



**Supplementary Form to accompany the
Standard Dublin City Council Planning Application Form
for permission for a Large-scale Residential Development (LRD)**


Form 19

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Form No. 19	 <p>Comhairle Cathrach Bhaile Átha Cliath Dublin City Council</p>
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Part 1

1. Supplementary information to accompany an application for a Large-scale Residential Development

(a) Prospective Applicant's Name:	
St. Vincent's Hospital Fairview	
(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Paul Turley, John Spain Associates
Correspondence Address:	39 Fitzwilliam Place, Dublin 2, D02 ND61
(c) Person Responsible for Preparation of Drawings and Plans:	
Name:	Paul Barry, Scott Tallon Walker Architects
Company:	19/20 Merrion Square N, Dublin, D02 VR80



(d) Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder

Signature of person authorised to operate on behalf of the Prospective Applicant:

Jan Spina-Asen

Date: 31/03/2023

2. Details of Large-scale Residential Development

(a) Address of the proposed Large-scale Residential Development:

St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3. The site contains protected structures under RPS Ref.: 2032 (St. Vincent's Hospital old house/convent, including plastered extension to the west, including entrance porch to convent. Two-storey over garden level brick building (with granite steps and entrance door surround) on south front. Four-storey pedimented brick pavilion, with stone trimmings, to the west (including granite balustrading at parapet level). Railings in front of convent building on north side), RPS Ref.: 8788 (Richmond House, including former chapel and courtyard with outbuildings) and RPS Ref.: 8789 (Brooklawn, a 'House', including red brick wall and two gate piers).

The application site includes an area of the public road / footpaths (extending for approximately 0.8km) to facilitate service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of the open space within Grace Park Wood to facilitate a pedestrian / cycle connection, and part of Richmond Road to facilitate service connections and associated upgrades. The site is bound by the Grace Park Wood residential development to the northwest; Griffith Court, the 'Fairview Community Unit' nursing home, Fairview Day Centre, Gheel Autism Services and a graveyard to the north; the An Post Fairview Delivery Service Unit on Lomond Avenue and properties on Inverness Road, Foyle Road and Richmond Avenue to the east; existing residential and commercial properties on Richmond Road and Convent Avenue to the south and Charthouse Business Centre, Dublin Port Stadium / Stella Maris FC, and Ierne Sports and Social Club to the west of the site.

3. Pre-Application Consultations

(a) Section 247 Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority
reference number:

LRD6009/22-S1

Meeting date(s):

17th June 2021, 27th June 2021, 12th October 2021, 2nd December 2021, 10th January 2022, 21st January 2022, 9th February 2022, 24th of March 2022 (site walk/visit) and 24th May 2022

(b) LRD Meeting with Planning Authority:

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority
reference number:

LRD6009/22-S2

Meeting date(s):

18/11/2022

(c) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

The applicant and OCSC Consulting Engineers have undertaken consultation with Irish Water prior to the lodgement of the application. We refer to the Confirmation of Feasibility letter from Irish Water which is attached to the LRD application form.

Two public consultation Open Days were held on site on the 21st and 22nd September 2022. Please refer to STW's Architectural Design Statement for further details.



4. Application Requirements

		Yes	No
<u>Newspaper</u>			
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	Enclosed:	X	
(b) If the answer to above is "Yes", please complete the following details:			
(i) Approved newspaper in which notice was published: Irish Daily Mail			
(ii) Date of publication: 29/03/2023			
(iii) Date of erection of site notice(s): 29/03/2023			
		Yes	No
<u>(c) Site Notice</u>			
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed:	X	
If the answer to above is "Yes", state date on which the site notice(s) was erected:			
<div>29/03/2023</div>			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.			
A total of 9 no. site notices are provided. Site notices are located at each public road and entrance to the subject site at St. Vincent's Hospital Fairview. Additional site notices are provided for the application site along the area of the public road / footpaths (extending for approximately 0.8km) on Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of the open space within Grace Park Wood, where a new connection is proposed, and at Lomond Avenue / Inverness Road, due to the potential for a connection in this location by others in the future (as illustrated on the application drawings).			



	Please tick appropriate box	Yes	No
<u>EIAR</u>		X	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed:	X	
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:	X	
<u>EIAR Confirmation Notice</u>			
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed:	X (Attached to JSA's Cover Letter)	
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			X
<u>Natura Impact Statement</u>			
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		X	
If the answer to above is "Yes", is an NIS enclosed with this application?	Enclosed:	X	
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:	X	
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			X



5. Zoning

(a) Site zoning in current Development Plan or Local Area Plan for the area:

The application site is subject to three different land use zonings, namely 'Z1 – Sustainable Residential Neighbourhoods', 'Z12 – Institutional Land (Future Development Potential)' and 'Z15 – Community and Social Infrastructure' under the Dublin City Development Plan 2022-2028

(b) Existing use(s) of the site and proposed use(s) of the site:

Part of the site is currently used as a hospital providing mental health services and associated open space. The remainder of the site is grassland (no current use).

The proposed development seeks to provide a new hospital, providing mental health services, repurposing of existing buildings on site for ancillary uses associated with the new hospital, change of use and refurbishment of the existing hospital building (part of which is a protected structure under RPS Ref.: 2032) to provide residential amenity areas, a gym, a café, co-working units, a community library, a childcare facility, and a community hall (referred to as Block K), and provision of 9 no. residential blocks providing a total of 811 no. residential units, including 494 no. standard designed apartments (in Blocks A, B, C, G, H, J, and L) and 317 no. Build to Rent apartments (in Blocks D-E and F).

6. Supporting documents

Please tick appropriate box to indicate whether document is enclosed

Yes

No

Site Location Map

(a) Site location map sufficient to identify the land, at appropriate scale.

X

Included in Architectural drawing pack prepared by STW Architects

As the application site includes an area of the public road / footpaths (extending for approximately



	0.8km) to facilitate watermain service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, the site location map is provided at 1:2500 and also 1:1000 over 3 drawings due to the extent of the red line		
<u>Layout Plan</u> (b) Layout plan of the proposed development, at appropriate scale.	X Included in Architectural drawing pack prepared by STW Architects Site plan is provided at a scale of 1:500 and also 1:1000 due to the extent of the red line and size of the subject site.		
<u>Statement of Consistency</u> (c) Statement of consistency with the Development Plan	X See JSA Planning Report and Statement of Consistency		
Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Response</u> (d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.		X LRD Opinion confirms that the proposals constitutes a reasonable basis for an application for Large-scale Residential Development	



Please tick appropriate box below to indicate answer	Yes	No	N/A
<p><u>Statement of Specified Additional Information</u></p> <p>(e) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>See JSA’s Statement of Response to the LRD Opinion, STW’s Architectural Statement of Response, OCSC’s Response to LRD Opinion to Section 8 (Traffic and Transportation Issues) and OCSC’s Response to LRD Opinion to Section 7 (Drainage) See JSA’s Statement of Response</p>		

7. Water Services:	Please tick the appropriate box	Yes	No
<p><u>Evidence of Engagement with Irish Water</u></p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. (Include Letter)</p>	Included:	<p>X</p> <p>In relation to water/wastewater connections please find attached Irish Water COF and SODA letters.</p> <p>Further details on engagement with Irish Water is included in the Engineering Services Report prepared by OCSC</p>	
	Included:	X	



<p><u>Confirmation of Feasibility Statement</u></p> <p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. (Include Statement)</p>		<p>See COF attached to this supplementary LRD application form. Please refer to Engineering Services Report prepared by OCSC for further details.</p>	
<p><u>Statement of Compliance with Irish Water's Standard Details & Codes of Practice</u></p> <p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include statement)</p>	<p>Included:</p>	<p>X</p> <p>See SODA letter attached to this supplementary LRD application form. Please refer to Engineering Services Report prepared by OCSC for further details.</p>	
<p>8. Traffic and Transport:</p>	<p>Please tick the appropriate box</p>	<p>Yes</p>	<p>No</p>
<p><u>Traffic/Transportation Impact Assessment</u></p> <p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?</p>	<p>Included:</p>	<p>X</p> <p>See Traffic Impact Assessment prepared by OCSC</p>	
<p><u>Travel Plan</u></p> <p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Included:</p>	<p>X</p> <p>See Mobility Management Plan prepared by OCSC</p>	



9. Taking in Charge:	Please tick the appropriate box	Yes	No
<p><u>Take in Charge – Site Plan</u></p> <p>Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p>	Included:		<p>X</p> <p>The communal and public open space will be managed by the Management Company for the proposed development. The publicly owned lands and connections will remain in control of DCC. The lands outside of the applicant’s ownership required to provide the connection with Grace Park Wood will be taken in charge up to the application site boundary, consistent with the approach for that adjoining development, but these are in separate ownership. Please see letter of consent attached.</p>
10. Maps, Plans and Drawings			
<p><u>Schedule of Drawings</u></p> <p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the</p>	Included:	<p>X</p> <p>See accompanying schedule of drawings</p>	

application, stating title, scale and number.		included with each drawing pack	
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In addition to STW's Architectural Design Statement, HQA and Area Schedule, we also refer to Section 4 of the Planning Report / Statement of Consistency prepared by John Spain Associates for details of the proposed development as required under Question 11.

11. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application. – **A Design Statement is required that captures the following requirements:**

Please tick appropriate box:	Yes	No
<u>Design Statement</u> (a) A design statement that addresses the sites location and context and the proposed design strategy.	X See STW Architectural Design Statement	
<u>Schedule of Accommodation/Housing Quality Assessment</u> (b) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	X See STW Housing Quality Assessment and Area Schedule Brochure	
(c) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X See Section 4 of STW Architectural Design Statement	
(d) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X See Section 4 of STW Architectural Design Statement and Landscape Design Statement prepared by NMP	



(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X See STW Site Layout Plan. The application site boundary has been extended to include adjacent lands within the Planning Authority's / adjoining landowners control, and we refer to the letters of consent which accompany the application form which provide the necessary consents to include these lands within the planning application boundary, and which will be implemented as part of the permission.	
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Please tick appropriate box:	Yes	No
(f) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X See M&E Utilities Report and Site Services Layout drawing prepared by IN2	
<u>Demolition of a Protected Structure</u> (g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	X See EIAR Chapter 13- Architectural Heritage and Volume 4 – Architectural Heritage Impact Assessment and accompanying appendices prepared by Carrig and STW's Architectural Conservation Report	



Statutory Notices (h) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		X
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12. Breakdown of Housing units:

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	18	719
1-bed	387	19,353
2-bed	349 (17 no. 2 bed 3 person) (332 no. 2 bed 4 person)	27,310 (1,191) (26,119)
3-bed	57	5,672
4-bed		
4+ bed		
Total	811	53,055 (Apartment units only excluding circulation / common areas)

** see Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities (as amended)*

Houses N/A no houses proposed in the development		
Unit Type	No. of Units	Gross floor space in m ²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		



Student Accommodation N/A no student accommodation proposed in the development			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m ²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	811
13. LRD Floor Space (All Sections Must Be Completed)	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	70,671
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	13,646
(i) <i>Basement Car Park</i>	9,682
(ii) <i>Residential Amenities and Facilities</i>	1,775 (excluding facilities at basement)
(iii) <i>Childcare Facility (Block K)</i>	730
(iv) <i>Gym (Block K)</i>	1,459
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	10,999
Class of Development	Gross Floor Space in m²
New Hospital	8,411
Community Facilities:	406
- Community Hall	- 243 - 163

- Community Library	
Commercial	2,182
- Café	- 160
- Co-working	- 817
- Retail	- 898
- New cores (extension of Block k)	- 307
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	81,670 sq.m
	Percentage
(e) Express (a) as a percentage of (d):	86.5%
(f) Express (c) as a percentage of (d):	13.5%
(e) plus (f)	100%

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Planning Authority Official Use only:	
Planning Reference:	
Planning Authority Stamp:	



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8
E: planning@dublincity.ie

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Part 2

Contact Details- (Not to be Published)

Applicant(s):

First Name:	N/A
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	St. Vincent's Hospital Fairview
Director(s):	
Company Registration Number (CRO):	507837
Contact Name:	Eoin Culliton - Acting CEO
Primary Telephone Number:	(01) 884 2400
Other / Mobile Number (if any):	
E-mail address:	ceo@svhf.ie



Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	John Spain Associates
Surname:	
Address Line 1:	39 Fitzwilliam Place
Address Line 2:	Dublin 2
Address Line 3:	
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D07 RP48
E-mail address (if any):	pturley@johnspainassociates.com
Primary Telephone Number:	016625803
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Paul Barry
Surname:	Scott Tallon Walker Architects
Address Line 1:	19/20 Merrion Square N,
Address Line 2:	
Address Line 3:	
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02 VR80
E-mail address (if any):	paul.barry@stwarchitects.com
Primary Telephone Number:	(01) 669 3000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Paul Conlon, Mitchell McDermott
Mobile Number:	+353 86 780 5979
E-mail address:	pconlon@mitchellmcdermott.com



An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8
E: planning@dublincity.ie

ENCLOSURES WITH FORM 19:

- 1. Irish Water Confirmation of Feasibility Letter and Statement of Design Acceptance Letter**
- 2. Copy of DCC LRD Opinion (issued on 15th December 2022)**

CONFIRMATION OF FEASIBILITY

Marko Komso
9 Prussia Street
Stoneybatter
Dublin 7
D07KT57

31 January 2023

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

**Our Ref: CDS22004338 Pre-Connection Enquiry
St. Vincent's, Fairview, Dublin 3, Co. Dublin**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 851 unit(s) at St. Vincent's, Fairview, Dublin 3, Co. Dublin, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades

In order to accommodate the proposed connection at the Premises upgrade works are required to increase the capacity of the Irish Water network.

The upgrade works must include:

IN 1: Replace 100mm uPVC with 200mm ID pipe for 310m from Inlet meter of DMA MA01251.

IN 2: New 200mm ID pipe to be laid for 300m to connect the site to newly laid 200mm ID pipe in IN 1. (Could replace 100mm uPVC main instead of new additional pipe in Griffith Court Road.)

IN 3: New 250mm ID main for 50m from 300mm CI to IN 1 (Inlet meter).



- **Wastewater Connection**

- Feasible Subject to upgrades

The connection of the Hospital can proceed prior to any works as it will replace the existing Hospital and hence does not increase the overall load on the downstream network.

In order to accommodate the proposed connection (excluding the Hospital) at the Premises, Storm Sewer Separation works are required to reduce the load on the downstream combined network.

Storm separation of the full site including roofs of any buildings must be undertaken as part of the works.

This Development is being permitted on the bases that a minimum of 1.238ha of hardstanding on the site discharging to the Irish Water combined network must be fully separated. The removal of surface flows from this land will enable the proposed development to connect. The information included in R517-OCSC-ZZ-XX-0006-S0-P04 will need to be independently verified by Irish Water prior to the connection. Irish Water must be contacted in advance of any onsite works impacting the existing storm arrangements to coordinate onsite verification.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

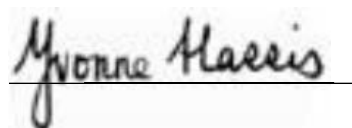
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Irish Water's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in black ink, reading "Yvonne Harris", is positioned above a horizontal line.

Yvonne Harris
Head of Customer Operations

Section A - What is important to know?

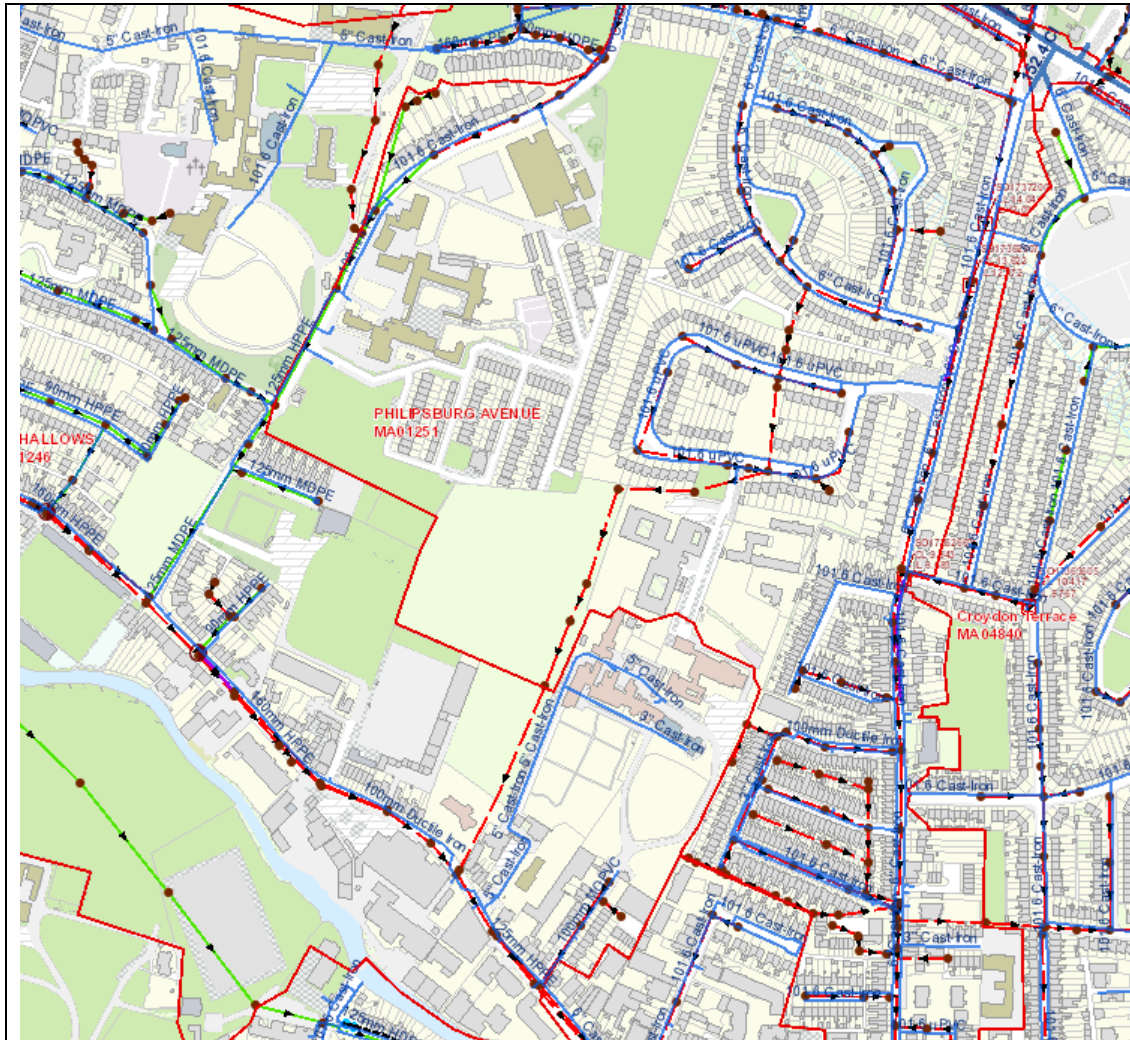
What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s). • Before the Development can connect to Irish Water's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Irish Water.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Irish Water connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Irish Water's network(s), including works in the public space, must be carried out by Irish Water*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Irish Water's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Irish Water's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> • The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Irish Water Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> • Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Irish Water’s Network(s)

The map included below outlines the current Irish Water infrastructure adjacent the Development: To access Irish Water Maps email

datarequests@water.ie



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Note: The information provided on the included maps as to the position of Irish Water’s underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Irish Water.

Whilst every care has been taken in respect of the information on Irish Water’s network(s), Irish Water assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Irish Water’s underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the

exact location of Irish Water's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

Marko Komso
O'Connor Sutton Cronin
9 Prussia Street
Stoneybatter
Dublin 7
D07KT57

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City,

www.water.ie

3 March 2023

**Re: Design Submission for St. Vincent's, Fairview, Dublin 3, Co. Dublin (the "Development")
(the "Design Submission") / Connection Reference No: CDS22004338**

Dear Marko Komso,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

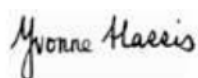
You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Antonio Garzón

Email: antonio.garzon@water.ie

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

- R517-OCSC-XX-XX-DR-C-0500-S4-P04
- R517-OCSC-XX-XX-DR-C-0501-S4-P04
- R517-OCSC-XX-XX-DR-C-0502-S4-P04
- R517-OCSC-XX-XX-DR-C-0503-S4-P01
- R517-OCSC-XX-XX-DR-C-0515-S4-P01
- R517-OCSC-XX-XX-DR-C-0516-S4-P01
- R517-OCSC-XX-XX-DR-C-0550-S4-P04
- R517-OCSC-XX-XX-DR-C-0551-S4-P04
- R517-OCSC-XX-XX-DR-C-0552-S4-P04

Additional Comments

The design submission will be subject to further technical review at connection application stage.

Irish Water cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

CONNECTION FROM AN EXISTING WATER
TO EXISTING STORMWATER
INFRASTRUCTURE ON SITE.

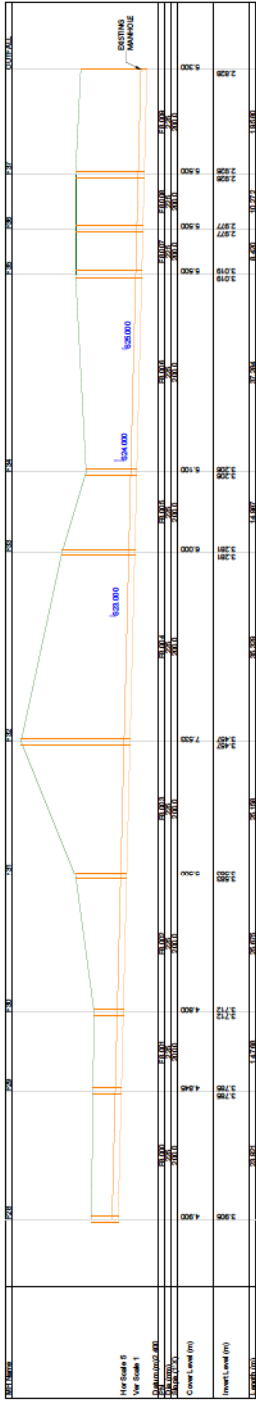
- GENERAL NOTES:
1. ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAINAGE ACT 1988 AND THE DRAINAGE REGULATIONS 1988.
 2. THE DRAINAGE DESIGNER HAS BEEN ADVISED THAT THE SITE IS A DRAINAGE RISK AREA.
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WASTE WATER DRAINAGE NETWORK DETAILS - RESIDENTIAL									
F1 000	F1	8.754	1.142	7.612	62.456	225	200.0	7.300	F2
F1 001	F2	9.000	1.700	7.300	18.539	225	200.0	7.217	F3
F1 002	F3	9.150	1.938	7.217	53.149	225	200.0	6.951	F4
F1 003	F4	9.538	2.685	6.951	20.177	225	200.0	6.950	F5
F2 000	F5	10.500	1.142	9.358	9.076	225	150.0	9.297	F6
F2 001	F6	10.500	1.203	9.297	13.575	225	150.0	9.207	F7
F2 002	F7	10.500	1.293	9.207	30.412	225	150.0	9.004	F8
F2 003	F8	10.500	1.496	9.004	8.018	225	150.0	8.951	F9
F1 004	F9	10.500	3.725	6.775	32.626	300	200.0	6.612	F14
F3 000	F10	10.353	1.142	9.211	32.153	225	60.0	8.675	F11
F3 001	F11	9.900	1.126	8.675	32.833	225	60.0	8.018	F12
F3 002	F12	9.164	1.146	8.018	41.630	225	200.0	7.810	F13
F3 003	F13	9.480	1.690	7.810	1.610	225	200.0	7.602	F14
F1 005	F14	10.500	3.888	6.612	18.107	300	300.0	6.552	F16
F4 000	F15	10.500	1.142	9.358	30.000	225	200.0	9.208	F16
F1 006	F16	10.500	3.948	6.552	22.357	300	300.0	6.472	F17
F1 007	F17	10.353	3.923	6.472	22.305	300	300.0	6.398	F18
F1 008	F18	9.960	3.962	6.398	39.654	300	282.0	6.257	F20
F5 000	F19	7.724	1.142	6.582	52.122	225	200.0	6.321	F20
F1 009	F20	6.175	1.929	6.246	58.635	300	40.0	4.776	F25
F5 001	F21	4.750	1.040	3.710	23.147	225	200.0	3.594	F23
F7 000	F22	4.750	1.049	3.701	20.324	225	200.0	3.599	F23
F6 001	F23	4.750	1.156	3.594	30.487	225	200.0	3.442	F24
F6 002	F24	5.391	1.949	3.442	28.290	225	200.0	3.300	F25
F1 010	F25	5.850	2.625	3.225	45.490	300	300.0	3.074	F26
F1 011	F26	4.825	1.751	3.074	29.945	300	300.0	2.974	F27
F1 012	F27	4.500	1.526	2.974	17.850	300	300.0	2.914	OUTFALL

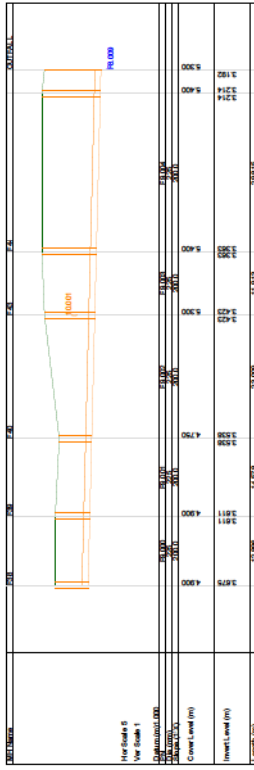
WASTE WATER DRAINAGE NETWORK DETAILS - HOSPITAL									
F8 000	F28	4.900	0.995	3.905	23.921	225	200.0	3.785	F29
F8 001	F29	4.845	1.050	3.785	14.768	225	200.0	3.712	F30
F8 002	F30	4.900	1.089	3.712	25.675	225	200.0	3.583	F31
F8 003	F31	5.800	1.917	3.583	25.156	225	200.0	3.457	F32
F8 004	F32	7.533	4.076	3.457	35.329	225	200.0	3.281	F33
F8 005	F33	6.000	2.719	3.281	14.997	225	200.0	3.026	F34
F8 006	F34	5.100	1.894	3.026	37.284	225	200.0	3.019	F35
F8 007	F35	5.500	2.481	3.019	8.420	225	200.0	2.977	F36
F8 008	F36	5.500	2.523	2.977	10.272	225	200.0	2.926	F37
F8 009	F37	5.500	2.574	2.926	19.580	225	200.0	2.828	OUTFALL
F9 000	F38	4.900	1.225	3.675	12.886	225	200.0	3.611	F39
F9 001	F39	4.900	1.289	3.611	14.578	225	200.0	3.538	F40
F9 002	F40	4.750	1.212	3.538	23.009	225	200.0	3.423	F43
F10 000	F41	6.110	1.225	4.885	23.979	225	47.0	4.375	F42
F10 001	F42	5.600	1.225	4.375	19.769	225	68.9	4.075	F43
F9 003	F43	5.300	1.877	3.423	11.913	225	200.0	3.363	F44
F9 004	F44	5.400	2.037	3.363	29.815	225	200.0	3.214	F45
F9 005	F45	5.400	2.186	3.214	4.355	225	200.0	3.192	OUTFALL

SURFACE WATER DRAINAGE NETWORK DETAILS - HOSPITAL									
S21 000	S37	9.339	1.247	8.092	24.463	225	33.6	7.353	S38
S21 001	S38	8.600	1.247	7.353	16.898	225	169.6	7.253	S39
S21 002	S39	9.400	2.147	7.253	44.827	225	28.7	6.253	S40
S22 000	S40	4.750	0.877	3.753	28.827	225	170.0	3.609	S40
S21 003	S41	7.500	3.891	3.609	24.725	225	170.0	3.464	S41
S23 000	S42	4.900	1.233	3.637	23.110	225	170.0	3.531	S41
S21 004	S41	6.000	2.536	3.454	29.096	225	170.0	3.293	S42
S24 000	S41	4.900	1.547	3.353	39.526	375	299.4	3.221	S42
S21 005	S42	5.120	2.052	3.088	20.655	450	490.0	3.025	S43
S25 000	S43	4.900	1.247	3.653	20.331	225	170.0	3.533	S43
S21 006	S43	5.070	2.045	3.035	14.643	450	490.0	2.995	S44
S21 007	S44	5.300	2.305	2.995	10.161	450	490.0	2.973	S45
S21 008	S45	5.400	2.427	2.973	8.771	450	490.0	2.955	S46
S21 009	S46	5.500	2.952	2.955	25.558	450	490.0	2.903	S47
S21 010	S47	5.400	2.497	2.903	44.532	450	490.0	2.812	S48
S26 000	S48	4.900	1.247	3.653	26.943	225	170.0	3.495	S50
S26 001	S50	4.900	1.405	3.495	7.354	225	170.0	3.451	S51
S26 002	S51	4.900	1.449	3.451	25.204	225	170.0	3.303	S52
S26 003	S52	4.875	1.572	3.303	13.506	225	170.0	3.225	S53
S26 004	S53	4.875	1.650	3.225	26.747	225	170.0	3.067	S48
S21 011	S48	5.300	2.468	2.812	19.776	450	490.0	2.772	S49
S21 012	S49	5.750	3.053	2.697	26.689	525	490.0	2.643	S50
S21 013	S50	6.200	3.557	2.643	11.765	525	490.0	2.619	S51
S29 000	S63	5.900	1.247	4.653	53.782	225	170.0	4.337	S64
S29 001	S64	6.100	1.753	4.337	21.237	225	170.0	4.212	S65
S29 002	S65	6.500	2.288	4.212	7.362	225	170.0	4.169	S65
S21 014	S51	6.500	3.891	2.619	20.659	525	490.0	2.576	S62
S30 000	S63	5.500	1.247	4.253	35.301	225	169.6	4.044	S62
S21 015	S62	6.000	3.424	2.576	5.158	525	490.0	2.566	S53
S21 016	S63	6.500	3.944	2.596	25.671	525	490.0	2.513	S54
S21 017	S64	6.500	3.987	2.513	15.697	225	170.0	2.421	S45
S21 018	S54	5.500	3.079	2.421	22.823	225	170.0	2.286	S56
S21 019	S55	5.500	3.214	2.286	11.325	225	170.0	2.220	S56
S21 020	S56	4.900	2.890	2.220	8.545	225	170.0	2.170	OUTFALL

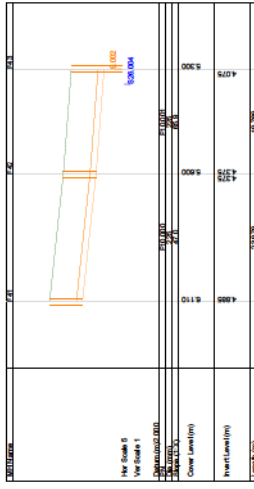
SURFACE WATER DRAINAGE NETWORK DETAILS - RESIDENTIAL									
S1 009	S4	10.500	1.436	9.064	8.020	225	170.0	9.012	S5
S1 010	S5	10.500	1.488	9.012	15.413	225	170.0	8.921	S6
S1 011	S6	10.500	1.684	8.946	25.512	300	170.0	8.695	S16
S1 012	S16	10.500	1.805	8.695	31.622	300	170.0	8.598	S9
S3 002	S7	8.750	1.311	7.239	26.157	225	170.0	7.239	S20
S3 003	S20	8.850	1.661	7.239	40.442	225	170.0	7.000	S8
S3 004	S8	9.000	2.075	6.925	11.866	300	240.0	6.875	S9
S3 005	S9	9.150	2.275	6.875	24.077	300	240.0	6.775	S29
S3 006	S29	9.300	2.525	6.775	31.320	300	240.0	6.645	S17
S3 007	S17	9.600	3.000	6.570	16.493	375	300.0	6.518	S10
S3 008	S10	10.500	3.982	6.518	7.955	375	300.0	6.492	S8
S6 002	S31	10.300	1.319	8.981	21.953	225	170.0	8.820	S32
S6 003	S32	10.200	1.348	8.852	5.116	225	170.0	8.820	S38
S6 004	S38	9.800	0.980	8.820	12.995	225	170.0	8.744	S38</



F8.000 - F8.009



F9.000 - F9.005




F10.000 - F10.001

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Rev No.	Date	Revision Note	Dim by	Chkd by
P01	28.02.23	SUITABLE FOR PLANNING	MKG	MKG

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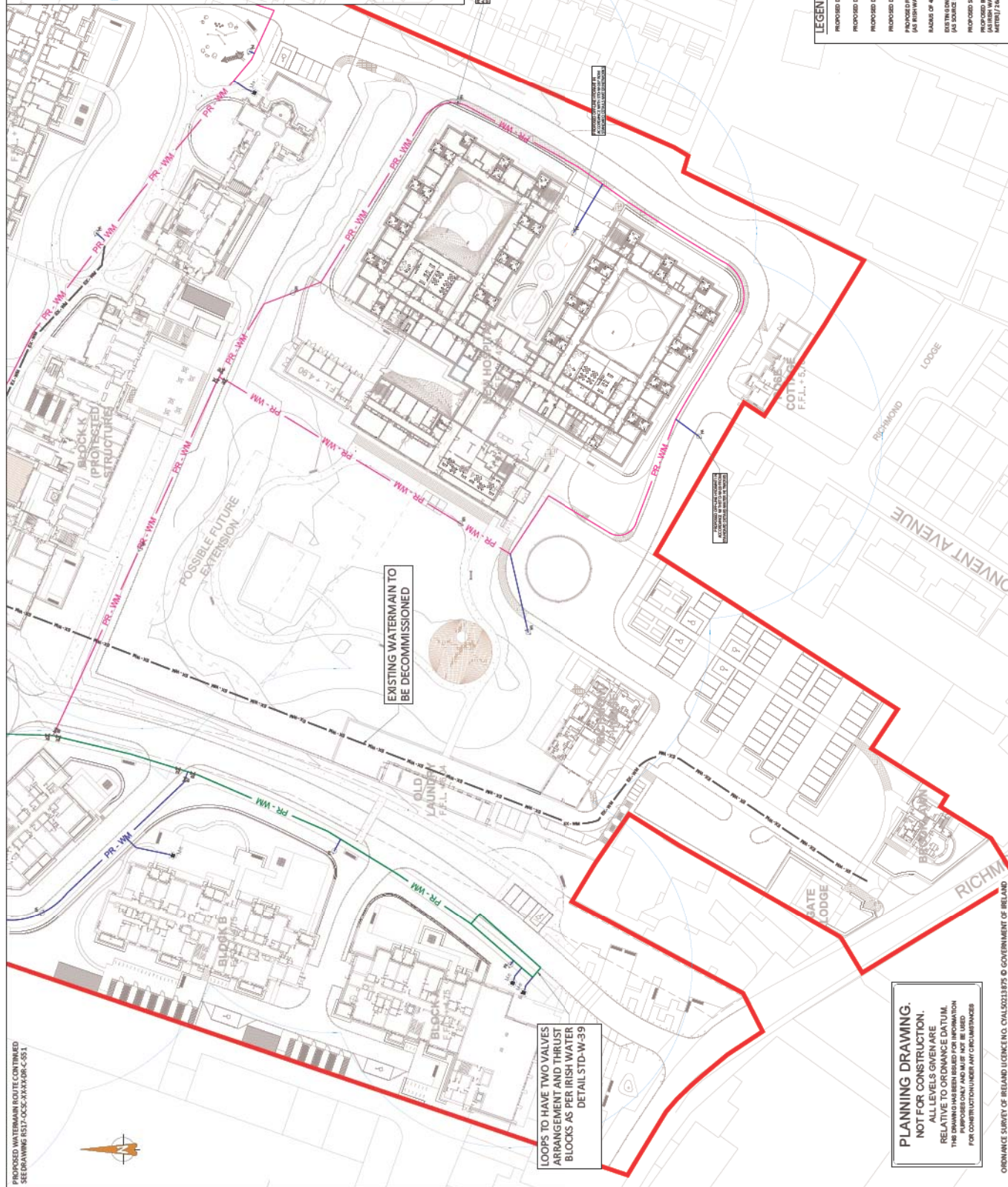
Professional Engineer
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Structural Engineering



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No. 67890
Civil Engineering



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No. 11111
Mechanical Engineering



Size: 1:500 @ A1 Dwn by: Miko Chkd by: DR Apprd by: AH

PROPOSED DND-089 HOPE SOKL7 WATERMAIN
PROPOSED DND-089 HOPE SOKL7 WATERMAIN
PROPOSED DND-089 HOPE SOKL7 WATERMAIN
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PROPOSED DND-089 HOPE SOKL7 WATERMAIN
PROPOSED DND-089 HOPE SOKL7 WATERMAIN

PROPOSED FIRE HYDRANT
(A) RUSHWATER STD-WP-M/17(JAN/19)

RADIUS OF 46m FROM THE FIRE HYDRANT

EASTING ON "BAY BRAL" WAY EIRMAN
(A) SOURCE FROM RECORDS

PROPOSED SLUDGE VALVE (STD-WP-09)
PROPOSED AIR WAT MATTER
PROPOSED AIR WAT STD-WP-SUBJECT MAGNETIC TC

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Rev No.	Date	Revision Note	Drawn by	Checked by	Rev No.	Date	Revision Note	Drawn by	Checked by
P01	25.05.22	SUITABLE FOR INFORMATION	M60	DR					
P02	19.10.22	SUITABLE FOR STAGE APPROVAL	BC	M60					
P03	27.02.23	SUITABLE FOR APPROVAL	BC	M60					
P04	03.03.23	REVISED AS PER IFC COMMENTS	M60	M60					

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Client: ST. VINCENT'S HOSPITAL
Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

Title: PROPOSED WATERMAIN LAYOUT
Sheet: 1 OF 3

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	150'	DR	C	0550	SA	P04
Date:	SEP22							
Drawn by:	AH							
Check by:	DR							

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Planning and Development Act 2000, as amended

Planning and development (Large Scale Residential Developments) Act 2021

Notice of LRD Opinion

LRD Reference No.	LRD6009/22-S2
LRD Development:	822 Residential Units, Mental Health Facility Building , Childcare facility, Gym, Café / Restaurant, Retail Co-working, Community facilities, Open Space and all Associated works
Location:	St Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3
Prospective Applicant	St Vincent's Hospital

The Planning Authority refers to your request pursuant to section 32 of the Planning and Development (Large Scale Residential Developments) Act 2021. Section 32D of the Act provides that the planning authority shall provide an opinion as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make an application for permission for the proposed LRD.

Following consideration of the issues raised during the LRD meeting, the Planning Authority is of the opinion that the documentation submitted in accordance with Section 32B of the Act constitutes a reasonable basis for an application for Large-scale Residential Development subject to the applicant addressing the issues outlined below in any future application.

In the event that the applicant proceeds to submit a planning application, the applicant is advised that the LRD application should be accompanied in the first instance by:

- Statement of response to the issues set out in the LRD opinion.
- Statement that in the applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area.

Furthermore, in accordance with Section 32D (a) and (b) of the LRD Act, the applicant is hereby notified that the documents submitted constitute a reasonable basis on which to make an application subject to the issues raised below being addressed in any documents submitted in a future planning application.

1. Zoning – Principle of Development

- a. The application will be determined under the incoming Dublin City Development Plan 2022-2028. The applicant is requested to further outline how the development will comply with the new requirements set out for zoning objective Z15 Community and Social Infrastructure and in particular, the applicant will need to adequately justify how the

proposed residential and commercial development on the Z15 lands is subordinate in scale to St Vincent's Hospital.

2. Dublin City Development Plan 2022-2028

a. QHSN40 – Built to Rent Accommodation

Provide justification for how the proposal shall meet the criteria set out in QQHSN40, particularly in relation to requirements to facilitate the provision of Build to Rent Accommodation in the following specific locations

- Within 500 metre walking distance of significant employment locations,
- Within 500 metres of major public transport interchanges (e.g. Connolly Station, Tara Street Station and Heuston Station), and
- Within identified Strategic Development Regenerations Areas.

b. All schemes currently operating as BTR within 1km should also be included in the report submitted regardless of whether the proposal description at planning stage indicated use as BTR . i.e. Griffith Woods (ABP-306836-20 & subsequent applications). For the avoidance of doubt, the 1km radius should be measured from the periphery of the site, rather than a centre point within the site.

c. QHSNO11 – Universal Design

The relevant apartments shall be designed to be adaptable, rather than being capable of being adapted. The criteria set out within QHSNO11 does not extend to the design of the lift cores.

d. CU025 – SDRAs and Large Scale Developments

The Social and Community Infrastructure Audit/Assessment should include the total site in measurements. The childcare facility should not contribute to the overall provision. More weight should be given to the overall proposals within the site including the refurbishment of existing buildings and the provision of a new hospital facility that would on balance provide a wider planning gain across the site towards meeting CU025.

3. Design Strategy and Height

a. In order to justify the heights and densities proposed and to demonstrate that the proposed 'central park' will function as a public open space, it will be critical to demonstrate that the pedestrian routes and connectivity through the site will be delivered as part of the proposed development. In order to ensure the Planning Authority's support of the scheme in this regard, the application shall be accompanied by legally binding documentation assuring the deliverability of the pedestrian connections onto Grace Park Wood, Griffith Court and Lomond Avenue within Phase 1 of the proposed development. It is preferable that such connections are included within the application site area.

b. Justification for the increase in the number of storeys to Blocks A, B, C, J, the northern section of Block F and the central corner of Block DE from earlier pre application consultations with consideration given to the sensitive location of some of these blocks to existing neighbouring residential development.

c. Provide a report which sets out measures to maximise future occupants' private amenity by minimising reciprocal potential overlooking between unit's balconies and window where the blocks' elevations are in close proximity to each other – such as considering applying: high screens to the sides of projecting balconies; directional overlooking

treatments; opaque glazing to balconies, opaque glazing and/high level windows to unit's secondary opes (while still allowing sufficient access to daylight to best practice recommendations); mismatching directly opposing opes (hit & miss) where active windows are at close quarters with each other.

4. Residential Amenity

- a. Demonstration that neighbouring amenity is not unduly affected in terms of overlooking or overbearing impact particularly to the north of the site and to the southwest of the site. That the proposal accords with Section 15.9.18 'Overlooking and Overbearance'.
- b. A detailed daylight and sunlight assessment of the proposed development in accordance with the relevant Guidelines- set out in Appendix 16 of the Dublin City Development Plan 2022-2028

5. Conservation

The Conservation Section has had considerable engagement with the applicant as part of the inter-Departmental pre-application process, which included an inspection of the lands. In addition, there was a Conservation Meeting on the 9th February which included detailed feedback to the applicant team. There followed a S.247 Meeting on the 24th May at which a number of issues were raised including:

- 1) Retain as much historic fabric as possible.
- 2) Provide a better understanding and methodology for relocation of gate piers.
- 3) Existing historic features to be retained in their existing location as much as possible. Any item proposed for relocation must be justified.
- 4) Demolition of St Theresa's and the Freeman wing accepted on balance to provide for east/west movement and having regard to the number of historic buildings to be retained.
- 5) Salvage strategy required for demolitions.

In terms of the information now received, it is the opinion of the Section that this would be adequate to make a planning application, subject to

- adherence to 1-4 above (the salvage strategy has been submitted),
- new buildings adjacent to the protected structures are subordinate in height/scale (below eaves of the PS),
- retention of as many mature trees on the grounds and especially along the main avenue, which (in combination) contribute to the setting of the protected structures, and
- ensuring that car parking provision is limited and appropriately landscaped in the vicinity of the protected structures.

6. Open Space and Biodiversity

- a. Arboriculture: 273 trees recorded with 123 proposed removed or 44% loss due to development, which is not insignificant considering the quality and maturity of trees on this site.
- b. Veteran trees shall be highlighted on arboricultural plans. Compensatory tree planting is noted at 410 trees and this will create a new generation of planting. Tree protection during any permitted development would be a priority and a tree bond would also be applied.
- c. Richmond House Avenue: The proposed removal of one half of the tree avenue is not satisfactory, the access arrangements and car parking proposals should be amended for their retention.

- d. Biodiversity: An NIS is to be prepared and submitted. No invasive species are noted . A bat survey is required to be submitted, in particular this will include a survey for roosting sites in buildings to be demolished.
- e. Public open space/ communal open space – area requirements are met. POS is a 'campus' style provision and it will be important to ensure the public are welcomed to it and wayfinding is provided. Clarity will be required to ensure privacy/security of Communal Open Space adjacent. Active recreation provision is important within the open spaces. Public Open Space will not be taken in charge.
- f. Green roofs- a green roof plan shall be submitted- note new development plan requirements.
- g. A Biodiversity Enhancement Plan shall be submitted.

7. Drainage

- a. The Drainage Division has previously met with OCSC consulting Engineers prior to submission, circa mid October 2022.
- b. The Drainage Division are generally satisfied with the submission received.
- c. Flood Risk Assessment
The Drainage Division has received a Flood Risk Assessment and note that the Developer has assessed the potential for flooding within the site and have mitigated against the same.
- d. The Drainage Division notes that there is Historical Flooding on the adjacent hospital Lands, and has specifically requested that the Developer review this against potential effects on the proposed development and propose any mitigation that may be required.
- e. Surface Water Management Proposal

The Drainage Division notes that the proposal outlines a minimum area of 70% green roof coverage, blue podium, intensive landscaping integrated with drainage, pervious paving and filter drains. Along with rain gardens infiltration basins and flow control devices which lead to an Attenuation tanks that permits site infiltration. The Drainage Division is satisfied with the proposal and the provision of SUDS for the development in the management of Surface Water and is satisfied that it is broadly in compliance with the new policies and objectives of the new Development Plan
- f. The Drainage Division is satisfied with the proposed Discharge Rate of Q Bar 3l/s/ha as proposed by the Surface Water management plan.
- g. The Drainage Division notes that there is a Public Surface Water Sewer (525 Dia/ 600 Dia) running through the site, alongside a 325 dia Foul Sewer. The Drainage Division requests that the Developer be clear on the proposed wayleave route and width, and that it takes cognisance of the pipe size, location and site constraints.
- h. Basement Impact Assessment
The Applicant has submitted a Basement Impact Assessment, in line with the new Development Plan requirements. The Drainage Division notes that the Applicant has outlined a number of mitigation measures to be implemented against the construction of the proposed basement, which will be required to be implemented in full as part of the constructed Development

The Drainage Division are satisfied that the above comments can be addressed by the Developer prior to submission of the application, and as such are satisfied that the application will be broadly in compliance with the requirements of the new Development Plan in relation to Surface Water Management requirements.

8. Traffic and Transportation Issues

- a. Internal Access and Works to Public Road requires review:
 - i. A Stage 1 Road Safety Audit should be provided which examines the proposed access roads within the development, any impact with the public road (Richmond Road), servicing/drop off locations, surface level parking, internal junctions and any other applicable element of the proposal which has an impact on the roadway .
 - ii. Provide clarity and detailed drawings on the extent of works to be undertaken on the public road is needed as a letter of consent for works undertaken on DCC lands may be required from DCC. The applicant is advised to liaise with DCC Transportation Planning Division in advance of submission of the LRD application.
 - iii. All internal road proposals should demonstrate compliance with DMURS.
 - iv. All access proposals require to be fully auto tracked. Auto tracking of access proposals e.g. cars, refuse, emergency, substation, deliveries etc. is required including junctions, turning areas, parking spaces and laybys and turning circles proposed.
- b. Pedestrian Connectivity
 - i. A letter of consent from the landowner to include the provision of the connection to the Grace Park woods development should be provided as part of the final application.
- c. Car parking provision requires review:
 - i. No details are provided with regards to the management of the car parking spaces for the hospital and the BTR and other apartments with no details given. Submit a Car Parking Management Plan, in particular with details on how car parking will be managed for the commercial elements on the site and how the set down/drop off areas and time constraints will be managed.
 - ii. Justification for the quantum of car parking provided for the mental health facility is required as the quantum exceeds the maximum permissible under the Development Plan.
 - iii. It is noted that 20 no. car share spaces are mentioned in the Operational Management Plan (Go Car referenced) however there is no reference to this in the TIA and MMP. Further clarification on the car share should be provided. There are concerns about the realistic viability of a service provider being able to ensure 20 no. vehicles are available on site upon occupation. A Phasing Strategy for the delivery of car share vehicles should be provided in tandem with the overall phasing schedule of the development of the entire site.
 - iv. The Mobility Management Plan refers to a Mobility Hub, details of this and its location should be included in application.
 - v. Pedestrian priority should be provided across the site. Measures including contrasting materials, signing, and road marking, etc. should be incorporated to ensure that vehicles entering/leaving the development are aware that pedestrians/cyclists have priority across the site and that vehicles must yield right-of-way.
 - vi. All car parking spaces should be provided on a site layout plan where the various uses are colour coded/numbered to differentiate between the areas for drop off/set down, mental health facility uses as well as the accessible parking and EV parking spaces.
- d. Cycle parking proposals requires review.
 - i. Details on how cyclists are to access the cycle stores at basement level should be clearly delineated/identified. If access is via the basement entrance along with other vehicles, additional user safety measures should be demonstrated including

- demarcated pedestrian/cyclist route, surface marking/signage, lighting and height clearance to avoid vehicular and pedestrian conflict.
 - ii. Detailed drawings of the bicycle stores to be provided outlining type and quantum per store/area, ensuring functionality and ease of access, including the type of bicycle stands proposed and distance between each stand. Ensure bicycle stores are located at the most convenient areas close to stairs/lifts in the basement area. Ensure the access doors to these stores are appropriately located.
 - iii. Revised site layout clearly delineating the location of all visitor bicycle parking,
 - iv. More sustainable options for cycle parking should be provided e.g. non-standard bikes, cargo bikes, electric bicycle charging stations.
 - v. Details on how bicycle stores are to be managed should be provided i.e. with access to certain areas for residents in the basement level.
 - vi. Details on the proposed bike sharing facility referred to in the Operational Management Plan and its location.
 - vii. Showers and changing facilities for the commercial use buildings should be provided.
- e. Servicing and Operations requires review:
- i. All locations of all bin stores and bin staging locations should be outlined.
 - ii. Details on how waste will be transferred from storage areas to collection areas to be outlined.
 - iii. A Servicing and Operations management plan should be submitted with any forthcoming LRD application and should include details of all anticipated servicing and operational requirements for the residential and commercial components of the development, including set down location for servicing and delivery vehicles.
- f. Drawings
- Additional details and clarity is needed on some of the drawings submitted:
- i. Drop-off and collection bays at surface level need to be clearly shown for all servicing and other deliveries.
 - ii. Autotrack drawings for the internal road layout to ensure that all vehicles and in particular service vehicles can access the areas and turn in the designated areas. It is noted that a number of surface level car parking spaces appear to have limited turning circles should a vehicle be parked in a nearby bay. An example of a location is between Block A and Block B where 2 no. accessibility bays are provided. No swept path analysis is provided for the basement level car park.
- g. The applicant is requested to outline any lands for Taking in Charge by Dublin City Council.

9. Archaeology

Whilst these comments are not required to be addressed within the final LRD application documentation and can be conditioned to any potential grant of permission, they are noted here for the applicant's attention.

Archaeological Assessment (prior to construction)

The developer shall comply with the following archaeological requirements:

- a. No construction or site preparation work other than demolition work, may be carried out on the site until all archaeological requirements of the Planning Authority are complied with.

- b. The project shall have an archaeological assessment of the site of all proposed building carried out as soon as possible and before any construction work commences.

The assessment shall include testing in accordance with Section 3.6 of the *Framework and Principles for the Protection of the Archaeological Heritage* (1999) and prepared by a qualified archaeologist. It shall address the following issues:

- i The archaeological and historical background of the site.
- ii The nature, extent and location of archaeological material on site.
- iii The impact of the proposed development on such archaeological material.

Where archaeological material is shown to be present, a detailed Impact statement shall be prepared by the archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. The assessment shall be prepared on the basis of site inspection, a comprehensive desktop study and trial trenches excavated on the site by the archaeologist. The trial trenches shall be excavated to the top of the archaeological deposits only. The report containing the assessment shall include adequate ground-plan and cross-sectional drawings of the site, and of the proposed development, with the location and levels (corrected to Ordnance Datum) of all trial trenches and/or bore holes clearly indicated. No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist retained by the project to carry out the assessment shall consult with the City Archaeologist in advance regarding the procedure to be adopted in the assessment.

- c. A written report containing the results of the archaeological assessment shall be forwarded on completion to the City Archaeologist. The City Council (in consultation with the National Monuments Service DHLGH) shall determine the further archaeological resolution of the site, including if necessary, archaeological excavation or the preservation in situ of archaeological remains). Before any construction work commences, the developer shall comply in full with any further archaeological requirements (including if necessary archaeological excavation or the preservation in situ of archaeological remains). Where preservation in situ is required, this may negate the facilitation of all or part of the basement. In the event of all or part of the basement being omitted from the development, prior to any construction, the developer shall first agree the foundation layout with the City Archaeologist (in consultation with the National Monuments Service).
- d. Where archaeological material is identified, the developer shall submit an archaeological mitigation strategy and a detailed method statement for written agreement with the planning authority. The agreed archaeological mitigation shall take place under Section 26 licence prior to the commencement of development. The developer shall make provision for excavation, post excavation, interpretation and publication of the results. A preliminary report detailing the findings of the agreed resolution shall be submitted to the planning authority within four weeks of the licence expiry and a full and final report shall be submitted to the planning authority within 1 year of the licence expiry date.

Please Note:

Under section 32E of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021, neither the taking place of an LRD meeting nor the provision of an LRD opinion shall prejudice the performance by the planning authority of its functions under this Act or any

regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Mary Conway,
Deputy City Planner