

Welcome

In this pack you will find an overview of the development plans for the Clonliffe College site. We are currently at the conceptual design phase of our development plans and we welcome feedback, suggestions and input from you as we progress to the next stage of the development process. Please take a moment to fill out the questionnaire on our website: www.hinesopenday-drumcondra.com

Enjoy.



- 1 — Clonliffe lands development site
- 2 — Tolka Park stadium
- 3 — Belvedere rugby ground
- 4 — Croke Park

- 5 — Ierne Social and Sports Club
- 6 — Archbishop's House
- 7 — Seminary building
- 8 — Holy Cross Avenue

City Context

The Clonliffe College lands are located in Drumcondra which forms part of the 19th century built up area of Dublin city, immediately located outside the Canal Ring. It is a vibrant urban village with a strong mix of retail, services, cafe-restaurants, employment, and education, with excellent transport links to the city centre and beyond.

The Clonliffe College lands, subject of this Masterplan, are approximately 12.86 ha in size and are located 1.7 km north of Dublin City Centre. The lands comprise the Clonliffe College seminary, Holy Cross lands and are bound by Clonliffe Road, Drumcondra Road, the River Tolka, and Belvedere sports pitches and residential development to the east. These lands are a combination of Z12 and Z9 zoned lands. The Z9 lands stretch along the banks of the River Tolka.

The lands also include a number of sports pitches, existing large institutional buildings (some of which are protected structures), and a large number of mature trees.

The surrounding area is predominately residential in nature, with other land uses such as light industry, and commercial enterprise adjacent, with Tolka Park Stadium to the north of the river, and the sports pitches for Belvedere College to the east. Drumcondra Railway Station is also nearby the site.



Map - Masterplan Development Boundary



- GAA-Owned Lands
- Hines-Owned Lands
- Development Boundary (Hines & GAA Lands)
- Shared Interface (Hines & GAA Lands)
- Z12 zoned lands
- Z9 zoned lands



What does zoned Z12 mean?

Z12 zoned lands allow for the redevelopment of institutional lands for other uses, and in this case, the predominant proposed land use will be residential. Z12 lands also set out a requirement for 20% of the site to be retained as accessible public open space.

What does zoned Z9 mean?

The objective of Z9 zoned lands is to preserve, provide and improve recreational amenity and open space.

The area immediately adjacent to the River Tolka is zoned Z9 “recreational amenity / open space / green networks”. There is no proposal to seek any alteration to this zoning.



A Connected Community

The Clonliffe lands are currently institutional in use. As a result, connectivity through the lands has been limited – both to Drumcondra Road and to the River Tolka. One of the key objectives of the emerging Masterplan will be to re-establish historic permeable routes across the site which better connect the surrounding areas and in addition create a nature walk along the River Tolka. This will provide a valuable community amenity and strengthen a sense of place for the greater Drumcondra area.

Stakeholders

The Masterplan seeks to set out the future development framework for the Clonliffe College lands to ensure the successful delivery of a co-ordinated development across the Z12 lands which takes into account a number of key stakeholders such as The Archdiocese of Dublin, Belvedere College, and the local communities, in addition to Hines, the GAA and DCC.

The emerging masterplan complies with the overarching national planning policy objective of consolidation and densification of our cities, with one of its primary focuses being to contribute to the future growth and prosperity of the local area.



Guiding Principles

The following principles have been used in the design team’s approach towards development across the site:

- 1. Built Heritage:** Incorporating the protected structures within the proposed development enhancing the rich site character
- 2. Established Routes:** Respecting the setting of the historic site
- 3. Mature Site Character:** Rich green nature of the site creates a strong and legible identity
- 4. Historic Vistas:** Future development should be mindful of the established vistas to and from the protected structures

Meet Hines

Hines is a privately-owned global real estate investment, development and management firm, founded in 1957, with a 60+ year track record in sustainable development. We have over 4,560 employees in 24 countries, with offices in 205 cities including one right here in Dublin with over 100 employees.

We are proud and excited to take over the development of the Clonliffe College site and to unveil a landmark new vision of sustainable, contemporary living for Dublin.

Hines in numbers:

63

years in operation
since 1957

24

countries in which
Hines has a presence

€133.3 billion

in assets under
management

205 cities

in which Hines operates

4,560

team members
worldwide

100+

Hines employees
in Dublin

Projects

1. Cherrywood, Dublin

Cherrywood is an 800-acre mixed-use masterplanned development in South Dublin.

- Net internal area of commercial space: 111,500 m²
- Number of residential units: 9,000+ units
- Area of other uses not noted above: 11,000 m² community space
- Commencement date: 2016

2. Player Wills + Bailey Gibson, Dublin

The Player Wills and Bailey Gibson sites are both former industrial sites situated off South Circular Road in Dublin 8, with a combined area of c.4.86 hectares.

*Note: Subject to planning

- Net internal area of commercial space: c. 2,300 sqm*
- Number of residential units: c. 1,400 units*
- Area of other uses not noted above: c.5,400 sqm NIA*
- Commencement date: 2021*



3. Porta Nuova, Milan

Located in Milan, Porta Nuova is a trailblazer in sustainable urban development.

- Net internal area of commercial space: 120,000 m²
- Number of residential units: 403 units
- Area of other uses not noted above: 40,000 m² of retail and cultural venues
- Commencement date: 2008-2012

4. CityCenterDC, Washington DC

CityCenterDC is a leading retail-led mixed-use development in Washington DC.

- Net internal area of commercial space: 232,257 m²
- Number of residential units: 701 units
- Area of other uses not noted above: 1.5 acres of public space
- Commencement date: 2011

Meet APG

APG is Europe's largest pension fund investor and manager and provides long-term, stable and sustainable retirement incomes to more than 4.5 million people in the Netherlands.

APG in numbers:

€505 billion

in pension fund assets under management

<700

team members who are investment professionals

€45 billion

of which is invested in real estate across the globe

3+

offices (Amsterdam, New York, Hong Kong)

3,200+

team members worldwide

Projects

1. Westfield Stratford & East Village, Stratford, London

- 2011 initial investment
- c. 180,000 m2 of retail and leisure space on a 40 acre plot
- 340+ retail & F&B outlets
- 5,000 parking spaces
- 50m+ visitors annually
- 3,418 residential units (amongst which is the former 2012 Olympics Athletes' Village)

2. Edinburgh St. James, Edinburgh

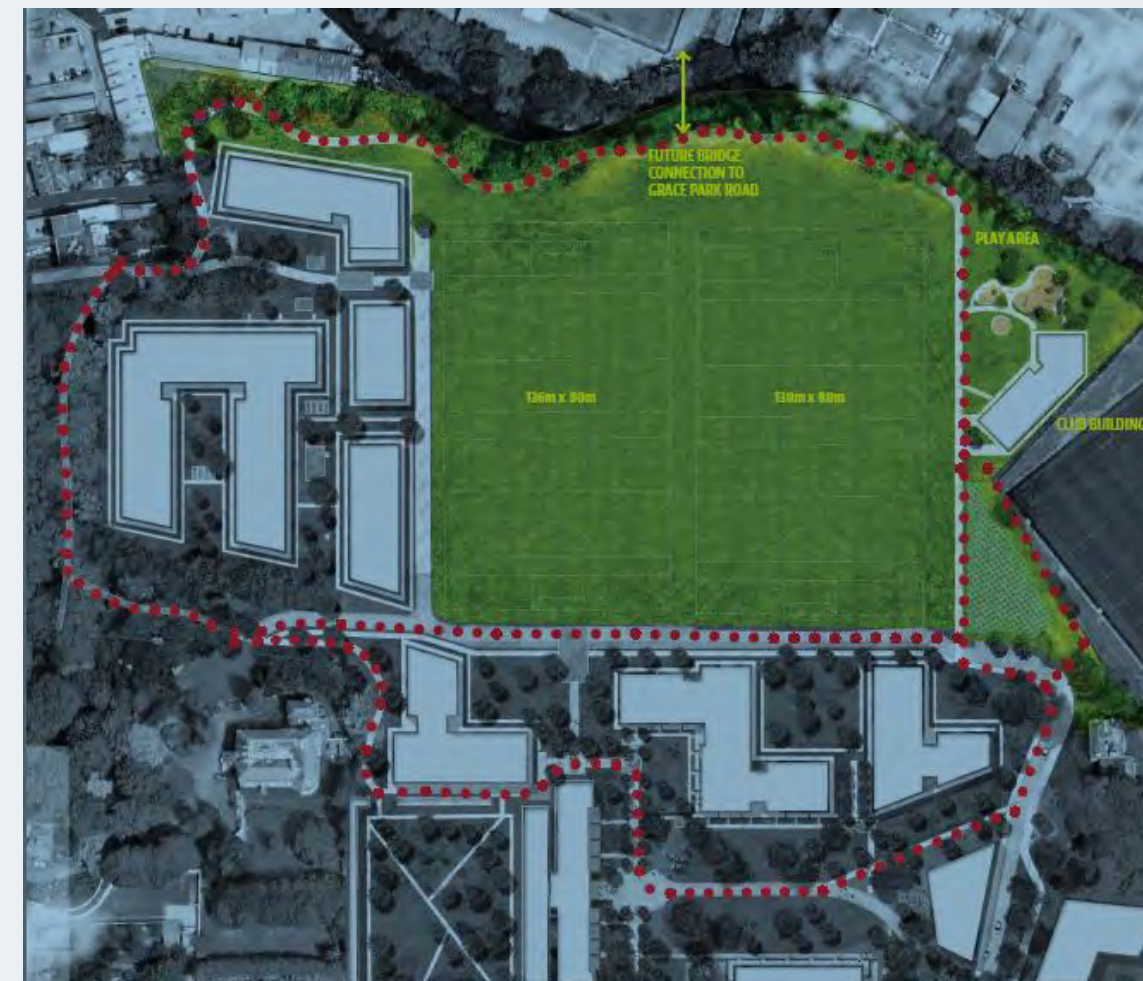
- 2016 investment, scheduled to open in 2020
- Carefully designed best-in-class development in the heart of an Unesco World Heritage site
- c. 110,000 m2 of mixed-use space
- 140+ retail & F&B units
- 152 residential units
- 3 hotels, totalling 326 keys
- 1,600+ underground parking spaces



The GAA

The GAA plan to develop a sporting complex similar to the GAA's National Games Development Centre in Abbotstown.

The GAA plan to develop two full-sized 4G pitches, a clubhouse & changing room and facilities will be available for bookings by individual GAA teams.



Early History — Present Day

The Holy Cross College in Drumcondra was founded in 1859, with its primary focus as a training college for priests for the Dublin archdiocese. While 1,250 of the college's students came from the capital city and its surrounding county, the majority of students, some 1,469 of them, came from outside the diocese.

Clonliffe was home to 76 foreign students who came from 11 different countries. Among its past pupils is the current Archbishop of Dublin, Diarmuid Martin, who entered the college the week before the start of the Second Vatican Council in 1962 and was ordained by Archbishop John Charles McQuaid in 1969.

In 1999 Holy Cross ceased to operate as a seminary when its last four students left. Since then it has been the centre of administration for Ireland's largest diocese and also a busy pastoral centre.

Did you know?

Holy Cross was one of the first places to the north of Dublin's City Centre to be powered by electricity.

In 1948, it was one of the first locations in Ireland to host a broadcast of Mass on the radio and the first Easter Vigil broadcast on television came from Clonliffe in 1962.

Former president Eamonn de Valera taught maths to Clonliffe students in 1905.

Image: The Archdiocese of Dublin



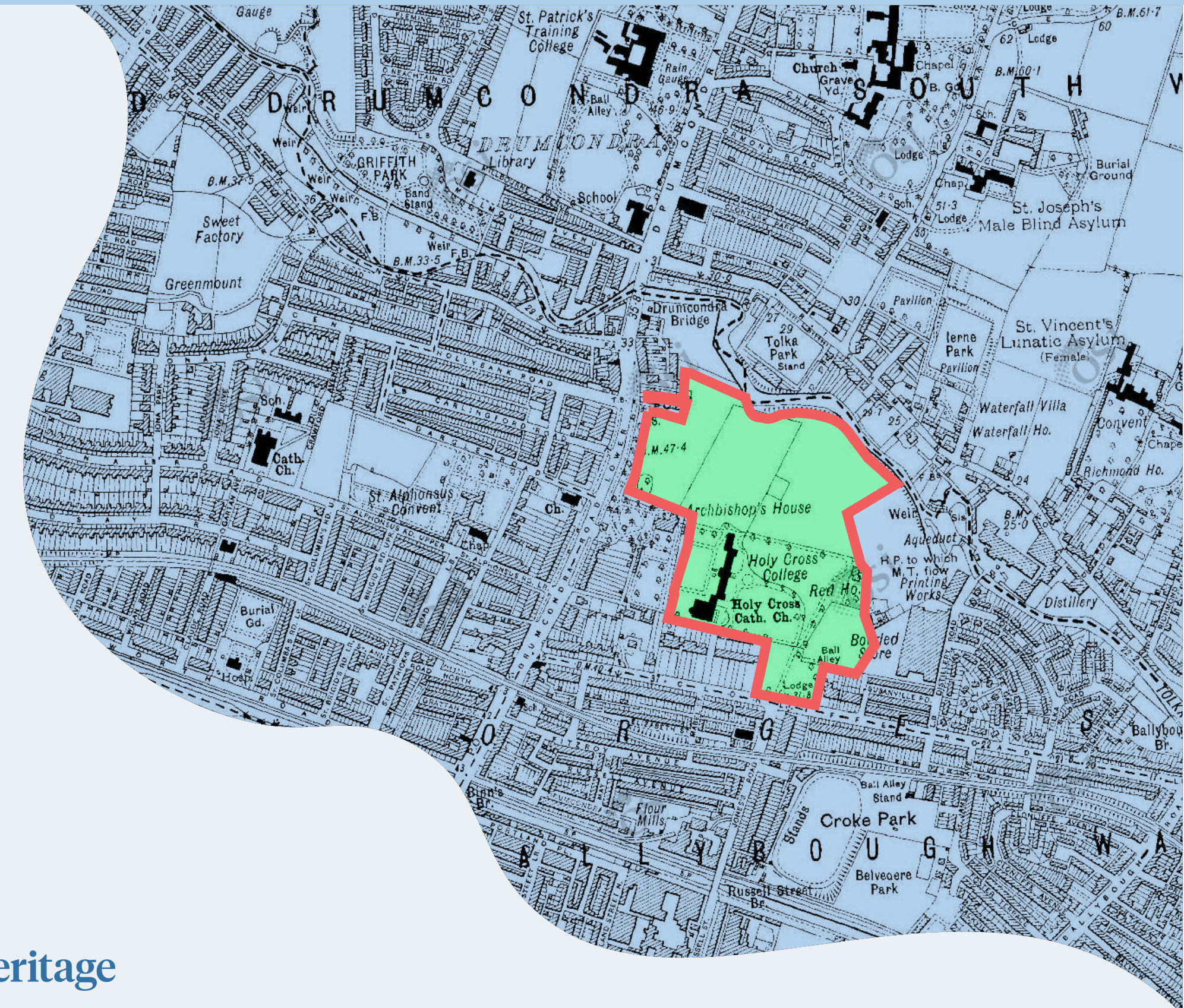
Architectural Heritage

The emerging Masterplan seeks to retain and enhance the historic character of the site. The buildings that are the subject of significant analysis are the main College Building (1863), Holy Cross Church, the South Link Building, and the Assembly Hall. These buildings were all constructed between 1876 and 1969 and are on the record of Protected Structures of Dublin City Council.

The buildings in their nature are civic and ecclesiastical and are public buildings and a place of congregation for the community.

The existing buildings on site have the potential to be re-purposed for potential amenity facility provisions. The proximity of Holy Cross Church to public open space lends itself to this strategy.

The general approach of the Masterplan is to retain the significant historic buildings on site. Conservation works to the fabric will be carried out as necessary, and the interiors will be renovated and adapted to restore use to them.





1. College Building

The four-storey College Building is of some special architectural, social and historical importance. Its planform is a simple, single loaded corridor, with cellular accommodation at the upper levels and larger rooms and services at the lower levels.

The two-storey South Link Building links the College Building to Holy Cross Church.



1

- 1 — College Building
- 2 — Holy Cross Church
- 3 — Archbishop's house
- 4 — Assembly Hall
- 5 — Ambulatory

3. Archbishop's House

The Archbishop's House (1890) is noted as a protected structure.



3



2

2. Holy Cross Church

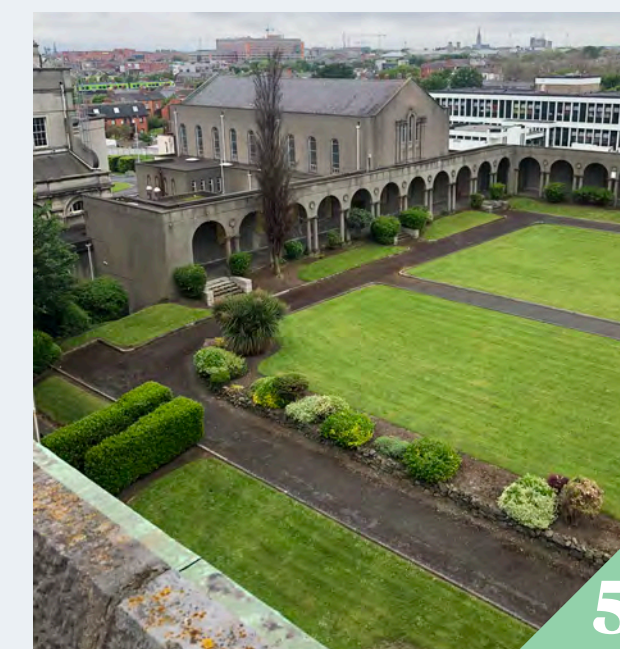
Holy Cross Church was constructed circa 1876 in a rococo style, reputedly based on a pair of churches in Rome. It is a significant structure of special architectural, social, artistic, religious and historical interest.



4

4. Assembly Hall

The Assembly Hall was constructed at the same time as the Ambulatory, in 1959. It was converted into a library in the late 20th century. A new mezzanine was inserted in the early 20th century.



5

5. Ambulatory

The Ambulatory, constructed in 1959, forms three sides of the courtyard that lies to the west of the College Building. A single storey structure that contains niches with mosaics, it is of some special architectural and social interest.

The Vision

The vision for this emerging masterplan is to create a highly cohesive, navigable and welcoming area that recognises and incorporates the history of the site. The emerging masterplan seeks to realise the potential of this underutilised and important area in Drumcondra, ensuring that the scale of the development seamlessly blends into the existing neighbourhoods.

The emerging masterplan for the site seeks to address the following key principles:

1. Create a vibrant new destination with diverse character, building on the heritage of the site
2. Encourage high-quality architecture and diversity in the public realm
3. Balance the residential elements with the impressive and mature green nature of the site
4. Increase activation and permeability along Drumcondra Road, Holy Cross Avenue and Clonliffe Road
5. Create an appropriate waterside setting with a mix of residential and recreational uses
6. Improve wider context connectivity through and across the site in order to create a community gain
7. Respond to local environmental conditions, including biodiversity, level changes and flood risk
8. Allow for flexibility in phasing, retaining heritage where possible and developing the site in a sustainable approach
9. Accommodate a range of uses, tenures and residential typologies - 10% social housing to be delivered
10. Emphasis on the hierarchy of amenity spaces, public and semi-public yards and courtyards while maintaining the character and history of the mature green site



The Vision

Building Heights:

Due to the site size, proximity to built context, the extensive tree cover across the site and topographical conditions, the proposed development has an ability to absorb taller buildings at certain locations. The mature character of the site has afforded the development a substantial amount of screening from the neighbouring context.

Height are being carefully considered with the context in mind and the views both in and out of the site are also being carefully considered so as not to export shadows onto adjoining lands.

The taller buildings (upward modifiers) are positioned along the main entry routes within the site. These landmark buildings create focal points along the routes to the different neighbourhoods. The massing of the adjacent blocks has been considered relative to the two taller buildings.



New Homes

The predominant land use of the lands at Clonliffe College will be residential in line with the zoning. The residential land use will be supported by new commercial and recreational uses and the existing institutional and commercial uses.

This will result in the site having a wider use and function than solely residential development which, coupled with the extensive open space to be provided, will ensure the site integrates in to the existing built form and community of Drumcondra.

The housing opportunity is currently proposed to be private rental apartments.

Architectural Interest

To ensure architectural richness and diversity across the site we are working with four different architecture firms, Henry J Lyons, O'Donnell + Tuomey, McCullough Mulvin Architects and O'Mahony Pike Architects, and all 4 architecture firms have delivered award-winning projects and are concerned with creating places of quality for living.



O'Donnell + Tuomey, V&A East Museum at Stratford



O'Donnell + Tuomey, Timberyard Housing

Waterfront

O'Donnell + Tuomey

O'Donnell + Tuomey are an Irish practice with an international reputation for critical engagement with complex urban situations and sensitive landscapes. Over the past thirty years they have delivered projects with distinction in Ireland, UK and mainland Europe, completing a wide range of buildings recognized for their conceptual originality, material craftsmanship and creative re-interpretation of their place. Architectural quality and innovation contribute directly to the success of their buildings: they have received more than 130 national and international awards. Their approach emphasises the aesthetic value of natural materials and theirs is a resilient architecture designed to weather gracefully with age, designed to maximise natural light and make comfortable space in and between buildings.



Henry J Lyons, Player Wills & Bailey Gibson, Dublin



Henry J Lyons, Cherrywood, Dublin

Henry J Lyons

Henry J Lyons is recognised as one of Ireland's leading architectural practices. They design and deliver innovative, award-winning projects across multiple sectors. Over the past 100 years, the practice has gained an in-depth working knowledge of many building types and how to deliver them. Workplace, retail, cultural, hospitality, educational and residential buildings, often in mixed-use developments and complex urban contexts, form the cornerstones of their output. Their studios are defined by strong teams, an experienced network, versatile capabilities and proven process. They receive many awards for their work, most recently 'One Molesworth' for Overall Building of the year 2019 (Building of the Year Awards) and Architectural Practice of the Year 2019 (Building of the Year Awards).



Henry J Lyons, Player Wills & Bailey Gibson, Dublin

Architectural Interest



O'Mahony Pike Architects, St. Teresa's Lands, Dublin

O'Mahony Pike Architects

O'Mahony Pike Architects is an architecture and urban design practice, with offices in Dublin and Cork. The work of the practice is concerned with creating places of quality for living and working, which make a positive and enduring contribution to our communities and built environment. Central to their focus is the ambition to create places where people will enjoy living in their homes, and also feel part of a community that enriches its context.

The quality of their work has been acknowledged by awards from many institutions, and recently includes 'Capital Dock' for Winner, Residential Project of the Year (Large), Housing Project of the Year (Private), and Irish Building & Design Awards 2019 as well as 'Clancy Quay' for winner, RIAI Housing Award 2018.



McCullough Mulvin Architects, Thapar University India, Residential Blocks

McCullough Mulvin Architects

McCullough Mulvin Architects is a Dublin-based practice working in Europe, India and Ireland. Founded by Valerie Mulvin and Niall McCullough in 1986, McCullough Mulvin now includes a team of experienced directors, associates and senior architects with a highly skilled and diverse base. The practice works on large-scale cultural, libraries, healthcare, education and residential buildings, with a focus on context and place-making; McCullough Mulvin have worked in Dublin and in Trinity College on a number of significant projects; they are also Grade 1 conservation architects and specialize in combining innovative contemporary architecture with old buildings and Protected Structures; the practice has won a large number of awards for its work, which has been exhibited and published widely. Their projects express a belief that one of the purposes of architecture is to explore place and time in context, whether that context is a city, a site, or an existing building.



O'Mahony Pike Architects, Marianella, Rathgar, Dublin



McCullough Mulvin Architects, St Mary's Medieval Mile Museum

Landscape & Public Spaces

Our vision is to enhance the surrounding area and to cater to the community's needs by providing active recreational spaces so that neighbouring residents and future occupants will be able to move freely through and within the site.

20% of the site will be retained as accessible public open space.

The key drivers of the landscape design are the response, protection and enhancement of its historical and parkland-like character which offers a variety of distinctive landscape typologies including the formal seminary walk, the Great Lawn, the woodland and riverfront walk. It will provide a range of activities for walking, exercise stations, dog parks and play as well as an overall enhancement of its bio-diverse credentials.



Dog Park

Within the area along the tree line path leading to Drumcondra Road is a space for residents and locals to walk their dogs. This area would be nestled amongst the mature trees becoming a linking node for the wider community & the neighbourhoods in the scheme.



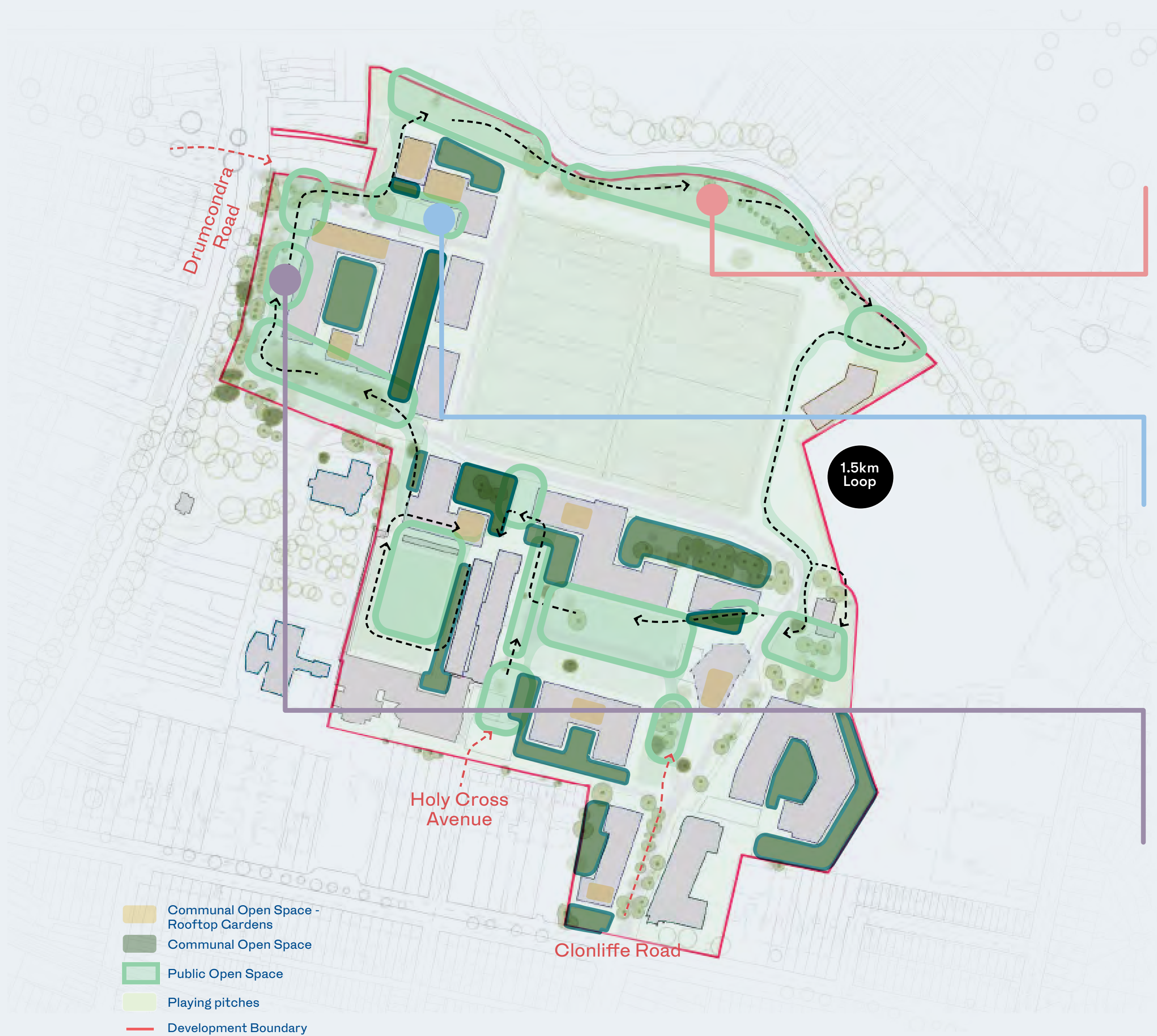
Cloister Garden

To the rear of the existing College building lies a pocket of publicly accessible green space, which contains a formal courtyard garden previously only open to the College buildings. The formality of the ambulatory contrasts with the proposed vibrant terraced courtyard, allowing the new 'secret garden' to assimilate with its historic context.



Holy Cross Plaza

Bike and pedestrian routes connect the central focal green space of the scheme to Clonliffe Road through the tree lined Holy Cross avenue. Holy Cross Plaza is located in front of the church.



Riverside Walk

North of the site a walkway continues along the meandering River Tolka within the Zone 9 lands. It is envisaged that this will form part of a 1.5km green route around the site, accessible to joggers and walkers.



Drumcondra Plaza

Drumcondra plaza will be a woodland garden, a welcoming respite from the city surrounds. It will be a transitional point for residents and the general public to meander through the grounds and enjoy the wider amenities.



Forest Walk

The forest walk is a continuation of the sequence of green spaces throughout the Clonliffe Lands masterplan site. The screen of trees runs parallel to Drumcondra Road providing a green buffer between the road and proposed residential units creating a peaceful area within the vibrant urban context.



Formal Green

A large green public open space to the front of the existing College building provides a central focal point. It is envisaged that this space would be used by both residents and locals from the wider community.

A shared surface approach makes the space very accessible and pedestrian friendly. A cycle and pedestrian route makes this space a key transition point within the scheme.





Artist's impression of indicative block layout showing relationship with existing trees

Mature Trees

The mature character of the site has been a significant driver for the emerging masterplan layout. Hines understands the positive contribution the trees will have on any potential development of the lands and the resultant residential and public amenity created through the retention of the parkland setting.

A professional assessment was conducted of the tree population within the grounds of the campus. Regrettably, the assessment report deemed that a small number of trees at various locations throughout the campus represented a health and safety hazard and needed to be removed.

Hines do intend to maintain the vast majority of the trees and will also have an additional planting program which will form part of the landscape design in the planning application. This will increase the number of trees on the lands.

Biodiversity

In addition to the retention and enhancement of existing trees it is anticipated that there will be a net gain for biodiversity through the careful curation of native tree and plant species, although not exclusively. This will be complimented with drifts of wildflower planting to support the national pollination plan and provide habitat for bees by extending the availability of flowering plants in the shoulder months of summer and winter. In addition surface water will be attenuated, insofar as is possible, providing an ecological amenity.

Sustainability

At the heart of our vision is the desire to establish a vibrant and sustainable neighbourhood, which will encourage sustainable movement patterns and support healthy lifestyles and add to the economic and cultural well-being of the surrounding community.

How will we do this?

A strategy will be devised for the Clonliffe College Masterplan that ensures the highest standards of environmental sustainability are achieved throughout the project’s development programme.



1. Reducing CO2 Emissions

It is envisaged that all homes will be powered and heated electrically and as Ireland’s electricity grid is decarbonised our homes will become greener year on year. As there will be no burning of fossil fuels for heating or hot water in homes, this would mean healthy clean air for everyone, helping Ireland to meet its climate action goals.

1

2. Construction practices

Our construction process will aim to deliver, reduce and separate waste, measure energy consumption and employ environmentally friendly procurement practices.

2

3. Community Standards

Our aim is to establish a place with a sense of well-being. The scheme will explore the opportunities to apply principles of Community Certification schemes such as WELL, BREAAAM and LEED, with the most suitable programme for this site being considered in terms of its design, development and future operation standards.

3

4. Building Standards

The infrastructure will be designed to facilitate a flexible and long-term strategy, and it is envisaged that the development will aim to achieve BREEAM certification for its buildings.

4

Accessibility

Site Accessibility

Central to the access strategy is to create a connected, permeable, walkable and cyclable network within the grounds. The transport and mobility strategy for the site seeks to capitalise on the site's accessible location and maximise opportunities for sustainable travel.

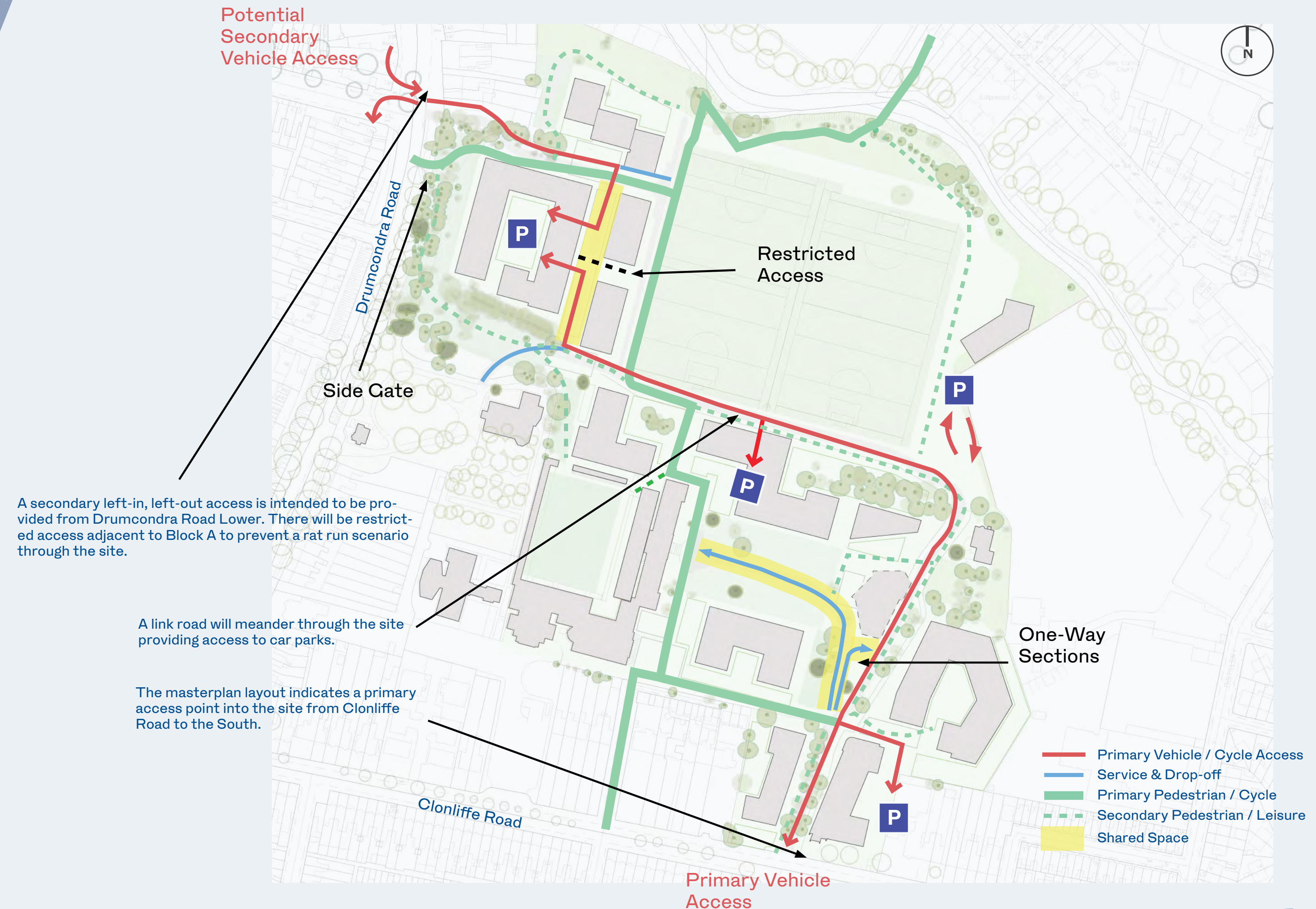
Key to the development of the site is the prioritisation of sustainable transport modes by creating a safe environment for walking and cycling. A network of shared streets and mature tree-lined paths will provide an appealing and accessible amenity for its residents and the wider community.

Connectivity to a potential future North-South green corridor linking Holycross Avenue to Richmond Road connecting the appealing open spaces to the surrounding area has been allowed for.

Traffic Calming Measures

To make the development grounds as attractive as possible, the internal road network will be designed to encourage lower speeds (30kph or less) to reflect the higher demand for walking and cycling.

The lower speeds and multi-purpose streets will create a strong sense of place and an environment conducive to on-street cycling.

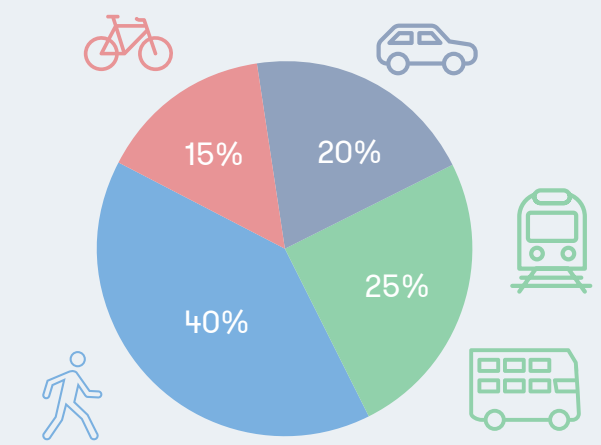


Movement & Transport

The Masterplan lands are situated to the immediate east of Drumcondra Road and bounded by Clonliffe Road to the South and the River Tolka to the North. The site is located in close proximity to Dublin City Centre with multiple public transport options nearby that enable sustainable travel all across the Greater Dublin Area.

Based on the current movement trends in the area and proximity to sustainable transport infrastructure, it is estimated that approximately 80% of the trips originating from the development will be undertaken by sustainable modes of transport with just 20% being undertaken by private car.

Further investment in sustainable transport is planned for the local area so there will be scope for further positive mode shift over time. These transport proposals include the Royal Canal Greenway, Bus Connects, DART Expansion and MetroLink, all of which will improve the mobility of future residents.

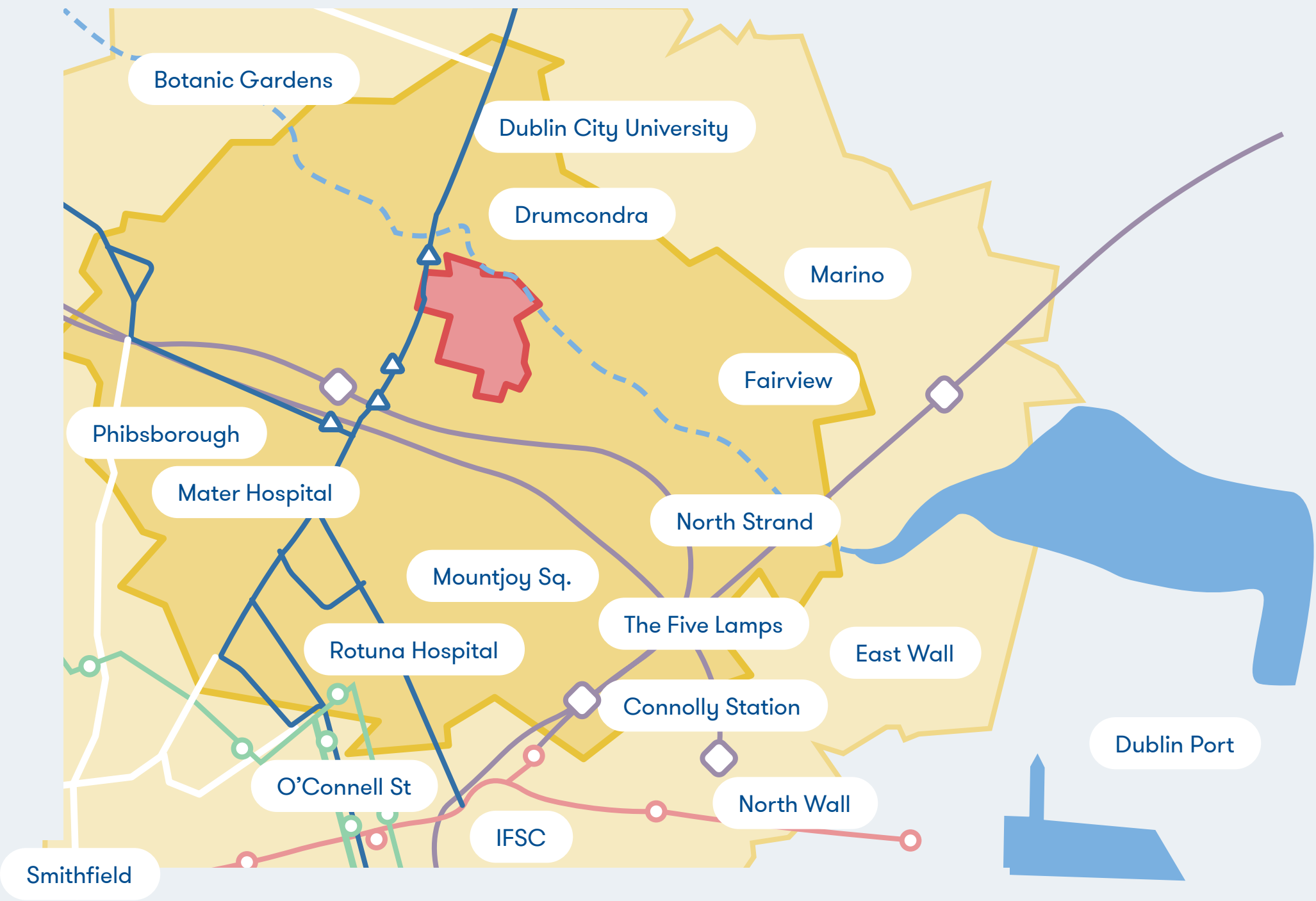


Target Mode Share

- Car (incl. MC)
- Walk
- Public Transport
- Cycle

NOTE: Target mode shares developed by SYSTRA as part of the Mobility Management Plan.

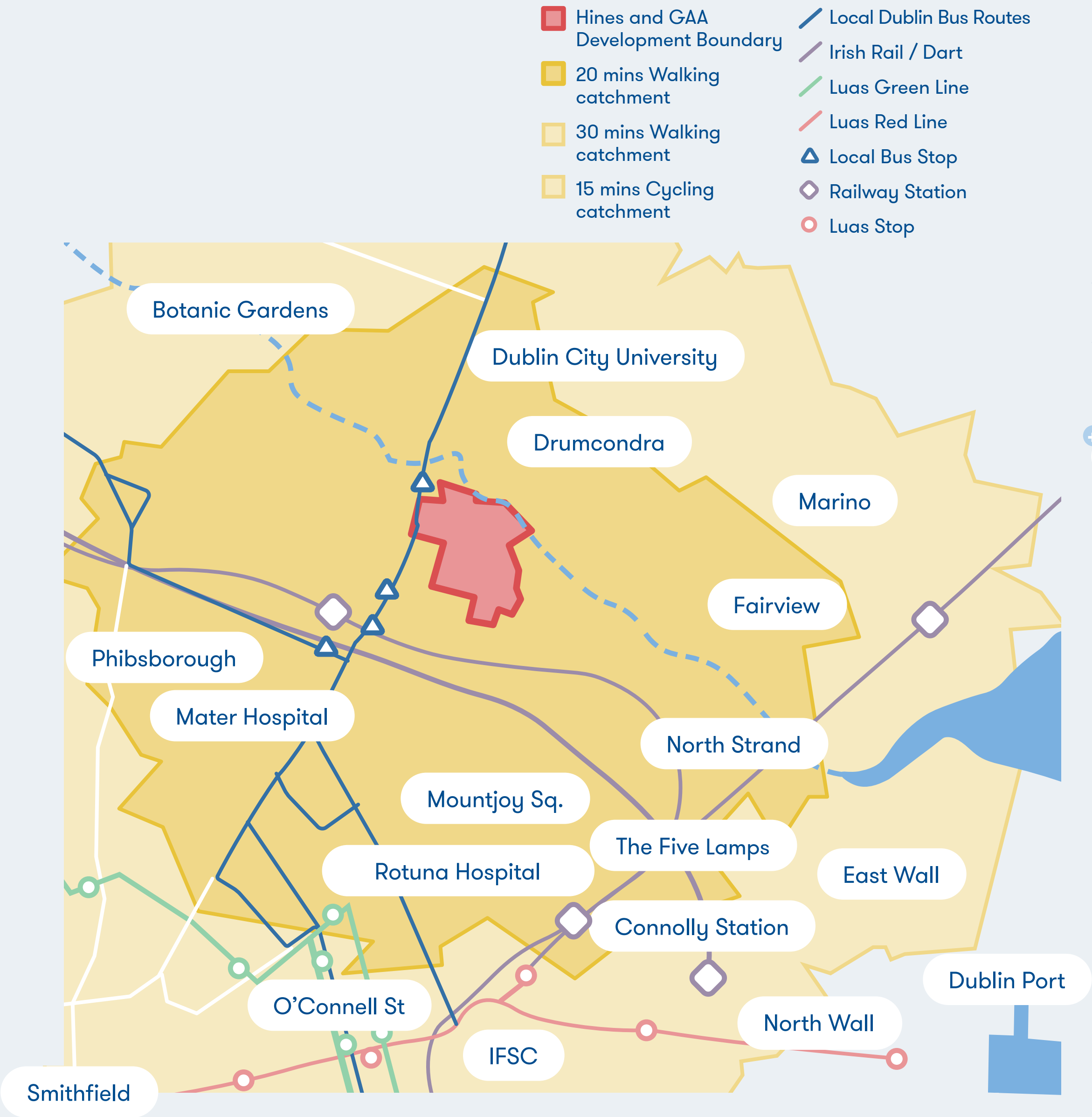
- Hines & GAA Development boundary
- 20 mins Walking catchment
- 30 mins Walking catchment
- 15 mins Cycling catchment
- Local Dublin Bus Routes
- Irish Rail / Dart
- Luas Green Line
- Luas Red Line
- Local Bus Stop
- Railway Station
- Luas Stop



Walking & Cycling

The site is within:

- A 5 min walk from bus stops that serve 11 different routes – connecting the site to the Greater Dublin Area
- A 5 min walk from Drumcondra Rail Station
- A 10 min cycle from O'Connell Street
- A 20 min walk from the planned Metro Stop at Glasnevin
- Under 30 min walk from the IFSC or a 10 min cycle
- Under 30 min walk from East Point or an 8 min cycle
- A 5 min cycle from the planned Royal Canal Greenway



Public Transport

The site is extremely well connected by public transport with a wide array of both bus and rail services located nearby:



Bus Corridors: The site sits on one of the primary bus corridors in the City with services running from North Fingal, Swords, the Airport, and Ballymun into the city with high frequency.

The Bus Connects proposal will seek to further enhance this public transport corridor with continuous bus priority along Lower Drumcondra Road, faster journey times, improved connectivity with other services, new orbital routes, and an increased service frequency.



Rail: Drumcondra railway station is approximately 5 minutes away by foot and is served by services running between the City Centre and Maynooth, Hazelhatch, Longford, and Sligo. At peak times there is typically no more than a 10 minute wait for a train to the City Centre.



DART Expansion Programme: Commuter services stopping at Drumcondra Rail Station are subject to a programme of investment that will electrify the lines and deliver more sustainable, reliable, and faster rail services with increased train frequencies and customer carrying capacities.



MetroLink: A new metro line is planned to run between Swords Estuary and Charlemont Station via Dublin Airport and the City Centre. Glasnevin Junction station will be located just a 20 minute walk from the site and will be accessible via Whitworth Road or along the Royal Canal.





Timeline



Design Team

Henry J Lyons

o'mahony pike

O'Donnell+Tuomey

mcculloughmulvinarchitects



Thank you

Your thoughts on the Clonliffe College site are important to us. Please take a moment to fill out the online questionnaire to provide us with your input:

www.hinesopenday-drumcondra.com

