

An Comhairle Ealaíon (The Arts Council)
70 Merrion Square
Dublin 2
D02 NY52

30th March 2022
[By Hand]

Dear Sir/Madam

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) ON A SITE OF 9.6 HA ON LANDS AT THE CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14

1.0 INTRODUCTION

On behalf of the applicant, the Land Development Agency¹, please find the enclosed Strategic Housing development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála in October 2021.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 DEVELOPMENT DESCRIPTION

The Development Description for the proposed Strategic Housing Development is as follows:

"The Land Development Agency intend to apply to An Bord Pleanála (the Board) for a 10 year permission for a Strategic Housing Development, with a total application site area of c.9.6 ha, on lands at the Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14. The subject site is in the immediate setting and curtilage of a number of proposed protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

¹ Land Development Agency, 2nd Floor, Ashford House, Tara Street, Dublin 2, D02 VX67



The development will consist of the demolition of existing structures associated with the existing use (3,736 sq m), including:

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (677 sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- *Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);*
- *Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;*
- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;*
- *Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.*

The development with a total gross floor area of c. 106,770 sq m (c. 106,692 sq m excluding retained existing buildings), will consist of 977 no. residential units comprising:

- *940 no. apartments (consisting of 53 no. studio units; 423 no. one bedroom units; 37 no. two bedroom (3 person) units; 317 no. two bedroom (4 person) units; and 110 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 6 storeys in height (with a lower ground floor to Block 03 and Block 10, resulting in part 7 storey), together with private (balconies and private terraces) and communal amenity open space provision (including courtyards and roof gardens) and ancillary residential facilities;*
- *17 no. duplex apartments (consisting of 3 no. two bedroom units and 14 no. three bedrooms units located at Blocks 02, 08 and 09), together with private balconies and terraces.*
- *20 no. two and three storey houses (consisting of 7 no. three bedroom units and 13 no. four bedroom units) and private rear gardens located at Blocks 02, 08 and 09).*

The development will also consist of 3,889 sq m of non-residential uses, comprising:

- *Change of use and renovation of existing single storey Gate Lodge building (reception/staff area) to provide a café unit (78 sq m);*
- *1 no restaurant unit (307 sq m) located at ground floor level at Block 03;*



- 6 no. retail units (1,112 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (245 sq m) located at ground floor level at Block 02;
- A new childcare facility (463 sq m) and associated outdoor play area located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,684 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from the existing access off Dundrum Road, as revised, and from a new access also off Dundrum Road to the south of the existing access.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, wetland feature, part-basement, car parking (547 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for district heating and pumping station); waste management provision; SuDS measures (including green roofs); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground."

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An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours sincerely

Lizzie Donnelly
Associate
Tom Phillips + Associates

An Taisce
Tailors' Hall
Back Lane
Dublin
D08 X2A3

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[By Hand]

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Yours sincerely

Lizzie Donnelly
Associate
Tom Phillips + Associates

Mary Carney
Assistant Principal Officer
Forward Planning Section
Planning and Development Unit
Department of Education
Block A
Maudlin's Hall
Dublin Road
Naas
Co. Kildare
W91 R9XT

30th March 2022
[By Hand]

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Yours sincerely

A handwritten signature in black ink that reads "Lizzie Donnelly".

Lizzie Donnelly
Associate
Tom Phillips + Associates

Dún Laoghaire Rathdown County Childcare Committee
Unit 16
Deansgrange Business Park
Deansgrange
Co. Dublin
A94 HH31

30th March 2022
[By Hand]

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Shane Dineen
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88-95 Amiens Street
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¹ Land Development Agency, 2nd Floor, Ashford House, Tara Street, Dublin 2, D02 VX67



The development will consist of the demolition of existing structures associated with the existing use (3,736 sq m), including:

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (677 sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- *Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);*
- *Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;*
- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;*
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The development with a total gross floor area of c. 106,770 sq m (c. 106,692 sq m excluding retained existing buildings), will consist of 977 no. residential units comprising:

- *940 no. apartments (consisting of 53 no. studio units; 423 no. one bedroom units; 37 no. two bedroom (3 person) units; 317 no. two bedroom (4 person) units; and 110 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 6 storeys in height (with a lower ground floor to Block 03 and Block 10, resulting in part 7 storey), together with private (balconies and private terraces) and communal amenity open space provision (including courtyards and roof gardens) and ancillary residential facilities;*
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The development will also consist of 3,889 sq m of non-residential uses, comprising:

- *Change of use and renovation of existing single storey Gate Lodge building (reception/staff area) to provide a café unit (78 sq m);*



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Vehicular access to the site will be from the existing access off Dundrum Road, as revised, and from a new access also off Dundrum Road to the south of the existing access.

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An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours sincerely

Lizzie Donnelly
Associate
Tom Phillips + Associates

Alison Harvey
The Heritage Council
Church Lane Gardens
Kilkenny
R95 X264

30th March 2022
[By Hand]

Dear Sir/Madam

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) ON A SITE OF 9.6 HA ON LANDS AT THE CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14

1.0 INTRODUCTION

On behalf of the applicant, the Land Development Agency¹, please find the enclosed Strategic Housing development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

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Yours sincerely



Lizzie Donnelly
Associate
Tom Phillips + Associates

Planning, Connection and Developer Services
Irish Water
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

30th March 2022
[By Hand]

Dear Sir/Madam

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) ON A SITE OF 9.6 HA ON LANDS AT THE CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14

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Tom Phillips + Associates

Minster for Culture, Heritage and the Gaeltacht
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
23 Kildare Street
Dublin 2
D02 TD30

30th March 2022
[By Hand]

Dear Sir/Madam

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Associate
Tom Phillips + Associates

National Transport Authority
Floor 4
Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2
D02 WT20

30th March 2022
[By Hand]

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- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;*
- *Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.*

The development with a total gross floor area of c. 106,770 sq m (c. 106,692 sq m excluding retained existing buildings), will consist of 977 no. residential units comprising:

- *940 no. apartments (consisting of 53 no. studio units; 423 no. one bedroom units; 37 no. two bedroom (3 person) units; 317 no. two bedroom (4 person) units; and 110 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 6 storeys in height (with a lower ground floor to Block 03 and Block 10, resulting in part 7 storey), together with private (balconies and private terraces) and communal amenity open space provision (including courtyards and roof gardens) and ancillary residential facilities;*
- *17 no. duplex apartments (consisting of 3 no. two bedroom units and 14 no. three bedrooms units located at Blocks 02, 08 and 09), together with private balconies and terraces.*
- *20 no. two and three storey houses (consisting of 7 no. three bedroom units and 13 no. four bedroom units) and private rear gardens located at Blocks 02, 08 and 09).*

The development will also consist of 3,889 sq m of non-residential uses, comprising:

- *Change of use and renovation of existing single storey Gate Lodge building (reception/staff area) to provide a café unit (78 sq m);*



- 1 no restaurant unit (307 sq m) located at ground floor level at Block 03;
- 6 no. retail units (1,112 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (245 sq m) located at ground floor level at Block 02;
- A new childcare facility (463 sq m) and associated outdoor play area located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,684 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from the existing access off Dundrum Road, as revised, and from a new access also off Dundrum Road to the south of the existing access.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, wetland feature, part-basement, car parking (547 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for district heating and pumping station); waste management provision; SuDS measures (including green roofs); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground."

3.0 SUBMISSION PROCEDURE

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.



An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development.

An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours sincerely

Lizzie Donnelly
Associate
Tom Phillips + Associates

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

30th March 2022
[By Courier]

Dear Sir/Madam

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) ON A SITE OF 9.6 HA ON LANDS AT THE CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14

1.0 INTRODUCTION

On behalf of the applicant, the Land Development Agency¹, please find the enclosed Strategic Housing development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála in October 2021.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 DEVELOPMENT DESCRIPTION

The Development Description for the proposed Strategic Housing Development is as follows:

"The Land Development Agency intend to apply to An Bord Pleanála (the Board) for a 10 year permission for a Strategic Housing Development, with a total application site area of c.9.6 ha, on lands at the Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14. The subject site is in the immediate setting and curtilage of a number of proposed protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

¹ Land Development Agency, 2nd Floor, Ashford House, Tara Street, Dublin 2, D02 VX67



The development will consist of the demolition of existing structures associated with the existing use (3,736 sq m), including:

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (677 sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- *Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);*
- *Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;*
- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;*
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Yours sincerely



Lizzie Donnelly
Associate
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