



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Sir/Madam,

On behalf of the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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:*



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- *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 rere 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 rere (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 rere (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 opes on the lateral North and South elevations are lowered from door opes 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 rere of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window opes of the rere 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*



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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 opens 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.*



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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.*

Submission Procedure

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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A copy of the application may also be inspected online at the following website set up by the applicant: www.holycrosscollegeshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Malgorzata O'Sullivan
Irish Water Planning Department,
Colvill House,
24-26 Talbot Street,
Dublin 1
D01 NP86.

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Ms. O'Sullivan

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Sorcha Turnbull
Senior Planner
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Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Co. Dublin,
D24 Y265

Date: 14th July 2021

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 - *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 rere (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 rere (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 opes on the lateral North and South elevations are lowered from door opes 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 rere of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window opes of the rere elevation which are lowered to ground level. Lightwells, lifts and staircases are also accessed in this way.*



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- *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*



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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.*

Submission Procedure

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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A copy of the application may also be inspected online at the following website set up by the applicant: www.holycrosscollegeshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Alison Harvey
The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Ms. Harvey

On behalf of the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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:*



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- *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 rere 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 rere (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 rere (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 opes on the lateral North and South elevations are lowered from door opes 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 rere of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window opes of the rere 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*



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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 opens 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.*



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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.*

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Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
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An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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A copy of the application may also be inspected online at the following website set up by the applicant: www.holycrosscollegeshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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**Celebrating.
50 Years.**

Shane Dineen
Environment & Planning Manager
Fáilte Ireland
Unit 2 Nessan House,
Riverview Business Park,
Bessboro Road,
Blackrock, Cork
T12 R8HE

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Mr.Dineen

On behalf of the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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.*



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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 rere 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 rere (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 rere (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 opes on the lateral North and South elevations are lowered from door opes 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 rere of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window opes of the rere elevation which are lowered to ground level. Lightwells, lifts and staircases are also accessed in this way.*



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- *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*



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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.*

Submission Procedure

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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A copy of the application may also be inspected online at the following website set up by the applicant: www.holycrosscollegeshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Department of Housing, Local Government and Heritage
Built Heritage and Nature Conservation
Custom House,
Dublin,
D01 W6X0.

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Sir/Madam

On behalf of the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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.*



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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 rere 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 rere (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 rere (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 opes on the lateral North and South elevations are lowered from door opes 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 rere of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window opes of the rere elevation which are lowered to ground level. Lightwells, lifts and staircases are also accessed in this way.*



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- *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.*
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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).*
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An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



**Brady Shipman
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**Celebrating.
50 Years.**

Kathleen Sullivan
Development Officer
Dublin City Childcare Committee Limited
Ocean House,
Arran Quay,
Dublin 7

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Ms. O’Sullivan

On behalf of the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 (‘the 2016 Act’) and the Planning and Development (Strategic Housing Development) Regulations 2017 (“the 2017 Regulations”).

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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.*



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 - *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:*
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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.*

Submission Procedure

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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A copy of the application may also be inspected online at the following website set up by the applicant: www.holycrosscollegeshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

c/o Ian Lumley
Tailors' Hall
Back Lane
Dublin
D08 X2A3.

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Mr. Lumley

On behalf of the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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:*



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- 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 rere 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 rere (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 rere (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 opes on the lateral North and South elevations are lowered from door opes 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 rere of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window opes of the rere 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



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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 opens 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.*



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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.*

Submission Procedure

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
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Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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A copy of the application may also be inspected online at the following website set up by the applicant: www.holycrosscollegeshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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**Celebrating.
50 Years.**

Eimear Harte
The Arts Council
70 Merrion Square
Dublin 2
D02 NY52

Date: 14th July 2021

RE: Proposed Strategic Housing Development Application for development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. (ABP-308744-20– Pre-Application Reference)

Dear Ms.Harte

On behalf of the applicant, CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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:*



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- *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:*
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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.

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 - *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.*
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 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.*



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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).*
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Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull
Senior Planner
Brady Shipman Martin