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Irish Welcome - Cuirim Fáilte Roimh Ghaeilge
Offigeach Poiblí Ainmnithe faoin Acht um Brústocaireacht a Rialáil 2015
Designated Public Official under the Regulation of Lobbying Act 2015

17 August 2021

The Secretary

An Bord Pleanála
64 Marlborough Street
D01 V902

Re. Holycross College SHD 310860 Clonliffe Road, Dublin. Case reference:
TA29N.310860, Applicant CWTC Multi Family ICAV

Dear Madam/Sir,

The proposal to provide housing on these lands located close to Dublin city centre is welcome, and I request that my concerns and suggestions as outlined below are incorporated into your decision on the Planning Application.

Less than 10% of the units on these lands formerly owned by the St Laurence O'Toole Diocesan Trust are intended for social or affordable homes. The late Laurence O'Toole was respected for his works of charity, especially towards the homeless, whom he housed, and it is regrettable that the previous landowners have not committed more of the site to the provision of social or affordable housing.

Housing Mix

This Planning Application is for 1,614 no. Build to Rent apartments. More than 70% of the units are proposed as either studio or one-bed apartments. WE request that the amount of three bed and two bed units is increased substantially to provide larger units, particularly as working from home has increased in recent times.

It is of concern that all units are proposed as 'build to rent' and I urge that a significant number of the units are for sale to ensure diversity in housing tenure.

Scheme Design

Many of the units are single-aspect, however the importance of good ventilation (including cross-ventilation) has increased due to the COVID pandemic. The Planning Authority should reduce the number of single-aspect units. Most of the proposed courtyard spaces are relatively small. Given the heights of many of the proposed buildings (6-8 stories) it would be prudent to enlarge them by way of planning conditions so that they receive more daylight and sunlight, particularly at the lower levels.

Fire Safety

Regarding the high-rise block, concerns have been raised about the fire safety of such structures. It would be crucial that the Chief Fire Officer is absolutely satisfied regarding the Council's ability to ensure the safety of residents at the higher levels in the case of fire. Block D is only served by one staircase, and I request that the Planning Authority liaise with the Fire Authority to ensure fire safety concerns are addressed.

Protected Structures

It is welcome that the Applicant proposes to refurbish and adapt the existing Protected Structures, and I request that Holy Cross Chapel is available to community groups from the surrounding area at reasonable cost and under fair conditions to increase access to surrounding communities.

Transport and mobility

I suggest that one third of the 676 car parking spaces have access to electronic charging, rather than 10% from the outset, and that one third of the bike parking spaces also have electronic charging available.

I request that the Planning Authority ensure that a bridge is provided across the River Tolka providing a public pedestrian and cycling link to Grace Park Road within the vicinity of Shelbourne Football Club. Such a bridge would provide a significant boost to the public realm and enhanced connectivity with the surrounding community.

Public Access

Finally, I ask that the Planning Authority ensure that the lands surrounding the proposed development are available for public use as they have been for generations.

I have paid the Observation fee online and ask that you acknowledge this in writing.

Sincerely,

Ciarán CUFFE, MEP for Dublin