

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

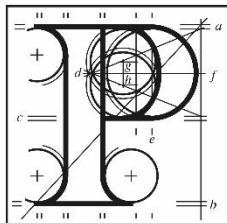
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	70 Sir John Rogersons Quay, IFSC, Dublin 2
Company Registration No:	C172580

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Brady Shipman Martin
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Breffni Greene
Firm/Company:	Henry J Lyons (Executive Architects)

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9.
Address Line 2:	
Address Line 3:	
Town/City:	
County:	Dublin
Eircode:	D09 C42Y, D03 P2E7- relating to existing buildings on site
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS MAP SERIES: 1:1000 OS Sheet No. 3198-12, 3198-11, 3198-17, 3198-16 Grid Reference (X,Y) = 716345.3943,736386.7567
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	8.9 ha
Site zoning in current Development Plan or Local Area Plan for the area:	The subject site is predominantly zoned Z12 'Institutional Land (Future Development Potential)'. The area immediately adjacent to the River Tolka, abutting and partly within the

	site, is zoned Z9 “recreational amenity / open space / green networks”, and the most north-westerly corner of the site is zoned Z1 Residential.
Existing use(s) of the site and proposed use(s) of the site:	Residential development of 1,614 units, crèche, retail and café units with extensive public open space.

7. Applicant’s Interest in the Site:

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:			
<p>CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund is the owner of part of the site and the remainder is currently in the ownership of the Gaelic Athletic Association (via its companies Pairc an Chrocaigh Teoranta and Clonliffe Property Investments Limited) and the Archdiocese of Dublin (through the St. Laurence O’Toole Diocesan Trust (SLOT)).</p> <p>Letters of Consent for the lands outside the applicant’s ownership are attached to this form.</p> <p>Additionally there are lands included in the application boundary in the ownership of Dublin City Council to facilitate road upgrades- a letter of consent from DCC is attached to this form.</p>			
<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Pairc an Chrocaigh Teoranta Croke Park Stadium, Jones Road, Dublin 3</p> <p>Clonliffe Property Investments Limited Stadium Finance Office, Hogan Stand, Croke Park, Dublin 3</p>		

	St. Laurence O'Toole Diocesan Trust Archbishops House, Drumcondra, Dublin 9
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [<input checked="" type="checkbox"/>]
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>The applicant does not own any adjacent lands however some of the landowners whose lands are included in the application boundary do and these are identified in the Site Location Map and Site Ownership Map included in the drawing packs.</p>	

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [<input checked="" type="checkbox"/>] No: []	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
2935/20 ABP Ref: PL29N.308193	PROTECTED STRUCTURE: The subject site encompasses an area of 0.51 hectares. The development will consist of: the construction of a part -2 to part -7 storey 8,485 sq.m. hotel building comprising 200 - bedrooms arranged over floors 1-6.	Granted by ABP on 8 th April 2021

2361/16	PROTECTED STRUCTURE: Permission sought for the demolition of one disused single storey bungalow, 81 sq. metres, at this site located at Clonliffe Road, Dublin 3. The bungalow is within the curtilage of Clonliffe College, a Protected Structure.	Granted 14-Apr-2016
2607/11	PROTECTED STRUCTURE - Planning permission for external safety & health works within the curtilage of "The Assembly Hall" (a protected structure), comprising:- (1) Removal of existing external lecture theatre escape stairs and replacement with new stairs, walkway, handrails & guarding (2) Removal & replacement of balustrading/guarding to existing external rear stairs and area. (3) Construction of new rear pedestrian emergency exit gate and replacement of existing rear vehicular delivery gates. (4) Addition of 3no. handrails to front external approach steps.	Granted 17-Jun-2011
3032/10	PROTECTED STRUCTURE - Change of use of the ground floor of the northerly wing (377sqm) of the Diocesan Offices building from educational use to office use. The building is located within the curtilage of protected structures.	Granted 06-Aug-2010
2947/10	PROTECTED STRUCTURE- Planning permission for external health and safety works within the curtilage of 'The Assembly Hall' (a protected structure), comprising:- (1) Removal and replacement of existing external Lecture Theatre escape stairs, handrails and guarding. (2) Removal and replacement of balustrading/guarding to existing external rear stairs and area. (3) Addition of 3no. handrails to front external approach steps.	Granted 28-Jul-2010
1652/06	Application by the Board of Management of Mater Dei Institute Of Education for planning permission for addition of a new mezzanine floor within The Assembly Hall; (a protected structure), for formation of 3 no. study rooms, for 2 no. new stairs, and for associated fire safety, partitioning, and other works - all at 204/206, Clonliffe Road, Dublin 3. These works do not involve any alterations to the exterior of the building.	Granted 12-Apr-2006
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [<input checked="" type="checkbox"/>]

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Is the applicant aware of the site ever having been flooded?

Yes: [] No: []

If the answer is “Yes” above, please give details e.g. year, extent:

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[]

If the answer is “Yes” above, please give details:

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The development will consist of:

1. *Demolition of a number of existing office/former college buildings on site, including the New Wing and Library Wing Buildings, (c. 6, 130 sq.m) and the construction of a residential development with a gross floor area of c. 119,459 sq.m (excluding basement parking areas) set out in 12 no. residential blocks, ranging in height from 2 to 18 storeys to accommodate 1,614 no. Build to Rent apartments with associated residential tenant amenity, 1 no. retail unit, 1 no. café, and a crèche. The site will accommodate a total of 508 no. car parking spaces and 2,507 no. bicycle parking spaces in three separate basement/podium areas and at surface level. Landscaping will include extensive new public open spaces and communal courtyards, podiums and roof terraces.*

2. The 12 no. residential buildings range in height from 2 storeys to 18 storeys, accommodating 1,614 no. Build To Rent apartments comprising 540 studios, 603 no. 1 bed units, 418 no. 2 bed units and 53 no. 3 bed units. The breakdown of residential accommodation is as follows:
- Block A1 is a 4 to 8 storey building, including setbacks, balconies and terraces, accommodating 305 no. units;
 - Block A2 is a 7 storey building, including setbacks and balconies, accommodating 73 no. units;
 - Block A3 is an 8 storey building, including setbacks and balconies, accommodating 87 no. units;
 - Block A4 is a 6 to 13 storey building, including setbacks, balconies and terraces, accommodating 104 no. units;
 - Block B1 is a 5 to 6 storey building, including setbacks and balconies, accommodating 92 no. units;
 - Block B2 is a 6 to 8 storey building, including setbacks and balconies, accommodating 137 no. units;
 - Block B3 is a 5 to 6 storey building, including setbacks and balconies, accommodating 80 no. units;
 - Block C1 is a 6 to 8 storey building, including setbacks and balconies, accommodating 146 no. units;
 - Block C2 is a 5 to 7 storey building, including setbacks and balconies, accommodating 96 no. units;
 - Block D1 is an 18 storey building, including setbacks, balconies and terraces, accommodating 151 no. units;
 - Block D2 is an 4 to 8 storey building, including setbacks and balconies, accommodating 239 no. units;
 - The Seminary Building and South Link Building (E1&E2) are existing Protected Structures of 2 to 4 storeys with a proposed 5 storey extension to the rear of the Seminary Building and conversion of both buildings to accommodate 104 no. residential units including balconies; and
 - Residential Tenant Amenity Space is provided throughout the existing and proposed blocks totalling c.3,463 sq.m and Communal External Amenity Space is provided adjacent each Block and at roof level on Blocks A1, A4, and D2, totalling c.13,729 sq.m.
3. The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory. The application proposes the renovation and extension of the Seminary Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as residential tenant amenity. The wider Holy Cross College lands also includes Protected Structures including The Red House and the Archbishop's House (these are not included in the application boundary and no works are proposed to these Protected Structures with the exception of the proposed works to the Drumcondra Rd boundary wall which is listed under the Protected Structure of the Archbishop's House as noted below). The works to the Protected Structures within the application site are set out as follows:
- The Seminary Building (RPS Ref 1901): The works consist of the careful refurbishment and alteration of the existing four storey Seminary Building to provide residential accommodation, with the addition of a new five storey residential block to the rear (West elevation); floor levels carry through on the four lower levels. It is proposed that the existing structure, the Library Wing, on the northern elevation of the Seminary and the connecting corridors to the Seminary will be demolished; new infill concrete walls are located to fill the gap where elements are removed. Materials that can be salvaged from these blocks will be surveyed, their location noted, and re-used in the conservation and restoration works in The Seminary Building. The projecting WC blocks to the rear (west) elevation of The Seminary Building are also proposed to be demolished. The external envelope of The Seminary Building, with existing chimneys, stone and render finishes, windows and doors is maintained and re-used; the stone cross from the pediment is removed and built into a wall in the new residential block which forms an extension to the existing Seminary Building. Selected window openings on the lateral North and South elevations are lowered from door openings to provide for balcony access. The scheme proposes 56 no. apartments installed within the existing shell on the East side of a corridor running along the rear of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window openings of the rear elevation which are lowered to ground level. Lightwells, lifts and staircases are also accessed in this way.
 - The South Link Building (RPS Ref 1901): The South Link Building consists of a two-storey stone and render block with slate roof and bellcote between Holy Cross Chapel and the The Seminary Building; this building will be conserved and restored. Alterations to the South Link Building include the insertion of a new doorway within the existing front (Eastern) façade to link the front of the building to the cloister garden, and the insertion of two no. apartments in the ground and first floor space. The existing organ at first floor level will be moved to a new location within the Holy Cross Chapel.
 - Holy Cross Chapel (RPS Ref 1901): Holy Cross Chapel is retained and restored as a tenant amenity space. External alterations include a new metal door and ramp to the South elevation; interior alterations are limited to services and decoration; a section of the existing tiled floor will be lifted to allow for service connections to furniture installations. The following items will be moved from the Chapel as a part of the works: Main altar, 2 no. side altars, 2 no. paintings to either side of chancel arch, Stations of the Cross, 2 no. marble statues to narthex, Loose pews, Confessional, Fixed furniture to sacristy. Method statements for these works are included in the application documents.

- *The Assembly Hall (RPS Ref 1901): The Assembly Hall comprises a two- storey hall with its front façade, steps and projecting porch orientated towards Clonliffe Road. The building is conserved and restored as a tenant amenity space as a part of the proposal; the existing balcony level within the main space is removed. The existing stage area is also removed to provide a gym area; bicycle storage is provided within the envelope to the North-West. Existing doors and windows are retained and repaired. A new window is provided into the cloister, with smaller secondary opes cut between spaces.*
 - *The Ambulatory (RPS Ref 1901): All of the above referenced buildings are linked by a cloister colonnade (i.e. the Ambulatory) around two sides of a central garden; there is a part section of the colonnade on the North side and an indented (enclosed) section directly outside Holy Cross Chapel; the fourth (east) side is completed by the rere elevation of The Seminary Building. The Ambulatory will be retained as part of the proposed development. The cloister garden will be restored and conserved as a part of the project for circulation and amenity use. Mosaic panels to the cloister will be retained and covered to supply a base for a removable light fitting. The courtyard garden will be re-designed and re-planted as a part of the scheme.*
 - *Drumcondra Rd Boundary Wall Entrance (Listed under Archbishop’s House RPS 2361): The existing entrance gates and the adjoining walls are part of the Archbishop’s House Protected Structure. It is proposed to take down the existing stone gate pier to the south, and reconstruct this pier in a new location further to the south, widening the gate opening in this location. This will involve the taking down of a small portion of the stone boundary wall.*
4. *Extensive areas of public open space of c.20,410 sq.m or 25% of the site is provided for, including woodland walk, formal lawn seminary garden, dog park and, playground. The proposed landscaping scheme provides for the removal of some existing trees on the site as well as extensive new planting.*
 5. *Non-residential uses include a crèche of c. 627 sq.m and 1 no. retail unit of c. 329 sq.m in Block A4, and 1 no. café unit of c.273 sq.m in Block D1. Total gross floor area of proposed other uses is 1,229 sq.m.*
 6. *The development will include a single level basement under Blocks B2, B3 & C1, containing 158 car spaces, 582 cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities, a single level basement under Block D2 containing 86 car spaces, 528 cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities and a part podium level basement, part single level basement under Block A1, containing 233 car spaces, 500 cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities. The remainder of residents bicycle stores, totalling 645 spaces, are located proximate to residential buildings. In addition 31 no. parking spaces are located at surface level to include visitor, accessible, EV, car club and loading spaces as well as 252 no. short stay bicycle parking spaces.*
 7. *The site is accessed by vehicles, cyclists and pedestrians from a widened existing entrance on Clonliffe Road, at the junction with Jones’s Road, and through the opening up of an existing access point on Drumcondra Road Lower at the junction with Hollybank Road to act as a left in/left out access. No through route for vehicular access through the site for the public is proposed. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. Access from the Clonliffe Road entrance will also facilitate vehicular access to future proposed GAA pitches and clubhouse to the north of the site and to a permitted hotel on Clonliffe Road (DCC Reg. Ref.: 2935/20, ABP Reg. Ref.: PL29N.30819).*
 8. *The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, ESB Substations, PV panels at roof level on all residential blocks except E1/E2 and D2, and associated and ancillary works, including site development works above and below ground.*

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:

ABPSHDPAC0033/20

Meeting date(s):

- 4th February 2020
- 5th May 2020
- 22nd May 2020
- 16th June 2020
- 29th June 2020
- 9th July 2020
- 14th July 2020
- 22nd July 2020
- 4th August 2020
- 18th August 2020
- 31st August 2020
- 1st September 2020
- 7th October 2020
- 13th October 2020
- 22nd October 2020
- 9th March 2021

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:

ABP-308744-20

Meeting date(s):

18th January 2021

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

The Applicant held online consultation events with the local community on 9th July 2020 and 8th April 2021. Details available at: <https://www.hinesopenday-drumcondra.com/>

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 14 th July 2021
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	14 th July 2021
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1. Department of Housing, Local Government and Heritage (Built Heritage and Nature Conservation) 2. The Heritage Council, 3. An Taisce-the National Trust for Ireland, 4. An Comhairle Ealaoin, 5. Failte Ireland 6. Transport Infrastructure Ireland. 7. Irish Water. 8. Dublin County Childcare Committee 9. Inland Fisheries Ireland
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	16 th July 2021 (by email and post)
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] n/a
Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]
Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.	
(d) Set out how the the proposed strategic housing development is, in the applicant’s opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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14. Proposed Residential Development:

(a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	540	21249.3
1-bed	603	28786.2
2-bed	418	30859.3
3-bed	53	5249.0
4-bed		
4+ bed		
Total	1614	86143.8

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	1,614
(c) State cumulative gross floor space of residential accommodation, in m ² :	86143.8

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Creche	627
Retail	329
Cafe	273
<p>Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	1,229
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	87,372.80
(d) Express 15(b) as a percentage of 15(c):	1.49 %

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	✓	

permeability, vehicular access and parking provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		✓
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.	✓	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	✓	
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.	✓	
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓

<p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p style="text-align: center;">✓</p>
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		<p style="text-align: center;">✓</p>
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		<p style="text-align: center;">✓</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p style="text-align: center;">✓</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p style="text-align: center;">✓</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	11,865
State gross floor space of any proposed demolition, in m ² :	6,130
State gross floor space of any building(s) / structure(s) to be retained in m ² :	5,735 (inc. in 15C above)
State total gross floor space of proposed works in m ² :	119,459 (total sq.m of development inc. basement, carparking, plant, circulation etc.)

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Existing site contains open space and existing buildings which accommodate office uses, church or are vacant.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Recent and current use of buildings is for office accommodation and a church.
(c) State proposed use(s):	Proposed use of existing buildings is for residential and residential tenant amenity.
(d) State nature and extent of any such proposed use(s):	1,614 residential units with supporting residential tenent amenity with a crèche, retail and café units and extensive public open space.

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

Enclosed: Yes: [] No: [] N/A: []

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— <ul style="list-style-type: none"> <li data-bbox="300 1039 1031 1494">(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1514 1031 1821">(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1841 1031 1928">(iii) a layout plan showing the location of proposed Part V units in the development? 	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act		

2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input type="checkbox"/></p>

Soakpit:	[]
Watercourse:	[✓]
Other (please specify):	_____

(D) Irish Water Requirements:

Please submit the following information:	
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Enclosed: Yes: [✓] No: []
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Enclosed: Yes: [✓] No: []
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Enclosed: Yes: [✓] No: []
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [✓] No: []
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [] No: [✓]

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:


(a) State fee payable for application:	€ 80,000
(b) Set out basis for calculation of fee:	Maximum Fee
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Paid by EFT Confirmation included

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	14 th July 2021

26. Contact Details- Not to be Published

Prospective Applicant(s):

First Name:	CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund
Surname:	
Address Line 1:	c/o Hines Real Estate Ireland, First Floor, Block 2, Clanwilliam House
Address Line 2:	Clanwilliam Place
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 KR90
E-mail address (if any):	michael.kevany@hines.com
Primary Telephone Number:	+353 1 799 9924
Other / Mobile Number (if any):	+353 861610239

Where the Prospective Applicant(s) is a Company:

Name(s) of Company Director(s):	Brian Moran, Kevin Molony, Leo Hertog, Vincent Fokke, Rafael Torres Villalba
Company Registration Number (CRO):	C172580
Contact Name:	Michael Kevany
Primary Telephone Number:	+353 1 799 9924
Other / Mobile Number (if any):	+353 861610239
E-mail address:	Michael.Kevany@hines.com

Person/Agent (if any) acting on behalf of the Prospective Applicant(s):

First Name:	Pauline
Surname:	Byrne
Address Line 1:	Brady Shipman Martin
Address Line 2:	Unit H, Mountpleasant Buiness Centre
Address Line 3:	Ranelagh
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06
E-mail address (if any):	sorchaturnbull@bradyshipmanmartin.com
Primary Telephone Number:	01-2081900
Other / Mobile Number (if any):	085-1401677

Person responsible for preparation of maps, plans and drawings:

First Name:	Breffni
Surname:	Greene (Henry J Lyons- as Executive Architects)
Address Line 1:	51–54 Pearse Street
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	
Eircode:	D02 KA66
E-mail address (if any):	breffni.greene@hjlyons.com
Primary Telephone Number:	+353 (0) 1 888 3333
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Robert Keran</u>
Mobile Number:	<u>+353 87 7817209</u>
E-mail address:	<u>robert.keran@virtuspm.ie</u>

APPENDIX 1- LETTERS OF CONSENT

**Páirc an Chrocaigh CTR
Clonliffe Property Investments Ltd.**



CWTC Multi Family ICAV,
70 Sir John Rogerson's Quay,
Dublin 2

12th April 2021

RE: Consent to facilitate lodgement of a Strategic Housing Development planning application for the former Holy Cross College lands with An Bord Pleanala

I wish to confirm that in respect of the former Clonliffe College lands, Pairc an Chrocaigh Cuideachta Faoi Theorainn Rathaiochta (PAC) has no objection to the inclusion of the lands shown within the red boundary line in CLN-HJL-SW-ZZ-DR-A-9100 on the drawing included in Appendix 1 (drawing number: CLN-HJL-SW-ZZ-DR-A-9100) , which are in the ownership of PAC and Clonliffe Property Investments Limited (CPIL), in CWTC Multi Family ICAV's Strategic Housing Development planning application to An Bord Pleanala.

The jointly developed masterplan for the former Clonliffe College lands has embraced an integrated design approach, which will enable optimum synergies to be leveraged and implemented.

PAC and Hines Real Estate Ireland Limited (HREIL), in their capacity as development manager for CWTC Multi Family ICAV, have been working closely together and continue to do everything possible to deliver a high quality design in relation to all physical interventions proposed by them to the River Walk and riverbank areas, including, in particular, the location and design of the stormwater outfalls and headwalls along the River Tolka. Both PAC and HREIL wish to ensure compatibility with the expectations of the local community and Dublin City Council, in terms of achieving a high quality development and environment for the future development of the said River Walk and riverbank areas.

It should be noted that all costs and expenses associated with the Strategic Housing Development planning application are the sole responsibility of the party making the application.

**Páirc an Chrocaigh CTR
Clonliffe Property Investments Ltd.**



No contract enforceable at law is created or intended to be created by PAC or CPIL by consenting to the lands within the red boundary on the drawing included in Appendix 1 (drawing number: CLN-HJL-SW-ZZ-DR-A-9100) being included in CWTC Multi Family ICAV's Strategic Housing Development planning application for the former Clonliffe College lands. This letter is a consent for the purposes of Article 297(2)(a) of the Planning and Development Regulations 2001 (as amended).

Yours faithfully,

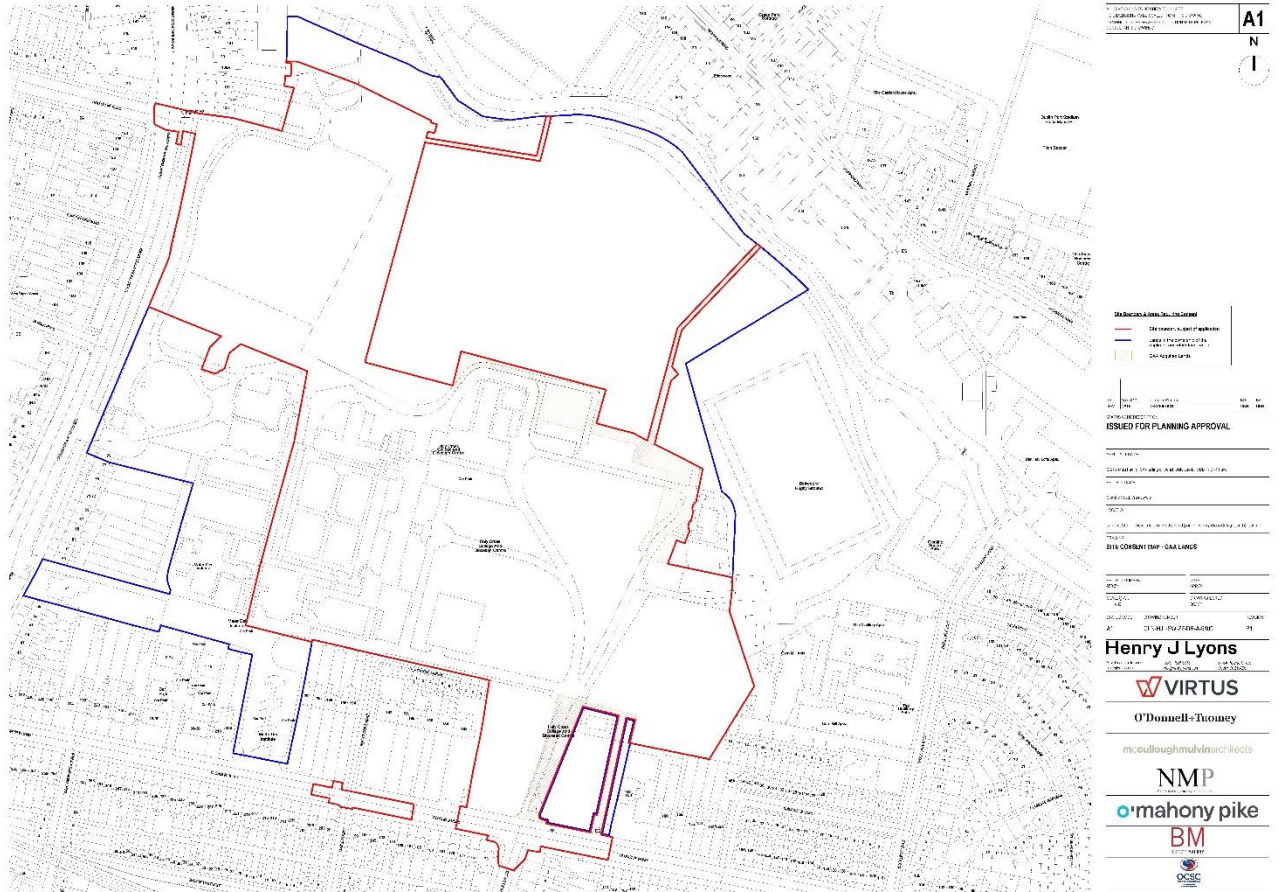
Tom Ryan, Director, Páirc an Chrocaigh Cuideachta Faoi Theorainn Rathaiochta

Peadar Mac Cionnaith, Director, Clonliffe Property Investments Limited

Páirc an Chrocaigh CTR Clonliffe Property Investments Ltd.



Appendix 1





An Bord Pleanala
64 Marlborough Street
Dublin 1

20 April 2021

Re: Consent to facilitate lodgement of a Strategic Housing Development planning application for the former Holy Cross College lands with An Bord Pleanala

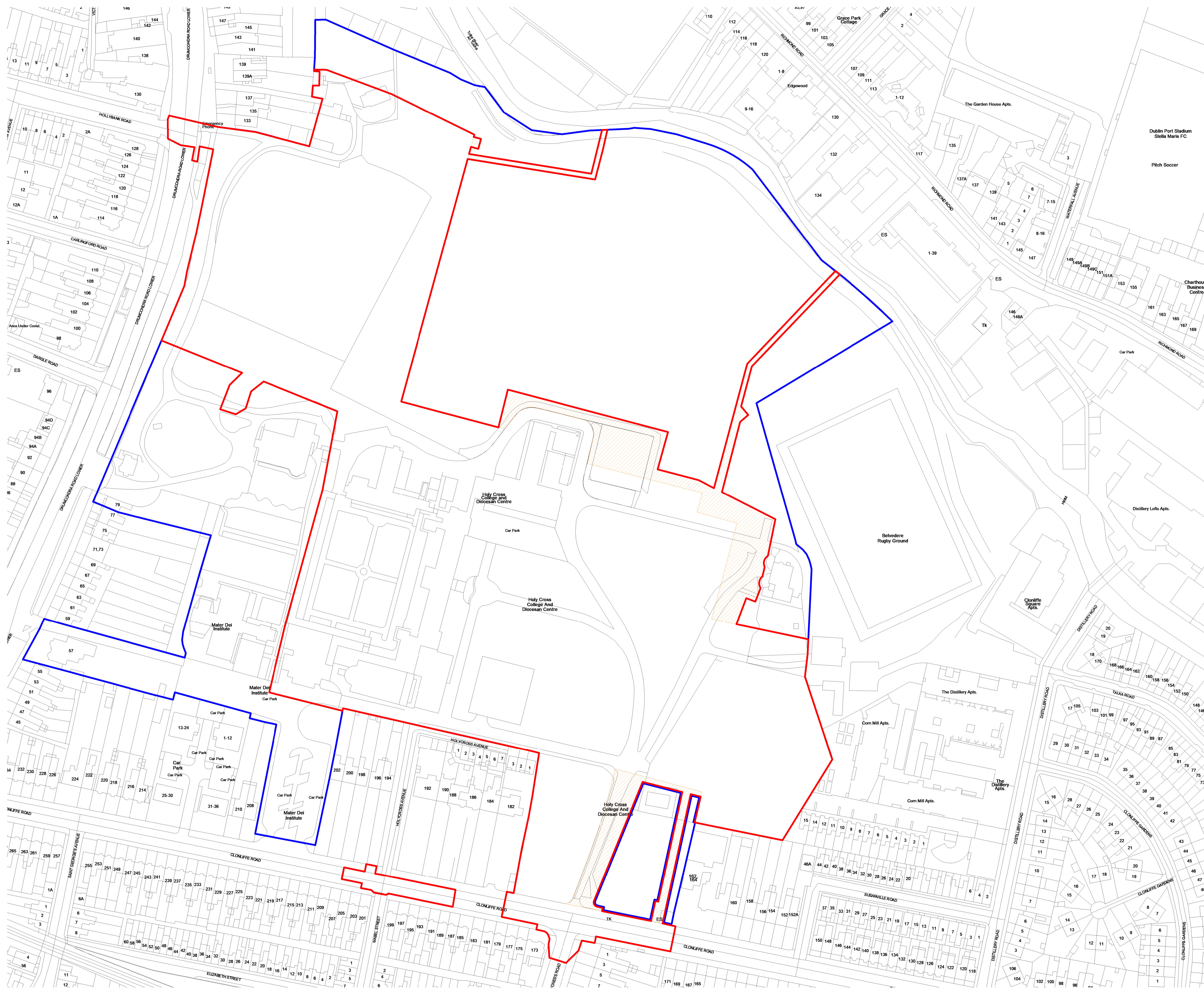
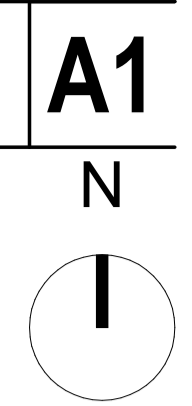
We, St. Laurence O'Toole Diocesan Trust (SLOTDT) and Monsignor Paul Callan as trustees for the Archdiocese of Dublin, are the freehold owners of part of the Property identified on the attached Ownership Map in Appendix 1. We hereby consent to the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR, including the identified lands as part of a Strategic Housing Development Application to An Bord Pleanala. This letter is a consent for the purposes of Article 297(2)(a) of the Planning and Development Regulations 2001 (as amended).

Signed

Monsignor Paul Callan as trustee for the Archdiocese of Dublin

Authorised Signatory for and on behalf of St. Laurence O'Toole Diocesan Trust (SLOTDT)

ALL DIMENSIONS TO BE CHECKED ON SITE
 NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
 DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT
 CONSULTANTS DRAWINGS



Site Boundary & Areas Requiring Consent

- Site boundary subject of application
- Lands in the ownership of the applicant and other landowners
- GAA Acquired Lands

REV	DATE	DESCRIPTION	CKH	BF	DRN
P1	April 2021	Issued for Planning		BG	BF

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME
 CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME
 Clonliffe Road, Drumcondra

LOCATION
 Lands at Clonliffe Road and Drumcondra Road (part of the Holy Cross College Lands), Dublin 9

DRAWING
SITE CONSENT MAP - GAA LANDS

PROJECT NUMBER: 990654
 DATE: APR21
 SCALE@ A1: 1:1000
 DRAWN/CHECKED: BG/ BF

STATUS CODE: A1
 DRAWING NUMBER: CLN-HJL-SW-ZZ-DR-A-9100
 REVISION: P1

Henry J Lyons
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 +353 1 888 3333
 henryjlyons.com
 51-54 Pearse Street
 Dublin D02 KA66

VIRTUS

O'Donnell + Tuomey

mcculloughmulvinarchitects

NMP
 Niall Montgomery + Partners

o'mahony pike

BM
 BARRETT MAHONY

CS
 CONSULTANTS SERVICES COMPANY



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Environment and Transportation Department,
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach
An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222046 E: transportplanning@dublincity.ie

Pauline Byrne
Brady Shipman Martin
Canal House
Canal Road
Dublin 6

April 12th 2021

Re: Letter of Consent for Strategic Housing Development (SHD) Planning Application

Site: Strategic Housing Development Application for residential development on Lands at Holy Cross College, Clonliffe Road, Dublin 3 & Drumcondra Road Lower, Drumcondra, Dublin 9.

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands (e.g. within the footpath and roadway onto Drumcondra Road Lower and Clonliffe Road as indicated in red on attached map, Drawing No. CLN-HJL-SW-ZZ-DR-A-9104, Dated 09/03/21).

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application to An Bord Pleanála. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted by An Bord Pleanála and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,

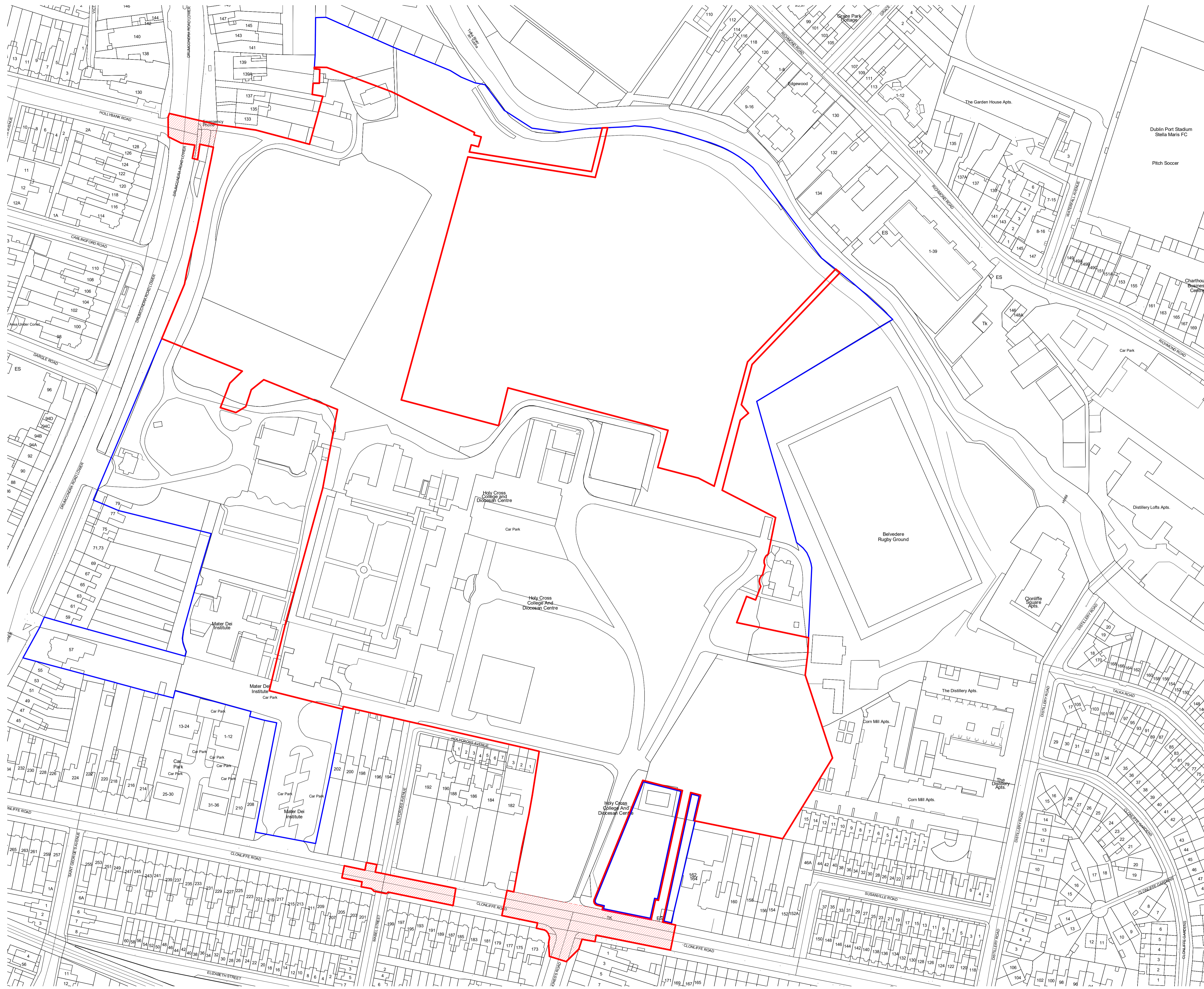
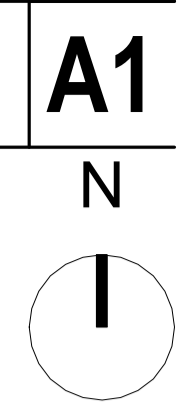
pp 
Dermot Collins
Executive Manager

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8. Éire
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222

www.dublincity.ie

ALL DIMENSIONS TO BE CHECKED ON SITE
 NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
 DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT
 CONSULTANTS DRAWINGS



Site Boundary

- Site boundary subject of application
- Lands in the ownership of the applicant and other landowners
- Lands within DCC Ownership Requiring Consent

REV	DATE	DESCRIPTION	CKH	DRN
P1	April 2021	Issued for Planning	BG	BF

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING APPROVAL

APPLICANT NAME
 CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

PROJECT NAME
 Cloniffe Road, Drumcondra

LOCATION
 Lands at Cloniffe Road and Drumcondra Road (part of the Holy Cross College Lands), Dublin 9

DRAWING
SITE CONSENT MAP - DCC

PROJECT NUMBER
 990654

DATE
 09/03/21

SCALE@ A1:
 As indicated

DRAWN/CHECKED:
 BG/BG

STATUS CODE: DRAWING NUMBER REVISION
 A1 CLN-HJL-SW-ZZ-DR-A-9104 P1

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O'Donnell+Tuomey

mcculloughmulvinarchitects

