, Flyefit Ranelagh, SuperValu, Wildflower Hair Salon, Ranelagh Park Playground, Ranelagh Seventh-day Adventist Church, Archview Physiotherapy, White Crane Kung Fu and Tai Chi, Mountpleasant Square Park and Mountpleasant Lawn Tennis Club for example;

A large number of café/restaurants/bars are located within Ranelagh including the following:

R McSorleys Bar, Birchalls Bar, Americana Bar, Layla's Rooftop Restaurant, Nightmarket Thai Restaurant, Bunsen Restaurant, Four Star Pizza, La Bodega Restaurant, Cinnamon Restaurant, Humphrey's Pub, Smyths of Ranelagh Bar, Er Buchetto Café, Butcher Grill Steak House, Antica Venezia Restaurant, Tribeca Restaurant, Butlers Chocolate Café, Gigi Restaurant, Mario's Italian Restaurant, Zaytoon Restaurant, The Taphouse Bar, Wowburger Restaurant, Kinara Kitchen Restaurant, Rita's Restaurant, Mak Chinese Restaurant, Nick's Coffee and Firebyrd Restaurant for example;

- **Beechwood-c.1 Kilometre/c. 13 minutes walking distance/c.4 minutes cycling distance:**

(Services/Facilities include: Mima Coffee Company, Mortons Store, The Best of Italy Store, Excuse my French Restaurant, Keegans Launderette and Dunville Pharmacy for example

- **Rathmines-c.1.8-2.2 km/c.22-c.28 minutes walking distance/c.6-c.8 minutes cycling distance:**

Services/Facilities include: The Swan Shopping Centre [which includes Omniplex Cinema Rathmines, McDonald's Restaurant, Dunnes Stores, Starbucks, Butlers Chocolate Café and Elephant & Castle Restaurant for example] in addition to The Stella Cinema, Eddie Rockets, Kodiak Bar, Lottie's Restaurant, Rody Bolands Bar, Blackbird Pub, Tesco Metro, Tesco Express, Lidl, Aldi, Saba to Go, Zambrero Rathmines, Umi Falafel, Farmer Browns Restaurant, Camille Thai Restaurant, Uno Pizza, Domino's Pizza, Apache Pizza, Subway, The Orange Tree Bakery, The Laundry and Dry Cleaning Shop, The Cartridge Shop, Doctors Clinic Rathmines, Rafter's Medical Centre, Rathmines Dental, Peter Marks Hairdressers, Heaven Beauty Salon, Daniel and Andrew Hair Salon, Rathmines Library, EBS Bank, Rathmines Life Pharmacy, Boots Pharmacy and Rathmines Post Office for example.

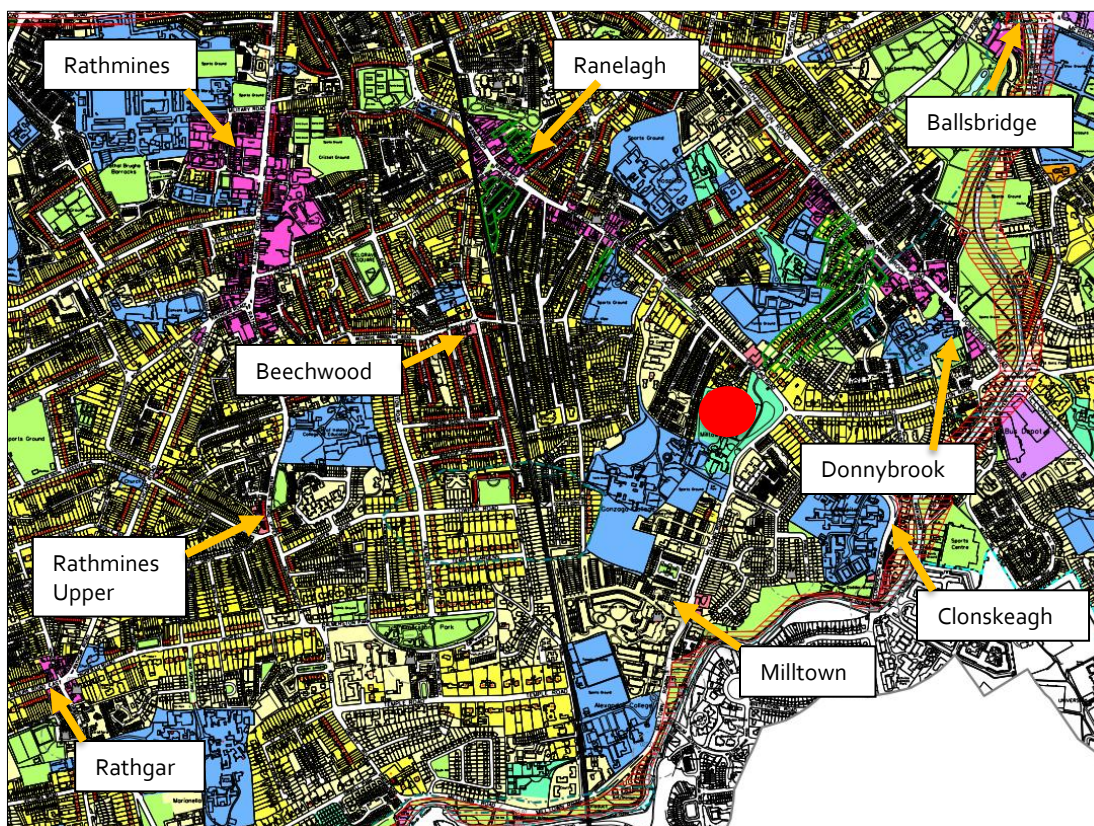


Figure 2.5: Neighbourhood and District Centres in the Surrounding Area (Subject Site annotated by Red Dot)

(Source: *Dublin City Council Development Plan 2022-2028, Map H, annotated by Thornton O'Connor Town Planning, 2025*)

We note that a fully detailed *Community and Social Infrastructure Audit (incl. Schools and Childcare)* has been prepared in accordance with Policy QHSN48 of the *Development Plan*.

Policy QHSN48:

"To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards."

The *Social Infrastructure Audit* concludes that:

'In our opinion, there is a sufficient existing provision of social infrastructure in the vicinity of the subject site (i.e., within a c. 1 km radius) to support the proposed development. As the above survey demonstrates, there is an adequate supply of education, healthcare, and community facilities within reasonable walking distance of the subject site, as well as a number of parks and amenity areas, playing pitches and sporting facilities available to local residents. The area has a frequent public transport link to quickly connect the subject site directly to a wider range of facilities located in nearby Ranelagh, Rathmines and Dublin City Centre. The proposed development will stitch into an already established neighbourhood with adequate local facilities.'

Therefore, it is considered appropriate to provide a residential development at the subject site with a crèche, café/restaurant and community/cultural space. Although the Childcare Study only identified a requirement for 11 No. spaces arising out of the proposed development, the Applicant has incorporated a crèche into the scheme, which will benefit the future residents of the development but will also cater for the immediate existing residents of the area.

In addition, the final layout of the community/cultural spaces will ultimately be agreed through compliance with Dublin City Council, as identifying occupiers at this juncture is likely futile whilst the planning application goes through the planning and construction process as any identified end user at this juncture may no longer need the space once planning has been secured and construction completed.

2.3 Accessibility of the Subject Site

2.3.1 LUAS Green Line

The subject site is located in close proximity to the following Green Line Luas stops:

- Beechwood: c. 1 Km/ c. 13 minute walk
- Ranelagh: c. 1.1 Km walk/14 minute walk
- Cowper: c. 1.3 Km walk/17 minute walk
- Milltown: 1.3 Km walk/17 minute walk



Figure 2.6: Beechwood Luas Stop Located 1 km/c. 13 minutes Walking Distance from the Subject Site

(Source: Google Maps, annotated by Thornton O'Connor Town Planning, 2025)

The Green Line Luas allows easy access to a significant quantum of employment locations throughout the City Centre, North and South Dublin City, North and South of Dublin County in addition to the opportunity for users to change onto the Red Line Luas at O'Connell Street/Abbey Street which would provide access to employment locations to the east and west of the City Centre.

Currently the MetroLink service (as granted permission but currently subject to a judicial review) is proposed to operate from north of Swords to the Charlemont Luas stop at the Grand Canal. From here the tunnel boring machine will continue south through Ranelagh to the Beechwood Luas stop. It is here that a future connection is proposed to allow the upgrading of the Luas Green line to a metro standard.

The proposed MetroLink service as a segregated and mostly underground/ sub-surface system will be a fully automatic service which will greatly improve frequencies across the wider network and provide new improved connection to the city centre, the airport and Dublin's rail network².

2.3.2 Existing Bus Services

A variety of bus services serve the area in proximity to the subject site which further demonstrates the highly accessible location of the subject site. The location of these bus stops in relation to the subject site is illustrated in Figure 2.7 and details of them are presented in the table below.

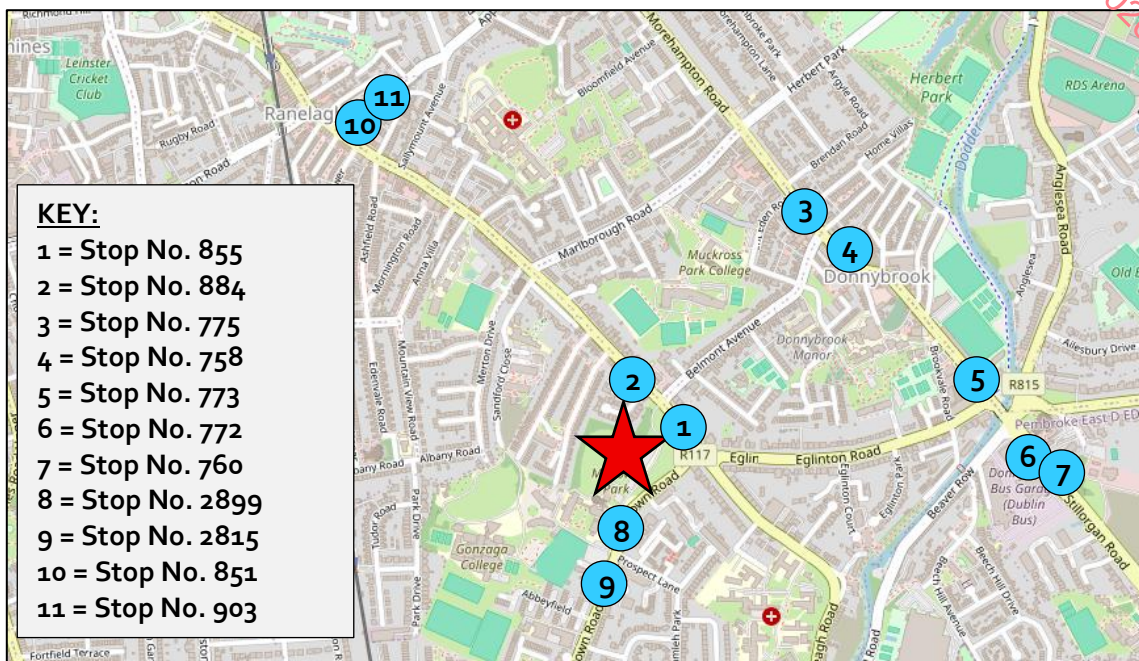


Figure 2.7: Location of Nearby Bus Stops in Proximity to the Subject Site (Indicative Location Indicated by a Red Star)

(Source: www.openstreetmap.org, Annotated by Thornton O'Connor Town Planning, 2025)

Map No.	Bus Stop No.	Distance from Subject Site	Bus Route Nos.	Destinations Offered by Bus Routes	Peak Hour Weekday Frequency Range ³	Peak Hour Saturday Frequency Range ⁴
1	855	c. 20-metres less than a minute's walk	11, 44, 44D	Enniskerry, Kilternan, Sandford Business District, & Dundrum	Every 10 – 20 minutes	Every 15 – 30 minutes
2	884	c. 20-metres less than a	11, 44, 44D	O'Connell Street, Drumcondra Rail Station, DCU & Phoenix Park	Every 5 – 25 minutes	Every 30 minutes

³ We have taken the peak weekday frequency for all bus routes mentioned throughout this Report to be between 07:00–09:00 & 16:00–18:00, Monday to Friday.

⁴ We have taken the peak Saturday frequency for all bus routes mentioned throughout this Report to be between 08:00–10:00 & 17:00–19:00.

		minute's walk				
3	775	c. 600-metres c. 8-minute walk	7B, 7D, 11B, 39A, 41X, 116, 118, E1, E2, X1, X2, X25, X27, X28, X30, X31, X32	Mountjoy Square, Phoenix Park, Ongar, Blanchardstown, O'Connell Street, Dawson Street, Leeson Street, DCU, Maynooth, Leixlip, Celbridge, & Lucan Village	Every 1 – 7 minutes	Every 1 – 10 minutes
4	758	c. 550-metres c. 8-minute walk	7B, 7D, 11B, 39A, 41X, 46n, 77X, 116, E1, E2, X1, X2, X25, X26, X27, X28, X30, X31, X32	UCD, Dundrum, Sandyford Business District, Stillorgan, Bray, Dún Laoghaire, Greystones & Shankill	Every 1 – 10 minutes	Every 1 – 11 minutes
5	773	c. 700-metres c. 10-minute walk	7B, 7D, 11B, 32X, 39A, 41X, 46n, 77X, 116, E1, E2, X1, X2, X25, X26, X27, X28, X30, X31, X32, 181 & 700 (Aircoach)	Malahide, Portmarnock, Connolly Station, Mountjoy Square, Phoenix Park, Ongar, Blanchardstown, O'Connell Street, Dawson Street, Leeson Street, DCU, Maynooth, Leixlip, Celbridge, Lucan Village & Dublin Airport	Every 1 – 7 minutes	Every 1 – 10 minutes
6	772	c. 800-metres c. 11-minute walk	7B, 7E, 7D, 39A, 41X, 116, 118, 133, E1, E2, X1, X2, X25, X27, X28, X30, X31, X32	Mountjoy Square, Ongar, O'Connell Street, Dawson Street, Leeson Street, DCU, Maynooth, Leixlip, Celbridge, & Lucan Village	Every 1 – 7 minutes	Every 1 – 10 minutes
7	760	c. 800-metres c. 11-minute walk	7B, 7D, 32X, 39A, 41X, 46n, 77X, 116, 133, E1, E2, X1, X2, X25, X26, X27, X28, X30, X31,	UCD, Dundrum, Sandyford Business District, Stillorgan, Bray, Newcastle, Wicklow Town, Glendalough, Dún Laoghaire & Greystones	Every 1 – 8 minutes	Every 1 – 12 minutes

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			X32, 120a, 181			
8	2899	c. 150-metres c. 2-minute walk	44 & 44D	O'Connell Street, Drumcondra Rail Station & DCU	Every hour	Every hour
9	2815	c. 300-metres c. 3-minute walk	44 & 44D	Enniskerry, Kilternan, & Dundrum	Every hour	Every hour
10	851	c. 1,000-metres c. 13-minute walk	11, S2	Phoenix Park, Heuston Station, St. Jame's Hospital, Crumlin, Enniskerry, Kilternan, Sandyford Business District, & Dundrum	Every 5–15 minutes	Every 5–15 minutes
11	903	c. 1,000-metres c. 14-minute walk	11, S2	Leeson Street, Dawson Street, O'Connell Street, Ballsbridge, Poolbeg & Phoenix Park	Every 5–30 minutes	Every 10–15 minutes

The site's accessible location in close proximity to Luas Green Line stops and Dublin Bus stops ensures that a wide range of business districts and employment locations are easily accessible from the site.

2.3.3 A Large Variety of Business Districts and Employment Locations Can be Easily Accessed By Public Transport and Many Are Also Within Easy Cycling and Walking Distance of the Subject Site

This section will set out the wide range of business districts and employment locations which can be easily accessed from the subject site either by public transport, cycling or walking.

The Grand Canal area, including Harcourt Street, contains a significant volume of employers such as Zendesk EMEA Headquarters, Amazon Ireland, Sky Ireland, CBRE, Designbank MBD, LinkedIn, Azets, and Marsh McLennan, which are easily accessible by the Green Line Luas and bus route Nos. 11, 39A, 44 E1, E2 or S2 which serve many of the nearby bus stops mentioned in the table above. We note that the Canal Ring is located within a reasonable walking distance from the subject lands (c. 7 No. minute cycling distance and c. 25 No. minute walking distance).

The Docklands contains significant employers such as Google, PWC, Three Ireland, Indeed Capital, the 3Arena, the Bord Gáis Energy Theatre and the Central Bank of Ireland. Although there are no direct public transport routes available between the subject site and the

Docklands, the Green Line Luas and numerous bus routes serving nearby bus stops provides access to the City Centre where additional forms of public transportation options are available to continue on towards the Docklands. The Docklands are also located c. 14-21 No. minutes cycle distance from the subject site.

The nearby Belfield Office Park, Richview Office Park, and Beech Hill Office Campus in Clonskeagh comprises employers such as the Environmental Protection Agency (EPA), AIB, Circle K Head Office, Luma Vision, O'Leary Insurance Group, Mars Capital, Pinergy, Rugby Players Ireland, KSN Construction Consultants and Project Managers and National Shared Services Office (formally PeoplePoint). The Clonskeagh office parks can be accessed by the No. 11 bus or by bicycle or walking (c. 4 No. minutes cycling distance and 13 No. minutes walking distance).

Ballsbridge, which contains the RDS, Meta Head Office, Zurich Insurance, Harvest Financial Services, Coimisiún Na Meán (Media Commission), Irish Research Council, Eirgrid, IBM, Workplace Relations Commission, in addition to many embassies, hotels, bars and restaurants, is located c. 8 No. minutes cycle distance and c. 20 – 24 No. minutes walking distance from the subject site.

The No. 11, 44 & 116 bus routes and Green Line Luas provide easy access to the Sandyford Business District (c. 23 – 29 minute cycle distance) which contains several large-scale employers such as Microsoft, Mastercard, Vodafone Ireland, SSE Airtricity, and the Beacon Private Hospital.

The neighbourhood and district centres in proximity to the site such as Ranelagh, Donnybrook and Rathmines also contain employers such as local convenience and comparison shops, restaurants and bars and in particular the Swan Shopping Centre (c. 6 No. minutes cycling distance and c. 22 No. minutes walking distance), the Central Statistics Office (c. 8 No. minutes cycling distance and c. 25 minutes walking distance) in Rathmines and the RTE studios in Donnybrook (accessed via the No. 7d, 39a, 116 E1 & E2 bus routes or c. 6 No. minutes cycling distance or 17 No. minutes walking distance).

There are 4 No. hospitals in close proximity to the subject site which are listed below:

Hospitals		
No.	Name	Distance
1	Clonskeagh Hospital	→ c. 450 metres → c. 3 No. minutes cycling distance → c. 6 No. minutes walking distance
2	The Royal Hospital Donnybrook	→ c. 1.4 km → c. 5 No. minutes cycling distance → c. 17 No. minutes walking distance
3	St Vincent's Hospital	→ c. 2.3 km → c. 7 No. minutes cycling distance → c. 26 No. minutes walking distance
4	St Luke's Hospital	→ c. 2.9 km → c. 10 No. minutes cycling distance → c. 37 No. minutes walking distance

In addition, the nearby University College Dublin is one of the largest Universities in the state, with c.39,522 students attending and c.4,259 No. teaching and support staff within the overall college⁵. The UCD Belfield campus spans an area of 133 No. hectares, and a number of bus routes pass on either side of the campus. The No. 11 bus route can be utilised from the subject site to easily access the UCD campus. UCD is also located c. 7 No. minutes cycling distance and c. 21 minutes walking distance from the subject site.

We also note that the Aircoach runs close to the site at bus stops Nos. 773 and 759, located c. 700-750 No. metres/c. 9 No. minute walk from the site. The Aircoach is an excellent service in close proximity to the subject site to allow residents to easily access Dublin Airport. In addition, the City Centre, Stillorgan Village and Sandyford Luas can be accessed by this Aircoach service.

In summary, the subject site is exceptionally well located between a number of important neighbourhood centres at a key crossroads in the inner southern suburbs of Dublin City. The Green Line Luas and numerous bus routes facilitated by nearby stops also affords the opportunity for residents to access employment locations throughout Dublin. The surrounding bus coverage features a number of high-frequency routes into the City Centre and to the Docklands, Ballsbridge and the Sandyford Business District for example. Additional connectivity through the surrounding area is provided by local link roads, numerous trails and walks along the River Dodder, and the future Dodder Greenway.

2.3.4 Cycling Infrastructure

The River Dodder is located c. 500 metres from the subject site. The Dodder Greenway is an ongoing active travel scheme being delivered by Dublin City Council, Dún Laoghaire–Rathdown County Council and South Dublin County Council and is funded by the National Transport Authority. Once complete, it will link the City Centre to the Bohernabreena reservoir in South Dublin by providing a blend of off-road and on-road pathways. Numerous phases of the scheme have already been delivered and are now operational.

The closest point of the Greenway to the subject site will be located only c. 650-metres / 9-minute walk / 2-minute cycle south of the subject site along Milltown Road and will be delivered as part of the Milltown Road to Dundrum Road section of the Greenway. This 1-km long section will be delivered as an on-road pathway and will provide a continuous cycle and pedestrian route along the Dodder, between the junction of Milltown Road and Dundrum Road and the junction of Milltown Road and the Dodder Walk. According to Dublin City Council's website⁶, the Milltown Road to Dundrum Road section is currently in the detailed design and procurement phase with the construction phase anticipated to begin in Q2 2026.

⁵ <https://www.ucd.ie/about-ucd/about/ucdbynumbers/>

⁶ <https://www.dublincity.ie/travel-and-transport/active-travel/active-travel-schemes/south-east-area/dodder-greenway/dodder-greenway-milltown-road-dundrum-road>

2.3.5 Summary of the Accessibility of the Subject Site

Having regard to the location of the site by virtue of its accessibility by walking, cycling and proximity to excellent public transport links, which provides easy access to significant employment locations and business districts, it is considered that the subject site is eminently suitable for the proposed development.

In addition, there are a wide range of services, facilities and amenities in close proximity to the subject site, particularly due to the position of the site at the junction of Sandford Road and Milltown Road which acts as a key arterial route between the southern suburbs and Dublin City Centre and as a result is positioned at the centre of many Neighbourhood and District Centres such as Milltown, Donnybrook, Ranelagh, Clonskeagh and Beechwood. The wide range of services, facilities and amenities easily accessible from the subject site include shops, sports clubs, bars, restaurants, cafes, schools, hairdressers, hospitals, medical centres, doctors, dentists, and parks for example. Therefore, it is clear that the site is well serviced and is suitably located to provide the proposed residential development.

2.4 Zoning of the Subject Lands

The subject site is zoned Z12 '*Institutional Land (Future Development Potential)*' in the *Dublin City Development Plan 2022-2028*. The stated aim of this land use zoning is:

"To ensure existing environmental amenities are protected in the predominantly residential future use of these lands".

The zoning of the site changed from Z15 in the preceding Development Plan (2016-2022) to Z12 under the current *Development Plan* (came into effect in December 2022).

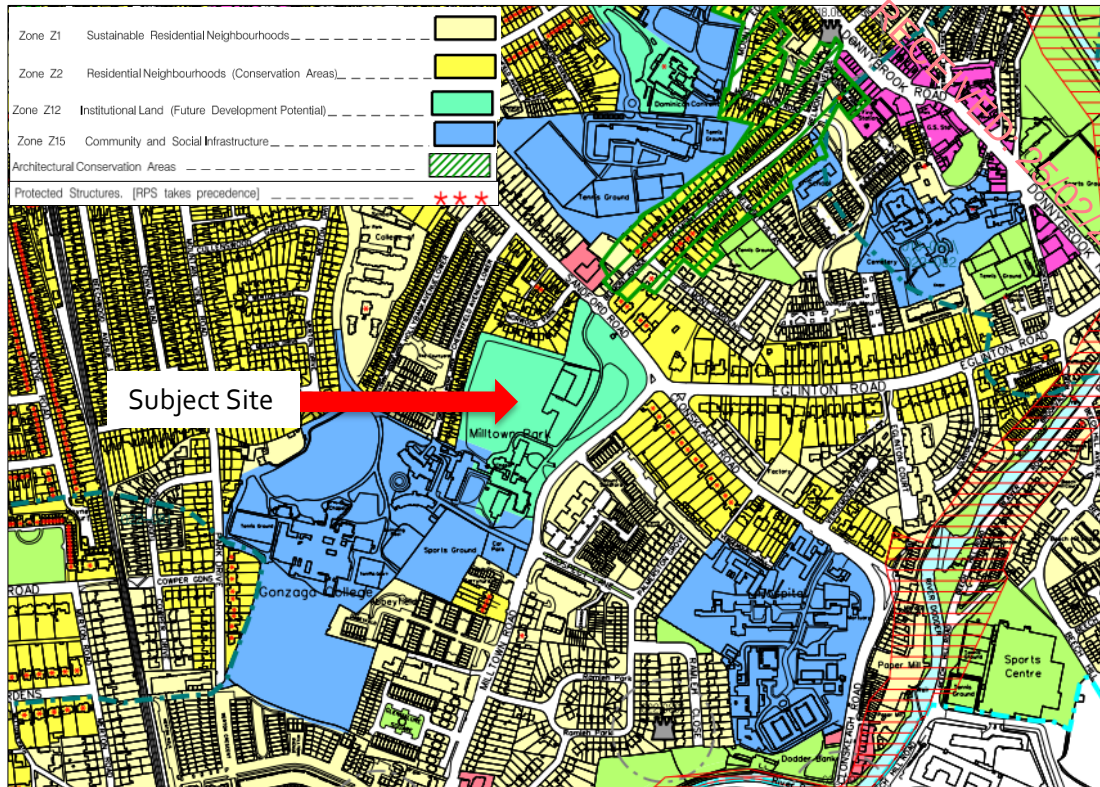


Figure 2.9: Zoning Map Demonstrating the Z12 Zoning Pertaining to the Subject Site (Green Coloured Corner Site)

(Source: *Dublin City Council Development Plan 2022-2028*, annotated by Thornton O’Connor Town Planning, 2025)

Please see the image below in Figure 2.10 prepared by O’ Mahony Pike Architects, which highlights the land uses across the entirety of the more recently zoned Z12 lands and the wider Z15 lands.

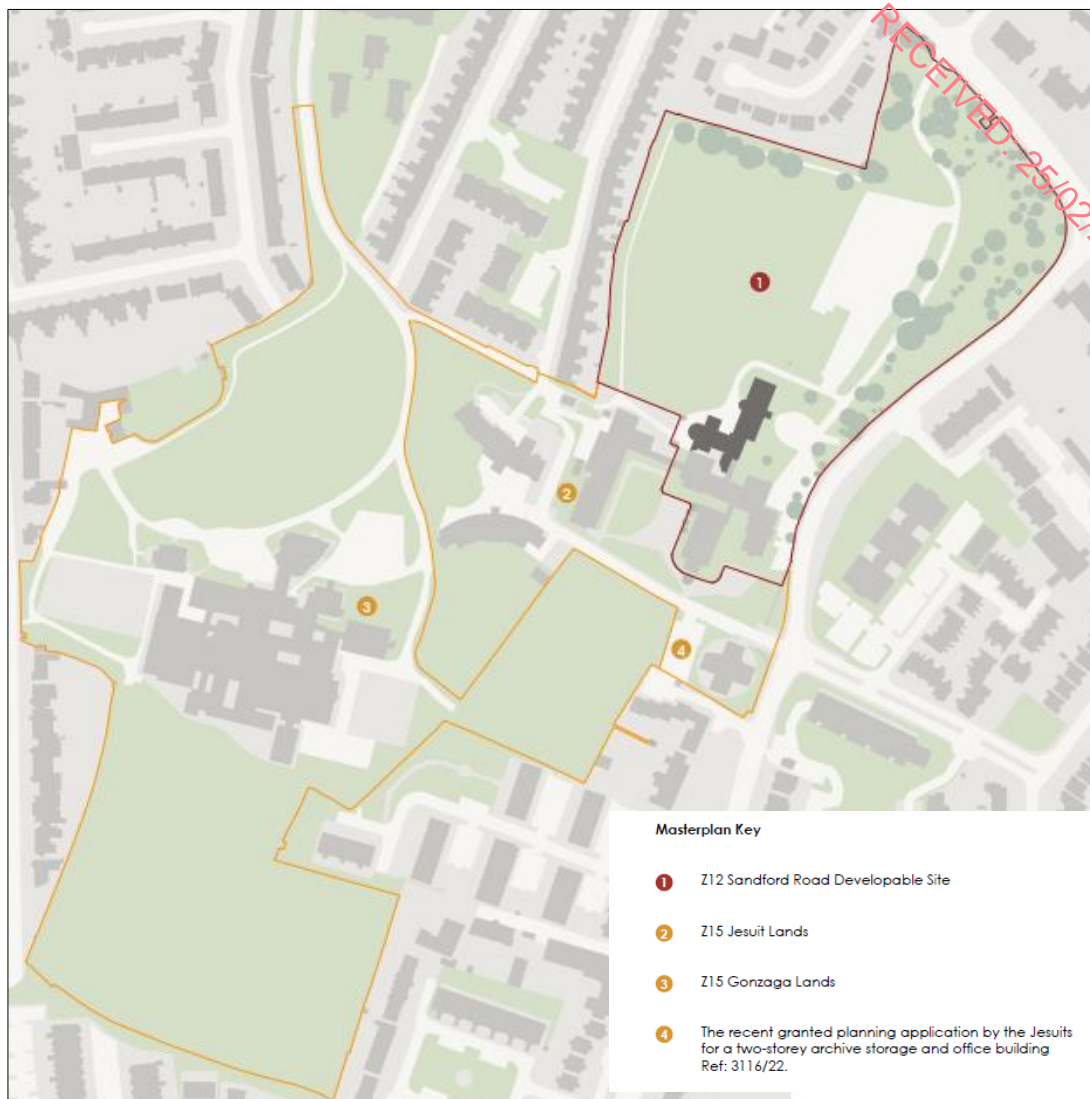


Figure 2.10: Image Demonstrating the Land Uses at the Subject Location

(Source: O' Mahony Pike Architects, 2025)

In summary the lands can be broken down as follows:

1. Developable Site

Building range within the subject red line boundary which were formally utilised by the Jesuit Community at Milltown Park for institutional purposes from the 1850s. It has been confirmed by the Jesuit Community that the lands are surplus to their requirements due to a decline in vocations and are no longer required for the purposes of its function and mission. As a result, the buildings are currently vacant and have become very difficult to maintain. It is noted that these lands were always in private use and the buildings and the lands subject to development were never publicly accessible lands.

2. Milltown Park Campus (Retained Jesuit Lands)

The Jesuits will retain these institutional lands to the south/south-west of the proposed development, which addresses their future operational needs due to this decline in

vocations, and they will also retain the separate access already established from Milltown Road. The Jesuits have invested substantially in these lands in recent years to cater for their future operational needs in terms of residential accommodation and training. These lands currently comprise the Cherryfield Lodge Nursing Home and Milltown Park Community House. In addition, planning permission was granted by Dublin City Council for a new modern archive building (DCC Reg. Ref. 3116/22) within the retained Jesuit lands, lands that were retained for this purpose (see No. 4 on the map above).

We note that a 2.4 metre high boundary wall has been provided to separate the proposed development from the retained Jesuit lands, with permission secured under DCC Reg. Ref. 3866/20/ABP Ref. 311552-21 ('Separation Works application'). The proposed development can facilitate future potential links to the remaining Z15 institutional lands through the wall should this be required in the future, if the retained Jesuit lands become further surplus to requirements and are redeveloped.

3. Gonzaga College

The third parcel of land is occupied by the Gonzaga College Secondary School. Gonzaga School has always been a separate use, and the lands were purchased at a later date to the main Jesuit campus in the 1950s. The subject development building range and lands and the school are separated functionally and physically from the other. The tenuous relationship between the subject group and the school in particular will therefore be unaffected by the severance of links between the two.

The application site does not contain any Protected Structures or any other conservation designations, although the Belmont Avenue/Mount Eden Road Architectural Conservation Area is located to the north of the site and neighbouring dwellings in Norwood Park and Cherryfield Avenue Upper and Lower are zoned Z2 – Residential Conservation Areas. There are Protected Structures located to the north on the opposite side of Sandford Road; to the west along Sandford Road; to the east along Clonskeagh Road; and to the south along Milltown Road. A full list of potential impacts is provided in Chapter 7 of this EIAR (Architectural Heritage) prepared by Molloy and Associates Conservation Architects and in Chapter 9 of this EIAR (Landscape and Visual Impact Assessment) prepared by Modelworks.

With regard to Z12 zoned lands, the *Development Plan* states that “these are lands, the majority of which are or which have been in institutional use, which may be developed for other uses in the future”.

The subject lands have not been in institutional use since 2015 when the institutional operations on the site ceased permanently, and the property was vacated by the Jesuits in 2019. In a previous SHD Application at the subject site (ABP Reg. Ref. ABP-311302-21⁷), a letter was received from the Jesuit Community which confirmed that “the former Jesuit Community property...is no longer required by the Society for the purposes of its functions and mission”. An updated letter was received from the Jesuit Community, dated 1st June 2023, which is included in Figure 2.2 above, and reiterates this fact. The letter notes that the Jesuit Community has “experienced a dramatic decline” and confirms that the application lands became surplus to their requirements and had become impossible to maintain, which led to their sale in 2019. The Jesuit Community has retained the residential and

⁷ Currently Remitted back to An Coimisiún Pleanála – new reference number is TA29S.322160.

administration accommodation to the south of the application lands with a separate access already established from Milltown Road. The letter confirms that the Jesuit Community considered their *"future requirements thoroughly and have confirmed that the lands retained are adequate for their future needs. Planning permission was recently granted by Dublin City Council for a new modern archive building (DCC Reg. Ref. 3116/22) within the retained Jesuit lands, lands that were retained for this purpose"*.

The application site has always been in private use and was not open or accessible to the public as confirmed in the letter, and the Society never provided any community facilities on site. The public have never enjoyed any right of access to these privately owned lands.

We note that the *Development Plan* sets out the following requirements in relation to the extent and layout of public open space on Z12 zoned lands as well as general development principles:

"Where lands zoned Z12 are to be developed, a minimum of 25% of the site will be required to be retained as accessible public open space to safeguard the essential open character and landscape features of the site. Where such lands are redeveloped, the predominant land-use will be residential.

In considering any proposal for development on lands subject to zoning objective Z12, other than development directly related to the existing community and institutional uses, Dublin City Council will require the preparation and submission of a masterplan setting out a clear vision for the future development of the entire landholding.

In particular, the masterplan will need to identify the strategy for the provision of the 25% public open space requirement associated with any residential development, to ensure a co-ordinated approach to the creation of new high-quality public open space linked to the green network and/or other lands, where possible. In addition, development shall have regard to the standards in Chapter 15.

On Z12 lands, the minimum 25% public open space shall not be split up into sections/fragmented and shall comprise soft landscape suitable for relaxation and children's play, unless the incorporation of existing significant landscape features and the particular recreational or nature conservation requirements of the site and area dictate that the 25% minimum public open space shall be apportioned otherwise.

Where there is an existing sports pitch or sports facility on the Z12 lands subject to redevelopment, commensurate recreational/social infrastructure will be required to be provided and retained for community use where appropriate as part of any new development (see also Chapter 10: Green Infrastructure and Recreation, Policy GI49)."

The proposed development requires 25% of the site area to be designated as public open space in accordance with the Z12 zoning objective. The developable site area is 42,547 sq m which therefore requires the provision of 10,637 sq m public open space:

The public open space is provided as follows:

- **Public Park and Plaza Area Connected Through the Triple Height Undercroft of Block A1:**

c. 10,879 sq m (c. 25.57% of the c. 42,547 sq m developable site area)

- **Additional Public Open Space:**
 - Woodland Glade
 - Boulevard
 - Garden Café Area

c. 4,144 sq m (c. 9.74% of the c. 42,547 sq m developable site area)

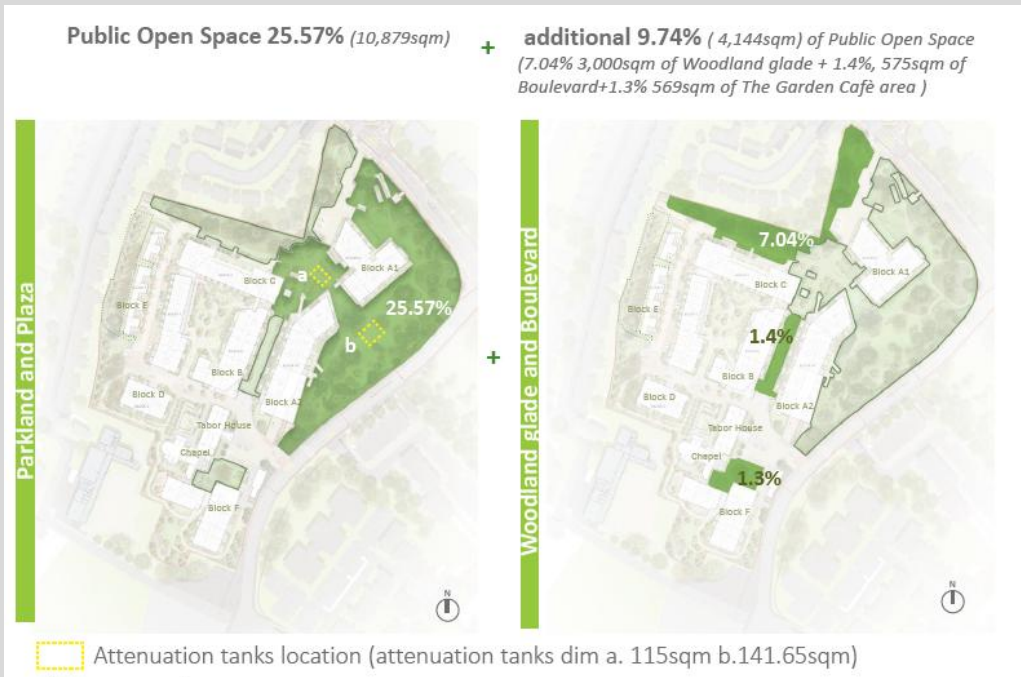


Figure 2.11: Public Open Space Provision at the Application Site

(Source: Cameo and Partners Design Studio, 2025)



Figure 2.12: Public Open Space Provision at the Subject Lands

(Source: Cameo and Partners Design Studio, 2025)

Therefore, a total of 15,023 sq m (c. 35.3% of the developable site area) has been designated as public open space, which significantly exceeds the requirement to provide 25% public open space.

The majority of this space (25.57%) will be provided in the public park and the plaza area which are linked through the triple height under croft of Block A1. This triple height linked archway through Block A1 will create a strong connection between the public park and the public plaza and thus it is clear that the required 25% public open space has not been split up. The plaza area will not allow vehicular access to ensure a safe and attractive space is provided for pedestrians.

We note that the large parkland along the eastern boundary of the site is currently significantly overgrown and inaccessible and this space will be transformed by the subject development and will become a significant public amenity for the area. The eastern boundary will now comprise a new public park which will open up the lands to the community for the first time as the lands have always been in private use.



Figure 2.13: Image of Current Dark and Overgrown Area Which will be Made Useable as Part of the Proposed Development

(Source: CMK Horticulture & Arboriculture Ltd)

Natural play facilities for the scheme have been provided at various locations throughout the public open space, specifically aimed at children to reconnect with nature and there will also be opportunity for adult engagement through natural gym equipment. There will also be seating provided throughout the site.

We consider that the provision of a high-quality usable public park at the site with a connection to the public plaza area will be a significant planning gain for the area, allowing access to previously inaccessible private lands. The plaza area will provide a meeting point for the public to sit and talk. The open space provided in the site will be high-quality and functional and will provide a wide variety of activities for the residents and public to utilise. The public open space will be provided within soft and hard landscaping consisting of high-quality and functional public open space, which includes publicly accessible walkways, grassland, benches, jogging route, fitness areas and play-on-the-way for example. Therefore, it is clear that the public open space comprises soft landscaping that is suitable for relaxation and children's play.



Figure 2.14: CGI of Part of the Public Open Space Showing People Jogging, Walking and Kids Playing

(Source: 3D Design Bureau, 2025)



Figure 2.15: Illustration of Part of the Public Open Space Showing Seating Areas, Cyclists and Kids Playing

(Source: Cameo and Partners, 2025)

In addition to public park and plaza area connected through the triple height undercroft of Block A₁, public open space will also be provided to the north of Block C (known as the Woodland Glade) which is positioned adjacent to the plaza. This Woodland Glade represents c. 7.04% of the site area (or c. 3,000 sq m) and will provide further amenity on

site in excess of the 25% requirement. The Woodland Glade will be presented as a wildflower meadow and will work together with the park and plaza as an entire connected public open space.

A cafe has been introduced into Block F, facilitating the provision of an open space focusing around this café and in front of the chapel.

In addition to utilising the eastern public park to travel through the site, the public can also utilise the pedestrian connection from Milltown Road and Sandford Road through the pedestrian boulevard between Blocks A and B.

The entrance from Sandford Road will be a secondary vehicular entrance, principally for taxis, set down and deliveries with a small element of mobility impaired parking and there will be no vehicular access allowed to the plaza area, which will ensure this area is a high-quality public space.

The scheme layout will improve legibility in the area, and the proposed development will integrate into the surrounding context having regard to the open spaces in addition to the permeable links, the height transitions, the setbacks provided from boundaries and the breakdown in massing provided. The rejuvenation of the Chapel and Tabor House within the development will also contribute towards the assimilation of the scheme into the surrounding environment and the improved character of these structures will benefit from enhanced views via the newly proposed entrance from Milltown Road.

The proposed development balances the need to densify this sustainable urban site in order to consolidate the city while also appropriately setting back the development from surrounding areas. The development will enhance the local area by providing permeable links and a large quantum of high-quality public open space for the locality, which provides for the recreational and amenity needs of the population.

The proposed development will significantly contribute to housing supply by converting previously inaccessible, private lands to publicly available housing units with large open spaces and will also contribute to the city's strategic green infrastructure networks by providing public routes through the site within the landscaping layout. The development will thus facilitate connections for the public through the site towards the Dodder Greenway route and other green infrastructure areas, which will positively contribute to, and create linkages with, the surrounding strategic green network. It is clear that the proposed development will significantly contribute to the green infrastructure of Dublin City. In addition, we note that there is multiple pedestrian points provided to access the public open space from outside the site. The Masterplan also facilitates a future link from the application site to the remaining Z15 Institutional Jesuit lands should this link be required at a future date.

The scheme is in accordance with Section 14.6 of the *Development Plan*, which notes that abrupt transitions in scale and use should be avoided in areas proximate to other zoning objectives. The development has set back much of the development from the surrounding areas having regard to the extensive public open space provided and, in addition, the western boundary is made up of modest 2 No. storey courtyard houses for example, which highlights that the proposed development has appropriately considered the transition between the development and surrounding spaces. Chapter 15 of the *Development Plan* has also been duly considered to ensure the proposal will integrate with surrounding lands

i.e. such as in relation to height, plot ratio, site coverage, green infrastructure and urban greening. We note there is no existing sports pitch or sports facility currently existing on the subject lands.

The rejuvenation and integration of the Chapel and Tabor House within the development will also contribute towards the assimilation of the scheme into the surrounding environment and the improved character of these structures will benefit from enhanced views via the newly proposed entrance from Milltown Road. A significant effort has been made by the Design Team to provide well-considered and interesting building forms which enhance legibility, wayfinding and connectivity within the site for future residents and the existing wider area and thus will appropriately integrate with the surrounding area.

To conclude this section, the proposed development which comprises 562 No. residential units with a creche, community/cultural spaces and public and communal spaces is consistent with the zoning objective pertaining to the lands.