

Applicant CWTC Multi Family ICAV

Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower,
Ref: LRD6076/25-S3 Registration Date 09/07/2025

Proposal: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL: CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR DR1 Fund, intend to apply for a ten-year permission, for a Large-Scale Residential Development (LRD) on Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application boundary is a site of c. 8.7ha, with a developable area of c. 8.25ha.

To view application go <https://planning.agileapplications.ie/dublincity/search-applications/> and enter Planning Ref. LRD6076/25-S3

Some 495 documents over 50 pages!

Of interest:-

Page 1 Site Master Plan shows proposed site layout

Page 14 External Report - Mobility Management Plan para 5.10 refers to managing car use.

Page 15 Part V Overview – 51 social housing units assigned to Block A2 and 62 units Page 18 to Block A3

Page 19 Photo Montage 3 of 7 pictures 1-4 show view of Blocks A from Hollybank Road

Page 18 Site Master Plan Page 9 might appear to show access via Drumcondra Road Lower turning right into site despite “the left in left out” only proposal?

For apartment unit details see below

	Storey	Number of Apartments	Apartment Type	
Block A1	4-8	234 units	47 x Studio 56 x 2-bedroom 8 x 4-bedroom	98 x 1-bedroom 25 x 3-bedroom
Block A2	7-9	68 units	23 x Studio 37 x 2-bedroom	8 x 1-bedroom
Block A3	8-10	79 units	26 x Studio 44 x 2-bedroom	9 x 1-bedroom
Block A4	6-13	97 units	29 x Studio 18 x 3-bedroom	38 x 2-bedroom 12 x 4-bedroom
Block B1	5-7	69 units	5 x Studio 26 x 2-bedroom 13 x 4-bedroom	15 x 1-bedroom 10 x 3-bedroom
Block B2	6-8	37 units	2 x Studio 16 x 2-bedroom 1 x 4-bedroom	5 x 1-bedroom 13 x 3-bedroom
Block B3	6-10	92 units	16 x Studio 45 x 2-bedroom	25 x 1-bedroom 6 x 3-bedroom
Block B4	4-6	53 units	10 x Studio 10 x 2-bedroom 10 x 4-bedroom	17 x 1-bedroom 6 x 3-bedroom
Block C1A	5-8	47 units	18 x Studio 10 x 2-bedroom	7 x 1-bedroom 12 x 3-bedroom
Block C1B	5-6	66 units	15 x Studio 35 x 2-bedroom	8 x 1-bedroom 8 x 3-bedroom
Block C2	5-7	88 units	43 x Studio 2 x 2-bedroom 3P 7 x 3-bedroom	8 x 1-bedroom 18 x 2-bedroom 4P 10 x 4-bedroom
Block D2	3-7	145 units	14 x Studio 53 x 2-bedroom 3 x 4-bedroom	48 x 1-bedroom 27 x 3-bedroom
Block E2 Seminary Building	2-4	56 units	20 x Studio 2 x 2-bedroom	34 x 1-bedroom

Note: Blocks A1-4 will access via Drumcondra Road Lower opposite Hollybank Road

The proposal includes the following mix:

Unit Mix

268	Studios	23.7%
282	1 beds	24.9%
239	2 beds	34.7%
132	3 beds	11.7%
57	4 beds	5.0%

Total 1131 100.0%

Also

- The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory (RPS Ref. 1901). The application proposes the renovation of the Seminary Building and South Link Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as community/cultural uses.
- Public open space of c.23,842 sq.m or c. 29.89% of the site is provided for, including woodland walk, central seminary lawn, games area, and playground. The proposed landscaping scheme provides for the removal of some existing trees on the site as well as extensive new planting.
- Non-residential uses include a crèche in Block A4 (with an external play area) and 1 no. retail unit in Block A1. The scheme includes for the renovation and reuse of the former Holy Cross Chapel and Assembly Hall buildings and part of the Ambulatory and Cloister Garden for use as community/cultural uses.
- A total of 382 no. car parking spaces (345 no. for residents and 41 no. for visitors/accessible use/car club) and
- 2,619 no. bicycle parking spaces including cargo bikes, EV charging and shared bikes (1,981 no. for residents and 638 no. For visitor/staff)
- 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 widening and reopening of an existing access point on Drumcondra Road Lower at the junction with Hollybank Road to act as a left in/left out access.