



PLANNING APPLICATION FORM – Part 1

For Office use only		Plan No:	
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Receipt No.			
Amount	€		

PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED

1. Type of application:

Permission ☒

Outline Permission ☐

Retention Permission ☐

Permission on foot of Outline Permission ☐

Place X in appropriate box.

Where permission on foot of outline permission is being applied for,
quote outline permission Plan No.

2. Postal address of site or building: (if none, give description sufficient to identify):

St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3 (see Question 2 of LRD Form 19 – Supplementary Information for further details on the location of the application site)

3. Full Name of applicant (not agent), [Please note initials are not acceptable]

St. Vincent's Hospital Fairview

Address to be supplied at the end of this form (Question 27)

4. Where the applicant is a company registered under the Companies Acts 1963–1999, please state the following:

Registered address of Company: **Convent Avenue, Richmond Road, Fairview, Dublin 3**

Registered Number of Company: **507837**

Names of Company Directors: **David Powell, Conor Hannaway, Mel Bates, Eileen Dunne, Edward Byrne, Eugene Curran, Nuala Dolan**

5. Person/Agent acting on behalf of the Applicant (if any)

John Spain Associates

Address to be supplied at the end of this form (Question 28)

6. Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.
(This should correspond with the wording of the newspaper and site notice.)

Please see attachment

7. (a). State applicant's legal interest or estate in site
(i.e. freehold, leasehold, etc.):

Owner and Other

- (b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

The applicant owns the majority of the application lands, i.e. 8.71 ha of the land within the overall red line application site area.

A portion of the land within the application site boundary, measuring 0.0167 ha, is included to provide for a pedestrian / cycle connection to Grace Park Wood and is owned by Targeted Investment Opportunities ICAV, 25-28 North Wall Quay, Dublin 1. A letter of consent from Targeted Investment Opportunities ICAV is appended to this application form.

A section of the public road and footpaths on Richmond Road, Griffith Court, Philipsburgh Avenue and Griffith Avenue is included within the application site boundary in order to provide for watermain service connections underneath the public road (works to be completed by or on behalf of Irish Water) and associated services (by the applicant / others). The section of public road included within the application site boundary is within the charge of Dublin City Council. A letter of consent from Dublin City Council, Environment and Transportation Department, Civic Offices, Wood Quay, Dublin 8, is appended to this application form.

** If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2226188)*

8. In the case of CURRENT buildings to be retained on site, please state:

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m ²)	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m ²)
St. Vincent's Hospital (RPS Ref.: 2032)	4 storeys	Hospital providing mental health services	3,976	Residential amenity Gym Café Co-working space Community library Childcare facility Community Hall (floor area includes some new extensions to protected structure)	711 1,459 160 817 163 730 243

Richmond House (RPS Ref.: 8788)	2 storeys	Hospital Administration Accommodation (Vacant)	397	Hospital Administration / Ancillary Uses for the new hospital	397
Brooklawn (RPS Ref.: 8789)	3 storeys	Hospital Administration Accommodation (Vacant)	301	Hospital Administration / Ancillary Uses for the new hospital	301
Laundry Building	1 storey	Hospital Administration Accommodation (Vacant)	135	Hospital Administration / Ancillary Uses for the new hospital	135
The Gate Lodge	2 storeys	Residential (Vacant)	80	Residential use by visiting members of staff to the new hospital	80
Rose Cottage	2 storeys	Hospital Administration Accommodation (Vacant)	161	Hospital Administration / Ancillary Uses for the new hospital	161

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house* or part thereof?

No

(Demolition proposed but does not include a habitable house)

- (ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership?

No

- (iii) In the case of a habitable house* please state if occupied and give details of occupancy:

*A "habitable house" is a building or part of a building which

- (a) is used as a dwelling or
(b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, or
(c) was provided for use as a dwelling but has not been occupied

This application includes documentation which provides a justification for the demolition of structures on site which are considered to form part of the protected structure and / or located within the curtilage of the protected structures, in order to allow the Planning Authority to assess such proposals in the context of Section 57(10)(b) of the Act.

10. In all types of development, please state:

(a) Total site area

94,618 m²

(b) Floor area* of buildings proposed to be retained within site

5,050 m²

(c) Floor area* of new buildings proposed within development

80,584 m²

(d)(i) Total floor area* of proposed development (i.e. new and retained)

85,634 m²

(ii) In the case of existing residential extensions, exempt or not, please state floor area

N/A m²

(e) Floor area* of buildings to be demolished

5,872 m²

(f) Total Non-Residential floor area*

13,188 m²

The above information is based on STW's HQA and Schedule of Areas document and confirmed by STW. (Total floor areas above exclude basement area of 9,682 sq.m)

(g) Proposed plot ratio

0.985*

(h) Proposed site coverage

21.6%*

*Calculated on net site area (land within the ownership of the applicant) of 8.71 ha

11. If the proposal involves the provision of Child Care/Crèche facilities please state:

No. child care spaces

77

Total floor area*

730 m²

12. In the case of residential developments please provide:

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type. **Please refer to HQA and Area Schedule Statement prepared by STW for further details**

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses								
Apartments	18		387	349	57			811
No. of carparking spaces to be provided	247 no. parking spaces allocated for residential development.							247

(b). Total net floor area**

53,055 sq.m

(c). Total gross floor area*

70,671 sq.m
(excluding amenities)

* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

**Gross floor area minus common circulation areas

13. In the case of mixed development (e.g. Residential, Commercial, Industrial etc.), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross Floor area in m ²
Residential (including residential amenity areas (excludes basement area of 9,682 sq.m))	72,446 sq.m
New Hospital (including re-use of existing buildings)	8,411 sq.m
Community Facilities:	406
• Community Hall	243
• Community Library	163
Commercial:	4,371 sq.m
• Café	160
• Co-working	817
• Gym	1,459
• Childcare Facility	730
• Retail (Block A+F)	898
• Cores (extension to Block K)	307

14. Fee Payable

€80,000

Basis of calculation:

€130 per housing unit X 811 no. apartments = €105,430
€7.20 X 13,188 sq.m (8,411 sq.m hospital + 4,371 sq.m commercial uses + 406 sq.m community uses) = €94,953.60
€10,000 for submission of EIAR
€10,000 for submission of NIS
Maximum fee applies - €80,000

Please see attached EFT Payment Receipt

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 (as amended) must be submitted.

Classes of fees are set out in Explanatory Notes

15. Approved newspaper in which notice was published

Irish Daily Mail

Date of publication

29/03/2023

Date of erection of site notice(s)

29/03/2023

16. SOCIAL AND AFFORDABLE HOUSING

Please tick appropriate box.

YES

NO

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies?

X

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including, for example,

- (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
- (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act"

If the answer to the above is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended), a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been

Please find attached Part V pack including DCC Part V Validation Letter, STW Part V Brochure, Estimate of Costs prepared by Mitchell McDermott, and JSA Part V cover letter.

decided, a copy of the application should be submitted).

If the answer to the above question is “no” by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended), details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.

17. (i) Does the development involve a **PROTECTED STRUCTURE (and/or its curtilage)** or a **proposed PROTECTED STRUCTURE (and/or its curtilage)**?

Yes

X

No

Place X in appropriate box

(If **yes**, the newspaper and site notice must indicate this fact).

(ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?

Yes

X

No

Place X in appropriate box

18 (a). Are you aware of any valid planning applications previously made in respect of this land/structure

Yes

X

No

Place X in appropriate box

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
Please see attachment	

If a valid planning application has been made in respect of this land or structure in the six months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 (as amended).

Yellow site notices are provided given the overlap of the application site boundary along the Richmond Road frontage with the red line application site boundary for the Leyden's LRD application under Reg. Ref.: LRD6006/23-S3 and also a portion of the land within Grace Park Wood residential development which is subject to a current application under Reg. Reg.: 5386/22. This approach is consistent with Article 19(4) of the Planning and Development Regulations 2001-2022 which states that “Where a valid planning application is made in respect of any land or structure, and a subsequent application is made within 6 months from the date of making the first mentioned application in respect of land substantially consisting of the site or part of the site to which the first mentioned application related, in lieu of the requirements of sub-article (1)(b), the site notice for the subsequent application shall be inscribed or printed in indelible ink on a yellow background and affixed on rigid, durable material and be secured against damage from bad weather and other causes.”

(This approach was discussed with Patricia Hennessy, Planning, prior to lodgement)

(b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes

X

No

Place X in appropriate box

If **yes**, please state An Bord Pleanála Reference No.:

19. DEVELOPMENT DETAILS

Please tick appropriate box	YES	NO
Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994?	X There is one recorded monument within the proposed development area (DU018-017). Please refer to Chapter 12-Archaeology and Cultural Heritage of the EIAR for further details	
Does the proposed development require the preparation of an Environmental Impact Statement? <i>(If yes, the newspaper and site notice must indicate this fact).</i>	X	
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Do the Major Accident Regulations apply to the proposed development?		X
Is the site within a zone of archaeological interest?	X (See above)	
Does the application relate to a development in a Strategic Development Zone? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X

20. SITE HISTORY

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [X] No []

If yes, please give details e.g. year, extent. **The OCSC response outlines there is evidence of historical flooding on the adjacent hospital lands in October 2011. Please refer to Section 4.5 Historical flooding of OCSC's Site Specific Flood Risk Assessment for further details.**

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [X]

If yes, please give details.

21. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes

No **X**

Place X in appropriate box

If **yes**, please give details:

22. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000 (as amended)** taken place in respect of this application?

Yes

X

No

Place X in appropriate box

If **yes**, please state date of meeting

- 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)
- 24th May 2022

LRD Meeting 18/11/22 (see supplementary form)

NOTE: You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

23. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes

No

X

Place X in appropriate box

The communal and public open space will be managed by the Management Company for the proposed development. The publicly owned lands included in the application site boundary, in order to provide for service 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 lands are in separate ownership. Please see letter of consent attached.

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.

24. Proposed Source of Water Supply

Existing connection [] New mains connection [**X**] Private well []

Use of grey or recycled water []

Other (please specify) _____

For non domestic developments

Proposed daily flow in cubic metres **7.09** cm/d

Proposed peak flow in litres/second **35.47** l/s

- Hospital: Potable water Average daily demand- 0.65 l/s (56.25m3). Peak daily demand – 3.25 l/s
- Residential and Commercial: Potable water Average daily demand- 6.44 l/s (556.875 m3). Peak daily demand – 32.22 l/s

25. Proposed Drainage System

All items on the "Drainage Requirements for Planning Applications" sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).

The Drainage submission should also include

- (a) Detailed Drainage Drawings for the proposed development
- (b) The Public Drainage records sheet for the site
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

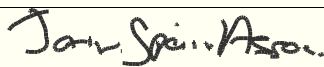
Please refer to Engineering Services Report and drainage drawings prepared by OCSC submitted with the application for further details.

26. Name & Address of person or firm responsible for preparation of drawings:

Paul Barry, Scott Tallon Walker, 19/20 Merrion Square N, Dublin, D02 VR80

I, the undersigned, 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 Planning and Development Act 2000 (as amended) and the Regulations made thereunder.

Signature of applicant
(or his/her agent)



Date

31/03/2023

CONTACT DETAILS

PLANNING APPLICATION FORM – Part 2

IMPORTANT: Part 2 of the application form must always be submitted on a completely separate page as this information will not form part of the public file.

27. Applicant Address/Contact Details:

Address (Please note that a c/o address is not acceptable):

Eoin Culliton - Acting CEO

**St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview,
Dublin 3**

- Email Address: **ceo@svhf.ie**

Telephone No. (optional) :

28. Agent's (if any) Address/Contact Details:

Address: **John Spain Associates, 39 Fitzwilliam Place, Dublin 2, D02 ND61**

Email Address: pturley@johnspainassociates.com

Telephone No. (optional): **01 6625803** Fax No. (optional): _____

Should all correspondence be sent to the agent's address (where applicable)?

Please tick appropriate box. (Please note that if the answer 'No', all correspondence will be sent to the applicant's address).

Yes [**X**] No []

29. Reimbursement of Fees:

In the event a refund of fees is required please indicate who the refund should be made payable to:

Applicant []

Agent []

Other [**X**]

Please provide details:

**SV Fairview PropCo Limited
32 Merrion Street Upper,
Dublin 2,
D02 KW80**

A contact address must be provided, whether that of the applicant or that of the agent.

Q. 6 – Description of Development

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, multifunction 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 opes, 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.

Q. 18 Planning History

Applicant's Land Ownership

- Reg. Ref.: 4147/09 – 23/10/2009
- Reg. Ref.: 2183/94 – 08/12/1994
- Reg. Ref.: 2185/91 – 22/10/1991

Adjacent Lands included in the red line

- Reg. Ref.: LRD6006/23-S3
- Reg. Ref.: 5386/22

See Section 3 of JSA's Planning Report and Statement of Consistency for details of other planning applications in the adjoining area of relevance to the proposed development.

Other Enclosures

- Letters of consent from Targeted Investment Opportunities ICAV and Dublin City Council
- Confirmation of EFT payment of the planning application fee (€80,000)
- BTR Draft Legal Covenant

- Provision of a new part two and part three storey hospital building, providing mental health services, accommodating 73 no. beds, associated facilities, a single storey facilities management building, plant rooms and service areas, associated car and cycle parking, access roads, and open space, all on a proposed hospital site of c. 2.67 ha.
- Refurbishment and repurposing of existing buildings on site including Brooklawn (RPS Ref.: 8789), Richmond House, including chapel and outbuildings (RPS Ref.: 8788), the Laundry building and Rose Cottage for ancillary uses associated with the new hospital. The existing gate lodge building will remain in residential use and used by visiting members of staff to the new hospital.
- Change of use, refurbishment, alterations and extensions, to the existing hospital building (part protected structure under RPS Ref.: 2032), to provide residential amenity areas, a gym, a café, co-working space, a library, a childcare facility, and a community hall (referred to as Block K).
- 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 located in the southeast of the site, (5) Crannog Day Hospital located in the southwest of the site, and (6) extensions to the Old Laundry Building and Rose Cottage.
- Provision of 9 no. residential buildings (Blocks A, B, C, D-E, F, G, H, J, and L) 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). Residential amenities and facilities are proposed in Block C, D-E, J and K. A retail unit is proposed in Block A and a café in Block F. Block J is proposed as an extension of the existing hospital buildings (protected structure RPS Ref.: 2032- referred to as Block K).

- The building heights of the proposed residential blocks range from part 2 to part 13 storeys. A proposed basement / lower ground level, containing car and cycle parking and plant areas, is located below and accessed via Blocks C, D-E and F.
- 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 proposal includes communal roof terraces on Block C and Blocks D-E and private balconies / terraces for the apartments.
- The proposal also includes provision of internal access roads, car and cycle parking, pedestrian and cycle infrastructure, associated set down areas, 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. **(the Development)**.

- D. **[The Council / An Bord Pleanála]** has requested as a condition of the Grant attached in the Schedule 2 hereto that the Applicant enter a binding agreement with the Council to which the conditions of which may be attached to any grant to ensure that the Development is carried out in accordance with the Grant, once granted, and that the Build to Rent Units, comprising of **317 no. Build to Rent apartments in Blocks D-E and F** (the "**BTR Residential Units**"), remain in use as residential Build to Rent Units and imposes a requirement that the BTR Residential Units, once completed, remain owned and operated by an institutional entity and that no individual BTR Residential Unit within the Development be sold or rented separately, upon completion of the Development, for a minimum period of at least 15 (fifteen) years (the "**Term**").

NOW THEREFORE IT IS AGREED AND DECLARED as follows:

1. The application for planning permission of the Applicant dated the _____ (the plans, drawings and documents referred to therein) and the Grant, are hereby incorporated in this Agreement and shall be read and construed therewith.
2. This Agreement shall bind the Applicant and its successors in title and assigns and all persons claiming through or under it in accordance with the provisions of Section 47 of the Planning Acts.

3. In accordance with condition no. **[insert condition number]** of the Grant and in accordance with Section 47 of the Planning Acts and in accordance with Section 5.0 of the Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments published December 2020, the Developer hereby covenants and agrees with the Council to restrict and regulate the Development for the Term from the date that practical completion of the Development is certified by the Applicant's architect, or such lesser period as may be specified by any future change in applicable planning policy or guidelines as follows:
- a. the BTR Residential Units shall remain owned and operated by an Institutional Entity;
 - b. no individual BTR Residential Units may be sold separately (save to a group company of the said Institutional Entity within the definition of holding company or subsidiary company under sections 7 and 8 of the Companies Act 2014 and/or any financial institution which provides debt funding to the said Institutional Entity in respect of the Development);
 - c. no individual BTR Residential Units may be sub-let separately;
 - d. upon expiry of the Term, any of the individual BTR Residential Units may be sold individually or collectively without the need for any further planning permission; [and]
 - e. **[if necessary, any other conditions or matters to be agreed as part of the planning process]**
4. Nothing in Clause 3 of this Agreement shall prohibit:
- a. The sale of the entire Development or all BTR Residential Units to an Institutional Entity;
 - b. leasing of units in accordance with section 96(3)(b)(iva) of the Planning Acts, to satisfy the requirements of the Council under Part V of the Planning Acts; or,
 - c. the owner of BTR Residential Units from leasing individual BTR Residential Units as part of its investment in a the Development as a long term commercial rental undertaking.

Upon expiry of the Term, the Applicant shall be discharged from its obligations under this Agreement in respect of the Development. Upon the written request of the Applicant its successors or assigns, the Council shall provide an acknowledgment in writing of the satisfactory compliance by the Applicant with its obligations under this Agreement with respect to the Development.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and affixed their seals the day and year first herein written.

SCHEDULE 1

The Schedule Property

ALL THAT AND THOSE the property described [.....]

SCHEDULE 2

The Grant

[INSERT]

PRESENT when the Common Seal of **St. Vincent’s Hospital** was affixed hereto and this **DEED** was **DELIVERED**:

Director

Director / Secretary

PRESENT when the Common Seal of **DUBLIN CITY COUNCIL** was hereunto affixed and this **DEED** was **DELIVERED**:

Approved Officer

Chief Executive
Dublin City Council

Council Official
Civic Office, Wood Quay, Dublin 8



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Environment and Transportation Department,
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach
An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222046 E: transportplanning@dublincity.ie

St. Vincent's Hospital Fairview,
c/o Mr. Marko Komso,
O'Connor Sutton Cronin Consulting Engineers,
9 Prussia St,
Stoneybatter,
Dublin,
D07 KT57.

30 March 2023

Re: Letter of Consent for Large Scale Residential Development (LRD) Planning Application

Site: St Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3

To Whom It May Concern,

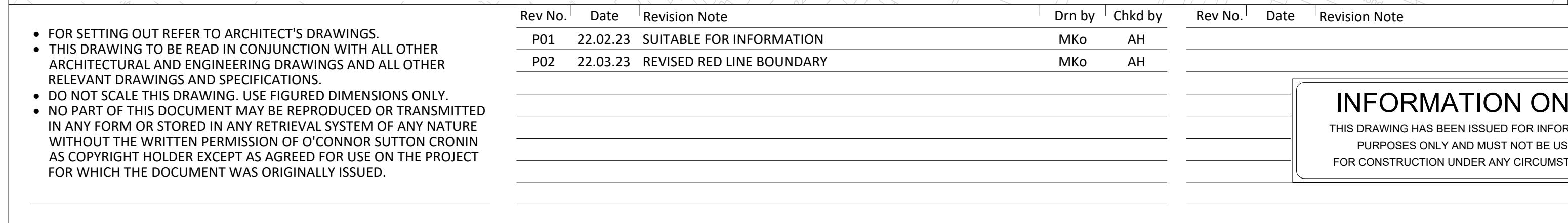
I refer to the above intended LRD planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the roadway and footpath as indicated on the attached drawing, R517-OCSC-ZZ-XX-SK-C-0008-S2-P02. The inclusion of said lands relates to the drainage strategy for the proposed development.

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,

Dermot Collins
Executive Manager





Targeted Investment Opportunities ICAV
25-28 North Wall Quay
IFSC
Dublin 1

An umbrella fund with segregated liability between sub-funds

Dublin City Council,
Planning Department,
Civic Offices,
Wood Quay,
Dublin 8.

31st January 2023

RE: PROPOSED DEVELOPMENT CONSISTING OF A NEW MENTAL HEALTH FACILITY BUILDING, 811 NO. RESIDENTIAL UNITS (494 NO. STANDARD DESIGNED APARTMENTS AND 317 NO. BUILD TO RENT APARTMENTS) AND ASSOCIATED DEVELOPMENT AT ST. VINCENT'S HOSPITAL, RICHMOND ROAD AND CONVENT AVENUE, FAIRVIEW, DUBLIN 3

To whom it concerns,

Targeted Investment Opportunities ICAV acting solely in respect of its GPR sub-fund developed the Grace Park Woods residential scheme in Drumcondra and is the owner of the open space at this location.

We confirm that the Public Open Space at the front of the Grace Park Woods development is currently in the process of being prepared for Taking In Charge by Dublin City Council. Thereafter it will be in public ownership.

At Planning Application stage it was indicated that potential future connectivity to the Southern Lands (St Vincents) was contemplated and was indicated in our Design Statement.

I confirm that Targeted Investment Opportunities ICAV acting solely in respect of its GPR sub-fund, 25-28 North Wall Quay, Dublin 1, as the owner of part of the lands to which the application site relates (identified in green on the attached site location map), hereby gives consent to St. Vincent's Hospital submitting an application for planning permission which includes the subject lands within the red line boundary in order to provide for a pedestrian / cycle connection to Grace Park Wood, as illustrated on the Site Layout Plan prepared by STW Architects.

Ultimately it is likely to be a matter for DCC who will be the future beneficial owners of these lands to grant access at a future time.

Yours faithfully,

Anthony Noonan
Director

Targeted Investment Opportunities ICAV

(an umbrella fund with segregated liability between sub-funds acting for and on behalf of GPR Fund)

Payment Details

Payment Reference No. 187452411

Printed On
Monday, March 27, 2023
03:21:21 PM

Pay From >

CURRENT ACCOUNTS , LOWER BAGGOT ST DUBLIN 2 ,
47812882

Pay To >

DUBLIN CITY COUNCIL , IBANIE41AIBK93208680134597

Payment Details >

€80,000.00 on 27/03/2023, SEPA Payment

Status >

Payment Processed