

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, intend to apply to An Bord Pleanála (the Board) for permission for a Build to Rent Strategic Housing Development at this site of 8.9 ha, at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application site contains a number of Protected Structures including The Seminary Building (RPS Ref 1901), Holy Cross Chapel (RPS Ref 1901), South Link Building (RPS Ref 1901), The Assembly Hall (RPS Ref 1901), and The Ambulatory (RPS Ref 1901). The site is bounded by Drumcondra Road Lower, Mater Dei College and the Archbishops House (a Protected Structure) to the West, Clonliffe Road to the South, the Red House (a Protected Structure), the Cornmill Apartments and Belvedere College Rugby Grounds to the East and by the Tolka River to the North.

The development will consist of:

1. Demolition of a number of existing office/former college buildings on site, including the New Wing and Library Wing Buildings, (c. 6,130 sq.m) and the construction of a residential development with a gross floor area of c. 119,459 sq.m (excluding basement parking areas) set out in 12 no. residential blocks, ranging in height from 2 to 18 storeys to accommodate 1,614 no. Build to Rent apartments with associated residential tenant amenity, 1 no. retail unit, 1 no. café, and a crèche. The site will accommodate a total of 508 no. car parking spaces and 2,507 no. bicycle parking spaces in three separate basement/podium areas and at surface level. Landscaping will include extensive new public open spaces and communal courtyards, podiums and roof terraces.
2. The 12 no. residential buildings range in height from 2 storeys to 18 storeys, accommodating 1,614 no. Build To Rent apartments comprising 540 studios, 603 no. 1 bed units, 418 no. 2 bed units and 53 no. 3 bed units. The breakdown of residential accommodation is as follows:
 - Block A1 is a 4 to 8 storey building, including setbacks, balconies and terraces, accommodating 305 no. units;
 - Block A2 is a 7 storey building, including setbacks and balconies, accommodating 73 no. units;
 - Block A3 is an 8 storey building, including setbacks and balconies, accommodating 87 no. units;
 - Block A4 is a 6 to 13 storey building, including setbacks, balconies and terraces, accommodating 104 no. units;
 - Block B1 is a 5 to 6 storey building, including setbacks and balconies, accommodating 92 no. units;
 - Block B2 is a 6 to 8 storey building, including setbacks and balconies, accommodating 137 no. units;
 - Block B3 is a 5 to 6 storey building, including setbacks and balconies, accommodating 80 no. units;
 - Block C1 is a 6 to 8 storey building, including setbacks and balconies, accommodating 146 no. units;
 - Block C2 is a 5 to 7 storey building, including setbacks and balconies, accommodating 96 no. units;
 - Block D1 is an 18 storey building, including setbacks, balconies and terraces, accommodating 151 no. units;
 - Block D2 is an 4 to 8 storey building, including setbacks and balconies, accommodating 239 no. units;
 - The Seminary Building and South Link Building (E1&E2) are existing Protected Structures of 2 to 4 storeys with a proposed 5 storey extension to the rear of the Seminary Building and conversion of both buildings to accommodate 104 no. residential units including balconies; and
 - Residential Tenant Amenity Space is provided throughout the existing and proposed blocks totalling c.3,463 sq.m and Communal External Amenity Space is provided adjacent each Block and at roof level on Blocks A1, A4, and D2, totalling c.13,729 sq.m.
3. The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory. The application proposes the renovation and extension of the Seminary Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as residential tenant amenity. The wider Holy Cross College lands also includes Protected Structures including The Red House and the Archbishop's House (these are not included in the application boundary and no works are proposed to these Protected Structures with the exception of the proposed works to the Drumcondra Rd boundary wall which is listed under the Protected Structure of the Archbishop's House as noted below). The works to the Protected Structures within the application site are set out as follows:
 - The Seminary Building (RPS Ref 1901): The works consist of the careful refurbishment and alteration of the existing four storey Seminary Building to provide residential accommodation, with the addition of a new five storey residential block to the rear (West elevation); floor levels carry through on the four lower levels. It is proposed that the existing structure, the Library Wing, on the northern elevation of the Seminary and the connecting corridors to the Seminary will be demolished; new infill concrete walls are located to fill the gap where elements are removed. Materials that can be salvaged from these blocks will be surveyed, their location noted, and re-used in the conservation and restoration works in The Seminary Building. The projecting WC blocks to the rear (west) elevation of The Seminary Building are also proposed to be demolished. The external envelope of The Seminary Building, with existing chimneys, stone and render finishes, windows and doors is maintained and re-used; the stone cross from the pediment is removed and built into a wall in the new residential block which forms an extension to the existing Seminary Building. Selected window openings on the lateral North and South elevations are lowered from door openings to provide for balcony access. The scheme proposes 56 no. apartments installed within the existing shell on the East side of a corridor running along the rear of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window openings of the rear elevation which are lowered to ground level. Lightwells, lifts and staircases are also accessed in this way.
 - The South Link Building (RPS Ref 1901): The South Link Building consists of a two- storey stone and render block with slate roof and bellcote between Holy Cross Chapel and the The Seminary Building; this building will be conserved and restored. Alterations to the South Link Building include the insertion of a new doorway within the existing front (Eastern) façade to link the front of the building to the cloister garden, and the insertion of two no apartments in the ground and first floor space. The existing organ at first floor level will be moved to a new location within the Holy Cross Chapel.
 - Holy Cross Chapel (RPS Ref 1901): Holy Cross Chapel is retained and restored as a tenant amenity space. External alterations include a new metal door and ramp to the South elevation; interior alterations are limited to services and decoration; a section of the existing tiled floor will be lifted to allow for service connections to furniture installations. The following items will be moved from the Chapel as a part of the works: Main altar, 2 no. side altars, 2. no paintings to either side of chancel arch, Stations of the Cross, 2 no. marble statues to narthex, Loose pews, Confessional, Fixed furniture to sacristy. Method statements for these works are included in the application documents.
 - The Assembly Hall (RPS Ref 1901): The Assembly Hall comprises a two- storey hall with its front façade, steps and projecting porch orientated towards Clonliffe Road. The building is conserved and restored as a tenant amenity space as a part of the proposal; the existing balcony level within the main space

is removed. The existing stage area is also removed to provide a gym area; bicycle storage is provided within the envelope to the North-West. Existing doors and windows are retained and repaired. A new window is provided into the cloister, with smaller secondary opes cut between spaces.

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

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. 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, as amended, notwithstanding that the proposed development materially contravenes the Dublin City Development Plan 2016-2022 other than in relation to the zoning of the land.

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

The application, together with an Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.holycrosscollegeshd.ie

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.

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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed: 

(Agent: Brady Shipman Martin, Canal House, Canal Road, Dublin 6)

Date of Erection of Site Notice: 14 July 2021