

Henry J Lyons

Volume 1. Schematic Masterplan Development  
Document

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



Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9  
May 2021

# HOLY CROSS COLLEGE SHD



Prepared by  
**CWTC**  
**Multi Family ICAV**

acting on behalf of its sub-fund DBTR DR1 Fund



Design Team

# Henry J Lyons



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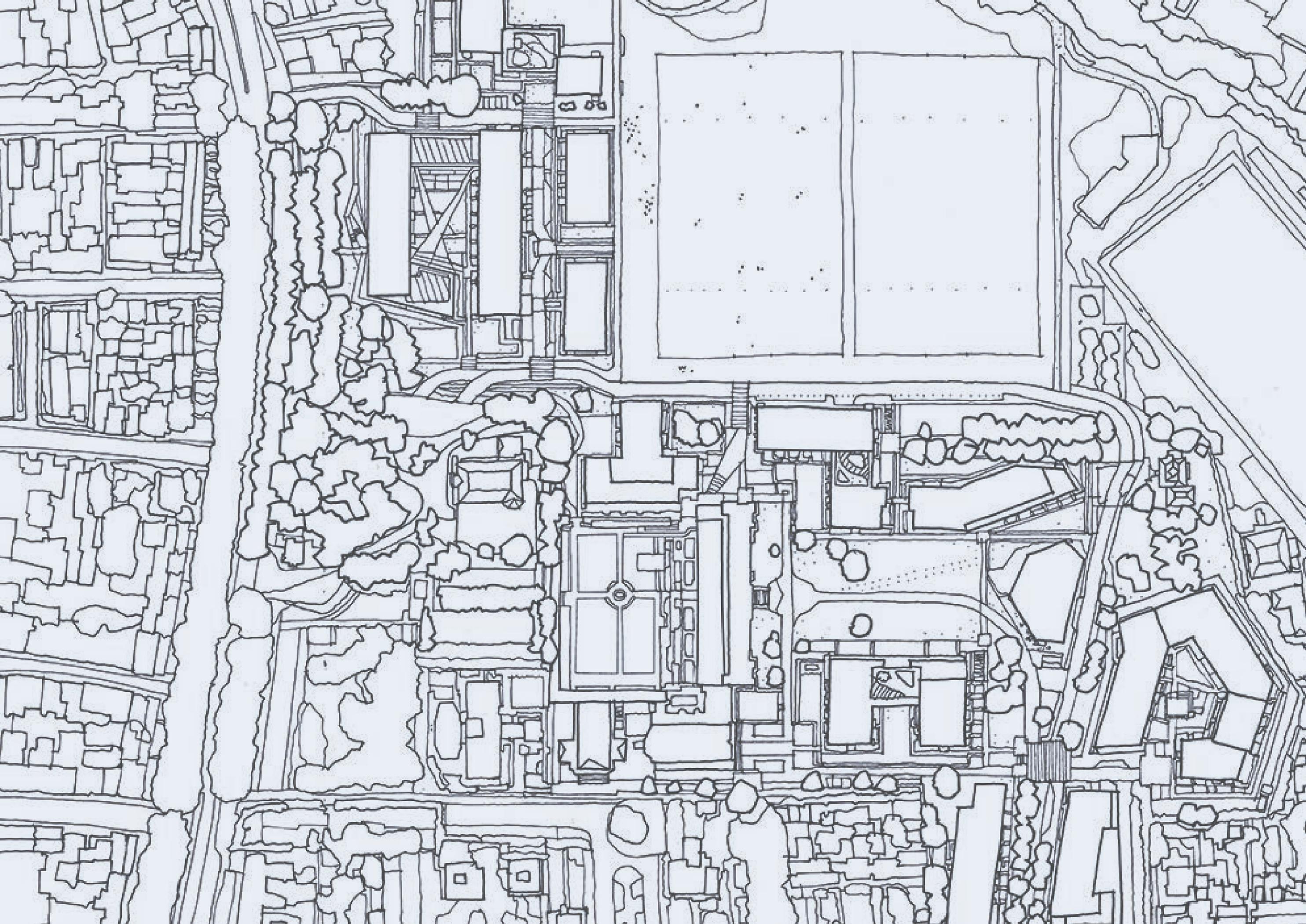
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# INTRODUCTION

## 1.0 OVERVIEW OF DOCUMENTS

The scheme as proposed has been designed by Henry J Lyon (as Executive Architects) along with O'Mahony Pike Architects, McCullough Mulvin Architects and O'Donnell & Tuomey Architects.

As such the Strategy and Design Statements for the site are set out across a number of documents set out as follows:

Strategy Documents -

**Volume 1. Masterplan**

Volume 2. Site Design Strategy

Design Statements -

**Volume 3a. Architectural Design Statement  
Block B1, B2, B3, C1, C2 & D2 (Henry J Lyons)**

**Volume 3b. Architectural Design Statement  
A Blocks (O'Mahoney Pike Architects)**

**Volume 3c Architectural Design Statement  
Block E1 & E2 (McCullough Mulvin)**

**Volume 3d. Architectural Design Statement  
Block D1 (O'Donnell + Tuomey)**

Sitewide Reports -

**Volume 4. Dual Aspect Analysis Report**

Volume 5. Housing Quality Assessment Report

The documents should be reviewed in order as set out above to understand the scheme principles and the development as proposed.

## 1.1 Purpose of the Masterplan

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund in conjunction with the GAA have worked together to produce the Masterplan for the Clonliffe College lands as required by the Z12 zoning of the lands in Dublin City Development Plan 2016-2022.

The Masterplan seeks to set out the future development framework for the Clonliffe College lands to ensure the successful delivery of a co-ordinated development in accordance with the Z12 zoning which takes cognisance of a number of key stakeholders such as The Archdiocese of Dublin, Belvedere College, Mater Dei Institute of Education and the local communities, in addition to CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund and the GAA.

The aim of the Masterplan is to provide the framework for the sensitive transition of the lands to realise the potential of this underutilised, but nevertheless, important area in Drumcondra.

The overriding vision of the Masterplan is to create a legible, easy to navigate, and welcoming piece of city that is pleasant to use, recognise and incorporates the history of the lands and associated built heritage and benefits from identifiable new buildings and public spaces.

In accordance with the Z12 zoning, the Masterplan sets out the framework for development across the lands through public amenity spaces, potential for residential development, hierarchy of public and private realm, heights, massing and approach to materiality.

Furthermore this document intends to describe how the development will connect with and enhance the surrounding communities, both in terms of movement and enjoyment of public amenity.

This Masterplan seeks to address the key concerning principles for future development. The implementation of the framework set out in the Masterplan will be by way of planning applications by the relevant landowners.



Artist's Impression showing public amenity space - 'Formal Green'

## 1.2 Masterplan Scope

The Masterplan comprises the Clonliffe College, Holy Cross Church and the mature underdeveloped lands to the North, bound by Drumcondra Road and The Tolka River.

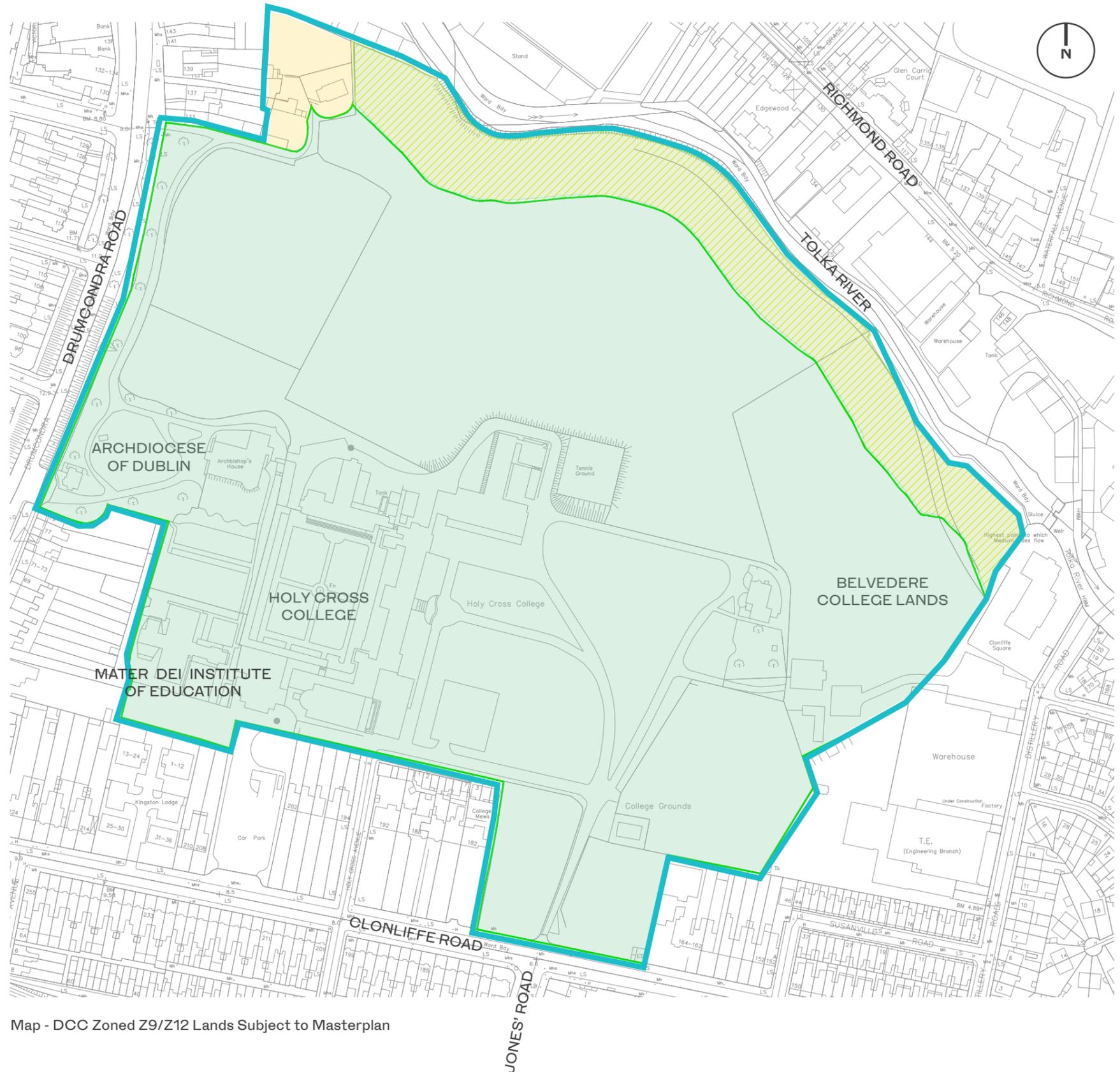
These lands are a combination of the Z12 zoned lands and the Z9 green network which stretches along the banks of the Tolka, with a small portion of the joint development site straddling the boundary to Z1 lands. Whilst the statutory basis for the preparation of the Masterplan relates to the Z12 lands, considering the sites' relationship to the Z9 lands which straddle the River Tolka, and the opportunity to provide for an open space network on the site which links in to the River Tolka, the extension of the Masterplan to include the adjacent portion of Z9 lands is considered to be logical and appropriate. These lands are covered under the Joint Development Boundary, referred to on the adjacent diagram.

The lands subject to the Z12 Masterplan (the area bounded by solid blue lines) are set out on the accompanying map total 14.5 ha.

Of the Z12 Zoned lands, the Belvedere lands, the Archdiocese lands and the Mater Dei lands are not proposed to be subject to any change/development proposals. These lands are referenced in the Masterplan document to demonstrate how the overall Masterplan framework is cognisant of these lands and takes these lands into account in the formulation of the strategy for the development plots within the Masterplan.

The development plots within the Masterplan are described in Section 1.3. In Section 3 the Masterplan focus will be referred to as the Joint Development boundary.

- Z12 Zoned Lands - DCC Development Plan 2016-2022  
*'To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands'*
- Z9 Zoned Lands - DCC Development Plan 2016-2022  
*'To preserve, provide and improve recreational amenity and open space and green networks.'*
- Z1 Zoned Lands - DCC Development Plan 2016-2022  
*'To protect, provide and improve residential amenities.'*
- Dublin City Council Zoned lands subject to Masterplan



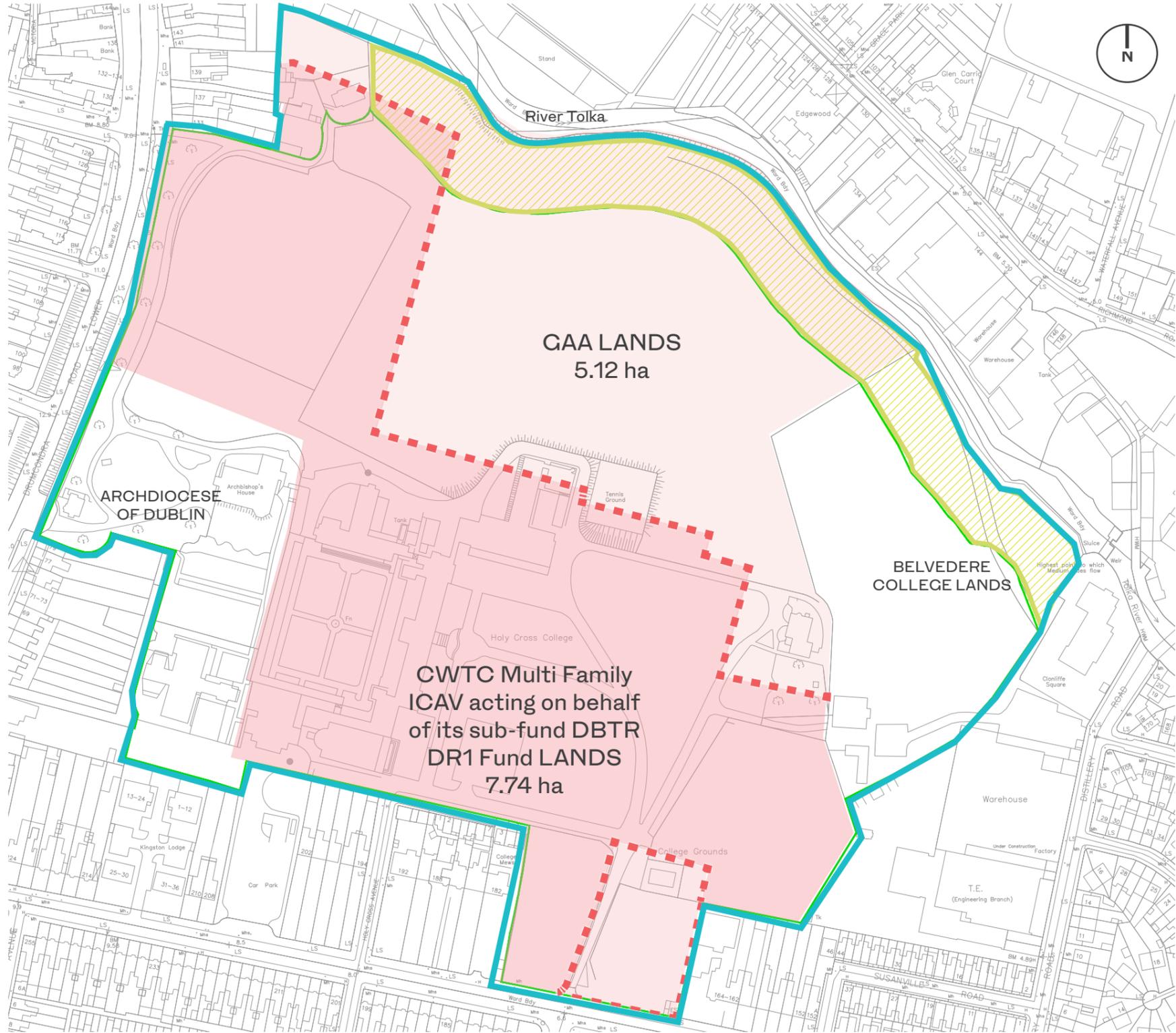
Map - DCC Zoned Z9/Z12 Lands Subject to Masterplan

# 1.3 Lands for Development

The development lands within the Masterplan are made up of CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund lands, c.7.74 ha which encompasses the existing seminary building, Holy Cross Church and library, and includes a portion of site to the North-West. The GAA have earmarked the area to the North-East of the site for the development of recreational facilities and also a pocket of land to the South along the entrance avenue off Clonliffe Road.



- Lands to be Acquired by the GAA
- Lands to be Acquired by CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund
- Shared Interface (CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund & GAA Lands)
- Z12 zoned lands
- Z9 zoned lands
- Masterplan Boundary



Map - Masterplan Boundary





## SITE LOCATION & CONTEXT

## 2.1 Site Location

The Masterplan lands are approximately 14.5 ha in size and are located 1.7 km north of Dublin City Centre.

The lands are bound by Drumcondra Road Lower to the west, the river Tolka to the North, Clonliffe Road to the south, and Distillery Road to the east along with sports facilities directly east (Belvedere College).

The surrounding area is predominately residential in nature, comprising: light industrial, warehousing and Tolka Park Stadium to the north of the river; residential areas to the south, west and east.

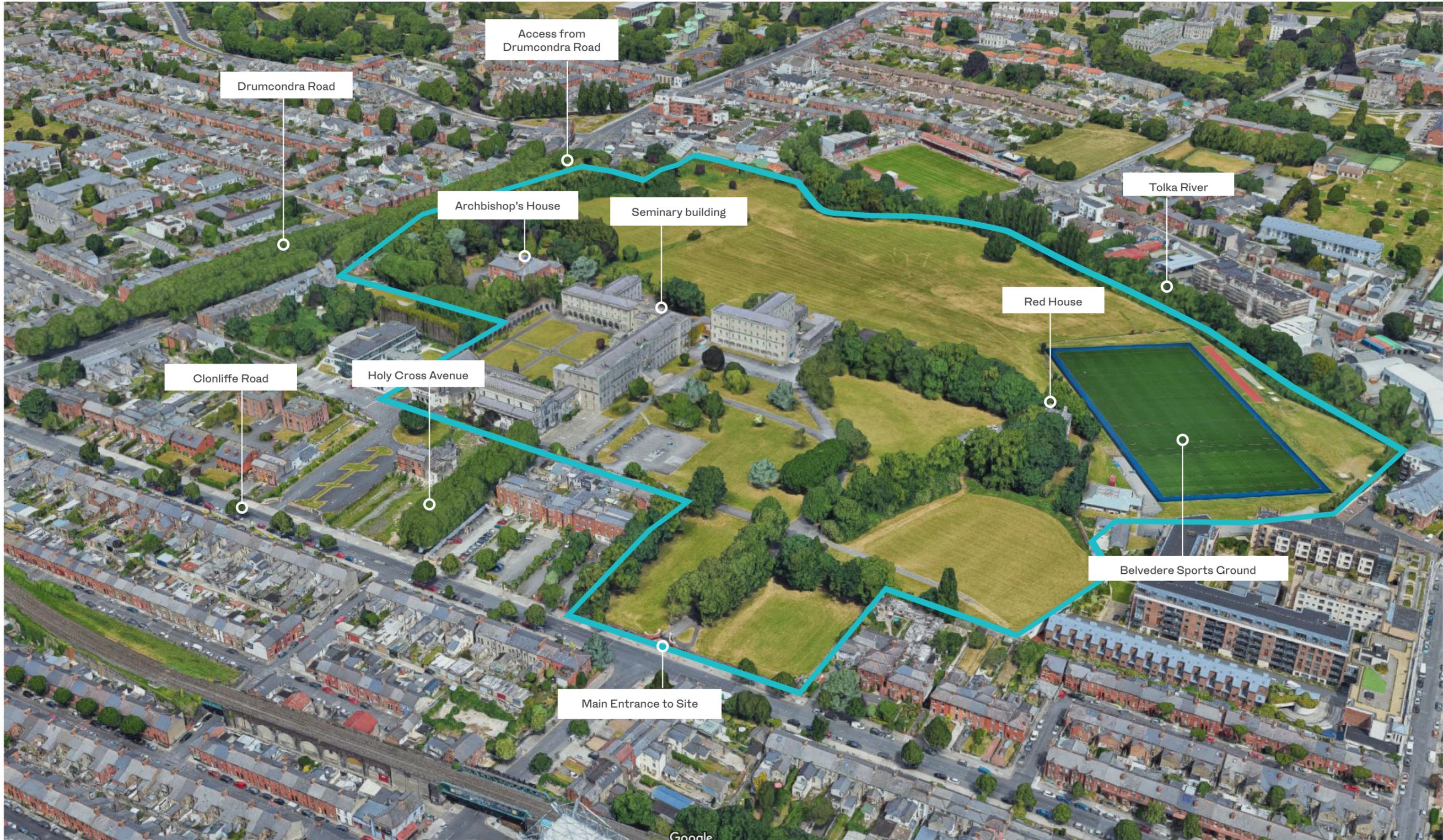
The lands comprise of a number of sports pitches, existing large institutional buildings (approx. 5,634sqm), associated with its current use (some of which are protected structures), and a large number of mature trees.



Map - Site Locality

Site Location

Masterplan Boundary (Z9 & Z12 Zoned Lands)



Aerial View - Clonliffe Road looking North towards Drumcondra

— Masterplan Boundary (Z9 & Z12 Zoned Lands)

## 2.2 Landscape & Setting

As a macro study of the site, highlighted areas indicate the pockets of green spaces dotted along the route of the Tolka. These spaces are crucial to the ecology along the Tolka River.

On a micro level the approach towards the delivery of open space within the site will seek to connect with a new linear green park which straddles the banks of the Tolka River in a similar manner.

-  Tolka river
-  Royal Canal
-  Masterplan Boundary
-  Tolka Valley Park
-  National Botanic Gardens
-  Griffith Park
-  Our Lady's Park
-  Clonlife Road
-  Fairview Park

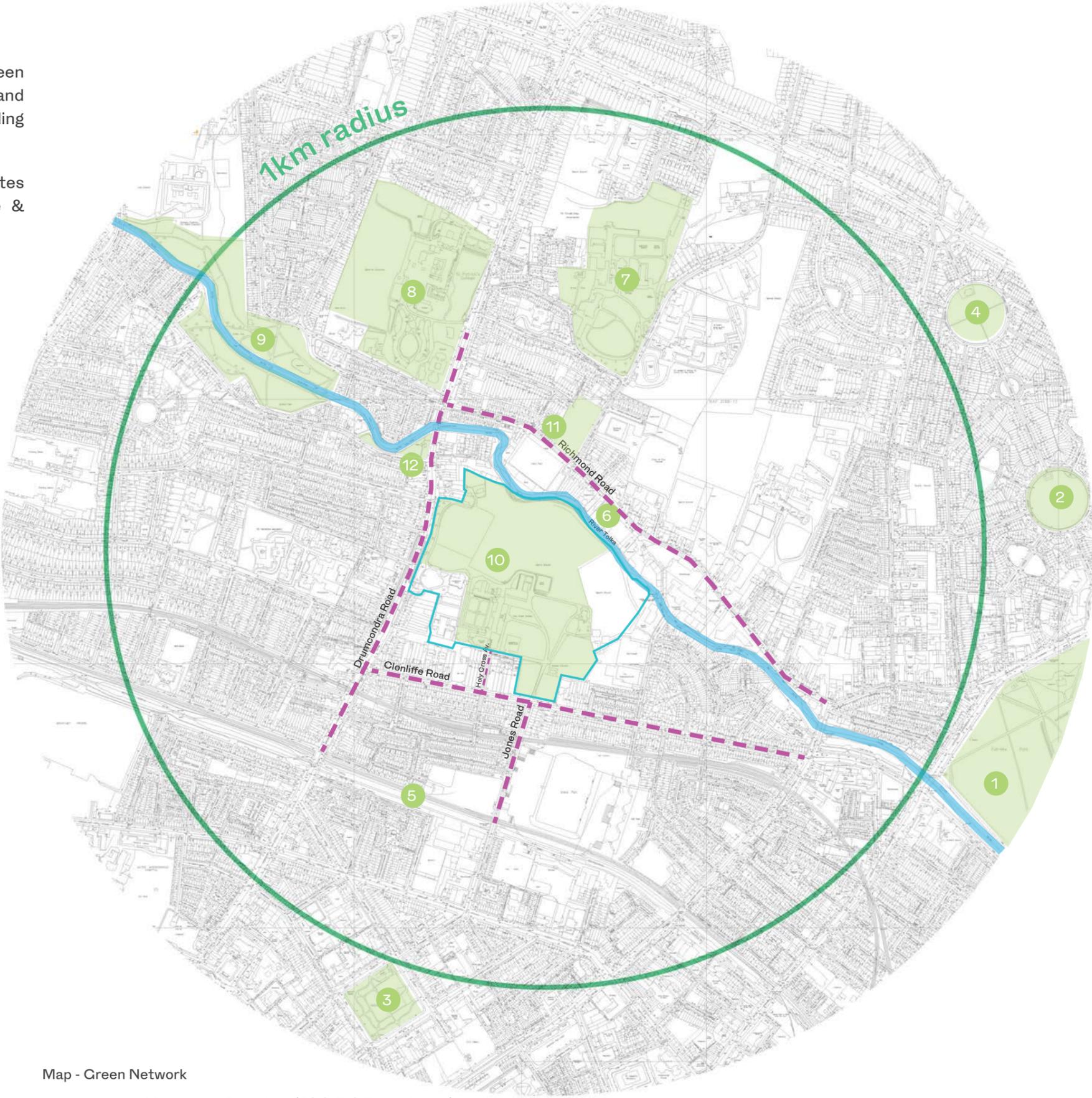


Map - Green Network following the River Tolka

## 2.3 Surrounding Context

The site is well located within an established network of green pocket parks and spaces which emanate from the Tolka River and form a large part of the heritage and history of the surrounding neighbourhoods - Drumcondra, Fairview & Ballybough.

The approach towards the development of the site promotes permeability, improving the connectivity of the open space & riverside setting to the adjoining neighbourhoods.



### Map of the locality

- 1 Fairview Park
- 2 Marino Park
- 3 Mountjoy Square
- 4 Croydon Green - Marino
- 5 Royal Canal
- 6 River Tolka
- 7 All Hallows campus
- 8 St. Patrick's campus
- 9 Griffith Park
- 10 Clonliffe Road - Development Site
- 11 Drumcondra AFC
- 12 Our Lady's Park

Map - Green Network  
— Masterplan Boundary (Z9 & Z12 Zoned Lands)

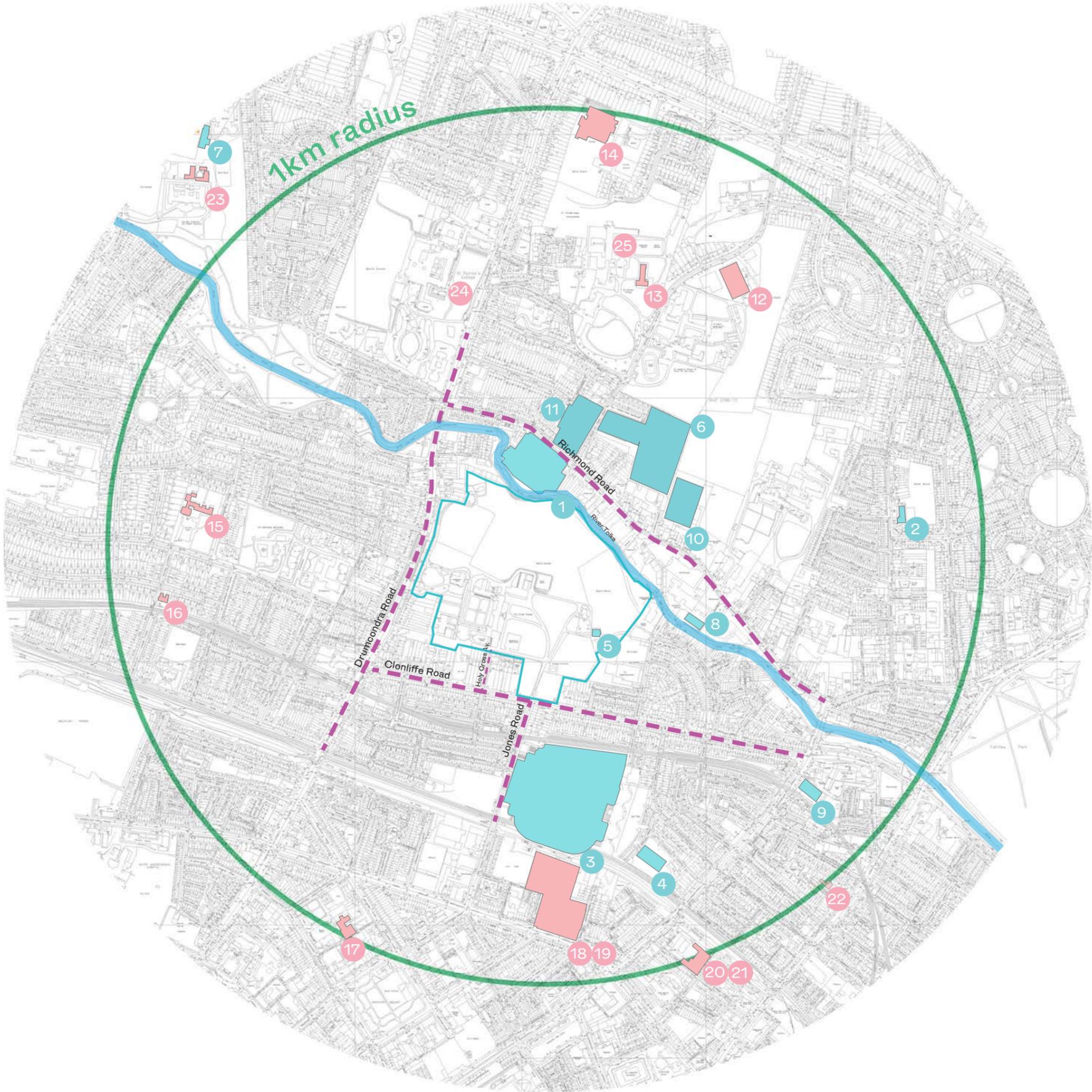
The delivery of recreational and sports facilities on the site further promotes the site as a strong community gain.

**Local Amenities**

- 1 Tolka Park Stadium
- 2 Fairview CYMC / LC Pitch and Putt
- 3 Croke Park
- 4 National Handball Centre
- 5 Belvedere Rugby Ground
- 6 Iernes Sports and Social club
- 7 CLG na Fianna
- 8 Clonliffe & Croke Park Community Hall
- 9 Ballybough Community Centre
- 10 Stella Maris Football Club
- 11 Stella Maris Football Club

**Educational Facilities**

- 12 Rosmini C S
- 13 Grace Park Educate Together
- 14 Dominican College
- 15 St Columba's Iona Road NS
- 16 Lindsey Road NS
- 17 Gardiner Street Convent
- 18 Scoil Ui Chonail
- 19 O Connell Secondary School
- 20 St Vincent's GNS
- 21 St Vincent's IBNS
- 22 St Columba's NS
- 23 Whitehall College
- 24 DCU St. Pat's
- 25 DCU All Hallows



Map - Schools, Playing Fields & Sports Facilities Catchment Area

## 2.4 Site Accessibility

The Masterplan lands at Holy Cross College are situated to the immediate east of Drumcondra Road and bounded by Clonliffe Road to the South and the Tolka River to the North. The site is located in close proximity to Dublin city centre with multiple public transport options nearby that enable sustainable travel all across the Greater Dublin Area.

Based on the current movement trends in the area and proximity to sustainable transport infrastructure, it is estimated that approximately 75% of the trips originating from the development will be undertaken by sustainable modes with just 25% being undertaken by private car. Further investment in sustainable transport is planned for the local area so there will be scope for further positive mode shift over time. These transport proposals include the Royal Canal Greenway, Bus Connects, DART Expansion and MetroLink, all of which will improve the mobility of future residents.

The development site is:

A 5 min walk from bus stops that serve 11 different routes – connecting the site to the Greater Dublin Area

A 5 min walk from Drumcondra Rail Station

A 10 min cycle from O’Connell Street

A 20 min walk from the planned Metro Stop at Glasnevin

Under 30 min walk from the IFSC or a 10 min cycle

Under 30 min walk from East Point or an 8 min cycle

A 5 min cycle from the planned Royal Canal Greenway

Key to the development of the site is the prioritisation of sustainable transport modes by creating a safe environment for walking and cycling. A network of shared streets and mature tree-lined paths will provide an appealing and permeable amenity for its residents and the wider community. Connectivity to a potential future North-South green corridor linking Holycross Avenue to Richmond Road connecting the appealing open spaces to the surrounding area has been allowed for.

### Local Amenities

- 1 Tolka Park stadium
- 2 Fairview CYMC / LC Pitch and putt
- 3 Croke Park
- 4 National handball centre
- 5 Belvedere rugby ground
- 6 Iernes sports and social club
- 7 CLG na Fianna
- 8 Drumcondra AFC

### Educational Facilities

- 9 Rosmini C S
- 10 Grace Park Educate Together
- 11 Dominican College
- 12 St Columba’s Iona
- 13 Lindsey Road National School
- 14 Gardiner Street Convent
- 15 Scoil Ui Chonail
- 16 O Connell Secondary School
- 17 St Vincent’s GNS
- 18 St Vincent’s IBNS
- 19 St Columba’s National School

### Green Spaces

- 20 Fairview Park
- 21 Marino Park
- 22 Mountjoy Square
- 23 Croydon Green - Marino
- 24 Royal Canal
- 25 River Tolka
- 26 All Hallows campus
- 27 St. Patrick’s campus
- 28 Criffith Park
- 29 Clonliffe Road - Development Site



## 2.5 Public Transport Accessibility

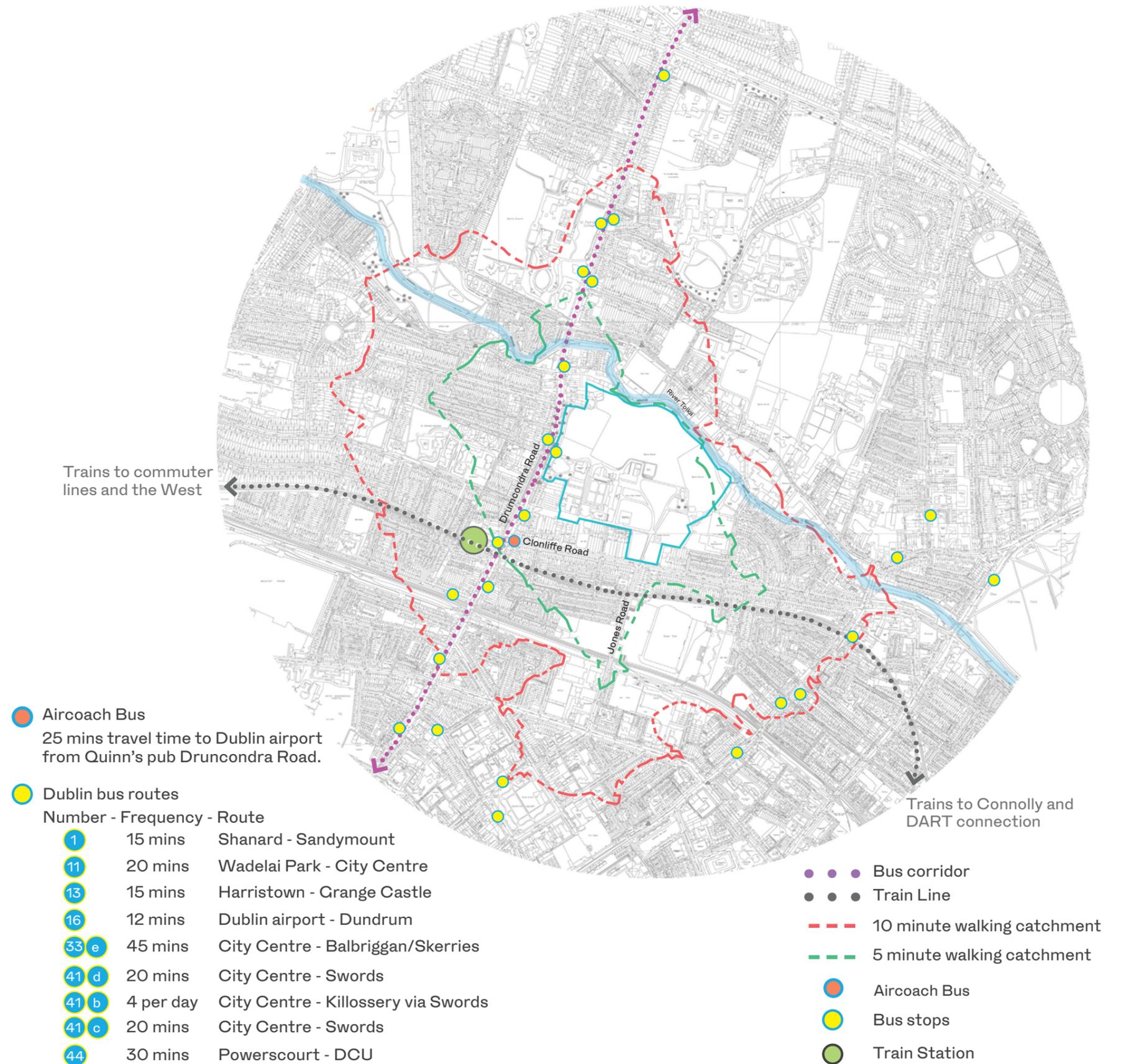
The site is extremely well connected by public transport with a wide array of both bus and rail services located nearby:

The site sits on one of the primary bus corridors in the City with services running from North Fingal, Swords, the Airport, and Ballymun into the city with high frequency. The Bus Connects proposal will seek to further enhance this public transport corridor with continuous bus priority along Lower Drumcondra Road, faster journey times, improved connectivity with other services, new orbital routes, and an increased service frequency.

Drumcondra railway station is approximately 5 minutes away by foot and is served by services running between the City Centre and Maynooth, Hazelhatch, Longford, and Sligo. At peak times there is typically no more than a 10 minute wait for a train to the City Centre.

DART Expansion Programme: Commuter services stopping at Drumcondra Rail Station are subject to a programme of investment that will electrify the lines and deliver more sustainable, reliable, and faster rail services with increased train frequencies and customer carrying capacities.

MetroLink: A new metro line is planned to run between Swords Estuary and Charlemont Station via Dublin Airport and the City Centre. Glasnevin Junction station will be located just a 20 minute walk from the site and will be accessible via Whitworth Road or along the Royal Canal.

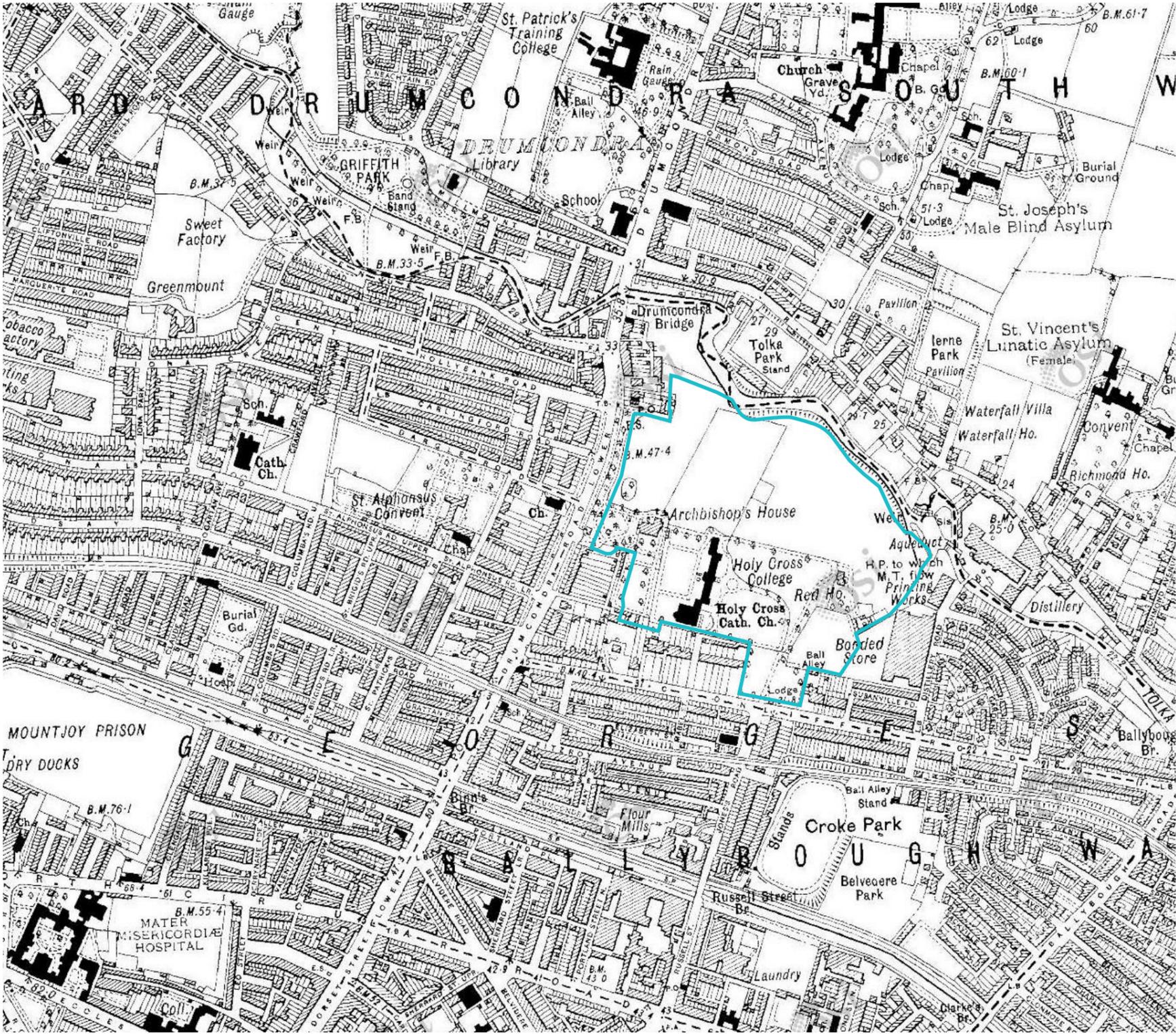


## 2.6 Background & Heritage

The approach to development across the Masterplan lands seeks to retain and enhance the historic character of the site.

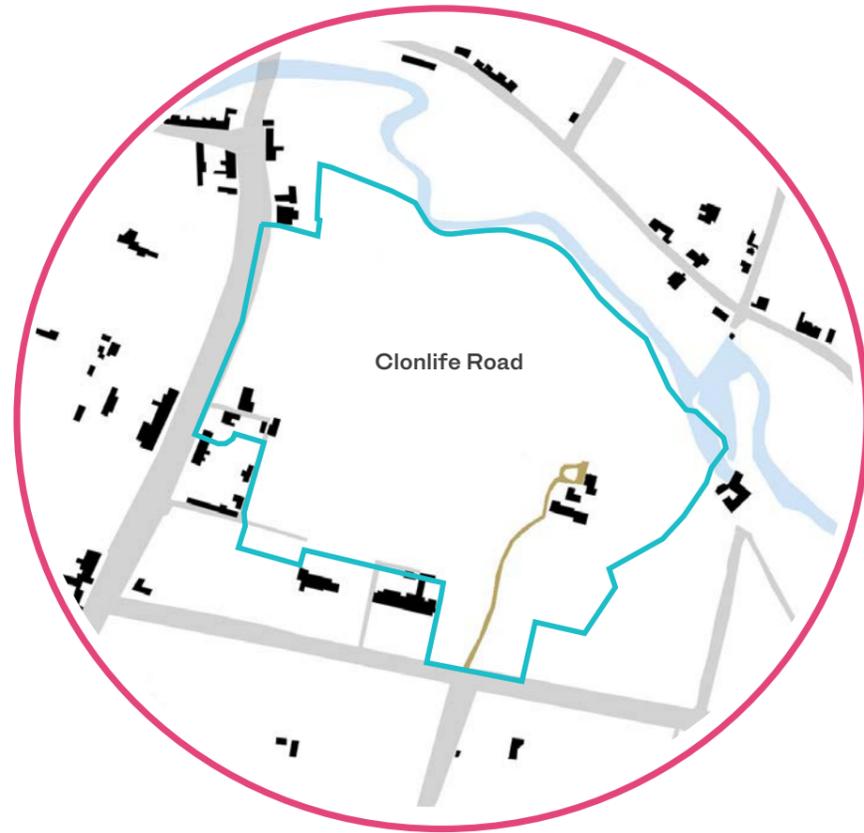
Later alterations and additions to the protected structures have detracted from the original character and have created an inward looking configuration of buildings around the cloister gardens, turning their back on the wider Clonlife Road.

However, historic routes and open spaces have remained largely preserved over time. This layering has identified opportunities and constraints for future development of the site.

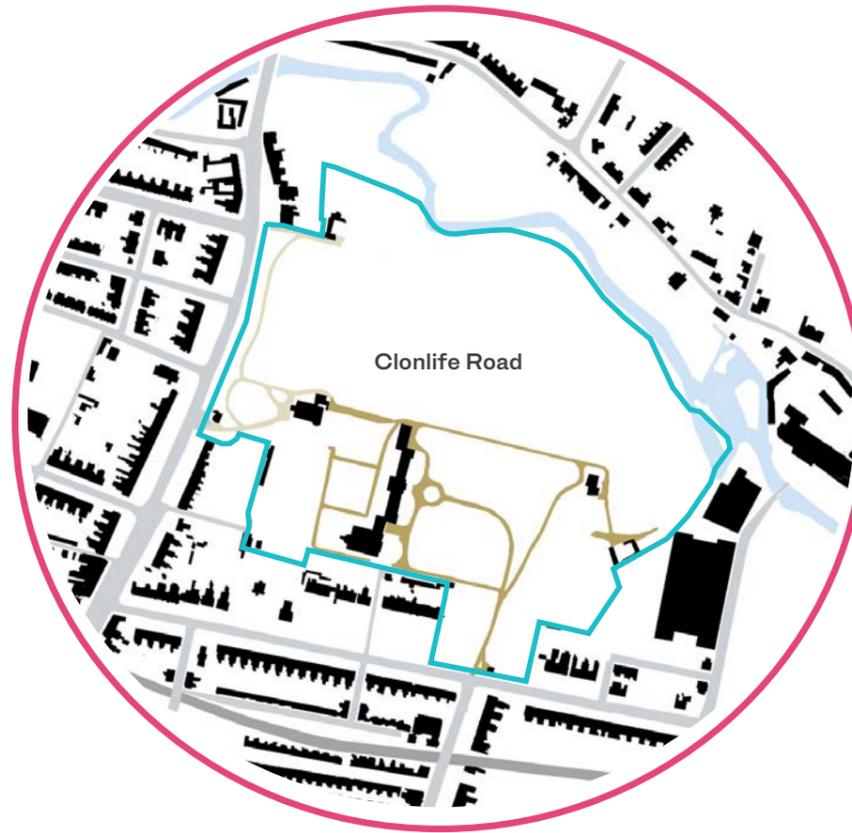


Historic Map - 6Inch Cassini Map 1853-1902  
— Masterplan Boundary (Z9 & Z12 Zoned Lands)

The images below illustrate the evolution of the lands over time and form important consideration for the Masterplan in responding to the site context and history.



1837



1888-1913



CURRENT

Masterplan Boundary (Z9 & Z12 Zoned Lands)

## 2.7 Built Character - Institutional Buildings

There are a number of historical buildings located on the proposed development site which played a crucial role to informing the masterplan for the area.

These buildings consist of the structures of Clonliffe College which have been identified on the Record of Protected Structures of Dublin City Council. These are (as noted on the RPS) The Main Block, Holy Cross Church, South Link Building, Ambulatory and Assembly Hall are all listed under RPS Ref. No. 1901. The Archbishop's House, on Drumcondra Road Lower, is listed under RPS Ref. No. 2361. The Red House is listed under RPS Ref. No. 1902. The Red House is also included on the Record of Monuments and Places, Ref. No. 018-019.

They were constructed between 1876 and 1969. They consist of structures that were constructed associated with the institutional use of the site.

The general approach of the Masterplan is that all of the buildings included on the RPS are retained and adapted for new uses.

Conservation works to the fabric will be carried out as necessary, and the interiors will be renovated and adapted to restore use to them.

- Protected Structures and National Monument
- Existing Buildings on Site

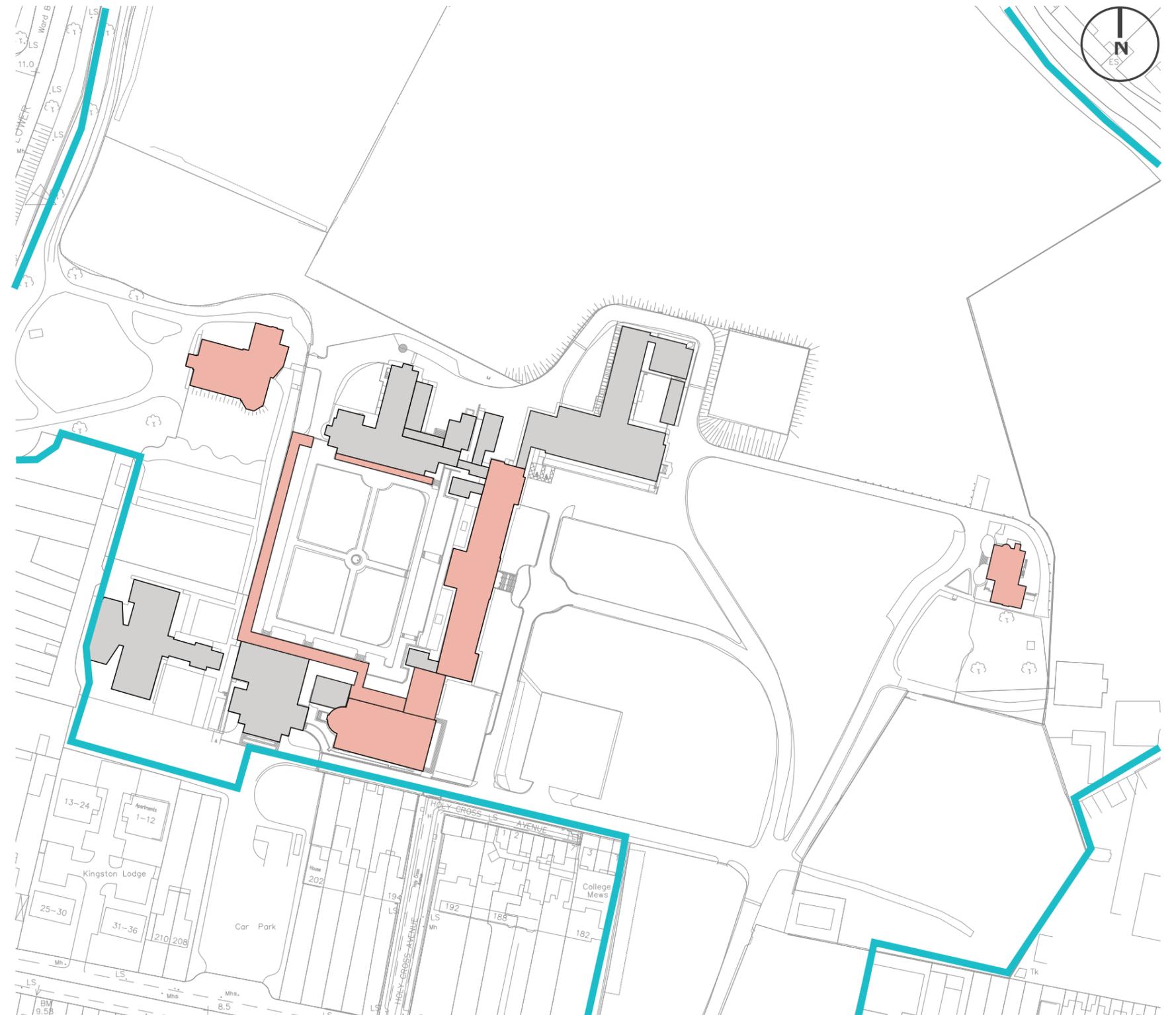
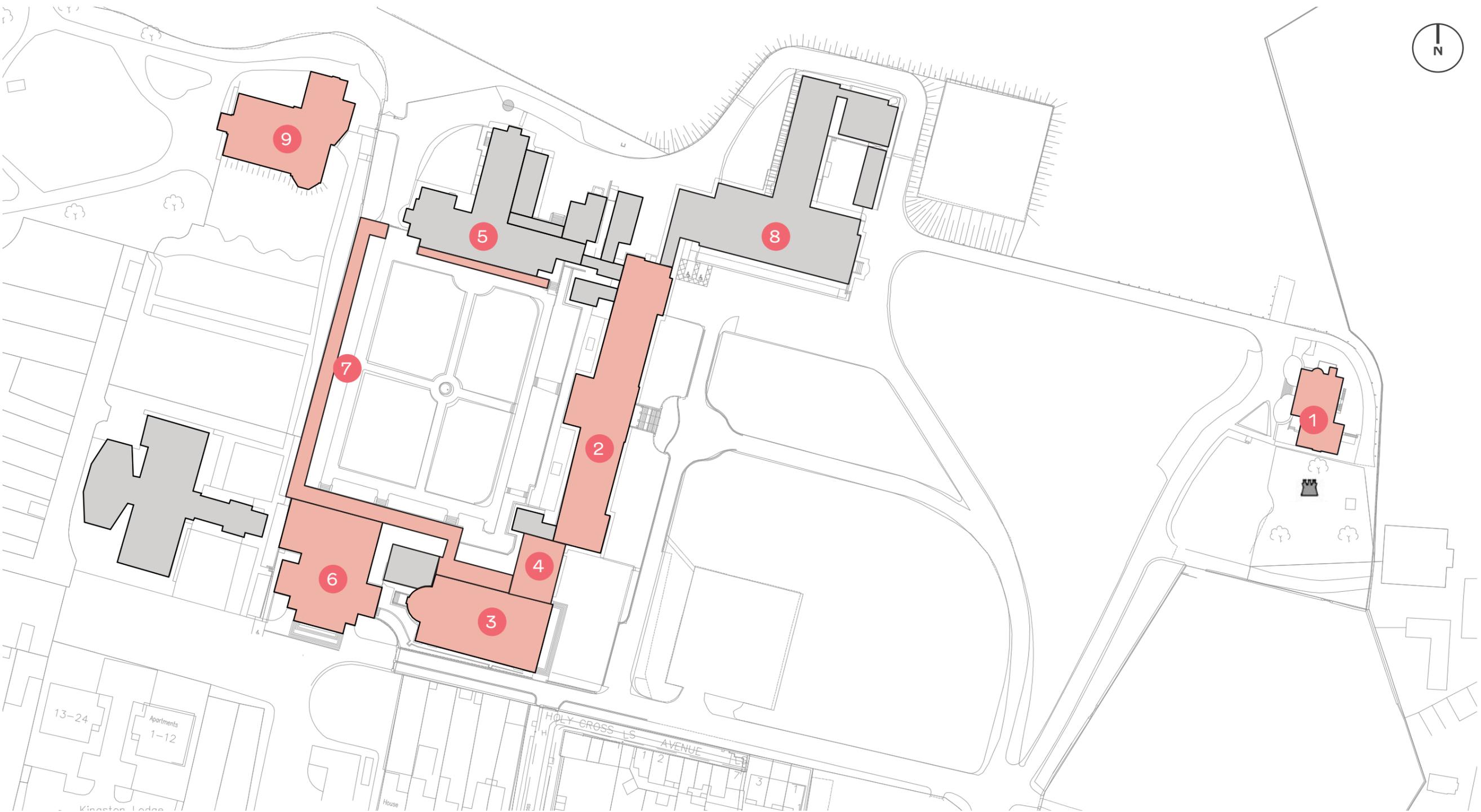


Diagram - Existing buildings

— Masterplan Boundary (Z9 & Z12 Zoned Lands)



- |                                     |                       |                      |
|-------------------------------------|-----------------------|----------------------|
| 1 The Red House (National Monument) | 4 South Link building | 7 Ambulatory         |
| 2 Seminary - Main Block             | 5 New Wing            | 8 Library Wing       |
| 3 Holy Cross Chapel                 | 6 Assembly Hall       | 9 Archbishop's House |

- Protected Structures and National Monument
- Existing Buildings on Site







# MASTERPLAN APPROACH

### 3.1 Masterplan Principles

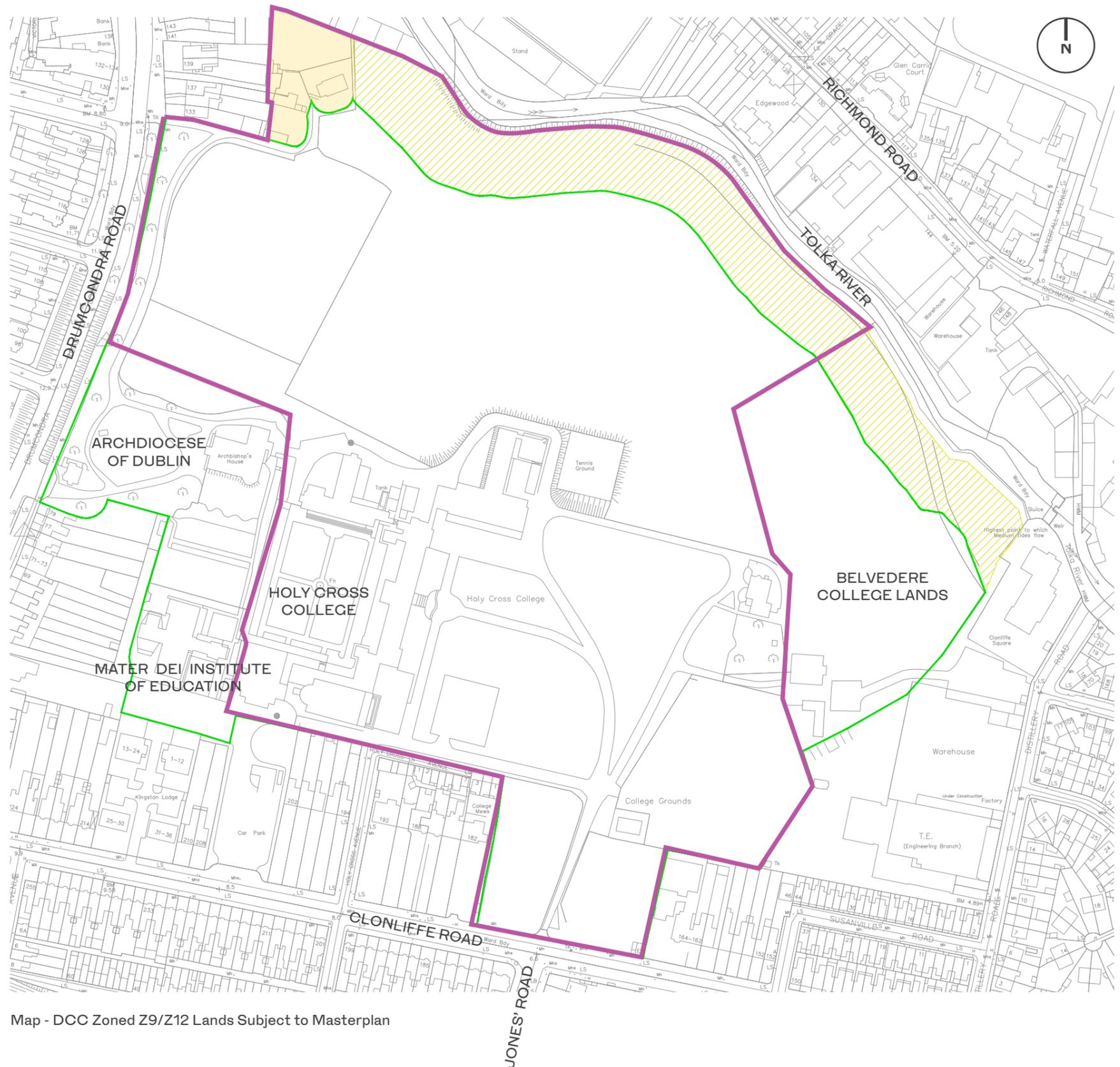
As outline in Section 1 and 2 the Masterplan comprises the Clonliffe College, Holy Cross Church and the mature underdeveloped lands to the North, bound by Drumcondra Road and The Tolka River. The statutory basis for the preparation of the Masterplan relates to the Z12 and Z9 lands.

The masterplan will be referred to as the Joint Development Boundary throughout the subsequent sections of this document. The adjacent diagram shows the focus area of the masterplan outlined in purple.

The Joint Development Boundary comprises portions of Z12 zoned lands and the Z9 green network and a small portion straddling the boundary to Z1 lands.

As outlined in Section 1 the Belvedere lands, the Archdiocese lands and the Mater Dei lands are not proposed to be subject to any change/development proposals.

-  Z12 Zoned Lands - DCC Development Plan 2016-2022  
*'To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands'*
-  Z9 Zoned Lands - DCC Development Plan 2016-2022  
*'To preserve, provide and improve recreational amenity and open space and green networks.'*
-  Z1 Zoned Lands - DCC Development Plan 2016-2022  
*'To protect, provide and improve residential amenities.'*
-  Joint Development Boundary  
(CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund& GAA Lands)



Map - DCC Zoned Z9/Z12 Lands Subject to Masterplan

The principles that have been established to govern the development of the masterplan for the site are the following:

- Create a vibrant new destination with diverse character, building on the heritage of the site, and identifying pockets for development within the landscape retaining the character of the lands
- Encourage high quality architecture and diversity in the public realm
- Respond to local environmental conditions, including biodiversity, level changes and flood risk
- The historical routes that traverse the site, particularly seeking to ensure that the old avenue and fork in the road between the Red House and the Seminary building are maintained.
- The visual connections between the Seminary and the Red House is to be maintained and the importance of the view of the Seminary along the entrance avenue is protected.
- Recognise that the historical buildings, the cloister and the church add a sense of grandeur and history to the site and ensure their appropriate incorporation into the development.
- Make use of existing and new mature trees to surround areas of open space and pathways and connections, ensuring this existing character of the site is maintained and enhanced where possible.
- A necklace of public open spaces to be established from the entrance avenue to the arrival gardens to the formal lawn to the cloister gardens to the woodland walk and the riverside walk. The development will welcome the public in and provide an interesting and varied series of connected spaces.
- Seek to, where feasible, increase activation and permeability along Drumcondra Road, Holy Cross Avenue and Clonliffe Road.
- The proportioning system of the old buildings is applied to the new ones; this device connects the new development to the scale and character of the site as existing.
- Deliver the key objectives of the Z12 & Z9 DCC zoning policies safeguarding the future enjoyment of the lands
- To provide for new urban residential, commercial and recreational development which delivers new homes, employment and places to play and enjoy for new and existing communities
- Accommodate a range of uses, tenures and residential typologies - 10% affordable and 10% social housing to be delivered 10 Emphasis on the hierarchy of amenity spaces, public and semi-public yards and courtyards while maintaining the character and history of the mature green site

## 3.2 Structuring Principles

This section of the Masterplan concentrates primarily on the joint development boundary, as previously set out at Section 3.1, and where appropriate refers to the relationship with/linkages to the wider Masterplan lands.

The Clonliffe Road currently lacks connectivity between Drumcondra Road and the banks of the Tolka river. This results in a significant landbank being underutilised and a waterside asset that is largely inaccessible. The waterside itself also suffered from not having a continuous pedestrian connection along its length and has altered over time due to the alleviation works carried out to the northern edge of the river banks.

The Masterplan has the potential for a number of new public spaces with different characters and uses. A well-considered series of public spaces that are appropriate and humane have the potential of creating a strong sense of place along with promoting a community gain.

One of the key objectives of the Masterplan is to re-establish the permeable routes across the site which connect the surrounding areas, providing a community amenity and strengthening a sense of place for the greater Drumcondra area.

The following parameters have been used in the design team's approach towards development across the site -

01 - Built Heritage - Incorporating the protected structures within the proposed development enhancing the rich character of the lands

02 - Established Routes - Respecting the setting of the historic lands

03 - Mature Site Character - Rich green nature of the lands creates a strong and legible identity

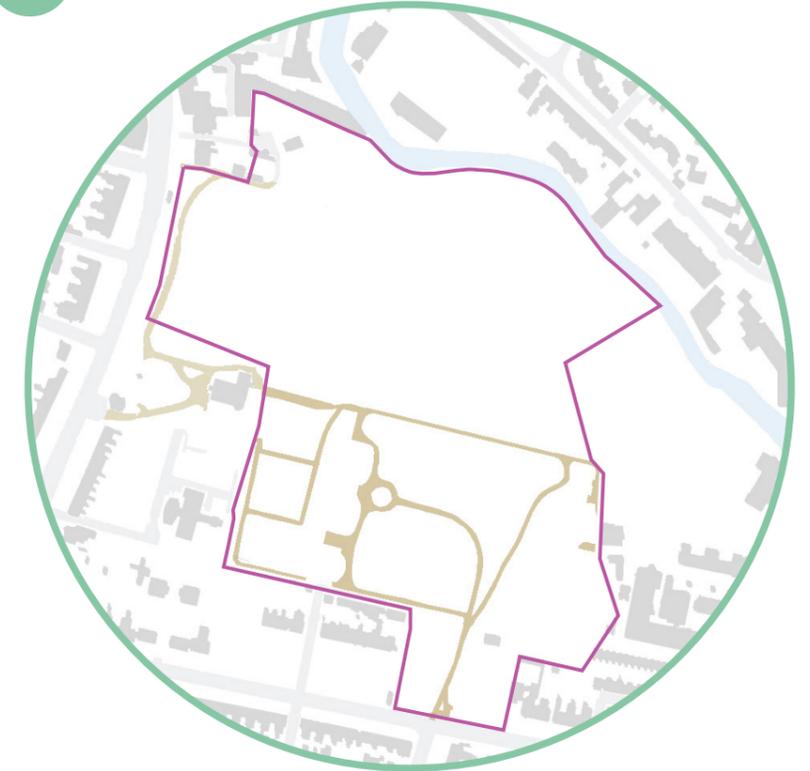
04 - Historic Vistas - Future development should be mindful of the established vistas to and from the protected structures

05 - Opportunities - Layering the established parameters of the lands presents opportunities for development pockets across the Clonliffe Road and results in the identification of natural pockets for proposed new development.

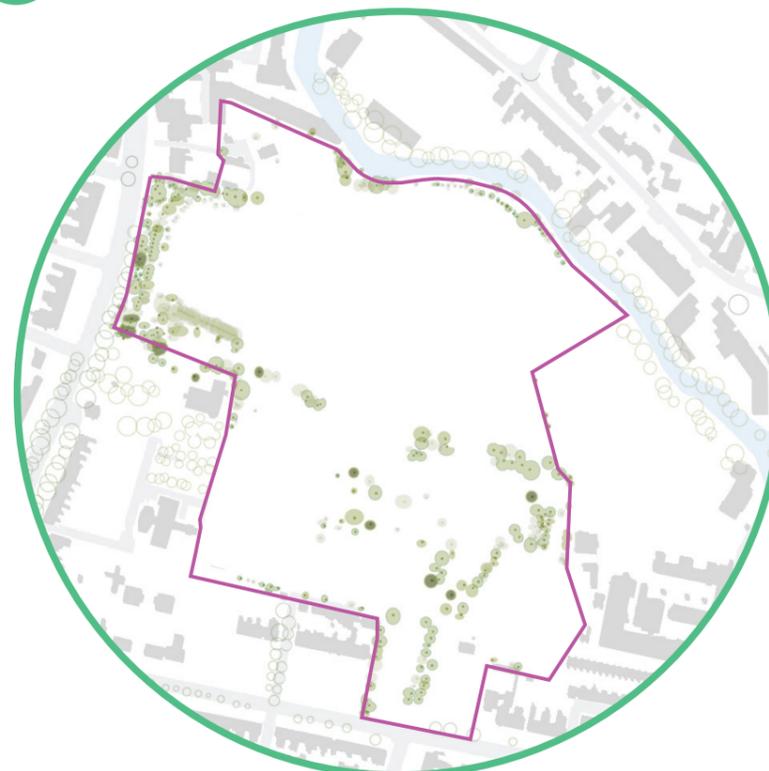
### 01 BUILT HERITAGE



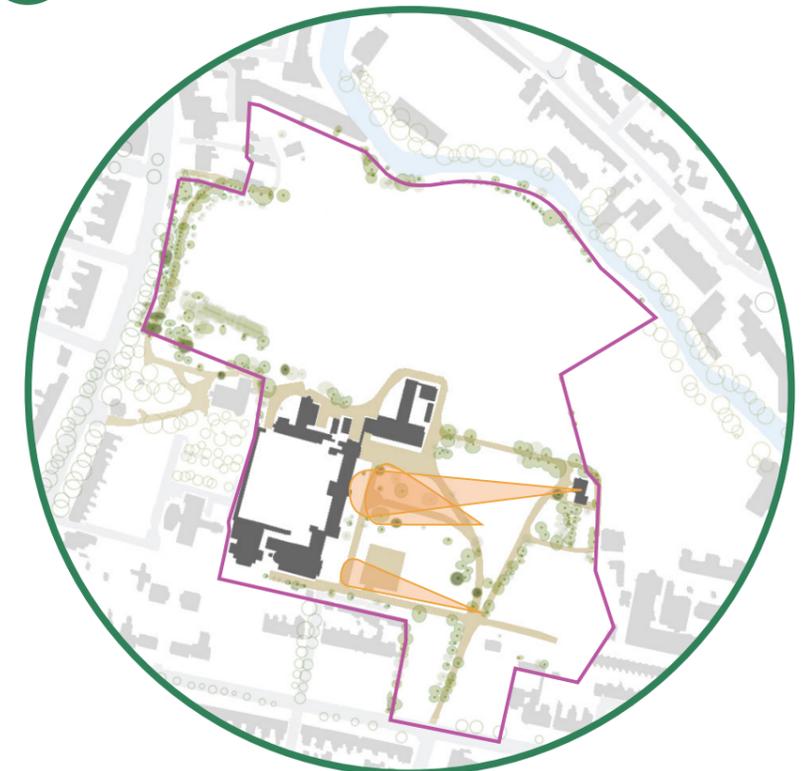
### 02 ESTABLISHED ROUTES



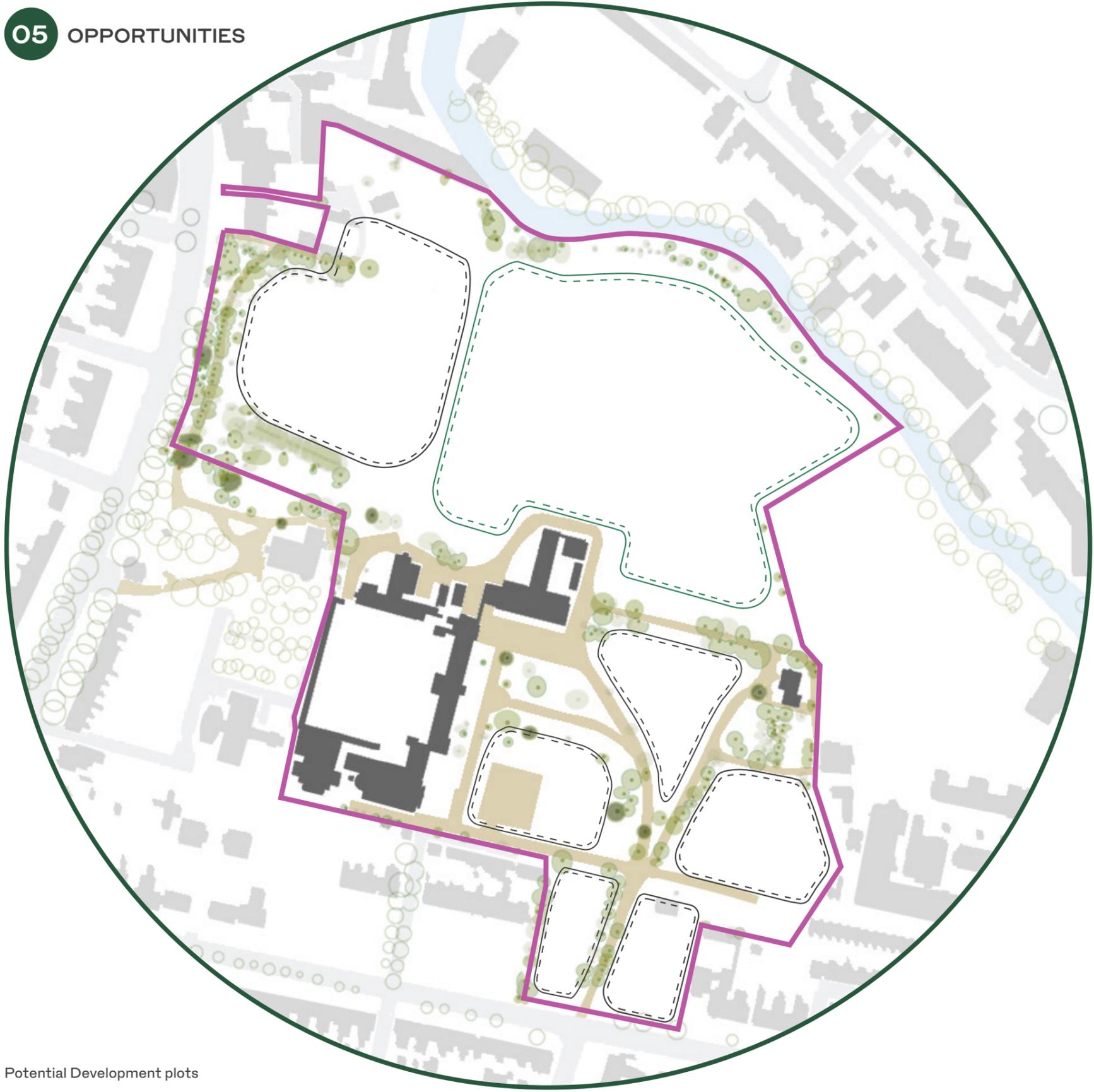
### 03 MATURE SITE CHARACTER



### 04 HISTORIC VISTAS



**05 OPPORTUNITIES**



 Potential Development plots





# THE MASTERPLAN

## 4.1 Importance of View Corridors

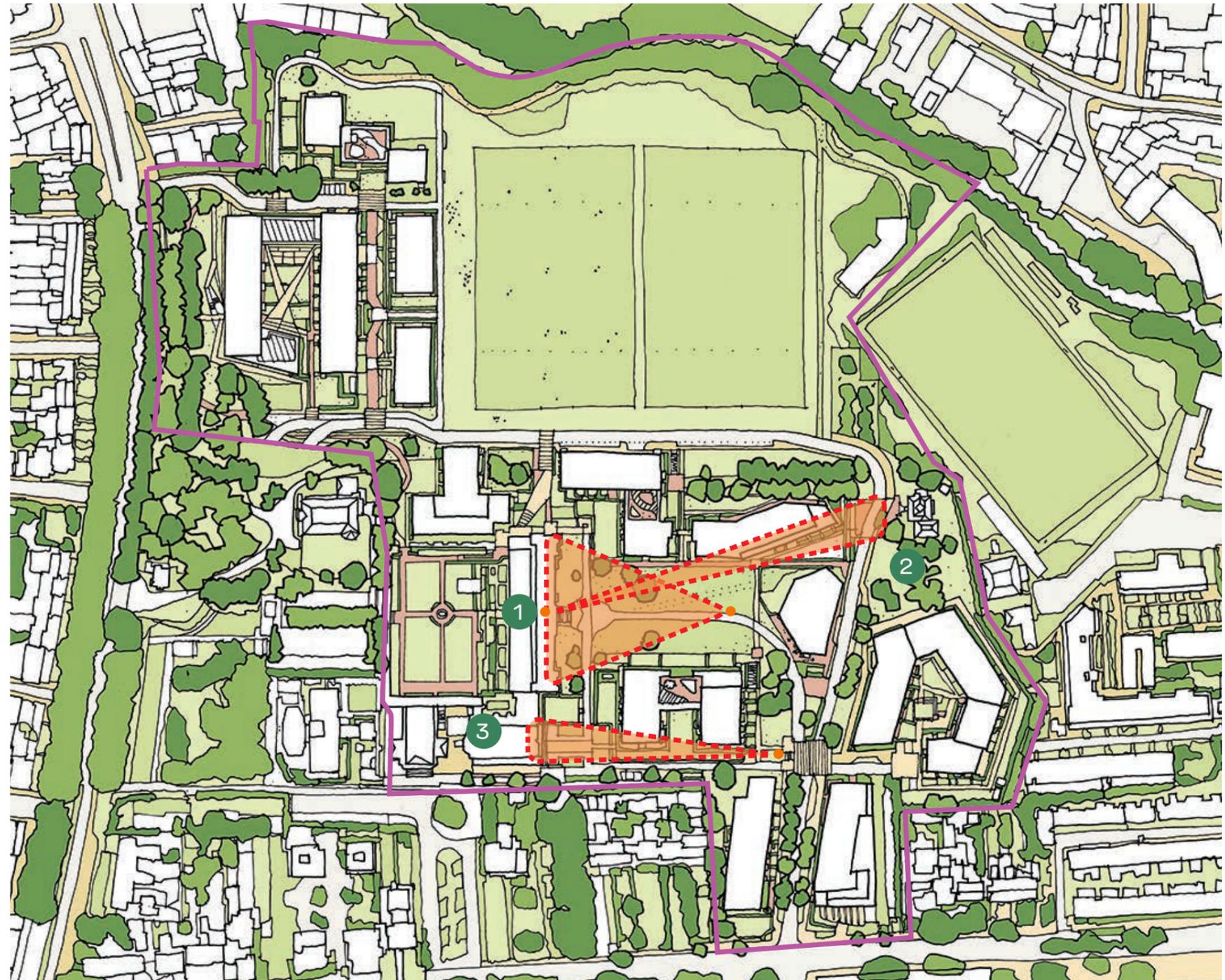
Maintaining historic viewing corridors are a key principle for incorporating the historic setting of the institutional buildings into the masterplan.

Three key views within the site have been identified as being of particular significance. These are as follows:

- The view of the Holy Cross Church from the entrance avenue
- The view of the Main Seminary Block from the entrance avenue
- The view of the Main Seminary Block from the Red House

The significance of these views has informed the layout of blocks in the subject master plan.

These three key views will be retained, as highlighted in the diagram to the right and indicative views on the following pages.



Artist's Impression of indicative block layout showing significant views

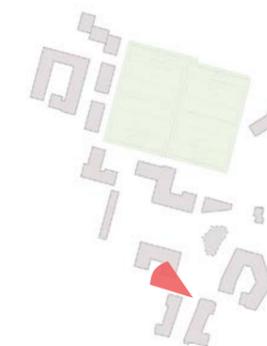
- 1 View of Former Seminary Building from Formal Green
- 2 View of the Red House from Former Seminary Building
- 3 View of Holy Cross Church



The view towards Holy Cross Church from the entrance avenue will be retained. It should be noted that at present this view is only partially visible from certain points along the entrance avenue due to the mature trees on site. The retention of this view will ensure an improved visual connection between the entrance and the Holy Cross Church, and will enhance the character of the entrance avenue.

The view towards the front façade of the former seminary Block from the entrance avenue will be maintained from a key viewpoint along the avenue, as illustrated in the figure above. The formal front setting of the building will be retained, ensuring that views of the façade of this building will be minimally impacted. This will ensure the character of the setting is not negatively impacted.

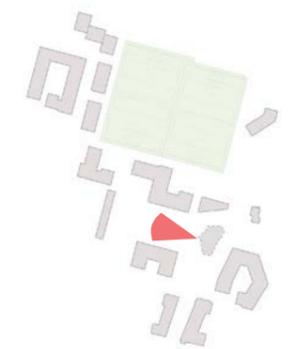
- 1 View of Former Seminary Building from Formal Green
- 2 → View of the Red House from Former Seminary Building (page over)



Artist's Impression showing the view towards Holy Cross Church from arrival gardens



Artist's Impression showing the view towards seminary building from Formal Green

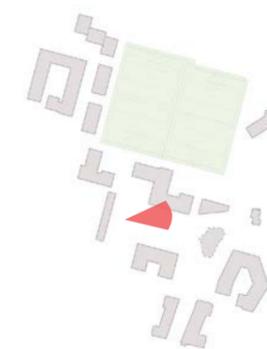




Artist's Impression showing the view towards Red House from the former Seminary Building

### 3 View of Holy Cross Church

Finally, the view from the former seminary building towards the Red House will be retained as an important viewing corridor and has informed the geometries of the adjacent building blocks, giving breathing space to the Red House for its setting and mature trees to be enjoyed. This viewing corridor also aligns with a prominent public route through the site within the masterplan layout.



The mature character of the site has been a significant driver for the masterplan layout. The design team understands the positive contribution the trees will have on any potential development of the lands and the resultant residential and public amenity created through the retention of the parkland setting.

The accompanying indicative masterplan block layout illustrates a number of areas of significance across the site and how the masterplan successfully integrates with these.

An extensive survey of the site has been carried out to identify all architectural and topographical features of note, with a thorough assessment of the treescape, has been carried out for the extents of the site which has categorised the trees as either significant, of moderate importance, dead and/or dangerous and trees of limited value. This specialist report will accompany the parent submission.

- 1 Drumcondra Road
  - 2 Terraced Gardens
  - 3 Red House & Avenue
  - 4 Arrival Gardens
  - 5 Formal Green
  - 6 Holy Cross Avenue
  - 7 Entrance Avenue - Clonliffe
  - 8 Tolka River Walk
- Joint Development Boundary



Artist's Impression of indicative block layout showing relationship with existing trees

## 4.2 Walking/Cycling Accessibility

The transport and mobility strategy for the site seeks to capitalise on the site's accessible location and maximise opportunities for sustainable travel.

The development is situated just 2.5km north of the city centre and is just a 10 minute cycle from O'Connell Street.

In addition to this, Bus Connect will deliver a network of high quality cycle lanes/tracks directly from the site to the city centre along the N1

The Royal Canal Greenway (currently under construction) is less than a 5 minute cycle from the site, when completed it will provide a direct, safe and attractive route to the Docklands for residents.

Central to the access strategy is to create a connected, permeable, walkable and cyclable network within the grounds to facilitate the sustainable and safe movement of people. This will also allow other residents who live locally to make use of the grounds. The mature trees and landscaped areas will mean the grounds will be a high-quality amenity for those living in the area.

The primary pedestrian-cycle access to the south will be via Holy Cross Avenue, the primary access to the north will be from Drumcondra Road Lower.

To make the development grounds as attractive as possible, the internal road network will be designed to encourage lower speeds (30kph or less) to reflect the higher demand for walking and cycling. The lower speeds and multi-purpose streets will create a strong sense of place and an environment conducive to on-street cycling.

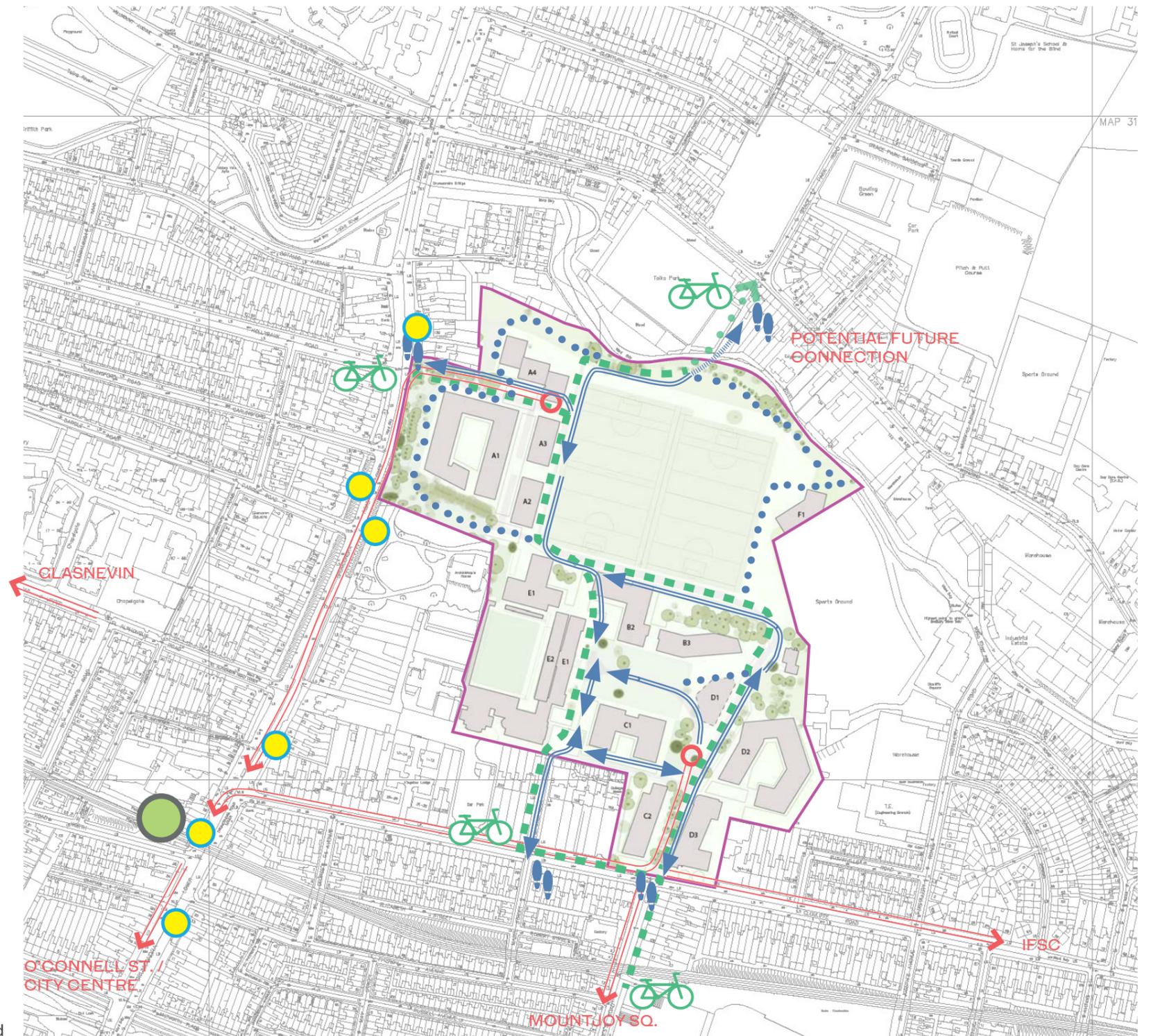
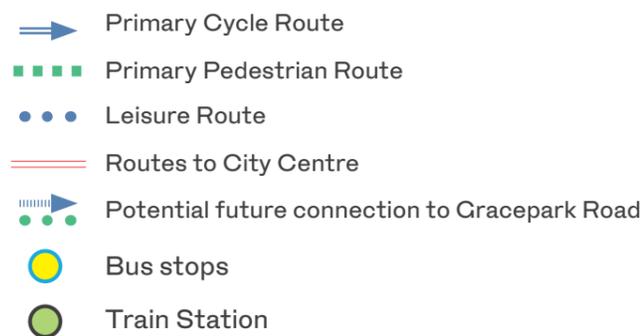


Diagram - Prevailing Access & Movement Routes - Walking/cycling routes

### 4.3 Vehicular Access & Movement

As illustrated here, the Masterplan layout indicates a primary access point into the site from Clonliffe Road to the South.

A link road will meander through the site providing access to all of the car parks located beneath the residential blocks.

A secondary left-in, left-out access will also be provided from Drumcondra Road Lower. There will be restricted access adjacent to Block A to prevent a rat run scenario through the site.

The secondary access will be desirable during the construction phase and will also serve as an important emergency secondary access route.

Service vehicles will be able to use both access points and turnback facilities will be provided to ensure they can enter and exit safely.

A site wide Travel Plan will be produced for the site. It will include surveys of existing facilities, information to residents, travel patterns, monitored targets and the promotion of car club schemes and car sharing.



- Carpark Access
- Vehicular Route
- Indicative Basement Outline
- Surface Parking
- Access Points

Diagram - Vehicular Access & Movement Routes

Joint Development Boundary

The masterplan seeks to create a pedestrian and cyclist friendly environment nestled amongst the mature trees. Routes through the site will be promoted to increase the site permeability and connectivity to the immediate context.



Diagram - Prevailing Access & Movement Routes - Cycle + Pedestrian Routes

— Joint Development Boundary

## 4.4 Proposed Land Uses

The subject site is zoned Objective Z12 (Future Development Potential) designed 'To ensure existing environmental amenities are protected in the predominantly residential future use of these lands'.

The Z12 policy as a core objective requires that 'where lands zoned Z12 are to be developed, a minimum of 20% of the site, incorporating landscape features and the essential open character of the site, will be required to be retained as accessible public open space. The predominant land-use on lands to be re-developed will be residential, and this will be actively encouraged'.

The predominant land use of the lands at Clonliffe College will be residential in line with the zoning. The residential land use will be supported by new commercial and recreational uses and the existing institutional and commercial uses. This will result in the site having a wider use and function than solely residential development which coupled with the extensive open space to be provided will ensure the site integrates in to the existing built form and community of Drumcondra.

The proposed development of these lands for primarily residential purposes, with ancillary uses, complies in full with the land use zoning objective.

- Range of Proposed Uses
- Residential
  - Office/Supporting Services/Amenity
  - Permitted Hotel / Leisure
  - Recreational
  - Institutional buildings
  - Public Open Space
  - Leisure route



Diagram - Proposed Distribution of Uses

— Joint Development Boundary

## 4.5 Landscape Strategy

The rich green character of the surrounding context along the river Tolka, the tree lined Drumcondra Road and development site places a large emphasis on the significance of open space within the Masterplan.

The development plots have been defined by the layering of the site heritage and existing landscaping features. The aspiration is to 'gently' site the buildings within the landscape as a light touch approach towards creating a sustainable, yet ledigible urban grain.

This approach identifies further pockets of open space which have informed the geometries of the building blocks and creates a generous balance between the developed and undeveloped lands which make up the Masterplan.



Diagram - Landscape Strategy and Approach towards Open Space

The Masterplan approach towards Communal & Public Open Space seeks to enhance the parkland setting of the scheme by blurring the edges between public and communal areas while striking the appropriate balance of privacy.

Public Open Space shall be delivered as a series of pockets connected via a green network which links up to the riverside linear park at the banks of the Tolka River. These pockets each have their own character area, rich in heritage, allowing the public to enjoy the setting of the woodland site whilst engaging with the protected structures by opening up the cloister garden.

Communal spaces shall have a level of visual privacy from the surrounding open space whilst borrowing from the openness of the wider site landscape. Privacy to these spaces will be addressed through landscaping, threshold and the implementation of transitional spaces.

The mature characteristics and topography of the site help delineate these spaces.



- Communal Open Space - Rooftop Gardens
- Communal Open Space
- Public Open Space
- Playing pitches
- Joint Development Boundary

Diagram - Communal & Public Open Space

## 4.6 Public Open Space - Z12 Objectives

The planning objectives for the lands set an obligation to provide for 20% public open space to protect the established environmental nature of the site and enjoyment of the historic setting.

Z12 Zoned Lands - DCC Development Plan 2016-2022

‘To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands’

The approach to the Masterplan open space focuses on the long established history of the site, maturity of its setting and contribution to the wider community.

The continued enjoyment of the lands by the neighbouring public is at the forefront of the development intent.

When evaluating the Public Open Space the following areas were assessed;

- Z9 & Z12 lands
- Development Lands (CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund and GAA owned lands)
- CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund owned lands subject to residential development

Z9 & Z12 Lands -

Site Area: 167,509 sqm (Z12 - 148,721sqm, Z9 - 18,788 sqm)

Open Space Provided: >50%

The well established public open space across the adjoining lands is delivered through recreational use (Belvedere playing pitch & running track) and the mature gardens associated with the Archbishop’s house which addresses the Drumcondra Road, and the Tolka river walk way.



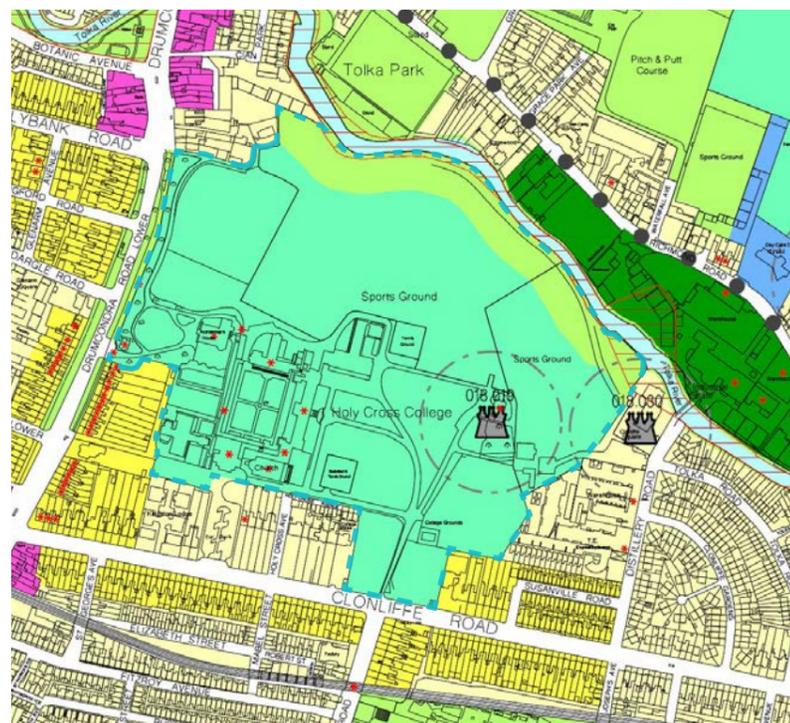
Public Open Space - Z9 & Z12 Lands

## Development Lands -

Site Area: 128,584 sqm

Open Space Provided: >45%

In addition to the proposed necklace of public open green spaces with diverse character, the Masterplan seeks to deliver an important community amenity by introducing two playing pitches to the north of the site and the completion of the Tolka riverwalk, creating a 1.5km green loop around the site.



Map - Extract from DCC Zoning Map E (Source: DCC, 2016)

- Z12 Lands
- Z9 Lands



Public Open Space -CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund and GAA Lands

- Public Open Space
- Playing pitches
- Joint Development Boundary (CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund & GAA Lands)

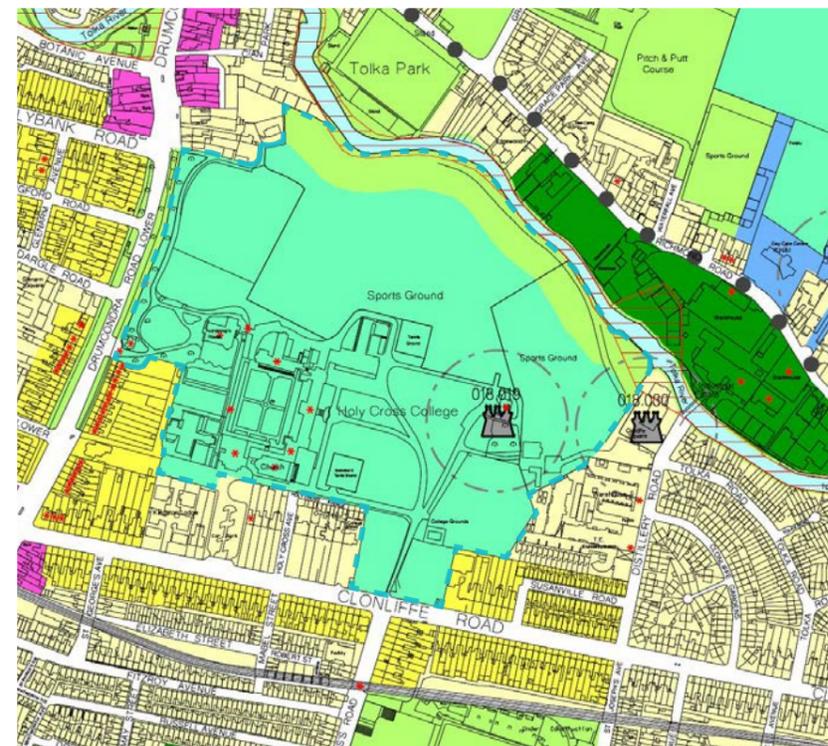
## CWTC Multi Family ICAV Owned Lands Subject To Residential Development -

Site Area: 76,845 sqm

Open Space Provided: >20%

The lands under the ownership of CWTC Multi Family ICAV are intended for residential development incorporating the re-use of existing protected structures on site have and been carefully planned to take cognisance of the 20% requirement for public open space.

The public open space connects the formal gardens in front of the historic seminary building to the enclosed quadrangle or ambulatory through a covered walkway linking to the mature forest walk surrounding the Archbishop's house stretching North to the Tolka riverwalk.



Map - Extract from DCC Zoning Map E (Source: DCC, 2016)

- Z12 Lands
- Z9 Lands



Public Open Space - Residential Lands

# 4.7 Conservation & Re-Use of Existing Buildings

The buildings in their nature are civic and ecclesiastical and are public buildings and place of congregation for the community.

The existing buildings on site have the potential to be re-purposed for potential amenity/office/support facility provisions. The proximity of Holy Cross Church to public open space lends itself to this strategy.

The general approach of the Masterplan is to retain the significant historic buildings on site. Conservation works to the fabric will be carried out as necessary, and the interiors will be renovated and adapted to restore use to them.

The proposed new building is shown to complete the College Quadrangle and preserve and enhance the character of this space and setting. It is proposed to provide residential units within the existing seminary building, to include tenant amenity space within the church and Library building.



Holy Cross church interior



Holy Cross church



Aerial view of existing seminary buildings

- 1 The Red House (National Monument)
- 2 Seminary - Main Block
- 3 Holy Cross Chapel
- 4 South Link building
- 5 New Wing
- 6 Assembly Hall
- 7 Ambulatory
- 8 Library Wing
- 9 Archbishop's House

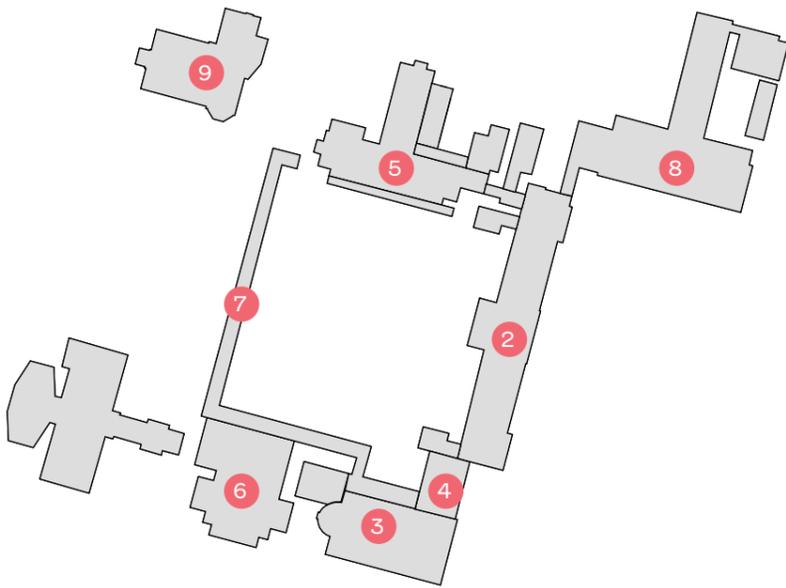


Diagram - Existing buildings



Diagram - Proposed Building Alterations

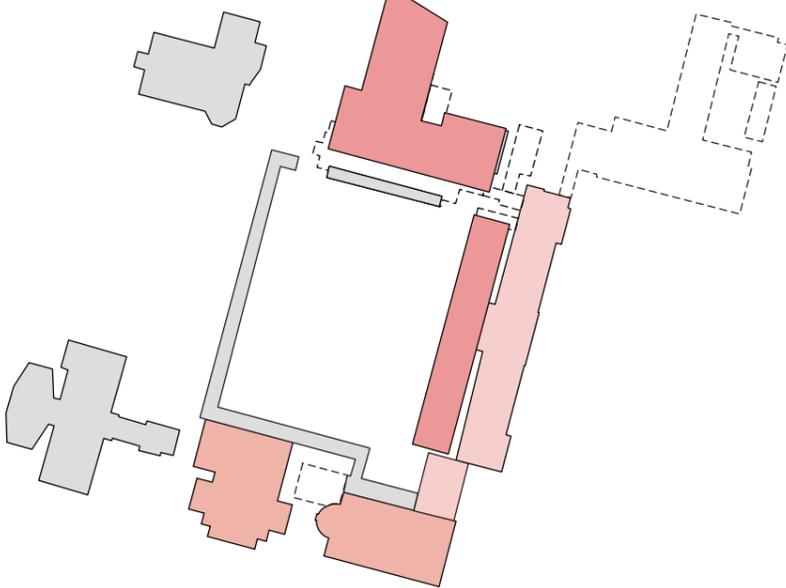


Diagram - Proposed Building Uses

- Proposed removal of 1950's New Wing and annex additions
- Proposed new block, retaining historic quadrant
- Proposed residential units
- Proposed reuse as office/amenity/support space

