

Hello All

You may already be aware that a planning application has been lodged with Dublin City Council (DCC) for the redevelopment of lands at Holy Cross College with access via Road and from Drumcondra Road Lower opposite Hollybank Road.

This is a follow up of a previous application back in 2021 for just under 1,600 apartments including an 18-storey block of apartments. That permission was subsequently overturned by a Judicial Review.

The current application seeks 1,131 apartments but with a much improved mix of apartment type. The documentation with this “Large Scale Residential Development” (LRD) is extensive so we have attached a summary of what is proposed.

The developer has engaged in a consultation process with DCC which sees the council happy for the developer to proceed with this application. A document from the developer's www.holycrosscolledgelrd.ie about that consultation shows comments of DCC and the response of the developer. This is also attached for your information.

While IDRA would welcome residential development on this site, there are a number of issues that we have concerns about.

- It is unclear if the apartments would be offered for sale to potential home-owners, or if they will all become rental units. This needs to be clarified given the scale of the development and the lack of availability of homes to purchase in this area
- Height - to the rear of 133 to 139 Drumcondra Road Lower, Block A4 rises from 5 storey to a 13-storey block at 45 m high. We believe is too high and would set an unwelcome precedent.
- At the entrance at Drumcondra Road Lower opposite Hollybank Road, it is proposed to operate a vehicle left turn in and a left turn out only. This should be confirmed in any conditions attached to a permission
- Traffic: it is not good enough for Transport to confirm there is access to nearby public transport. With such a potential large increase in population looking to use these already busy services, we need some assurance that public transport will increase significantly before the development proceeds.

Anyone wishing to view the planning application online can go to <https://planning.agileapplications.ie/dublincity/search-applications/> and enter Planning Ref. LRD6076/25-S3.

Anyone wishing to submit their own comments, please note that the **closing date in next Tuesday 12th August.**

Regards

IDRA Committee