

Holy Cross College SHD

with

Senator Marie Sherlock

Architects Rob Curley and
Alfonso Bonilla

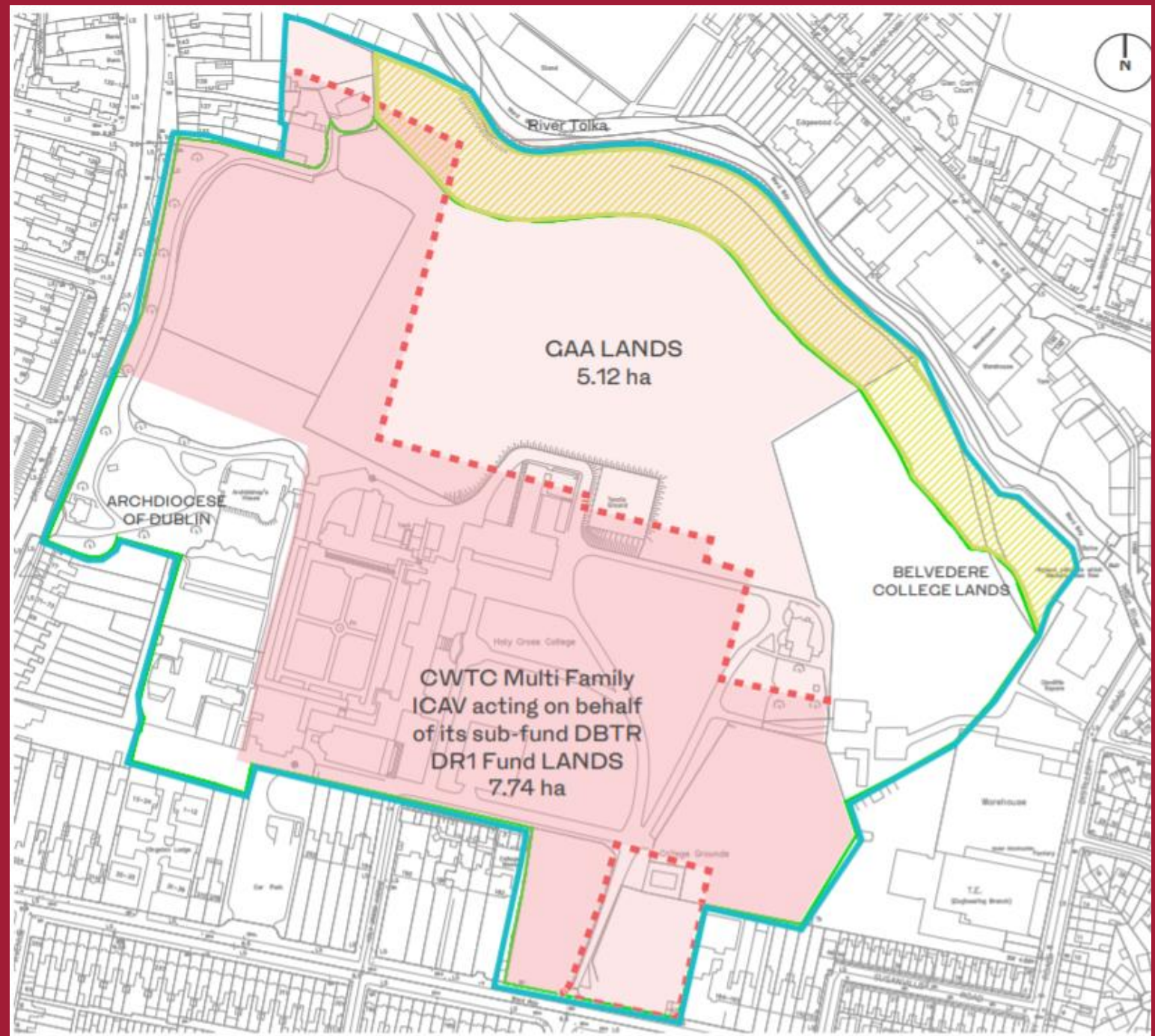
Cllr Joe Costello and Cllr
Declan Meenagh

Wednesday 28 July 2021





Site Map



Proposed Development Overview

- Build to Rent Strategic Housing Development.
- Residential development with gross floor area of c. 119,459 sq.m in 12 blocks -1,614 Build-to-Rent units. Tallest building (Block D1) is an 18-storey building containing 151 units.
- Open space of c.20,410 sq.m (25% of the site), *“including woodland walk, formal lawn seminary garden, dog park and playground”*
- Access : vehicular access via Clonliffe Road and a new entrance on Drumcondra Road Lower. Additional cycle and pedestrian access via Holy Cross Avenue. “Potential” pedestrian access point over the Tolka.

Height & Scale of Development





ARTIST'S IMPRESSION OF AERIAL VIEW OF HOLY CROSS COLLEGE SCHEME



Proposed site layout, indicating the location of each block:

Block D1 – 18 storeys

Block A4 – 6 to 13 storeys

All other new blocks are between 6 & 8 storeys.

Blocks E1 & E2 are existing Protected Structures. E1 to be given a 5-storey extension to the rear.





Material Contravention of Dublin City Council Development Plan

Block	Storeys	Proposed Building Height* (m)	Above CDP Height Limits (24m)
A1	4-8	26.10	✓
A2	7	22.89	X
A3	8	26.07	✓
A4	6-13	43.67	✓
B1	5-6	22.68	X
B2	6-8	25.73	✓
B3	5-6	19.68	X
C1	6-8	25.63	✓
C2	5-7	22.68	X
D1	18	62.52	✓
D2	4-8	25.65	✓
E1/E2	2-5	21.46	X

** For clarity Building Heights indicated are the actual building heights which relates to the building height from ground level (which varies across the site) to the parapet height excluding roofplant and lift overruns.*

Daylight & Sunlight analysis, and impact on adjoining properties

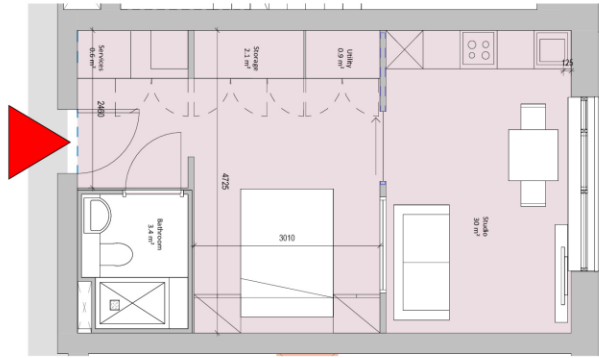
LAB

Reference building	Negligible	Minor Adverse	Major Adverse
Corn Mill	100%	0%	0%
Corn Mill Row	96%	4%	0%
College Terrace	100%	0%	0%
Holy Cross Ave	87%	13%	0%
Education Secretariat	100%	0%	0%
133-137 Drumcondra Rd Low	97%	3%	0%
Caretakers Bungalow	63%	15%	22%
59-79 Drumcondra Rd Low	100%	0%	0%
Gate Lodge	100%	0%	0%
Lydon house	100%	0%	0%
Red house	100%	0%	0%
Belvedere Rugby building	92%	8%	0%
33 Kingston Lodge	100%	0%	0%
26 Kingston Lodge	100%	0%	0%
23 Kingston Lodge	100%	0%	0%
O'Callaghan Court	100%	0%	0%
Clonliffe Rd	100%	0%	0%
Riversdale	100%	0%	0%

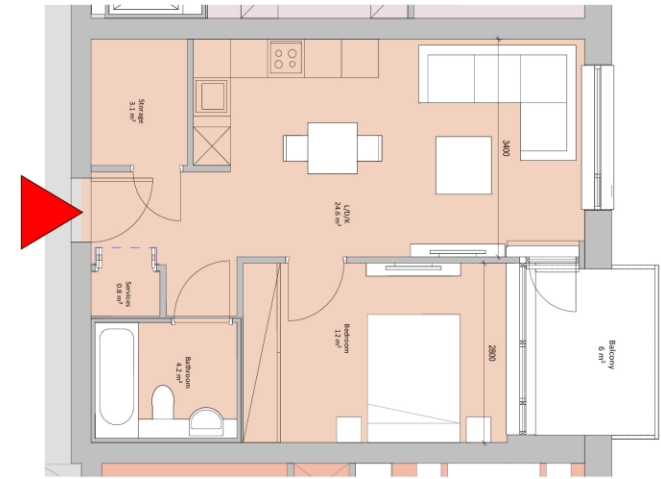
Apartment Design/ Site Density

Floor layout: Interior of Block A1, Level 4

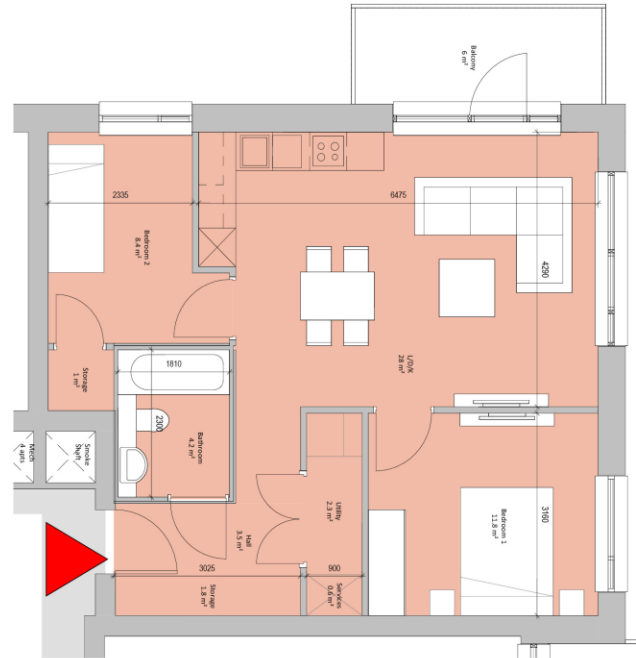




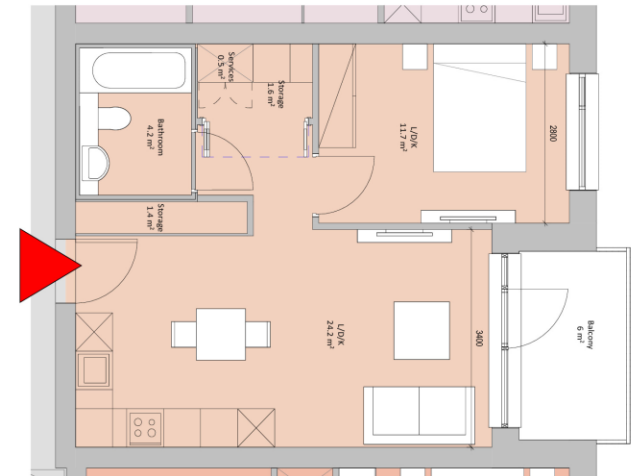
STUDIO: 37.8sqm (407sqft)
1 PERSON/ SINGLE ASPECT



1 BED: 46.4sqm (500sqft)
2 PERSON/ SINGLE ASPECT



2 BED: 63.9sqm (688sqft)
3 PERSON/ DUAL ASPECT



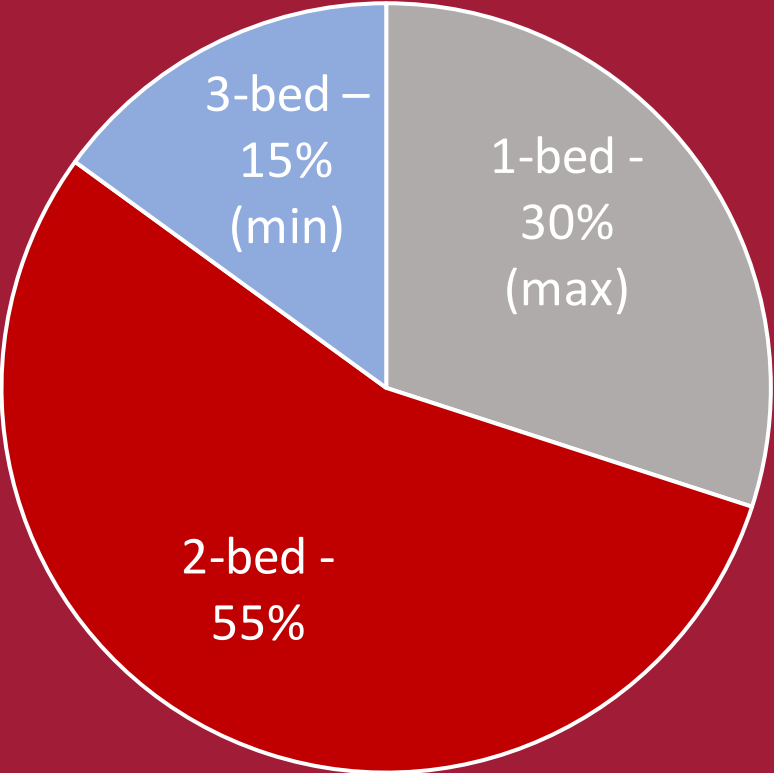
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2 PERSON/ SINGLE ASPECT

Unit mix & Affordability

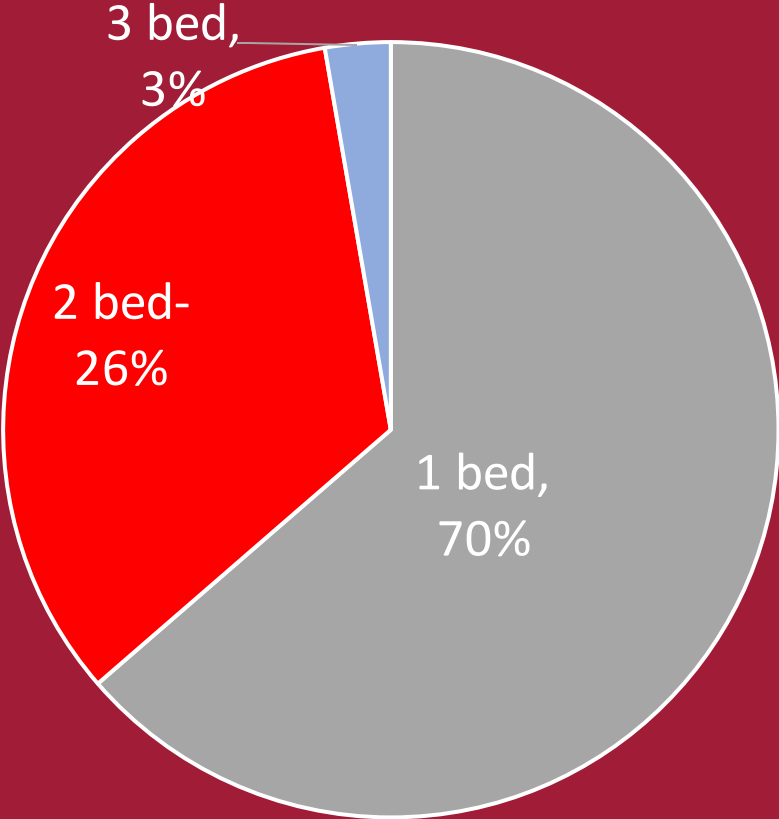


Unit Mix

Dublin City Council City
Development Plan



Proposed Site



Blocks A2 & A3: to be acquired by Dublin City Council for social housing under 'Part V' legislation.

Over €61m to acquire 160 units under Part - price ranging from €298k for studio to €487k for 2-bed.





Affordability

- 10% social (160 units, located within two blocks to be sold to DCC for over €61m)
- Hines have promised an additional 10% 'affordable' housing, but have yet to commit to any detail on this.
- No details are published on rent yet but our estimates based on Hine SCR development suggest the following monthly rental figures:
 - Studio: €1,350
 - 1-bed: €1,800
 - 2-bed (three-person): €2,100
 - 2-bed (four-person): €2,300
 - 3-bed: €2,800



Build to Rent





- Homes owned in bulk by institutional landlords, with no chance for prospective residents to purchase.
- No restriction on dwelling mix.
- Flexibility for the developer on storage standards, and private amenity space standards (not mandatory to install balcony) subject to the provision of compensatory communal support facilities.
- Default of minimal or significantly reduced car parking provision on the basis of BTR schemes being centrally located and or in the proximity of public transport networks.
- Reduced standards: The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes.
- The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes.






Access & Public Space





Diagram - Vehicular Access & Movement Routes

Joint Development Boundary

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



Environmental Impact

LABOUR



Trees

- 296 trees on the project site
- 25 need to be removed anyway
- Removal of 4 Category A trees
- Removal of 36 Category B trees
- Removal of 52 Category C trees
- Total removal: 117 trees (39.5% of total)
- Planting of c.686 new trees.



Drainage and River Tolka

- Two new surface water connections will be made from the Tolka
- Construction phase expected to generate increased run off but mitigation plan in place to ensure two- stage surface water treatment prior to run off and no direct discharge to surface water.



Making a submission to An Bord Pleanála: Making your voice heard



Strategic Housing Developments

- Introduced by the Government in 2017 as an effort to "fast track" housing development, by allowing applicant's to apply directly to An Bord Pleanála instead of applying to the local authority, i.e. Dublin City Council.
- These decisions cannot be appealed.
- The only route to challenge a Grant of Permission for an SHD is to launch a judicial review, as is happening with Cross Guns in Phibsborough.
- The "SHD" system is due to be replaced later this year by new "Large-scale Residential Developments" which will restore Local Authorities role in the planning process.





n Bord Pleaná

- Deadline to make your observation: 19 August (5 weeks after the developer applied for permission)
- Submissions cost €20 and can be made online at pleanala.ie
- For your observation to be valid it must:
 - Be made in writing (typed or handwritten)
 - Clearly state your name and postal address
 - Give details of the name & address of the application you wish to comment on (e.g. Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9).
 - Include planning grounds of observation, including your reasons and arguments

- ABP must be convinced that your reasons for opposing the development being granted permission are grounded in law and in planning best practice.
- Be sure to give clear, concise statements of the planning grounds under which you believe the development should be rejected.
- General appeals to negative impacts on the community, aesthetic considerations, broad political concerns etc., are unlikely to have much purchase with ABP.