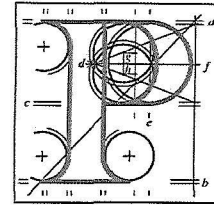


**Our Case Number:** ABP-310860-21



**An  
Bord  
Pleanála**

**Date:** 04 November 2021

**Re:** 1,614 no. Build to Rent apartments, and associated site works.  
Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9.  
([www.holycrosscollegeshd.ie](http://www.holycrosscollegeshd.ie))

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the planning application for the above mentioned proposed development.

An Bord Pleanála has considered whether an oral hearing should be held. In considering the issue please note that section 18 of the Planning and Development (Housing) and Residential Tenancies Act 2016 provides that An Bord Pleanála may in its absolute discretion hold an oral hearing. Before deciding if an oral hearing of an application under section 4 of the Act of 2016 should be held, An Bord Pleanála:

(i) shall have regard to the exceptional circumstances requiring urgent delivery of housing as set out in the Action Plan for Housing and Homelessness, and

(ii) shall only hold an oral hearing if it decides, having regard to the particular circumstances of the application, that there is a compelling case for such a hearing.

Having regard to the information on file, to the nature of the proposed development and to the location of the development site, An Bord Pleanála has decided that an oral hearing should not be held in this instance.

If you have any further queries in relation to the matter, please contact the undersigned officer. Please mark in block capitals "STRATEGIC HOUSING UNIT" and quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

<b>Teil</b>	<b>Tel</b>	(01) 858 8100
<b>Glaao Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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