

Information evening on proposed Strategic Housing Development at the Holy Cross College site

Neasa Hourigan TD, Green Party, Dublin Central

8pm, 9th August 2021

Overview of this session



- Overview of the planning process & how to make your observation to An Bord Pleanála
- Key details of the current application
- Build to Rent developments
- Open for questions/comments from the floor



Observations to An Bord Pleanála

- We are in favour of the development of this site
- The site needs to be developed in line with planning guidelines, enhancing the local area, and actually addressing the housing crisis
- Observations from the community is a vital part of that process



Planning process

As a “Strategic Housing Development” the proposed development is submitted direct to An Bord Pleanála (APB) as opposed to Dublin City Council.

Key dates:

- Pre-Application consultation lodged with ABP on 20th Nov 2020 ([308744](#)). ABP view that application “Requires further consideration/ amendment” on 3rd Feb 2021
- Full application submitted to APB ([310860](#)) on 16th July 2021
- DCC Central Committee meeting on SHD (29th July 2021)
- Last day for observations from public: **19th August 2021 at 5:30pm**
- ABP decision expected: 4th November 2021.

Making your opinion known

If you have an observation on the development you can:

- Make it directly to An Bord Pleanála as outlined [here](#). For reference, observations submitted by Neasa in the past can be found [here](#) and [here](#)
- Send your comments to Neasa.Hourigan@oir.ie by Wednesday 17th August and we will try to include in our submission.

Note any observations must be based on planning considerations (as outlined [here](#)) as opposed to a personal opinion on the development.

A short guide to making a planning observation can be found [here](#)

Site layout

Masterplan file [here](#)



Application site

GAA pitches, not part of the application

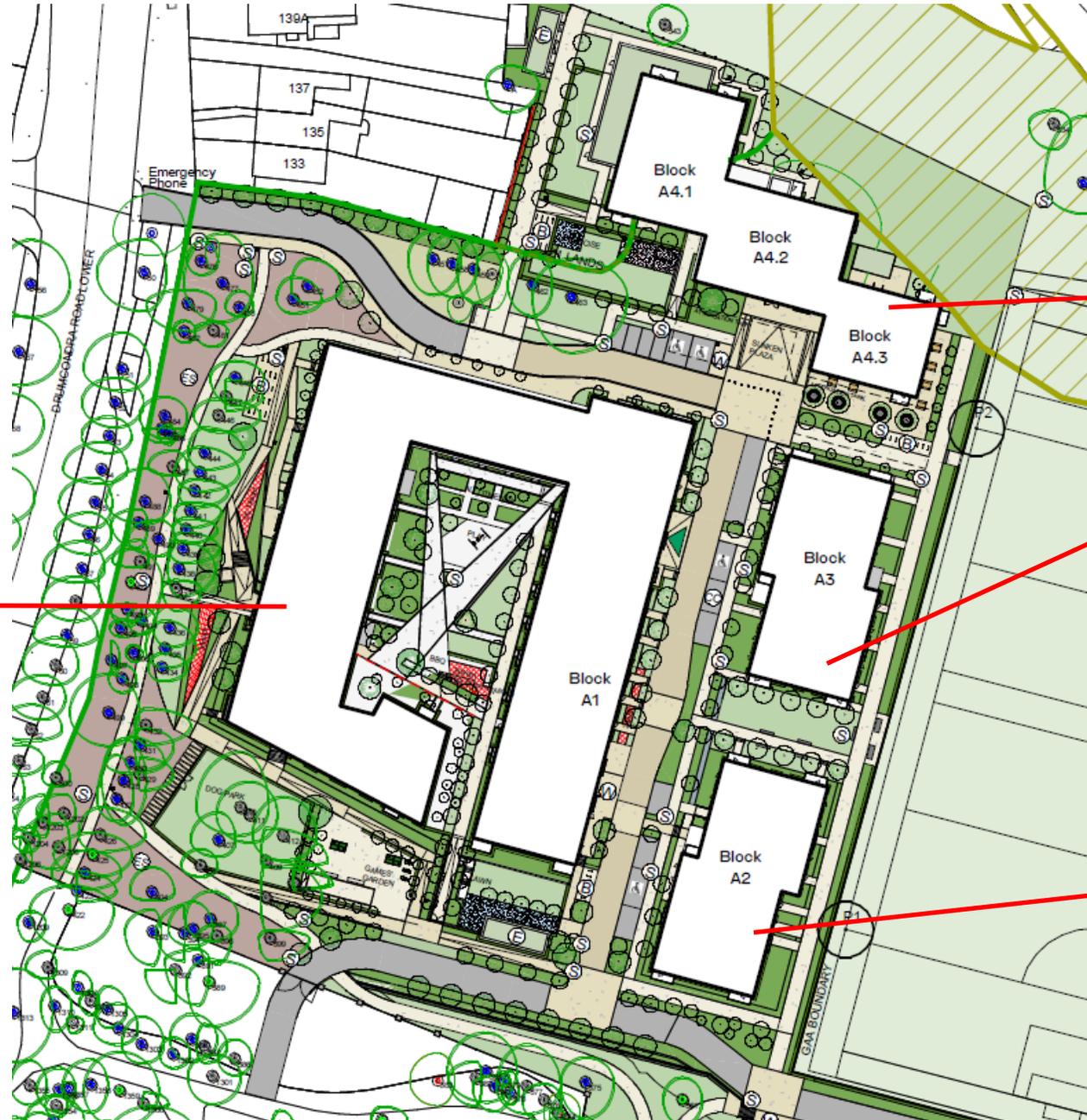
Red House, not part of the application

Hotel, separate application

Site layout



A1, 8 storey, 305 units



A4, 13 storey, 104 units (43m)

A3, 8 storey, 87 units (DCC Social Housing units)

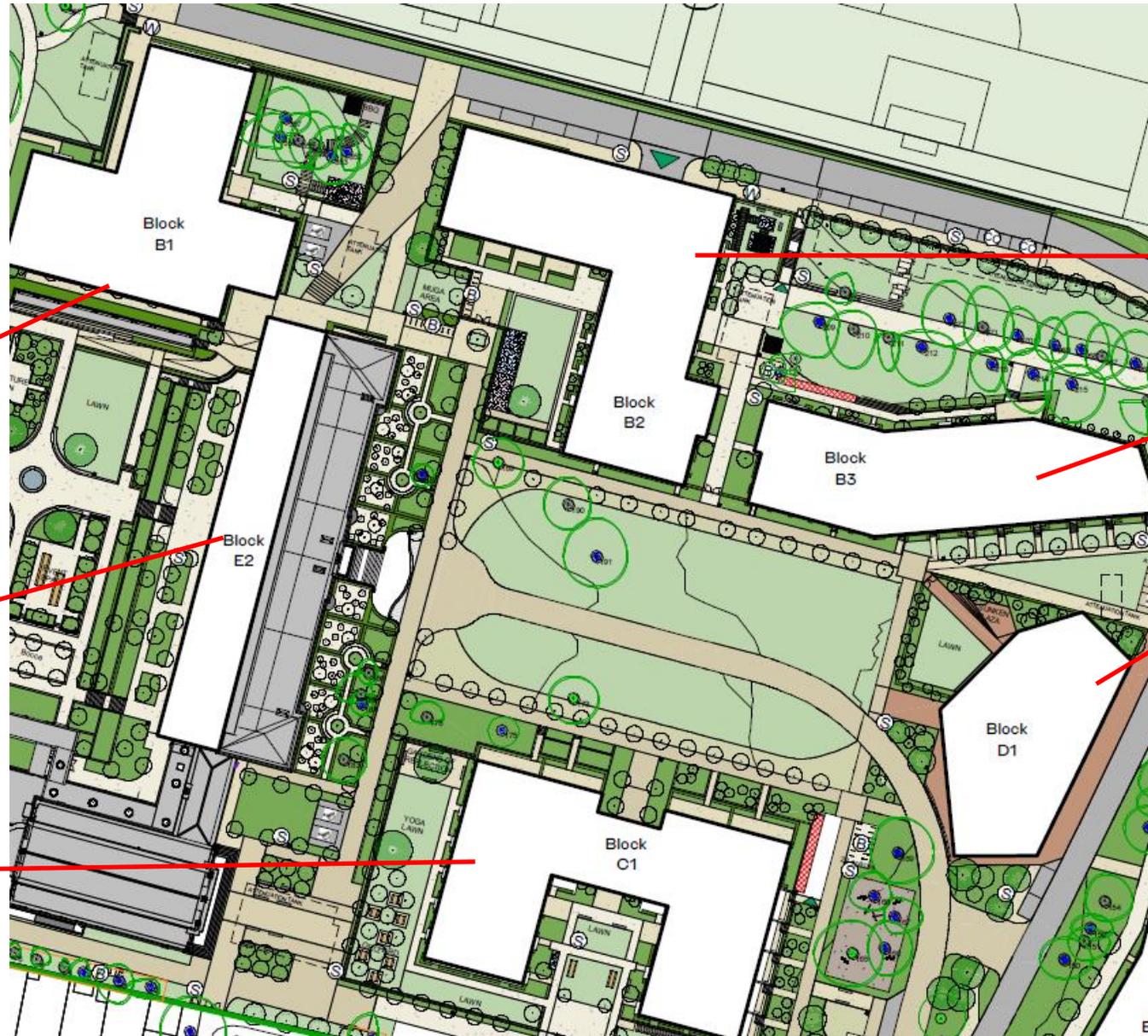
A2, 7 storey, 73 units (DCC Social Housing units)

Site layout

B1, 6 storey, 92 units

E2&E2, 5 storey, 104 units

C1, 8 storey, 146 units

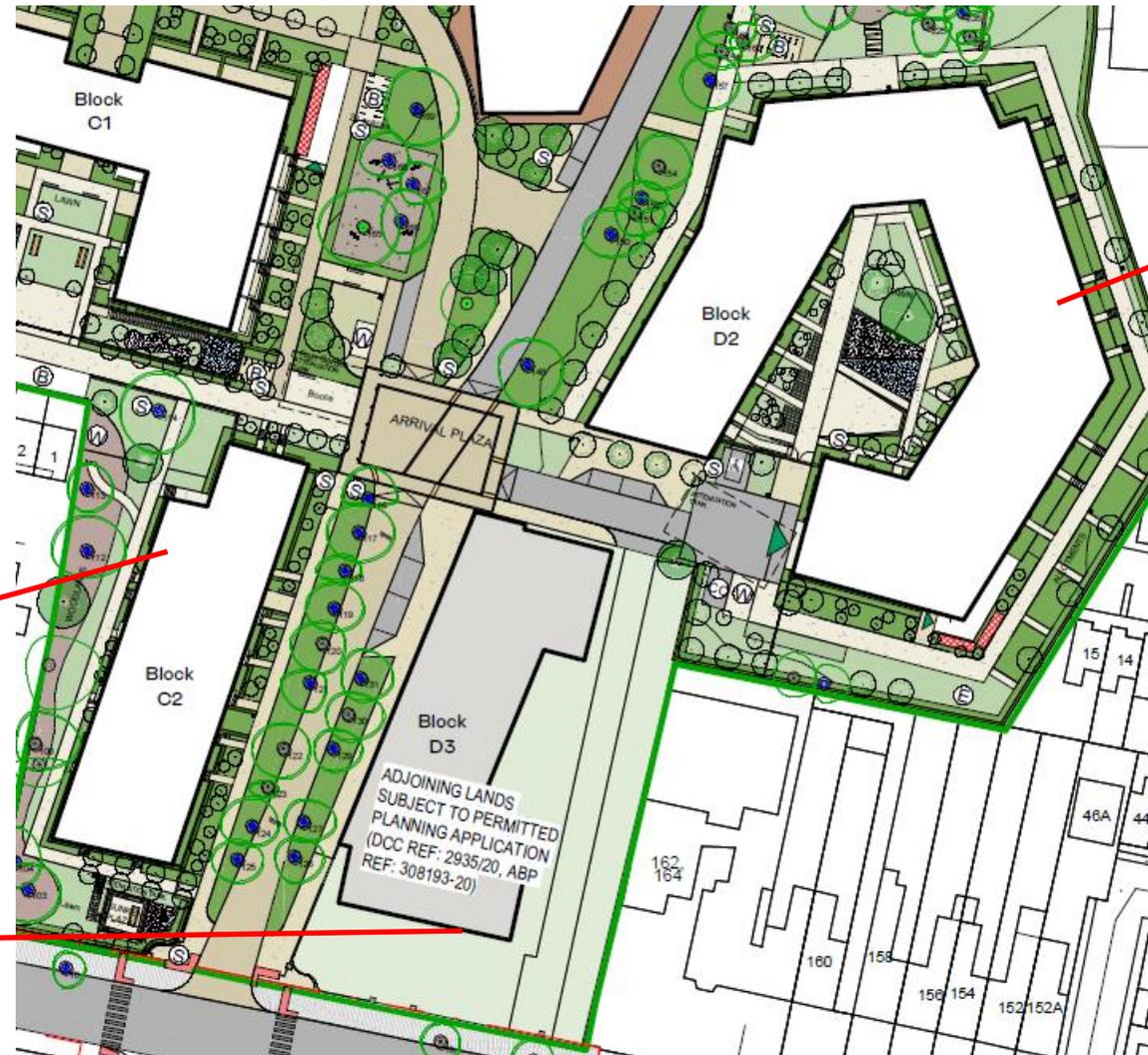


B2, 8 storey, 137 units

B3, 6 storey, 80 units

D1, 18 storey, 151 units
(57m)

Site layout



C2, 7 storey, 96 units

Hotel

D2, 8 storey, 239 units

What can residents expect

- Unit mix: 540 x studios; 603 x 1 bed; 418 x 2 bed; 53 x 3 bed.
- This mix is allowed under Build to Rent regulations. As are smaller unit sizes, more apartments per corridor, and rent only developments.
- Includes a crèche, retail unit and a café
- Rent – not set but will be market rates. Latest RTB [report](#) has average rent of €1,714.71 for the North Inner City LEA
- Mostly single aspect i.e. window only at one side.
- Per the Z12 zoning there is a lot of open publicly accessible space (river walk, dog parks, play areas, etc.)

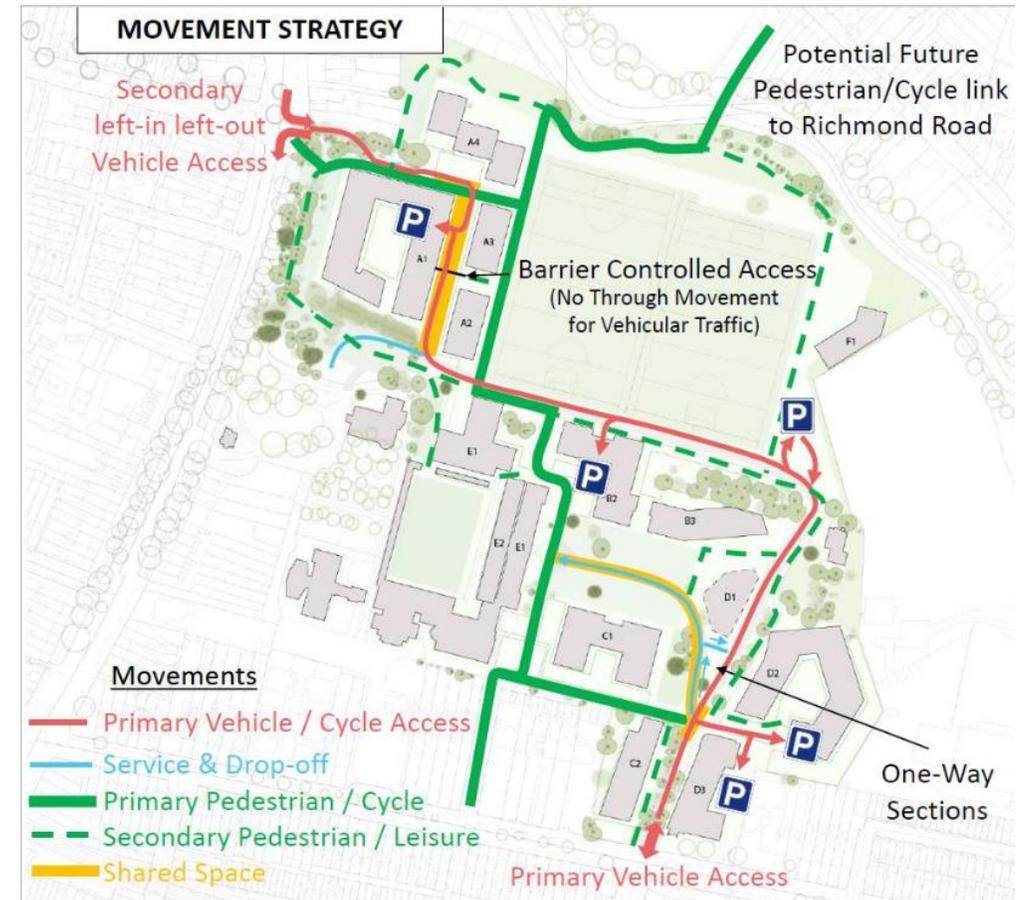
Transport

Primary access from Clonliffe Rd.; left in/left out access on Drumcondra Rd. (opposite Kennedys); Holy Cross Avenue – additional pedestrian/cycle access

Barrier to control through car traffic

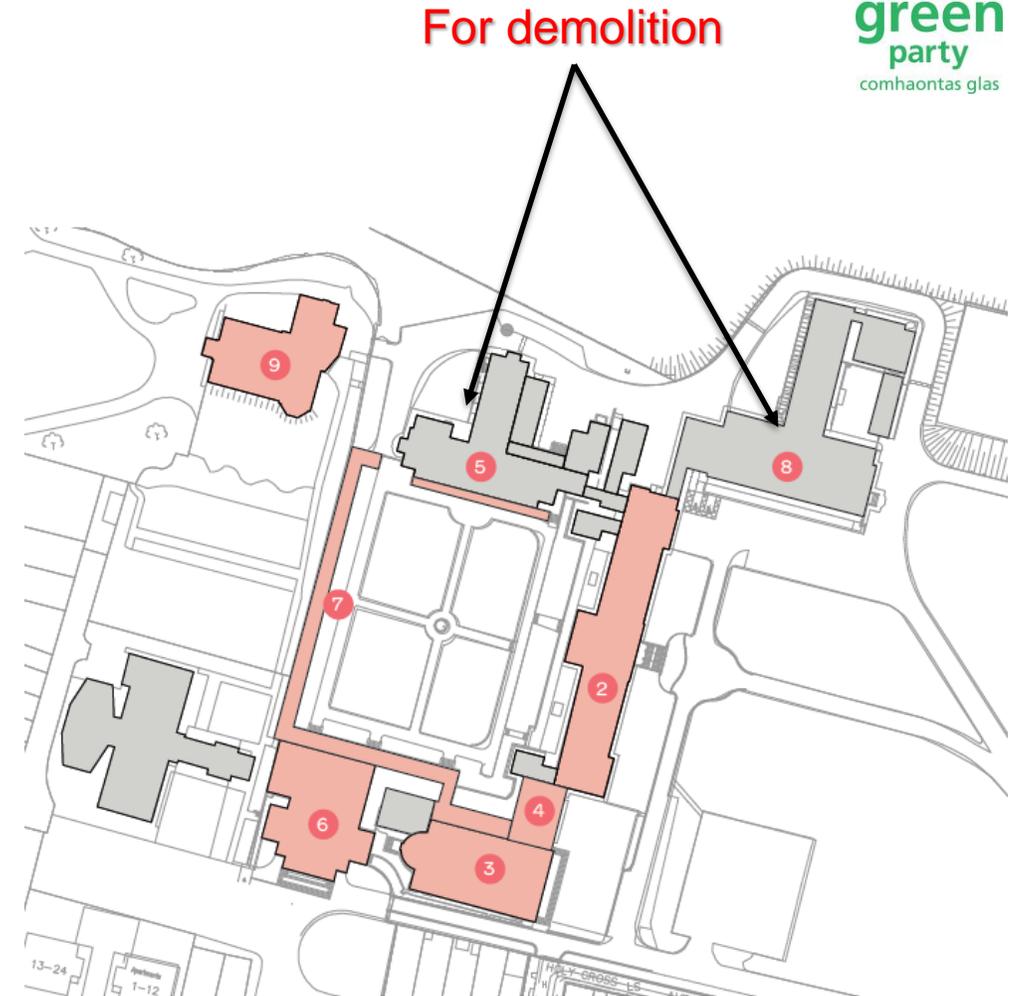
508 car parking spaces (34 mobility, 51 EV, 24 Car club).

2,507 bicycle spaces – stacked, mainly basement or shed



Architectural heritage

- Seminary building ② - residential units & extension
- Church ③ and Assembly Hall ⑥ - amenity/office/support facility provisions
- Ambulatory ⑦ - retained
- The Red House & Archbishop's House ⑨ are outside the site
- Demolition of Library Wing ⑤ and New Wing ⑧



Seminary extension

Extension at rear



Extension view from rear



Part V – Social Housing requirement

- Dublin City Council preferred option is to buy 160 units - all of Blocks A2 and A3.
 - 60 x Studio, 43 x 1 Bed, 58 x 2 bed
 - Mix would reflect large number of single people on DCC's own list
- DCC prefers to have social housing grouped together rather than pepper-potted though a development
- The estimated cost Dublin City Council will pay for those units is over €61m

9th August 2021



Light and shadow

- Looks at current vs. planned across a number of measures e.g. average daylight, winter sunlight, etc.
- [Report](#) details impact per road/building for each measure
- Graded as
 - Negligible: up to 20% lower than current situation
 - Minor Adverse: 20% - 40% lower than current situation
 - Major Adverse: more than 40% lower than current situation
- Report view - “*negligible impact on almost all of the surrounding dwellings*”

Current zoning

- Primarily Z12: Institutional Land (Future Development Potential)
“To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands.”
- Key point from zoning: 20% of the site retained as public open space
- Full Z12 zoning description [here](#)
- Small part of site zoned Z1 & Z9



Source: myplan.ie

Material contraventions

1. Height vs City Dev Plan

2. Unit Mix

A maximum of 25-30% one-bed units;
the development contains 70%
studio/one bed

A minimum of 15% three bed units; the
development contains 3% three bed

Rationale included in [Material
Contravention Statement](#)

| 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 |

Useful links

Accessible from holycrosscollegeshd.ie

- [Masterplan schematic](#) – good high level overview of the plan
- Visuals: [Photomontages](#) and [Computer Generated Images](#)
- [Transport Plan](#)
- Daylight and sunlight [report](#)
- Elevations & Sections – how the skyline will look from various angles – in [Site Drawings](#)
- [Material Contravention Statement](#)

Build to Rent

In 2015 Min. Alan Kelly [amended](#) section 28 Planning and Development Act to require local authorities to apply Ministerial guidelines

In 2018 Minister Eoghan Murphy used this ministerial power to introduce co-living and Build to Rent

Build to Rent – allows for lower standards, different unit mix and all rental

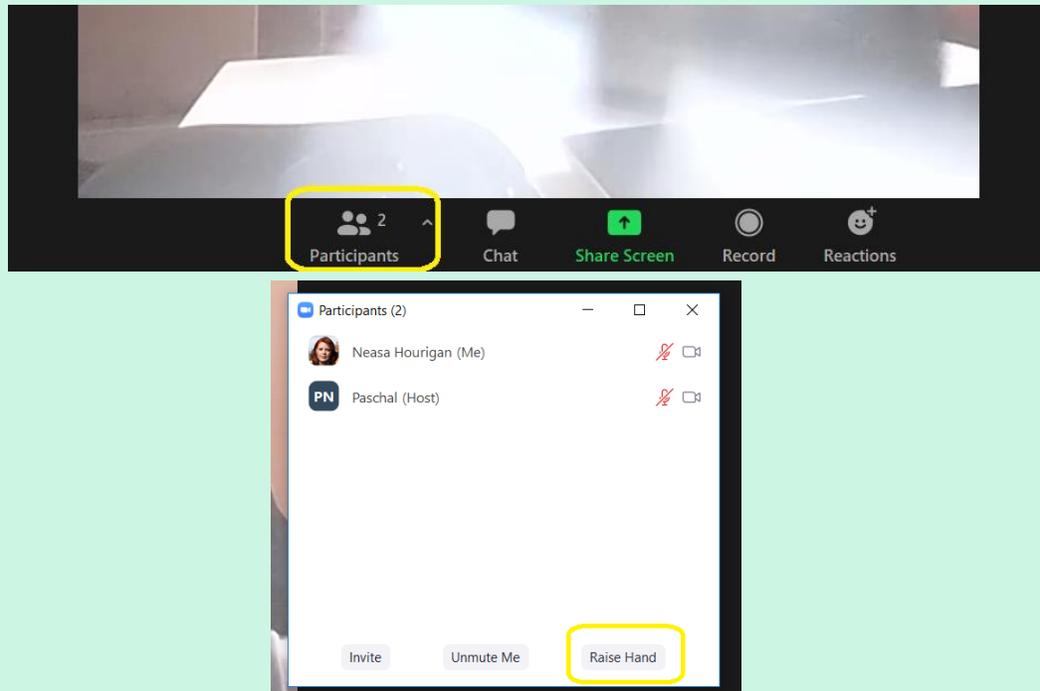
We have lobbied Min. Darragh O’Brien to review Build to Rent (esp. in Dublin Central) but he is currently not supportive of such a review.

Your elected reps need to hear from constituents on this matter

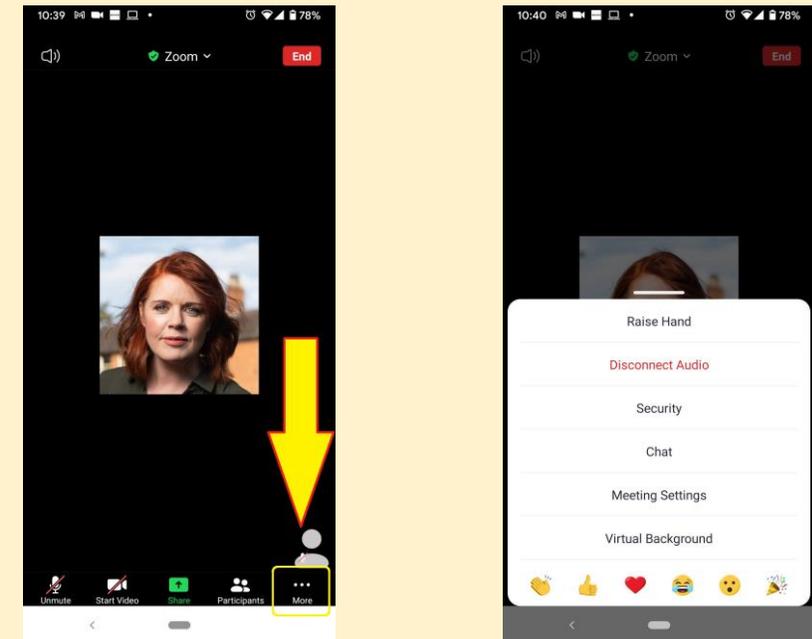
Open for questions from the floor

Please use the “Raise Hand function”

Desktop: click on “Participants” then “Raise Hand”



Mobile: click on bottom right “... More” then “Raise Hand”



Getting in touch

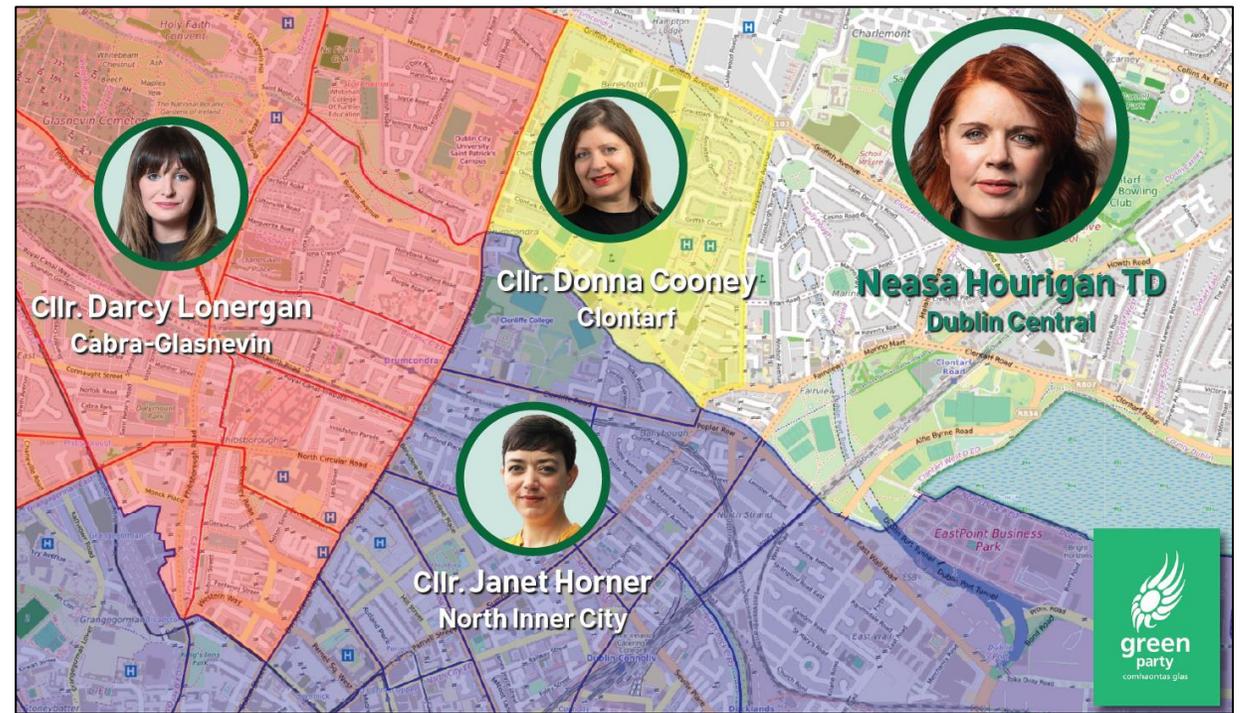
Please don't hesitate to get in touch with me or my constituency colleagues on Dublin City Council if we can be of help on any matter.

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Full constituency map here: neasahourigan.com/map