

05 OPPORTUNITIES

3.1.5 The following parameters have been used in the design team's approach towards development across the Clonliffe Lands -

O1 -Built Heritage - Incorporating the protected structures within the proposed development enhancing the rich character of the lands

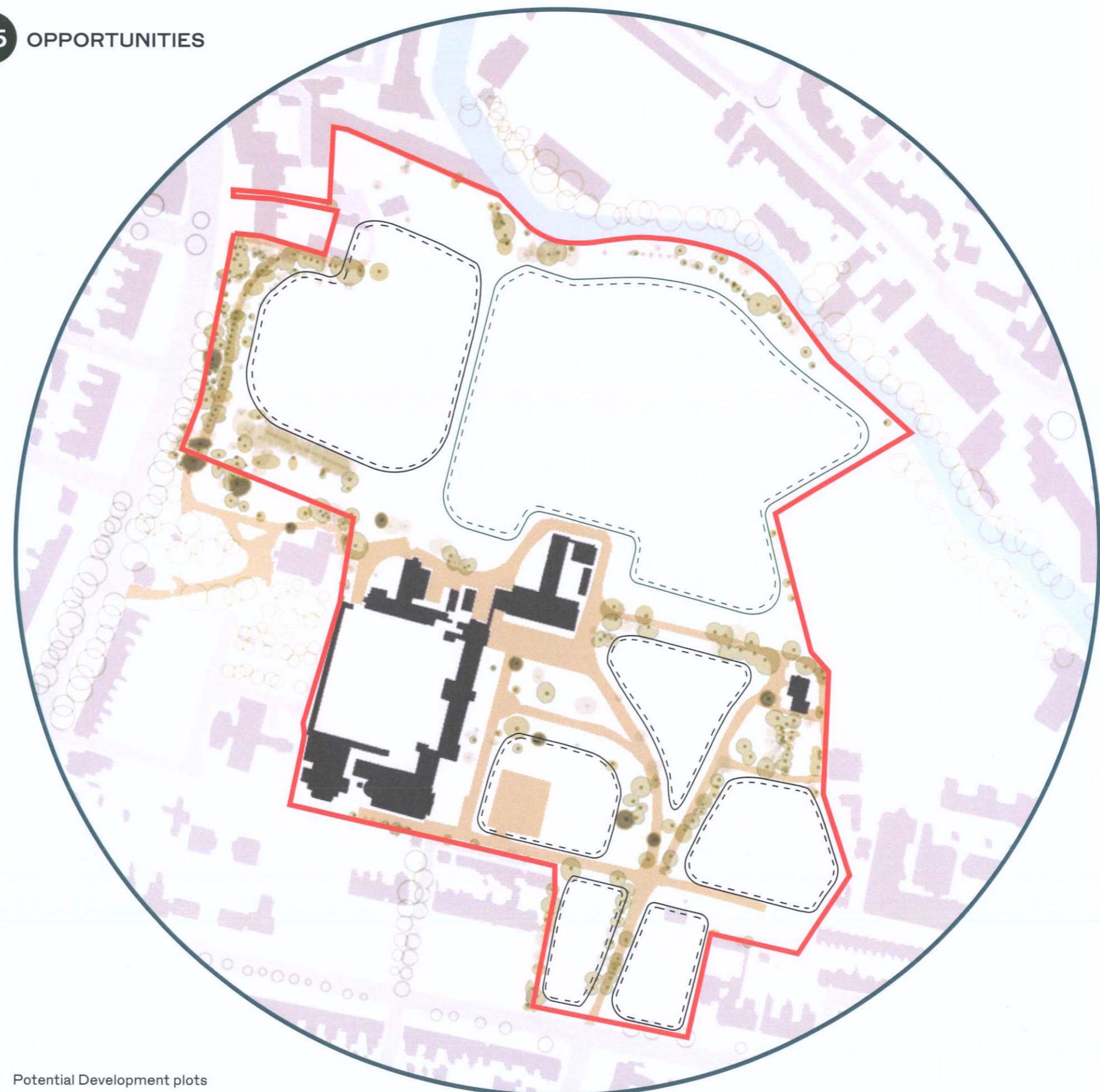
O2 -Established Routes - Respecting the setting of the historic lands

O3 - Mature Site Character - Rich green nature of the lands creates a strong and legible identity

O4 - Historic Vistas - Future development should be mindful of the established vistas to and from the protected structures

O5 - Opportunities - Layering the established parameters of the lands presents opportunities for development pockets across the Clonliffe Lands and results in the identification of natural pockets for proposed new development.

3.1.6 In adhering to the emerging specific parameters of the lands, a series of potential development pockets have been identified amongst the mature trees, historically identifiable routes and vistas which are respectful of the setting and preserve the character of Clonliffe Lands which has been enjoyed by the public over time as institutional lands.



3.2 Objectives

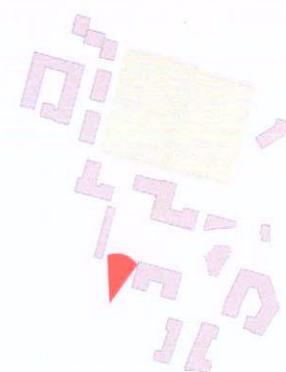
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| O1 | Create a vibrant new destination with diverse character, building on the heritage of the lands | O6 | Improve wider context connectivity through and across the lands in order to create a community gain |
| O2 | Encourage high quality architecture and diversity in the public realm | O7 | Respond to local environmental conditions, including biodiversity, level changes and flood risk |
| O3 | Develop an appropriate urban grain – balancing the residential elements with the impressive and mature green nature of the lands | O8 | Allow for flexibility in phasing, retaining heritage while developing the lands in a sustainable approach |
| O4 | Increase activation and permeability along Drumcondra Road, Holy Cross Avenue and Clonliffe Road | O9 | Accommodate a range of uses, tenures and residential typologies - 10% affordable and 10% social housing to be delivered |
| O5 | Create an appropriate waterside setting with a mix of residential and recreational uses | O10 | Emphasis on the hierarchy of amenity spaces, public and semi-public yards and courtyards while maintaining the character and history of the mature green lands |

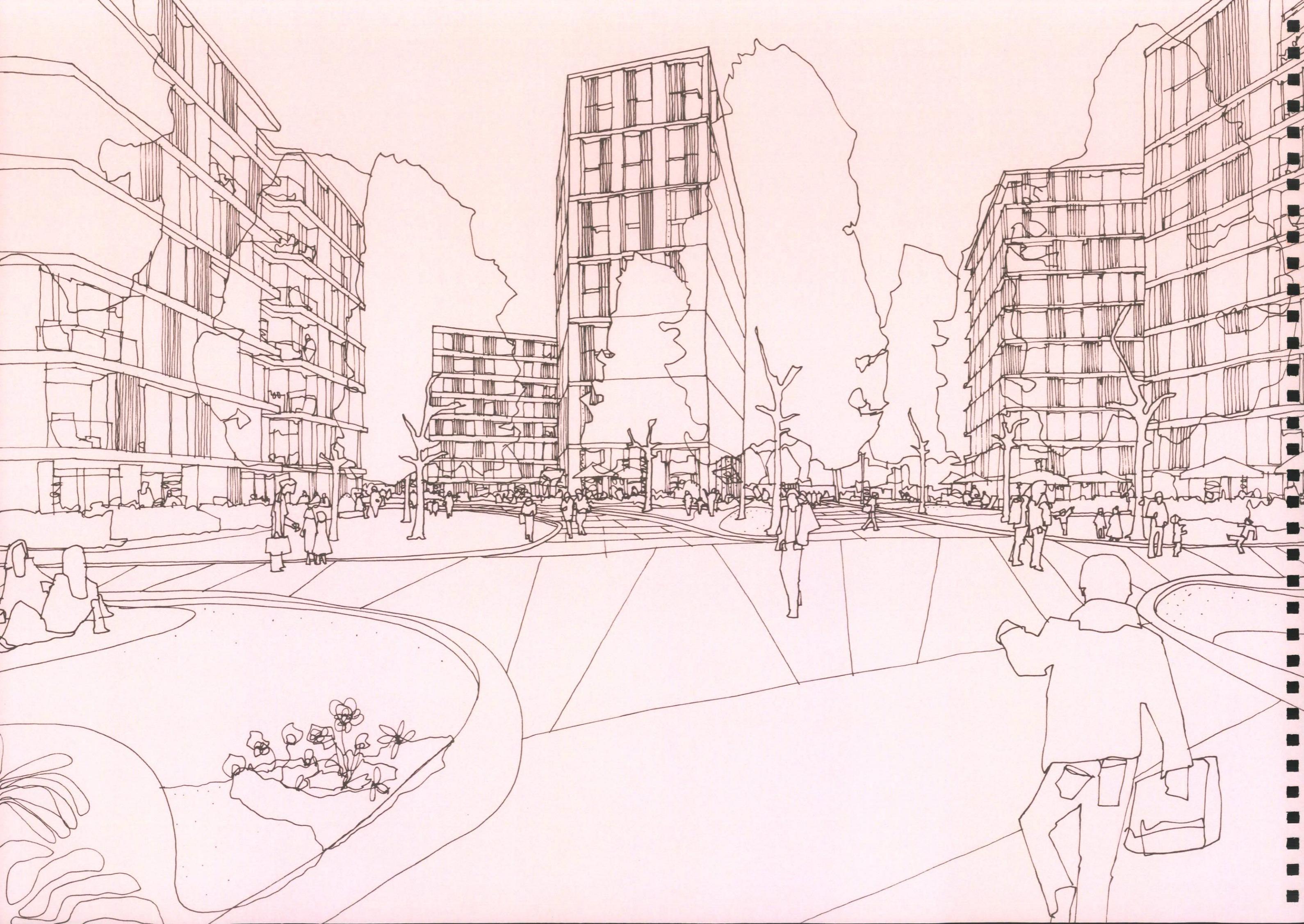




Artist's Impression of the integration of new development with the Seminary Buildings through the effective use of the public realm

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4

THE MASTERPLAN

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4.1 Proposed Masterplan Layout

4.1.1 The emerging layout for the site seeks to address the following key principles -

- To enhance and protect the built heritage, historic setting, and strong landscape character of the lands
- To identify pockets for development within the landscape retaining the character of the lands
- To deliver the key objectives of the Z12 & Z9 DCC zoning policies safeguarding the future enjoyment of the lands
- To provide for new urban residential, commercial and recreational development which delivers new homes, employment and places to play and enjoy for new and existing communities
- To increase the permeability of the site from the Drumcondra Road and Clonliffe Road, integrating with the neighbouring communities
- To establish clear connections to the city that serve pedestrians, cyclists and vehicles with an emphasis on the sustainable future of the scheme
- To balance the physical infrastructure required for the residential and recreational development with the mature green aspect of the college lands
- To establish physical links with neighbouring communities through the delivery of new public realm amenity spaces and recreational uses for surrounding communities
- Maintaining historic viewing corridors are a key principle for incorporating the historic setting of the institutional buildings into the proposed masterplan.

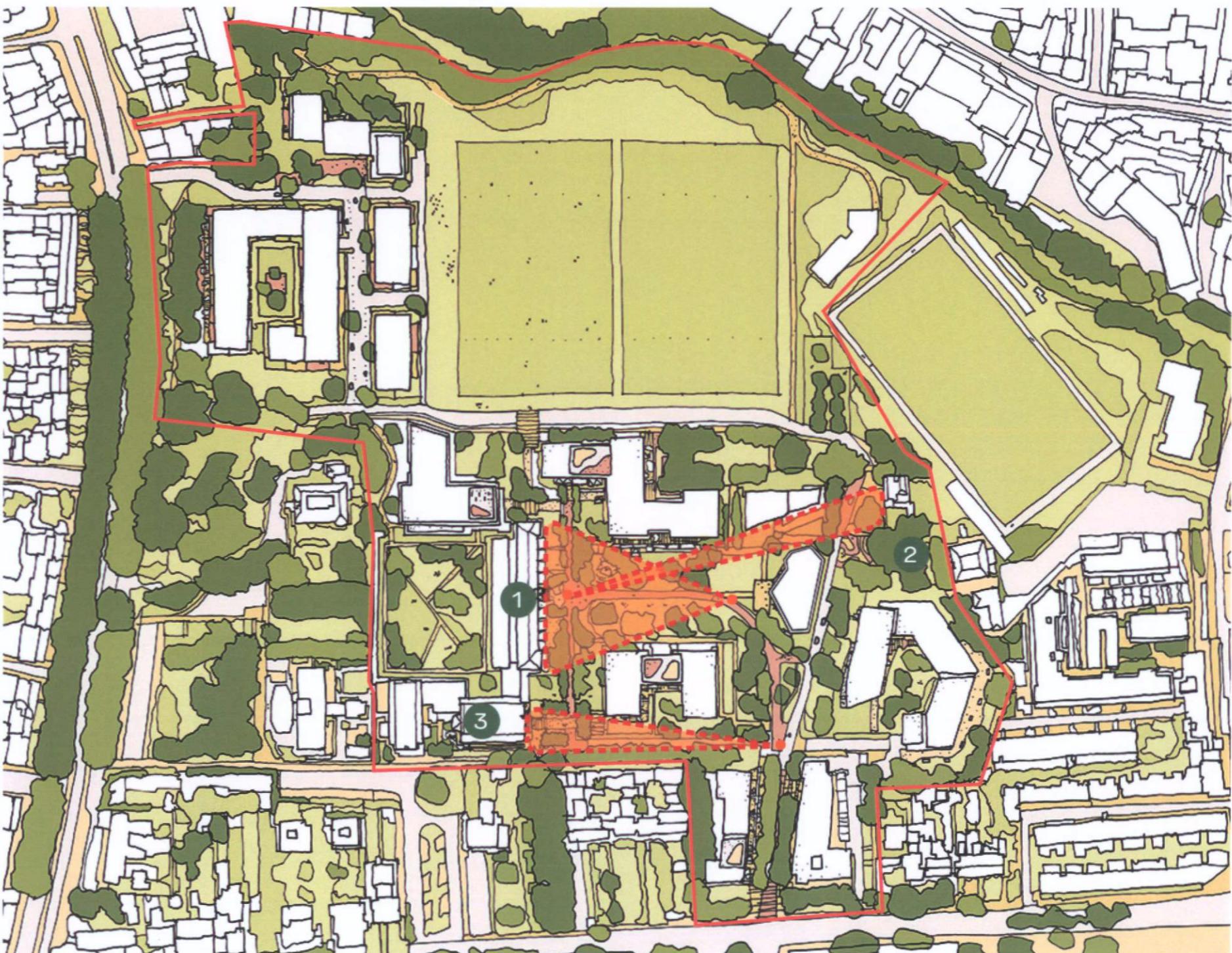


Artist's Impression of Masterplan layout

4.1.2 Three key views within the Clonliffe Lands have been identified as being of particular significance. These are as follows:

- The view of the Holy Cross Church from the entrance avenue
- The view of the Main Seminary Block from the entrance avenue
- The view from the Main Seminary Block to the Red House

4.1.3 the significance of these views has informed the layout of the proposed development.



Artist's Impression of Masterplan layout showing significant views

- ① View of Former Seminary Building from Formal Green
- ② View of the Red House from Former Seminary Building
- ③ View of Holy Cross Church

4.2 Landscape Strategy

4.2.1 The rich green character of the surrounding context along the river Tolka, the tree lined Drumcondra Road and the Clonliffe Lands places a large emphasis on the significance of open space within the Masterplan.

4.2.2 The layering of the heritage of the lands and the existing landscape features provides the opportunity to create pockets or plots for development. The aspiration is to 'gently' site the buildings within the landscape as a light touch approach towards creating a sustainable, yet legible urban grain.

4.2.3 This approach identifies further pockets of open space which have informed the geometries of the building blocks and creates a generous balance between the developed and undeveloped lands which make up the Masterplan.



Artist's Impression showing the Forest Walk character area of development along Drumcondra Road



Landscape Strategy and Approach towards Open Space

4.2.4 Public Open Space shall be delivered as a series of pockets connected via a green network which links up to the riverside linear park at the banks of the Tolka River. These pockets each have their own character area, rich in heritage, allowing the public to enjoy the natural and historic setting of the lands.

4.2.5 The Masterplan approach towards Communal & Public Open Space seeks to enhance the parkland setting of the scheme by blurring the edges between public and communal areas while striking the appropriate balance of privacy.

4.2.6 Communal spaces shall have a level of visual privacy from the surrounding open space whilst borrowing from the openness of the wider site landscape. Privacy to these spaces will be addressed through landscaping, threshold and the implementation of transitional spaces.

4.2.7 The mature characteristics and topography of the lands help delineate these spaces.



Artist's Impression showing character area of the Dog Park



Communal & Public Open Space

4.3 Public Open Space - Z12 Objectives

4.3.1 The planning objectives for the lands set an obligation to provide for 20% public open space to protect the established environmental nature of the site and enjoyment of the historic setting. It is a requirement that 20% public open space is delivered in one entity. However, due to the particular characteristics of the lands the 20% requirement is delivered through even distribution around the lands.

4.3.2 Z12 Zoned Lands - DCC Development Plan 2016-2022

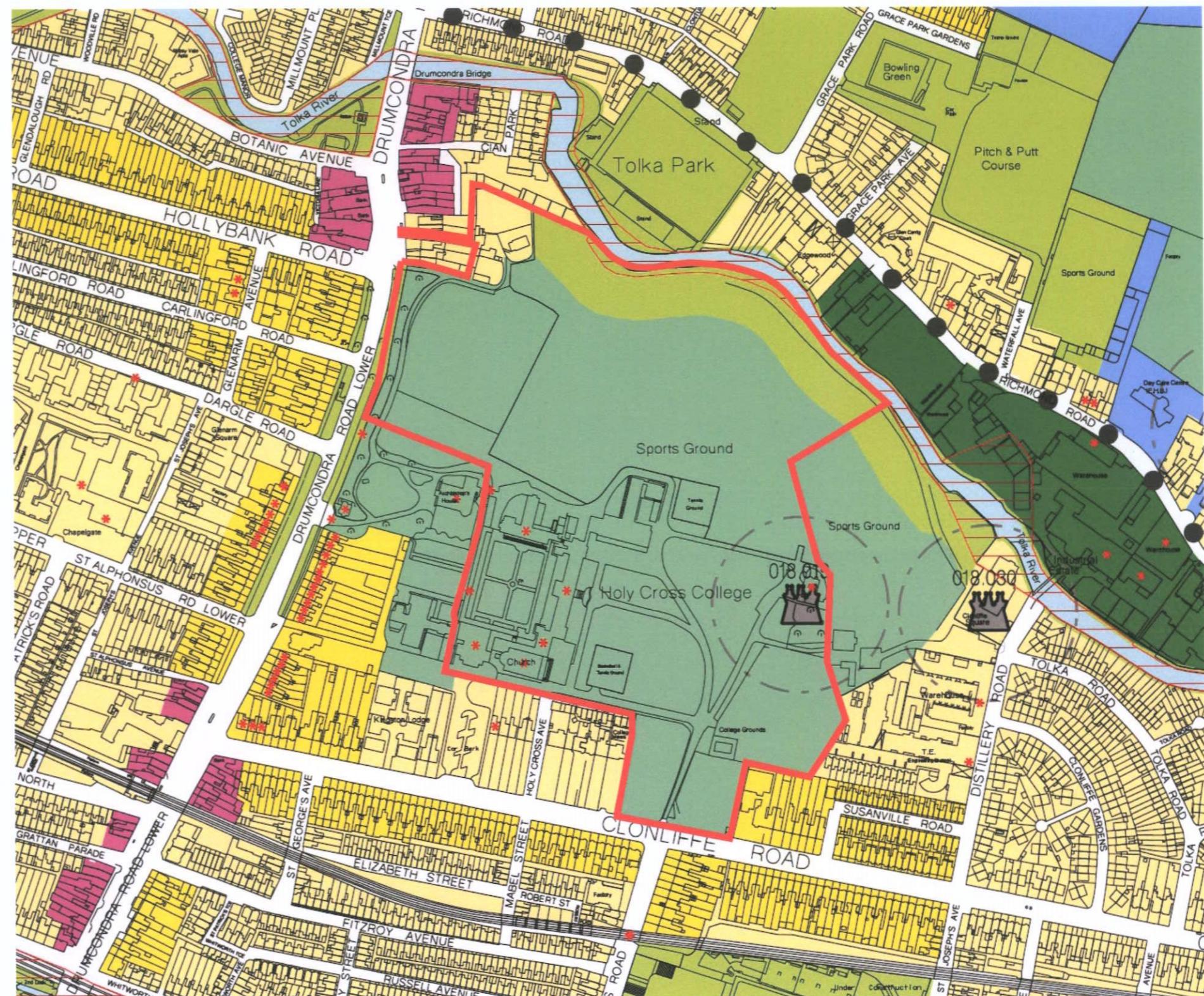
'To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands'

4.3.3 The approach to the Masterplan open space focuses on the long established history of the site, maturity of its setting and contribution to the wider community.

4.3.4 The continued enjoyment of the lands by the neighbouring public is at the forefront of the development intent.

4.3.5 When evaluating the Public Open Space the following areas were assessed;

- Z9 & Z12 lands
- Development Lands (Hines and GAA owned lands)
- Hines owned lands subject to residential development



Map - Extract from DCC Zoning Map E (Source: DCC, 2016)

- Development Boundary
- Z12 Lands
- Z9 Lands

4.3.6 Z9 & Z12 Lands -

Site Area: 167,509 sqm (Z12 - 148,721sqm, Z9 - 18,788 sqm)

Open Space Provided: >50%

The well established public open space across the adjoining lands is delivered through recreational use (Belvedere playing pitch & running track) and the mature gardens associated with the Archbishop's house which addresses the Drumcondra Road.

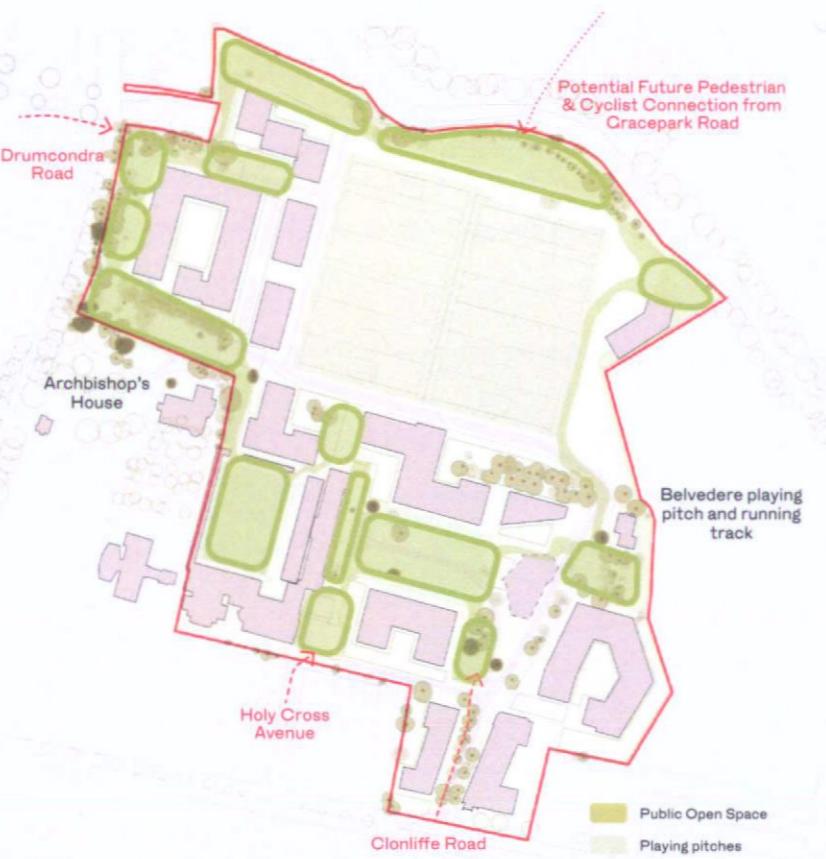


4.3.7 Development Lands -

Site Area: 128,584 sqm

Open Space Provided: >45%

In addition to the proposed necklace of public open green spaces with diverse character, the Masterplan seeks to deliver an important community amenity by introducing two playing pitches to the north of the site and the completion of the Tolka riverwalk, creating a 1.5km green loop around the site.



4.3.8 Hines Owned Lands Subject To Residential Development -

Site Area: 76,845 sqm

Open Space Provided: >20%

The lands under the ownership of Hines are intended for residential development incorporating the re-use of existing protected structures on site have been carefully planned to take cognisance of the 20% requirement for public open space.

The public open space connects the formal gardens in front of the historic seminary building to the enclosed quadrangle or ambulatory through a covered walkway linking to the mature forest walk surrounding the Archbishop's house stretching North to the Tolka riverwalk.



Public Open Space - Z9 & Z12 Lands

- Z12 Lands
- Z9 Lands
- Public Open Space
- Playing pitches

Public Open Space - Hines and GAA Lands

- Development Boundary (Hines & GAA Lands)
- Public Open Space
- Playing pitches

Public Open Space - Residential Lands

- Residential Lands (Hines)
- Public Open Space
- Playing pitches

4.4 Access and Mobility

4.4.1 Walking/Cycling Accessibility

4.4.1.1 The transport and mobility strategy for the site seeks to capitalise on the site's accessible location and maximise opportunities for sustainable travel.

4.4.1.2 The development is situated just 2.5km north of the city centre and is just a 10 minute cycle from O'Connell Street.

4.4.1.3 In addition to this, Bus Connect will deliver a network of high quality cycle lanes/tracks directly from the site to the city centre along the N1

4.4.1.4 The Royal Canal Greenway (currently under construction) is less than a 5 minute cycle from the site, when completed it will provide a direct, safe and attractive route to the Docklands for residents.

4.4.1.5 Central to the access strategy is to create a connected, permeable, walkable and cyclable network within the grounds to facilitate the sustainable and safe movement of people. This will also allow other residents who live locally to make use of the grounds. The mature trees and landscaped areas will mean the grounds will be a high-quality amenity for those living in the area.

4.4.1.6 The primary pedestrian-cycle access to the south will be via Holy Cross Avenue, the primary access to the north will be from Drumcondra Road Lower.

4.4.1.7 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.

4.4.1.8 Bicycle parking is to be provided at a ratio above that outlined in the DCC standards to facilitate and encourage sustainable trip making. There will be a cycle parking ratio of 1.3 cycle spaces per residential unit.



Diagram - Prevailing Access & Movement Routes - Cycle + Pedestrian Routes

4.4.2 Vehicular Access & Movement

4.4.2.1 The primary vehicular access point into the site will be from Clonliffe Road to the South. A secondary left-in, left-out access will also be provided from Drumcondra Road Lower to the northwest.

4.4.2.2 Service vehicles will be able to use both access points and turnback facilities will be provided to ensure they can enter and exit safely.

4.4.2.3 A link road will meander through the site. This will allow all blocks to be serviced and provide access to the hotel, GAA clubhouse, and both underground car parks.

4.4.3 Parking Strategy

4.4.3.1 The Clonliffe development is situated within zone 2 of the city's parking strategy, this dictates that the overall level of car parking should be restricted on account of the access to good quality public transport. This is also in line with recent national policy.

4.4.3.2 Based on these policies, and the proximity to Dublin city centre, it is considered appropriate to provide a parking ratio of 0.3 car spaces per residential unit. This will be supported by mobility management policies which will limit the need for residents to have a car space.

4.4.3.3 While this is a low parking ratio, it is in keeping with trends from the 2016 census data which show a low car ownership rate in local areas with a high proportion of apartments. Providing car parking at this ratio will have benefits in terms of minimising car use and increasing the physical activity of future residents.



Diagram - Vehicular Access & Movement Routes

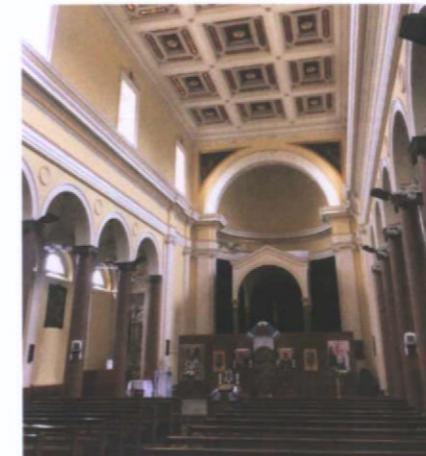
4.5 Conservation & Re-Use of Existing Buildings

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

4.5.2 The existing buildings on site have the potential to be repurposed for potential amenity/office/support facility provisions. The proximity of Holy Cross Church to public open space lends itself to this strategy.

4.5.3 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.

4.5.4 The proposed new building is shown to complete the College Quadrangle and preserve and enhance the character of this space and setting. It is proposed to provide residential units within the existing seminary building, to include amenity space within the church, and potential office/support space within the Library building.



Holy Cross church interior



Holy Cross church



Aerial view of existing seminary buildings

- ① The Red House (National Monument)
- ② Seminary - Main Block
- ③ Holy Cross Chapel
- ④ South Link building
- ⑤ New Wing
- ⑥ Assembly Hall
- ⑦ Ambulatory
- ⑧ Library Wing
- ⑨ Archbishop's House

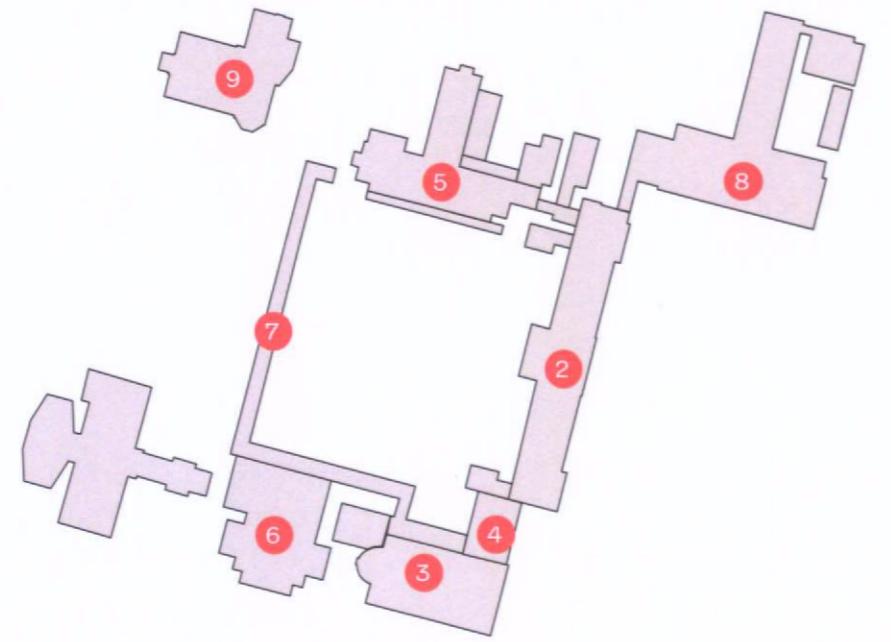


Diagram - Existing buildings



Diagram - Proposed Building Alterations

Dashed red box: Proposed removal of 1950's New Wing and annex additions



Diagram - Proposed Building Uses

- Proposed new block, retaining historic quadrant
- Proposed residential units
- Proposed reuse as office/amenity/support space

4.6 Proposed Land Uses

4.6.1 The subject site is zoned Objective Z12 (Future Development Potential) designed 'To ensure existing environmental amenities are protected in the predominantly residential future use of these lands'.

4.6.2 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. A creche is also to be provided, with the location to be determined. 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.

4.6.3 The proposed development of these lands for primarily residential purposes, with ancillary uses, and significant public open space provision complies in full with the land use zoning objective.



4.7 Building Heights & Massing

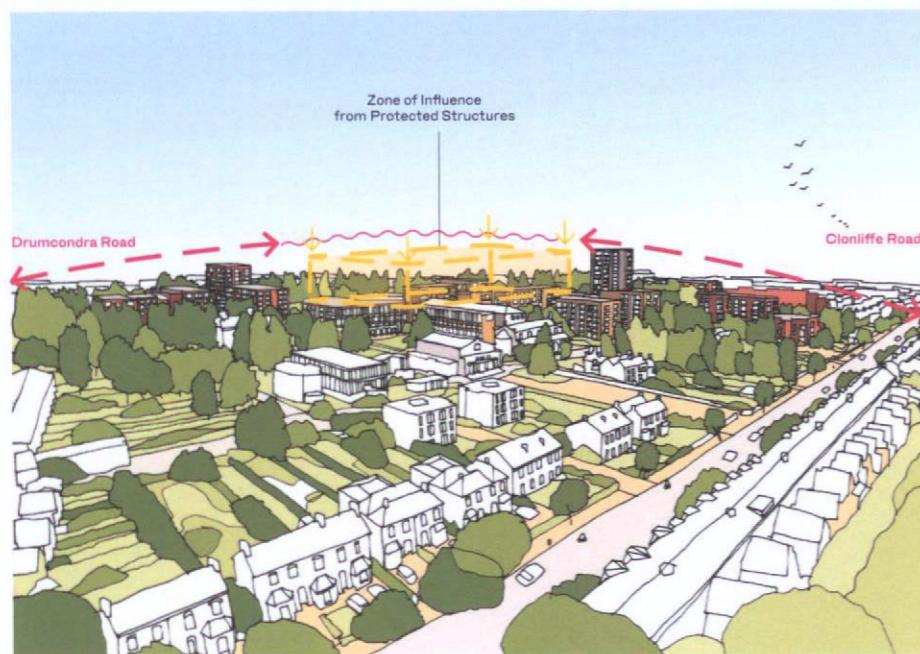
4.7.1 The height strategy responds to the local context and site characteristics.

4.7.2 The development approach to the lands creates two distinct neighbourhoods, at Clonliffe Road and Drumcondra Road, with building heights and massing considered with their distinct contexts.

4.7.3 Increased height, by way of upward modifiers, are proposed centrally located within these neighbourhoods and stand as focal points at key nodes within these areas, with heights tapering downwards towards the perimeter of the lands (as per diagram).

4.7.4 The Clonliffe lands have the potential to absorb taller buildings at certain locations due to the site size, proximity to built context, the extensive tree cover across the site and topographical conditions.

4.7.5 Height has been carefully considered with the context in mind and the views both in and out of the site whilst careful not to export shadows onto adjoining lands.



Artist's Impression indicating height strategy concept

- Zone of Influence by Protected Structures
- Height Tapering Towards Perimeter Following Arc Path
- Zone of Influence of Pitches/Open Space

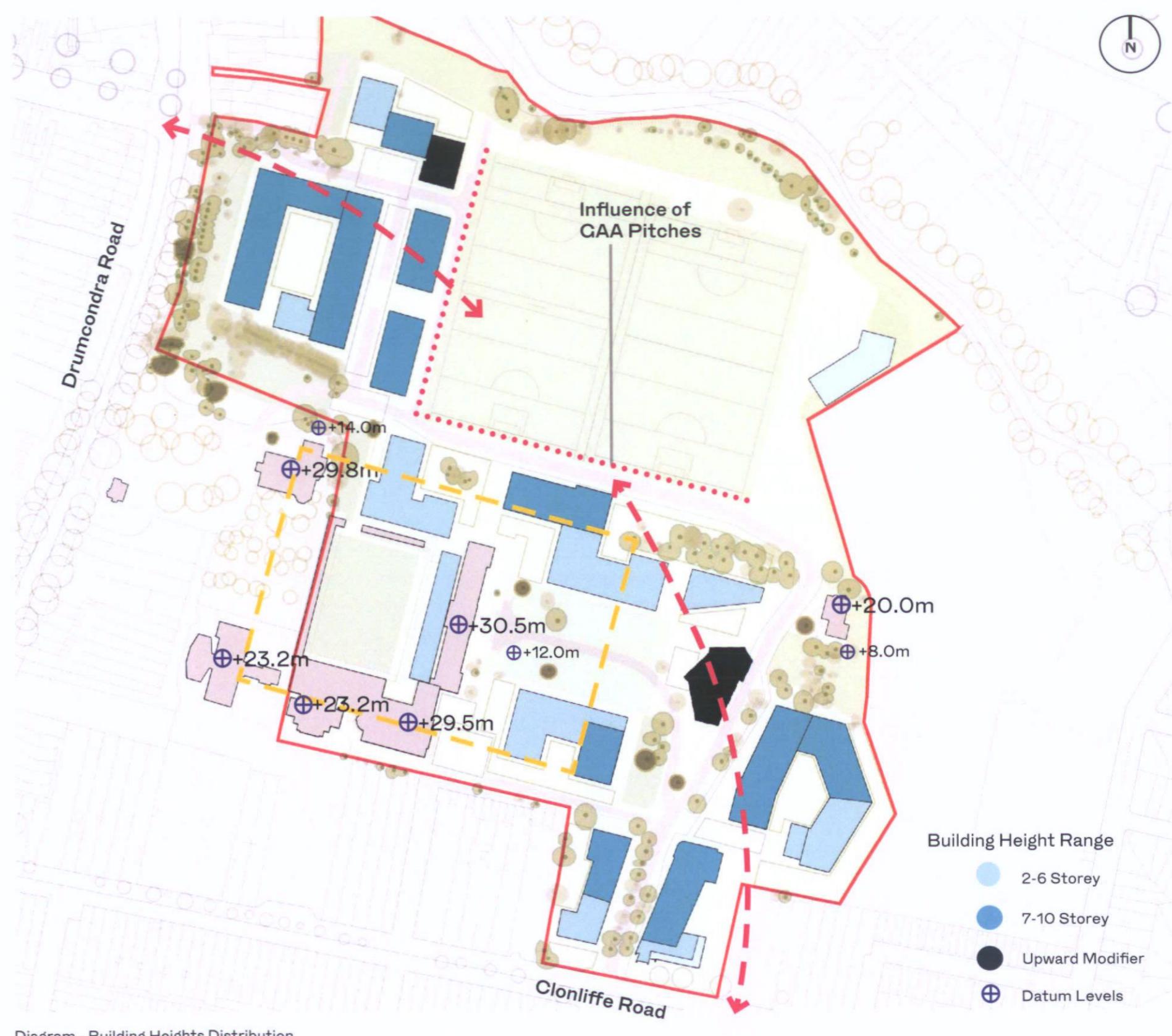
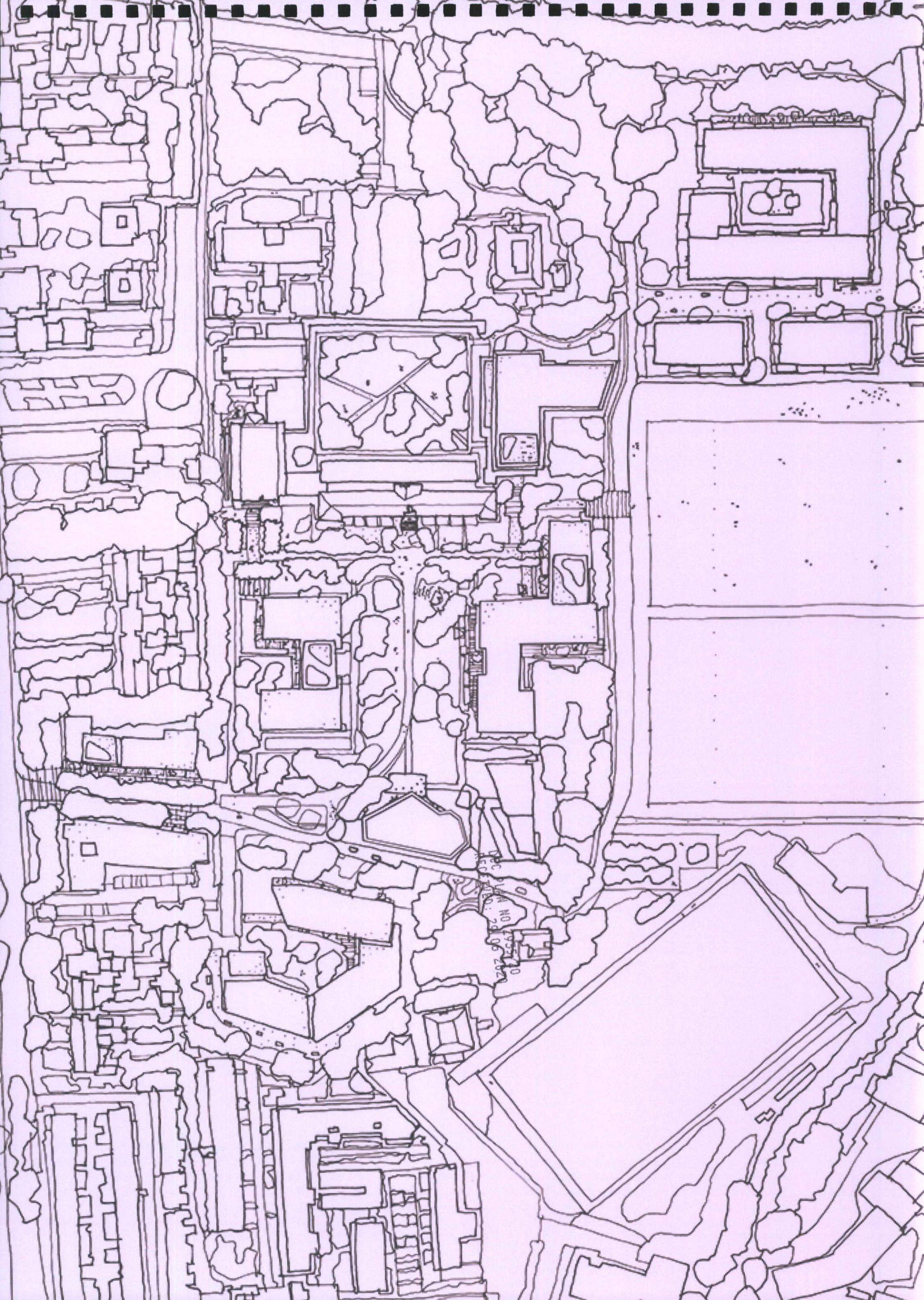


Diagram - Building Heights Distribution

- | Building Height Range |
|-----------------------|
| 2-6 Storey |
| 7-10 Storey |
| Upward Modifier |
| Datum Levels |

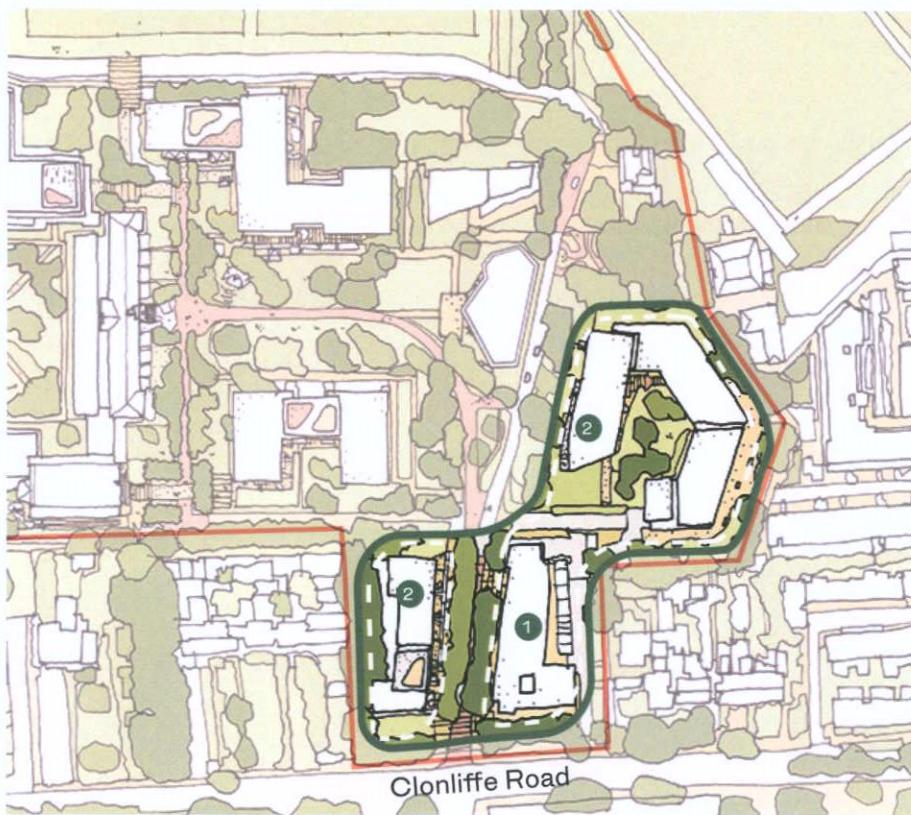


APPENDIX



5.1 Appendix 1 - Development Interface Along Clonliffe Road

5.1.1 The buildings which front onto Clonliffe Road comprise two buildings in separate ownership, and which will be delivered pursuant to separate planning applications. Appendix 1 sets out an outline strategy for a common approach to the Clonliffe Road frontage to ensure consistency between the buildings and design approach at this location



- Development Boundary
- 1 Proposed Hotel
- 2 Residential Building

Artist's Impression of indicative block layout



Aerial View Indicating Fragmented Building Edge to Clonliffe Lands

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Diagram - Building Line Relationship

Building lines splayed to be centred on tree lined avenue
Leading to new public open space and focal point building.

- ● ● Facade addressing avenue
- ● ● Facade addressing Clonliffe Road
- Street Edge
- Landmark Building



Diagram - Publicly Accessible Space & Routes

- Publicly Accessible Open Space

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