

## DUBLIN CITY COUNCIL

### SITE NOTICE

#### Notice of Large-scale Residential Development (LRD)

##### Application to Dublin City Council

We, St. Vincent's Hospital Fairview, intend to apply for a **ten year planning permission** for a Large-scale Residential Development (LRD) at 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.

In summary, the proposed development will consist of the redevelopment of the site to provide for a new hospital building, providing mental health services, provision of 9 no. residential buildings (Blocks A, B, C, D-E, F, G, H, J, and L), community facilities, and public open space. The proposed building heights range from 2 to 13 storeys. The residential development includes a total of 811 no. residential units, including 494 no. standard design apartments (SDA) and 317 no. Build to Rent (BTR) apartments, with a mix of 18 no. studio units, 387 no. 1 bed units, 349 no. 2 bed units and 57 no. 3 bed units. The development includes the partial demolition and change of use, including associated alterations, of the existing hospital building (part protected structure under RPS Ref.: 2032), to provide residential amenity areas, a gym, a café, co-working space, a community library, a childcare facility, and a community hall (referred to as Block K). The development also includes additional residential amenities and facilities, a retail unit and a café. The proposed development includes for the demolition of existing structures on site, including extensions of and buildings within the curtilage of the existing hospital buildings under RPS Ref.: 2032, and other existing buildings and ancillary structures on the site; and the change of use, refurbishment and alterations of a number of buildings and protected structures on the site including Brooklawn (RPS Ref.: 8789), Richmond House (RPS Ref.: 8788), the Laundry building and Rose Cottage.

The detailed description of the development is as follows:

- The construction of a new part two and part three storey hospital building, providing mental health services (with a total gross floor area (GFA) of 7,188 sq.m), accommodating 73 no. beds, and including treatment/consultation rooms, education rooms, reception, family visitation and resource areas, therapy areas, multifaith rooms, staff and visitor canteen/café, staff offices, back of house areas including changing facilities, public and staff circulation areas, plant rooms and zones, and related servicing areas. The hospital includes 2 no. courtyards at ground floor level, a terrace at first floor level, and open space adjacent to the building to be used by patients and staff. A total of 76 no. car parking spaces (including 39 no. EV charging spaces), 50 no. bicycle spaces and 4 no. motorcycle spaces are proposed for the new hospital. A facilities management building, with a GFA of 149 sq.m, is located northwest of the new hospital building and will accommodate a generator area, a disposal hold area, an ESB substation, a MV switch room, a LV off loader room and a plant area.
- Richmond House and associated structures (RPS Ref.: 8788) will be refurbished for hospital administration use, with a GFA of 397 sq.m, and the proposed refurbishment works include the removal of an external staircase and balcony, removal of some internal walls, internal renovations, repair of the facades, repair and renewal of rainwater goods, and all associated conservations works.
- Brooklawn (RPS Ref.: 8789) will be refurbished for hospital administration use, with a GFA of 301 sq.m, and the proposed refurbishment works include the removal of an external staircase, replacement of rooflights, removal of some internal walls, internal renovations, repair of the facades, repair and renewal of rainwater goods, and all associated conservations works.
- Rose Cottage will be refurbished and extended for hospital administration use, with a GFA of 161 sq.m, and the proposed refurbishment works include the removal of a single storey extension, provision of a single storey extension to the southeast, and all associated works.
- The Laundry building will be refurbished for hospital administration use, with a GFA of 135 sq.m, and the proposed works include the demolition of the adjacent electric hub building to the north, the adjoining structures to the south of the building, and the refurbishment of the building including replacement rooflights and door and window opens, and all associated conservations works.
- The Gate Lodge building will remain in residential use, to be used by visiting members of staff to the new hospital.
- The new hospital, associated buildings and grounds (as described above), are proposed on a hospital site of c. 2.67 ha.
- The proposal includes the demolition of existing structures on site with a GFA of 5,872 sq.m, including the (1) westernmost range of the hospital building, which includes St. Teresa's and the Freeman Wing, (2) extensions to the south and north of the main hospital building, including the conservatory extension, toilet block extension, an external corridor, toilet core, lift core, and stair core (which are all part of / within the curtilage of RPS Ref.: 2032), (3) hospital buildings and outbuildings located to the north of the existing main hospital building, (4) St. Joseph's Adolescent School building located in the southeast of the site, (5) Crannog Day Hospital building located in the southwest of the site, and (6) extensions to the Laundry building and Rose Cottage.
- The change of use, refurbishment, alterations, and extensions, to the existing St. Vincent's Hospital buildings, part protected structures under RPS Ref.: 2032 (referred to as Block K), from lower ground to third floor level to provide for a mixed use building including community facilities, commercial uses, and residential amenities and facilities. The building will be separated into 4 no. parts (Block K1, K2, K3 and K4). Block K1 includes a gym at ground and first floor levels and residential amenities and facilities at second and third floor levels. Block K2 includes a café and a community library at ground floor level and co-working spaces at first, second and third floor levels. Block K3 includes a childcare facility over three levels at lower ground, ground and first floor level, and Block K4 is proposed as a community hall. The alterations to the existing buildings to facilitate the change of use

includes the removal of external walls, a stair core, external elements to the northern and southern façade, internal walls, windows and doors, new rainwater goods, associated repairs and alterations, the construction of a new lift and stair core for Block K1, K2 and K3, and all associated conservation works. A part one to part four storey building is proposed as an extension to the western end of Block K (referred to as Block J and which is described below).

- Block A is a part two to part seven storey building comprising a 2 storey retail unit at ground and first floor levels and a total of 58 no. standard design apartment (SDA) units from ground to sixth floor level with 7 no. studio units, 27 no. 1 bed units, 18 no. 2 bed units, and 6 no. 3 bed units. Private balconies / terraces for the apartments are provided on the east, south and west elevations.
- Block B is an eight storey building comprising 86 no. SDA units with 54 no. 1 bed units, 23 no. 2 bed units, and 9 no. 3 bed units. Private balconies / terraces for the apartments are provided on the west and east elevations.
- Block C is a part six to part seven storey building, above a lower ground floor / basement level, comprising 82 no. SDA units with 40 no. 1 bed units and 42 no. 2 bed units, with a residential amenity area at ground floor level. A communal roof terrace is proposed at sixth floor level. Private balconies / terraces for the apartments are provided on the west, east, and south elevations.
- Block D-E is a part five to part thirteen storey building, above basement level, comprising 199 no. Build-to-Rent (BTR) units with 7 no. studio units, 88 no. 1 bed units, and 104 no. 2 bed units. Residential amenity and facility areas are proposed at ground, sixth, and twelfth floor levels. Five communal roof terraces are proposed, one terrace at fifth floor level, two terraces at sixth floor level, one terrace at ninth floor level, and one terrace at twelfth floor level. Private balconies / terraces for the apartments are provided on the west, east, north and south elevations.
- Block F is a part four to part nine storey building, above basement level, comprising a café/restaurant and residential amenity area at ground floor level and 118 no. BTR units with 1 no. studio unit, 63 no. 1 bed units, 46 no. 2 bed units, and 8 no. 3 bed units. Private balconies / terraces for the apartments are provided on the west, east, south and north elevations.
- Block G is a part four to part nine storey building comprising 139 no. SDA units with 1 no. studio unit, 71 no. 1 bed units, 54 no. 2 bed units and 13 no. 3 bed units, with a residential amenity area at ground floor level. Private balconies / terraces for the apartments are provided on the west, east, south, and north elevations.
- Block H is a five storey building comprising 30 no. SDA units with 1 no. studio unit, 10 no. 1 bed units, 14 no. 2 bed units and 5 no. 3 bed units. Private balconies / terraces for the apartments are provided on the west, east, south, and north elevations.
- Block J is a four storey building, which is an extension to Block K (St. Vincent's Hospital building- RPS Ref.: 2032), comprising 13 no. SDA units with 6 no. 1 beds and 7 no. 2 beds, and residential amenities and facilities at ground floor level. Private balconies / terraces for the apartments are provided on the north, west and south elevations.
- Block L is a part four to part six storey building comprising 86 no. SDA units with 1 no. studio unit, 28 no. 1 bed units, 41 no. 2 bed units and 16 no. 3 bed units. Private balconies / terraces for the apartments are provided on the north, east, south, and west elevations.
- A proposed basement / lower ground floor level is located below and accessed via Blocks C, D-E and F, and includes a total of 240 no. car parking spaces allocated for the residential development (including 6 no. accessible spaces, 7 no. car share spaces and 120 no. EV charging spaces), 9 no. bicycle stores providing a total of 947 no. cycle spaces (including cargo bikes and electric bikes), 13 no. motorcycle spaces, 15 no. storage units, bin storage areas, an ESB substation and switchroom, various plant rooms and lift and stair cores.
- A total of 16 no. car parking spaces and 817 no. bicycle spaces are proposed at surface level for the proposed residential, commercial, and community uses.
- Access to the new hospital and associated grounds is provided from Richmond Road and Convent Avenue, with separate internal access points. A separate vehicular access to the residential development is provided from Richmond Road. The development includes a proposed pedestrian / cycle connection to Griffith Court, requiring alterations to the service yard of the Fairview Community Unit, pedestrian / cycle connections to the Fairview Community Unit campus to the north (providing an onward connection to Griffith Court), a pedestrian / cycle connection to Grace Park Wood, and makes provision internally within the site for a potential future connection to Lomond Avenue / Inverness Road.
- The proposal includes public open space, including allotments, children's play areas, a central park, a linear park and an entrance plaza, with a set down area at Richmond Road, and communal open space at surface level.
- The proposed development includes an enclosed heat pump area located to the south of Block D-E and west of Block C, and 6 no. ESB substations in Blocks A, B, C, D-E, F, and G.
- The proposal also includes provision of internal access roads, pedestrian and cycle infrastructure, associated set down areas, bin and bike stores, alterations to existing landscape features, landscaping, boundary treatments, lighting, telecommunications infrastructure at roof level of Block B, green roofs, lift overruns and plant at roof level, site services, including a watermain connection / upgrade via Griffith Court, Philipsburgh Avenue and Griffith Avenue, site clearance, and all associated site works.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared for the development and accompany the planning application.

The planning application, together with the Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS), may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, during its public opening hours (9.00am – 4:30pm). The application may also be inspected online at the following website set up by the applicant: [www.stvincentshospitalLRD.ie](http://www.stvincentshospitalLRD.ie)

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:  (Agent)

**Agents Address: John Spain Associates, 39 Fitzwilliam Place, Dublin 2**

**Date of erection of site notice: 29/03/2023**

**Dublin City Council Website: [www.dublincity.ie](http://www.dublincity.ie)**