

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

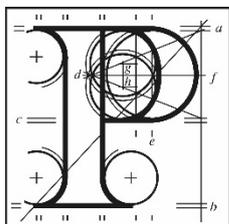
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

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 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	The Land Development Agency
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	2 nd Floor, Ashford House, Tara Street, Dublin 2, D02 VX67
Company Registration No:	710543

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Tom Phillips + Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Rob Keane
Firm/Company:	Reddy Architecture + Urbanism

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dún Laoghaire Rathdown County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands at the Central Mental Hospital
Address Line 2:	Dundrum Road
Address Line 3:	
Town/City:	Dundrum
County:	Dublin 14
Eircode:	D14 W0V6
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<p>Centre Point Coordinates: X,Y= 717142.300532,729100.30992</p> <p>Reference Index: Map Series Map Sheets 1:1,000 3329-22 1:1,000 3392-02</p>
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	9.6 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<p>Zoning Objective A – To protect and/or improve residential amenity.</p> <p>Also subject to INST Objective.</p>

Existing use(s) of the site and proposed use(s) of the site:	Mental Health Facility (Existing) Residential, Retail, Childcare Facility, Restaurant, Cafe, Community Facilities, Medical Centre (Proposed)
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

The site is owned by the Commissioners of Public Works (OPW). The red line also incorporates land in the ownership of Dún Laoghaire Rathdown County Council. The associated letters of consent are provided as Appendix A.

State Name and Address of the Site Owner:
If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.

The Commissioners of Public Works
Office of Public Works
Head Office
Jonathan Swift Street
Trim
Co Meath
C15 NX36

Dún Laoghaire Rathdown Council
2 Marine Road
Dún Laoghaire
Dublin
A96 K6C9

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [] No: [X]

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

N/A

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [] No: [X]
Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
N/A	N/A	N/A
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		

N/A	
Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent: N/A	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details: N/A	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

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).

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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire Rathdown County Development Plan 2016-2022 and the Dún Laoghaire Rathdown Development Plan 2022-2028. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, as amended, notwithstanding that the proposed development materially contravenes the Dún Laoghaire Rathdown County Development Plan 2016-2022 and the Dún Laoghaire Rathdown Development Plan 2022-2028 other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>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:</p>	
<p>Planning Authority reference number:</p>	<p>PAC/SHD/302/19</p>
<p>Meeting date(s):</p>	<ul style="list-style-type: none"> • Masterplan Meeting No. 1 – 1st October 2020; • Masterplan Meeting No. 2 – 30th October 2020; • Masterplan Meeting No. 3 – 20th November 2021; • Masterplan Meeting No. 4 – 15th January 2021; • SHD S247 Pre-Planning Meeting No. 1 – 26th February 2021; • SHD S247 Pre-Planning Meeting No. 2 – 29th April 2021. <p>Meeting minutes, including names and posts of participants enclosed as Appendix B.</p>
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p>ABP-310640-21</p>
<p>Meeting date(s):</p>	<p>1st October 2021</p>
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	

Consultation with Irish Water – see Appendix 5 of the *Infrastructure Report* prepared by BMCE for the Confirmation of Feasibility and Design Acceptance letter from Irish Water

Further pre-consultation engagement was undertaken with the NTA which comprised a meeting, held on 14th January 2022, between the Applicant team, the NTA and DLRCC Transportation Department. The purpose of the meeting was to discuss the changes that had occurred to the scheme between the pre-application stage and final SHD proposal and to ensure that the overall proposed development was consistent with the transport planning for the area.

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	Daily Irish Star Published – 30 th March 2022	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	30 th March 2022	
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [X] No: []

<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [] No: [X]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [X] No: []</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [X] No: []</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [X] No: []</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [X] No: [] N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Irish Water Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media. Heritage Council. An Taisce. An Comhairle Ealaíon. Fáilte Ireland. National Transport Authority Transport Infrastructure Ireland Department of Education and Skills Dún Laoghaire Rathdown County Childcare Committee</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>30th March 2022</p>

<p>(h) 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?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [X] No: []
Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [] No: [X] N/A – no LAP adopted.
Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:	Enclosed: Yes: [] No: [] N/A: [X]
Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.	
(d) Set out how the the proposed strategic housing development is, in the applicant’s opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	Enclosed: Yes: [X] No: [] N/A: []
Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.	
(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a	Enclosed: Yes: [X] No: [] N/A: []

statement setting out any changes made to the proposals in consequence.	
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [X] No: [] N/A: []

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [X] No: []
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed	7	710 sqm
4-bed	13	2,151 sqm
4+ bed		
Total	20	2,861 sqm

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	53	2,123 sqm
1-bed	423	21,113 sqm
2-bed	357	28,119 sqm
3-bed	124	12,485 sqm
4-bed		
4+ bed		
Total	957	63,840 sqm

Student Accommodation			N/A – no student accommodation proposed
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	977
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(c) State cumulative gross floor space of residential accommodation, in m ² :	102,881 sqm
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15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facility (98* no. of childcare space)	463 sqm
Restaurant	307 sqm
Medical centre	245 sqm
Community facilities	1,684 sqm
Café	78 sqm
Retail	1,112 sqm
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	3,889 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	106,770 sqm
(d) Express 15(b) as a percentage of 15(c):	3.6 %

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
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<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p>	<p>✓</p>	
<p>(b) 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?</p>	<p>✓</p>	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>✓</p>	
<p>(d) 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?</p>	<p>✓</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> <p><i>Details of proposed demolition contained at Question 9 of this form.</i></p>	<p>✓</p>	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>✓</p>

<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>	✓	
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) 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?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for</p>	✓	

<p>permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>		
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17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	3,814 sqm
State gross floor space of any proposed demolition, in m ² :	3,736 sqm
State gross floor space of any building(s) / structure(s) to be retained in m ² :	78 sqm
State total gross floor space of proposed works in m ² :	n/a

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Mental Health Facility
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	Residential Childcare facility Medical centre Community facilities Café Retail Restaurant
(d) State nature and extent of any such proposed use(s):	Residential 102,881 sqm Childcare facility 463 sqm Medical centre 245 sqm Community facilities 1,684 sqm Café 78 sqm Retail 1,112 sqm Restaurant 307 sqm

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

Enclosed: Yes: [X] No: [] N/A: []

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development 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	X	
(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, and	X	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act	N/A	

2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/></p>

Soakpit: <input type="checkbox"/>	
Watercourse: <input type="checkbox"/>	
Other (please specify): _____	
(D) Irish Water Requirements:	
Please submit the following information:	
(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.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(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.	Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/>
(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.).	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
---	---

requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements? <i>Mobility Management Plan (contained within the enclosed Traffic and Transportation Assessment)</i>	Enclosed: Yes: [X] No: []
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [X] No: []
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:

(a) State fee payable for application:	€ 80,000 (maximum SHD fee)
(b) Set out basis for calculation of fee:	<p>HA1A – €130 x 977 = €127,010</p> <p>HA1B - €7.20 x 3,889 sq m = €28,000.8</p> <p>HA2 – EIAR - €10,000</p> <p>HA3 – NIS - €10,000</p>

	= €175,010.80 (exceeds max. fee of €80,000)
(c) Is the fee enclosed with the application? <i>Payment made my electronic transfer – proof of payment enclosed with submission.</i>	Enclosed: Yes: [X] No: []

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie	Enclosed: Yes: [X] No: []
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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 requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	30 th March 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Land Development Agency
Surname:	N/A
Address Line 1:	2 nd Floor Ashford House
Address Line 2:	18-23 Tara Street
Address Line 3:	Dublin 2
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02 VX67
E-mail address (if any):	flittle@lda.ie
Primary Telephone Number:	01 910 3400
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	N/A
Director(s):	
Company Registration Number (CRO):	
Contact Name:	
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	

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

First Name:	Lizzie
Surname:	Donnelly
Address Line 1:	Tom Phillips + Associates
Address Line 2:	80 Harcourt Street
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 F449
E-mail address (if any):	info@tpa.ie
Primary Telephone Number:	01 478 6055
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Rob
Surname:	Keane
Address Line 1:	Reddy Architecture + Urbanism
Address Line 2:	Dartry Mills
Address Line 3:	Dartry Road
Town / City:	Dublin 6W
County:	Dublin
Country:	Ireland
Eircode:	D06 Y0E3
E-mail address (if any):	rkeane@reddyarchitecture.com
Primary Telephone Number:	01 498 7000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Rob Keane
Mobile Number:	01 498 7000
E-mail address:	rkeane@reddyarchitecture.com

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Appendix A – Letters of Consent



2 February 2022

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

Subject to Contract/ Contract Denied.

RE: Proposed Strategic Housing Development (SHD) application to An Bord Pleanála on lands at the Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14

To whom it may concern,

The Commissioners of Public Works are the registered owner of the Dundrum Central Mental Hospital and associated lands contained on Folio DN209188F.

The Commissioner of Public Works consents to the Land Development Agency (the applicant) making a Strategic Housing Development application to An Bord Pleanála on these lands for housing purposes.

Given that the Commissioners remain the title holders of the land in question, no actions can be taken, or commitments given by the LDA such as would commit the Commissioners to any legal, financial or contractual obligations.

I trust that the above is in order.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Martin Bourke'.

p.p. Martin Bourke
Head of Estate Management

An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department
Property Management Section

Paul Kennedy
A/Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin
Tel: 01 2054706 Email; paulkennedy@dlrcoco.ie

Ms. Fiona Little
Senior Development Manager
Land Development Agency,
Second Floor, Ashford House,
18-23 Tara Street,
D02 VX67

Date :- 31st March 2022

Subject to Contract – Contract Denied

Re: Proposed development at Central Mental Hospital, Dundrum

Inclusion of Council Lands

Dear Ms. Little,

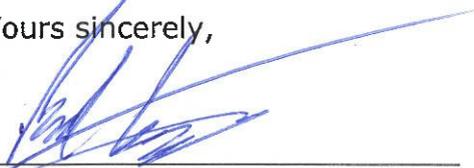
I wish to advise that while the portion of Dundrum Road and St Columbanus Road in question is not in Dún Laoghaire-Rathdown Council ownership, the area forms part of the public road network and the Council is responsible for maintaining it.

Dún Laoghaire-Rathdown County Council consents to the inclusion of lands at Dundrum Road and St Columbanus Road, coloured grey on attached Drawing no. DCD-RAU-ZZ-SW_ZZ-DR-A-1951, Revision P05.01, as part of a planning application, for Central Mental Hospital, Dundrum Road, Dundrum.

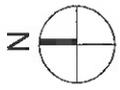
This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

Yours sincerely,



Paul Kennedy
A/DIRECTOR



Please see drawing DCD-RAU-ZZ-SW_ZZ-DR-A-1952 for detailed plan

Site Boundary Consent Request - Site Context
1 : 2500

Notes:
 - Do not scale from this drawing. Use figured dimensions in all cases.
 - Verify dimensions on site and report any discrepancies to the Architect immediately.
 - This drawing to be read in conjunction with the Architect's Specifications. It is copyright and may only be reproduced with the Architect's permission.

DRAFT



Carry Mills,
 Carry Road
 Dublin 6,
 D06 Y0E5
 W: www.reddyarchitects.com
 E: info@reddyarchitects.com

Client Details:
Land Development Agency

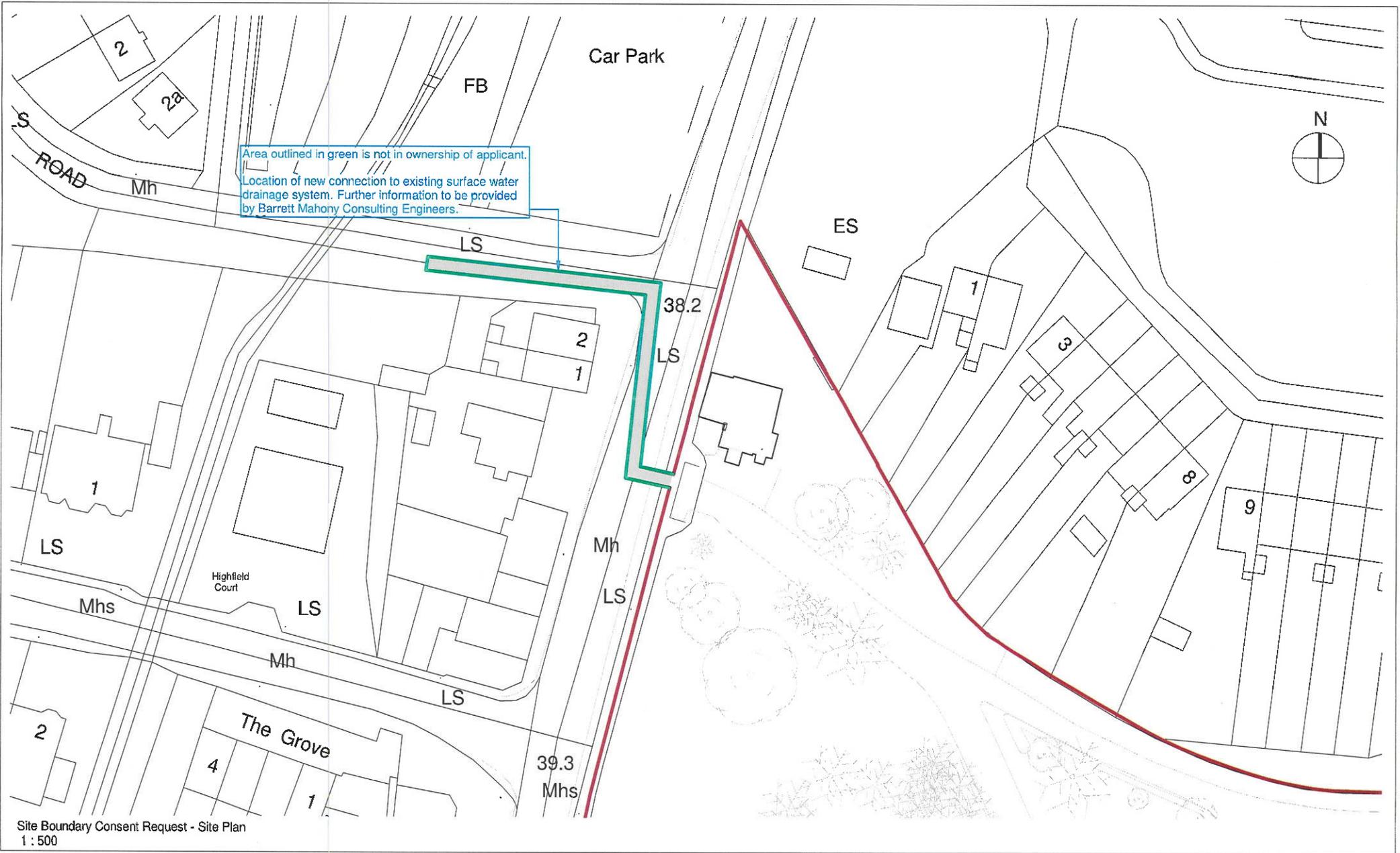
Project Details:

**Dundrum Central Development
 Dundrum Road
 Dublin 14**

Job No. **P19-233D**
 Issue Date: 17/01/22
 Scale @A3 **1 : 2500**
 Sheet Size: **A3 Landscape**
 Drawn By: **C. McNamara**
 Reviewed By: **P. Carley**

Drawing Title:
Site Boundary Consent Request - Site Context

Status **WIP (Work in Progress)**
 Purpose of Issue
 Name, Status, Valid Date, Lead, Type, Observer, Date, Number, Revision
DCD-RAU-ZZ-SW_ZZ-DR-A-1951 **P05.01**



Notes:

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- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

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Client Details:
Land Development Agency

Project Details:
Dundrum Central Development
Dundrum Road
Dublin 14

Job No. P19-233D	Sheet Size: A3_Landscape	Scale@A3 1 : 500
Issue Date: 17/01/22	Drawn By: C. McNamara	Reviewed By: P. Carey

Drawing Title:
Site Boundary Consent Request - Site Plan

Status S0	Purpose of Issue WIP (Work in Progress)
Project - System - Spatial Zone - Level - Type - Originator - Ride - Number DCD-RAU-ZZ-SW_ZZ-DR-A-1952	Revision P05.01

Appendix B – Minutes of Pre-Planning Meetings with DLRCC



MINUTES – MEETING 01

Meeting	S.247 Pre-planning meeting with Dún Laoghaire-Rathdown County Council (DLRCC)
Project	Central Mental Hospital, Dundrum
Date / Time	1 st October 2020 9-11am
Attendees	<p>DLRCC</p> <p>Ger Ryan (GR) Senior Planner Marguerite Cahill (MC) Executive Planner Ruairi O’Dulaing (RO’D) Parks Department Dara O’Daly (DO’D) Parks Department Paul Kennedy (PK) Property Department Elaine Carroll (EC) Drainage Department</p> <p>Note: Representatives from the Conservation and Roads Departments were not in attendance.</p> <p>Applicant Team</p> <p>Barry Chambers (BC) LDA (Applicant) Dearbhla Lawson (DL) LDA (Applicant) John Gannon (JG) TPA Lizzie Donnelly TPA Tony Reddy (TR) Reddy A+U (RAU) Rob Keane (RK) Reddy A+U (RAU) Gareth Maguire Reddy A+U (RAU) Rob Tobin Reddy A+U (RAU) Paul Carey Reddy A+U (RAU) Anna Reiter (AR) Tyrens UK Gayatri Suryawanshi Tyrens UK Alastair Coey Alastair Coey Architects Samantha Pace Alastair Coey Architects Ed Frampton Aecom Brian Mahony Barrett Mahony Consulting Engineers (BM) John Considine (JC) Barrett Mahony Consulting Engineers (BM) Christy O’Sullivan (CO’S) ILTP Bryan Deegan Altemar</p>

Topic	Contributor	Minutes
Intro	TPA (JG)	- Introductions
LDA Vision	LDA (BC)	- LDA agenda aligned with National Policy for compact growth etc; - Overview of stakeholder engagement, incl. progress to date; - LDA to have vacant possession at approx. Q1 2021 (March).
Planning Strategy/ Land use	TPA (JG)	- Overview of planning strategy in context of INST Obj. and requirement for Masterplan; - Update on survey work;



		<ul style="list-style-type: none"> - Suggested that there will likely be a parallel S.34 application that will run concurrently to the SHD, to deal with the non-residential uses (in excess of 4,500sq m)
	DLRCC (GR)	<ul style="list-style-type: none"> - Keen to discuss planning strategy offline; - Noted that all planning gain would be in the non-resi application; might require other mechanisms to re-integrate the planning gain with the residential element; - Suggested that one option is not to follow the SHD route at all.
	TPA (JG)	<ul style="list-style-type: none"> - Reiterated importance of the 16 week fixed period for SHD and absence of appeal period
	RAU (RK/TR)	<ul style="list-style-type: none"> - Noted that there would be other non-residential uses delivered as part of the SHD element too. - Noted importance of the SHD process in the implementation of national policy (height, density etc.)
	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that DLR would expect to see a phasing plan in any event.
Masterplanning/ Design	Tyrens/ RAU (AR/RK)	<ul style="list-style-type: none"> - Presentation; including a reference to possibility of 'age appropriate living' within the existing building.
Drainage	DLR Drainage (EC)	<ul style="list-style-type: none"> - Questioned whether there were any drainage proposals at this stage.
	BM (JC)	<ul style="list-style-type: none"> - Provided high level overview of potential SuDS Strategy for the site, including reference to the inclusion of pond(s).
	DLR Drainage (EC)	<ul style="list-style-type: none"> - Considered that it would be great to get something more substantial, SuDS wise; - Noted that the site was adjacent to a flood zone; to be aware of for site specific flood risk assessment.
Open Space	DLR Parks (RO'D)	<ul style="list-style-type: none"> - Interested in how the open space layout interacts with Rosemount Gardens to the south; noted discussion in this regard at Oct 2019 meeting; - Acknowledged and welcomed that the trees had informed the early site layout/ open space configuration; - Acknowledged existing building as a constraint; - Stated that the active recreational use of the site seems not to appear; - Suggested that the open space strategy should essentially form a park that will be central to the existing and new communities.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Highlighted opportunity to provide active recreation space at the southern corner and for a public open space at the north western corner of the site; - Stated that there should be a clear distinction between communal and 'real' public open space; - Suggested that the area of open space at the south part of the site could provide a 'passive' recreational space to complement the existing 'active recreational space to the south of the site boundary in Rosemount Green.
	RAU (RK)	<ul style="list-style-type: none"> - Suggested that the consultation process would be instrumental in informing the nature of the public open space;
	DLR Planning (GR)	<ul style="list-style-type: none"> - Set out that there is an obligation for the site to give back to the wider community in a number of strands, including open space; - Questioned whether it is performing well enough in this regard; may require a more fundamental shift in terms of open space strategy.
	DLR Parks	<ul style="list-style-type: none"> - Noted heritage interest in the farm buildings; unique pig sties.



	(DO'D)	<ul style="list-style-type: none"> - Reiterated points about active recreation and noted that this can include alternative provision (as opposed to GAA pitches etc. and soccer); - Welcomed ongoing engagement between Parks and Applicant/Project Design Team.
Planning/ Policy/ Programme	DLR Planning (MC)	<ul style="list-style-type: none"> - Noted impressive nature of site; - Highlighted north-eastern corner as providing great opportunity; - Noted importance of bringing wider community into the development, through mix of uses and open space provision; - Keen to understand early proposals for land uses within existing building.
	DLR Planning (GR)	<ul style="list-style-type: none"> - MC and JG to set up programme of meetings; - Suggested that the Applicant/Design Team should be aware of the processes involved and how they interact with each other (LAP, Development Plan Review, SHD and Community engagement) - Noted that Dave Irvine was currently leading the Development Plan review process; Draft to be expected from Q2 2021 onwards. - Urged the team to be mindful of the timings
Transport/ Vehicular Access	DLR Planning (GR)	<ul style="list-style-type: none"> - Suggested that 1 No. vehicular access point would not be sufficient, a further access point would be required; - May require some discussion with DLR surrounding potential access to the site across DLR land; - Drew attention to DLR Development Plan Section 8.2.4.9 (vi) <i>Access Across Public Open Space</i>; - Suggested that there were some precedents relating to application of that policy section (GR will provide references separately); - Referred to planning application reg. ref. D20A/0268, Dept. of education application for temporary school; DLR are pushing for links into Rosemount Green. - Highlighted importance of making a clear distinction between which access points are needed to support the development and which are aspirational. We should be working towards establishing which ones will be delivered as part of the planning application at an early stage. - Referred to Rosemount and Annville as being more obviously deliverable. Questioned Friarsland and the requirement for CPO, couldn't think of any examples where CPO has been used to achieve a new access to support a development: - A subsequent meeting relating to the wall is required; i.e. where are the areas of limited value; - Stated that there is an acceptance that the wall will be punctured/ removed in places, but further work required to establish the nature and extent: - Referred to East Wall Road as an example, particularly its interface with Dublin Port: - The need for more than one vehicular access goes beyond the question of traffic impact.
	RAU (RK)	<ul style="list-style-type: none"> - Challenged that 2 No. vehicular points of access are required; suggested that 1 no. access point would be sufficient in context of density.
	ILTP (CO'S)	<ul style="list-style-type: none"> - Suggested that there are examples of similar developments with singular access arrangements;



		<ul style="list-style-type: none"> - Noted that there was a reliance on third parties to achieve an additional access and this puts into question its deliverability; - Re-stated LDA’s vision in terms of sustainability and their commitment to drive national policy on sustainable travel.
Planning/ Community Engagement	LDA (BC)	<ul style="list-style-type: none"> - Asked when the Community Cultural Civic Action Plan (CCCAP) document will be published.
	DLR (GR)	<ul style="list-style-type: none"> - Suggested that the draft will be presented to Elected representatives imminently and will therefore be published soon; - Warned of limitations of the document; considered that it will be good in that it will identify deficiencies, but will include some more questionable (unrealistic?) plans/proposals for private lands; - Suggested that the community engagement process conducted by the applicant should seek to expose the challenges/ demands that the new residential development will put on the area, but in a context of what benefits, in that regard, the site will deliver.
	TPA (JG)	<ul style="list-style-type: none"> - Requested that technical meetings (i.e. drainage, conservation) are had separately to the main S247 meetings to ensure that they are effective; suggested that outcomes of meetings could be reported back to wider Team at the S247 meetings.
	DLR (GR)	<ul style="list-style-type: none"> - Agreed.



MINUTES – MEETING 02

Meeting	S.247 Pre-planning meeting with Dún Laoghaire-Rathdown County Council (DLRCC)
Project	Central Mental Hospital, Dundrum
Date / Time	30 st October 2020 11.30 - 13.30
Attendees	<p>DLRCC</p> <p>Ger Ryan (GR) Senior Planner Shane Sheehy (SS) Senior Executive Planner Marguerite Cahill (MC) Executive Planner Ruairi O’Dulaing (RO’D) Parks Department Dara O’Daly (DO’D) Parks Department Tom Kilbride (TK) Roads Department</p> <p>Applicant Team</p> <p>Barry Chambers (BC) LDA (Applicant) Dearbhla Lawson (DL) LDA (Applicant) John Gannon (JG) TPA Lizzie Donnelly TPA Tony Reddy (TR) Reddy A+U (RAU) Rob Keane (RK) Reddy A+U (RAU) Gareth Maguire Reddy A+U (RAU) Paul Carey Reddy A+U (RAU) Anna Reiter (AR) Tyrens UK Gayatri Suryawanshi Tyrens UK Ed Frampton Aecom Macdara Nidh (MN) Aecom Christy O’Sullivan (CO’S) ILTP Ken Swaby ILTP</p>

Topic	Contributor	Minutes
Introduction	BC	- Highlighted that all concepts presented are subject to viability and detailed analysis, especially the community areas, how and who would pay for these etc.
	JG	- Recap of key issues from last meeting. - Highlighted that there is a Roads meeting being scheduled for next week with Clare Casey. - Noted that the Applicant has reviewed the planning strategy and how the planning applications might be structured. Stated that the LDA remain committed to the SHD route for programme, certainty and deliverability reasons and therefore still likely to be proceeding with dual application route. All will be grounded in masterplan which will include an assessment of everything in the round. Including an EIAR for whole area.

		<ul style="list-style-type: none"> - Further noted that the SHD will also contain non-resi/ community related uses; significant planning gain will be included in the SHD scheme.
Presentation	RAU/Tyrens/Aecom (RK/AR/MN)	<ul style="list-style-type: none"> - Presentation - BC confirmed that he is in discussions with Paul Kennedy, DLRCC Property in relation to a right of way over Rosemount Green.
Planning/ General	DLR Planning (MC)	<ul style="list-style-type: none"> - Next meeting scheduled for 20th November 2020 which will focus on conservation. Julie Craig, DLRCC Conservation officer will be in attendance. - Would expect the meeting scheduled for December to round the masterplan up. - Presentation sent last minute; only looking at it for first time this morning.
	TPA (JG)	<ul style="list-style-type: none"> - Requested written feedback following meeting.
	DLR Planning (GR/MC)	<ul style="list-style-type: none"> - Agreed. To be structured through share of minutes.
Open Space	DLR Parks (RO'D)	<ul style="list-style-type: none"> - Welcome change from last meeting in relation to how the scheme now addresses Rosemount Green. Considers to be a much better, open response. - Welcomes orientation of community facility. - Suggested that he is open to link to Larchfield Road (via Rosemount), but the devil is in the detail. For example, how this would relate to existing facilities and pathways. - Welcomes tree retention across site. - Considers the proposal to definitely be going in the right direction.
	DLR Planning (SS)	<ul style="list-style-type: none"> - Asked R'OD whether he is happy with the footprint of the development? Is there enough open space retained? - Suggested that a site like this should put landscaping to the fore.
	DLR Parks (RO'D)	<ul style="list-style-type: none"> - In response to SS; need to further review, would usually visit the site at this stage.
	DLR Parks (R'OD)	<ul style="list-style-type: none"> - In context of the community facilities proposed at this stage, including the indoor sports hall and play facilities, no longer consider there to be a requirement for another pitch at the site. Rather, a fully formed park, which has the existing mature trees, the active recreation and really good passive surveillance. - Need to ensure that the teenage age group is catered for.
	DLR Roads (TK)	<ul style="list-style-type: none"> - Main concern is with the movement strategy. Wants any proposed connections to be definite/ certain, i.e. all should be 'real' not indicative.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Considers it to be a push and pull situation on the link to Larchfield Road. Raised awareness of issues politically and procedurally. Noted that from a transport impact perspective, the scheme may be able to survive with one access point. But there are wider issues relating to connectivity; there is a strong argument that this additional (vehicular) access point is desirable.



Roads	ILTP (CO'S)	<ul style="list-style-type: none"> - It will be important to distinguish between access and through traffic. For example, we would not be proposing through traffic via Larchfield Road. And pedestrians and cyclists would have priority.
	DLR Planning (GR)	<ul style="list-style-type: none"> - We are singing from same hymn sheet in terms of pedestrian and cyclist priority. But important to note that road use changes over time. Concerned that if this was to be developed as a cul-de-sac as a vehicular route, future options (for through traffic?) are gone. Would see a move in this direction contrary to DMURS principles. - This is an issue that we need to bottom out soon. Noting the precedent cases shared, there needs to be a level of courage around this. - From my reading of the Development Plan, vehicular access across open space is not 'normally' permissible. This leaves scope, in the context of this site, to present arguments/ justification in this regard.
	DLR Parks (RO'R)	<ul style="list-style-type: none"> - Noted that active recreation facilities and car use is a big issue locally. As a result, there are issues relating to parking at Rosemount Green.
	DLR Planning/ Parks (GR/ RO'D)	<ul style="list-style-type: none"> - Referred to 'taking in charge' and suggest that it should start being worked into the masterplan. I.e. what parts of the site would be taken in charge by the Council and what would be managed by an estate company. - There should be a strong delineation between what's taken in charge and what's not.
	LDA (BC)	<ul style="list-style-type: none"> - Welcomed the discussion of this issue. Noted that it has also been raised by community engagement.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Made reference to the removal of wall/ opportunity of widening the footpath along Dundrum Road. Suggested that it is an interesting proposal; about striking a balance between transport objectives and conservation. - Do we need to explore whether a cycle lane etc. should be provided inside of the site, behind the wall, in the absence of it being removed in this location? - If removed, there may be an opportunity to retain section to remind of character. Referred to East Wall/ Dublin Port example.
Building Height/ Open Space	DLR Planning (MC)	<ul style="list-style-type: none"> - In relation to the indicative building heights, good to see that the mixed heights along the Rosemount end and taking the wider context on board from a height perspective. - Next meeting, it will be interesting to know how the building heights respond to neighbouring development. The applicant team should provide details of how the new buildings will interact with the existing. - Note that heights of up to 11 storeys would constitute a material contravention. - Would like to see the walled garden and farm accessible for the wider public, opposed to the residents alone.
	RAU (RK)	<ul style="list-style-type: none"> - Clarified that all spaces within the open space strategy work together, but by virtue of their location, the walled garden and open space close to the farm building, would be less accessible, but still open for public use.



	DLR Planning (SS)	<ul style="list-style-type: none"> - Likes the concept as it's unfolding. Noted that his initial thought was that the site could support taller buildings. For example, he would 'go higher' at the centre of the site. - This scheme has got to be of high quality and be an example.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Really impressed with how the masterplan is progressing, the landscaping element is commendable.
Land use	DLR Planning (GR)	<ul style="list-style-type: none"> - In relation to the proposed non-residential uses, need to look around the site (1km). It is important to get the balance right otherwise, we run the risk that non-resi uses within the site may detract from existing non-resi uses in the surrounding area, in the existing neighbourhood centres. For example, there is a proposed pharmacy and an existing pharmacy across the road from the site. - Queried how the community hub would work. Suggested that governance arrangements can prove difficult when the ground floor is in community use and the upper levels are residential. The applicant team should talk to the DLRCC Community Team. - Made reference to the Stillorgan 'Blake' site where the Community Team were involved. - Would like to further explore the locations of uses within the site, for example, is the proposed café in the appropriate place in relation to through traffic.
	LDA (BC)	<ul style="list-style-type: none"> - Highlighted that this is a first pass at the proposed uses themselves and noted the value of the existing provision surrounding the site. The team has taken on a property consultant – they will be key to devising the best uses for the site, giving consideration to context.
Planning/ Planning Process	DLR Planning (GR)	<ul style="list-style-type: none"> - Acceptability of overall scheme, open space strategy etc. will be subject to consideration against the INST policy objective. We haven't calculated whether the open space is 25% of the site area at this stage. Just to be aware that once it comes to assessment the 25% will be key. - To be aware of the Our Lady's Grove and INST objective court case.
	DLR Planning (GR)	<ul style="list-style-type: none"> - If existing building is going to be co-living or shared living why wouldn't you include within SHD? - With reference to dual approach to applications. The permissions will need to be connected through conditions. This is worth fleshing out before getting to ABP with SHD application. How would these be stitched together, beyond overall masterplan and EIAR?
	TPA (JG)	<ul style="list-style-type: none"> - We are aware of the option to include proposals for the existing building into the SHD application if it is to be residential. A lot of optioneering still happening. Other challenges that go with the adaptive re-use of sensitive structures. A couple of things at play. Early days on that point. - In relation to the dual application approach, a leap of faith required by DLRCC here. The LDA is an entity with



		a mandate from the government to deliver houses. There is nothing inherently wrong with two separate applications; there is no issue in principle.
	DLR Planning (GR)	- The Board may also have a position on this. It is incumbent that we provide advice/ try to flesh this out at this stage.
	RAU (RK)	- Noted that it is likely that the existing building will take longer to deliver, it is more complicated but is considered to be an integral part of the scheme.
General	DLR Planning (MC)	- Next meeting scheduled for Nov 20 th at 11.30am. Julie Craig will be attending meeting. Send across info to her in advance. Any other issues can also be discussed at that meeting.
	TPA (JG)	- Will you issue a note of items as discussed from DLRC point of view?
	DLR Planning (MC)	- Yes will send across.
	DLR Parks (RO'D)	- Can a site visit be facilitated?
	RAU (RK)	- Yes, we will get a group visit set up.



MINUTES – MEETING 03

Meeting	S.247 Pre-planning meeting with Dún Laoghaire-Rathdown County Council (DLRCC)	
Project	Central Mental Hospital, Dundrum	
Date / Time	15 th January 2021 14.30 - 16.30	
Attendees	<p>DLRCC</p> <p>Ger Ryan (GR) Senior Planner Shane Sheehy (SS) Senior Executive Planner Marguerite Cahill (MC) Executive Planner Julie Craig (JC) Conservation</p> <p>Applicant Team</p> <p>Barry Chambers (BC) LDA (Applicant) Dearbhla Lawson (DL) LDA (Applicant) John Gannon (JG) TPA Lizzie Donnelly TPA Tony Reddy (TR) Reddy A+U (RAU) Rob Keane (RK) Reddy A+U (RAU) Paul Carey Reddy A+U (RAU) Ron Tobin Reddy A+U (RAU) Erl Johnston Alastair Coey Architects (ACA) Alistair Coey (AC) Alastair Coey Architects (ACA) Christy O’Sullivan (CO’S) ILTP</p>	

Topic	Contributor	Minutes
Draft Development Plan	DLR Planning (GR)	<ul style="list-style-type: none"> - Referred to launch of DLR Draft Development Plan; - The Plan is expected to be adopted early next year; - Noted that the Development Plan in place at the time that the planning application is determined is the relevant one; - Noted that conversely, new additions to the Record of Protected Structures (RPS) under the Draft Plan apply from the date the Draft Plan was published.
Presentation	RAU/ACA (RK/EJ)	<ul style="list-style-type: none"> - Presentation
Land Use	DLR Planning (MC/GR)	<ul style="list-style-type: none"> - Outlined, in relation to proposed use of existing buildings as an office, that the zoning objective for the site includes office use as ‘open for consideration’ if under 200sqm. - Noted that this is the case within both the current and draft Development Plans; - Options to address this include making a submission in respect of the Draft Development Plan, or follow the material contravention process.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Referred to the non-residential uses proposed from a feasibility perspective. Keen to understand what the proposals are there (in terms of management etc.).



	DLR Planning (SS)	- Stated that the proposed office use would be the best use for the building.
	DLR Planning (GR)	- Noted that he tends to agree, but further noted conflict with the Development Plan.
	TPA (JG)	- Questioned whether there any flexibility on the basis that it is a Protected Structure in an Institutional context?
	DLR Planning (GR)	- Said that it is a question worth asking, but not aware of a policy within the Development Plan. It would be worth looking at the Architectural Guidelines; there might be something to hang a case off. SS makes a strong case that this would be a good outcome for the existing building.
	DLR Planning (SS)	- Stated that zoning can be a blunt policy instrument. If we agree that it is the optimal solution, we can worry about the mechanics of how we deal with that later.
	DLR Planning (GR)	- Agreed with that as a strategy, but suggested that we need to think about how the argument is put forward.
	TPA (JG)	- Noted that Enterprise centre is open for consideration under the zoning objective and that it would perhaps best describe the nature of the proposed use. Questioned whether that could be a potential solution to explore?
	DLR (GR)	- Stated that he is supportive of the Enterprise centre concept, considered it to be closely aligned with what is being proposed.
	DLR (SS)	- Agreed with GR, re. Enterprise concept.
Conservation	DLR Conservation (JC)	<ul style="list-style-type: none"> - Stated that she had been reviewing a detailed floorplan that was submitted in October 2019; - Questioned whether the proposal includes retaining the internal walls; - Requested whether she could get the scanned images and floor plans included in the presentation in a better quality; - Suggested that going forward, photos of the existing spaces will be required as access has not been achieved. - Referred to a precedent case where hotel converted to office use and glass walls were used. - However, stated that it appears that proposed adaptive reuse allows for the existing building floorplan to stay intact – considered this to be a good thing.
	DLR Conservation (JC)	- Questioned the height of the residential buildings adjoining the existing building.
	RAU (RK)	- Confirmed that they would be 4 storeys in height.
	DLR Planning (SS)	- Questioned whether the wall appears on RPS following publication of the Draft Plan?
	DLR Conservation (JC)	- Confirmed that the wall is not down as a proposed RPS. Noted that people could argue that the full wall is protected by virtue of being within the curtilage of the existing building. There are opposing views in this



		regard. We have to be mindful that observations will come in in this regard.
	DLR Planning (GR)	- Questioned, if the curtilage argument is put forward, how would that pan out?
	DLR Conservation (JC)	- Suggested that it is a minefield. Advised not getting caught up on the notion of the wall being protected as curtilage.
	DLR Conservation (JC)	- Stated that there are examples of where we have permitted punched holes in similar walls. - Suggested that reducing the height of the wall significantly in some places may be more problematic.
Open Space/ Access/ Interface with Rosemount Green	DLR Planning (SS)	- Questioned whether the pitches fit on Option C.
	RAU (RK)	- Confirmed that both pitches fit, including buffer zone.
	DLR Planning (GR)	- Advised that they are strong on circular trails wherever possible. Noted that what we've shown is a set of solutions that jump out to them. Suggested that the cost and benefits are clear in relation to Option C; proposals including the loss of wall would have to be considered and sold in a comprehensive way as part of the planning application. - Suggested that the proposed sports facilities would interact more positively with the pitches in Option C. Positively disposed towards it.
	RAU (RK)	- Suggested that the design team are exploring a memorial that plays homage to previous use of site. For example, a garden or sculpture.
	DLR Planning (GR)	- Noted that the idea sounds great.
Planning/ Procedural/ General	DLR Planning (GR)	- Provided update on the progress of the Community Cultural and Civic Action Plan: it is the intention that it is presented to Councillors in the first instance, then we will be in position to forward on. But no date set as yet. - Also, in relation to the Dundrum LAP, he noted that there is a meeting next week to discuss timelines.
	DLR Planning (GR)	- Requested that we provide an update on public consultation.
	RAU/LDA (RK/DL)	- Provided update.
	DLR Planning (MC)	- Questioned whether we need a further round up meeting on the Masterplan?
	DLR Planning (GR)	- Stated that a lot of ground has been covered; wouldn't object to progressing to Stage 2 of the SHD process (pre-app with ABP)
	RAU (RK)	- Proposed a potential further meeting with DLRCC in relation to the detail of the SHD in February.
	DLR Planning (GR)	- Agreed and noted that the Stage 1 pack is often comparable to the Stage 2 pack with ABP.



	LDA (BC)	<ul style="list-style-type: none"> - Highlighted that we also need to show the placement of the red line in context of S34 planning application.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Stated that he would leave the ball in our court to organise the meeting and then DLR would facilitate the meeting at that stage. - He suggested that in the meantime, there would be work to do surrounding the letter of consent and own public consultation. - Noted that he would consider the masterplan to be broadly fleshed out.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Stated that from a procedural perspective, the proposal is moving towards Stage 2 of the SHD process (pre-app with ABP), and that this would require the applicant to detail the proposal for Rosemount Green.
	LDA (BC)	<ul style="list-style-type: none"> - Highlighted that TPA is going to apply for a letter of consent. - Suggested that we would like to get an affirmation from DLRCC that this proposal is ok, for when we go out to public consultation.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Stated that we can't really prejudge the merits of the scheme by providing that.
	LDA (DL)	<ul style="list-style-type: none"> - Added that they are looking for a letter of comfort saying that there is no objection to us including the lands. Noted that we are however talking to the Property Dept. about that and that we appreciate the process.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that it is a sensitive one to navigate and that noses will be put out of joint at some point.
	LDA (BC)	<ul style="list-style-type: none"> - Referred to the proposed Specific Local Objective 118 contained within the Draft Development Plan; suggested that we view it positively, acknowledging that it is an obvious thing to happen.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Agreed, suggested that it speaks of alignment with what is being proposed here today and emerging position.



MINUTES – MEETING 04

Meeting	S.247 Pre-planning meeting with Dún Laoghaire-Rathdown County Council (DLRCC)
Project	Central Mental Hospital, Dundrum
Date / Time	26 th February 2021 14.30 - 16.30
Attendees	<p>DLRCC</p> <p>Ger Ryan (GR) Senior Planner Shane Sheehy (SS) Senior Executive Planner Marguerite Cahill (MC) Executive Planner Miguel Sarabia (MS) Executive Planner Julie Craig (JC) Conservation Ruairi O’Dulaing (RO’D) Parks Dara O’Daley (DO’D) Parks Claire Casey (CC) Roads and Transportation</p> <p>Applicant Team</p> <p>Barry Chambers (BC) LDA (Applicant) Dearbhla Lawson (DL) LDA (Applicant) James Donlon (JD) LDA (Applicant) John Gannon (JG) TPA Lizzie Donnelly TPA Tony Reddy (TR) Reddy A+U (RAU) Rob Keane (RK) Reddy A+U (RAU) Paul Carey Reddy A+U (RAU) Rob Tobin Reddy A+U (RAU) Samantha Pace (SP) Alastair Coey Architects (ACA) Macdara Nidh Aecom Christy O’Sullivan (CO’S) ILTP John Considine BMCE Chris England KSN</p>

Topic	Contributor	Minutes
Introduction	TPA/RAU (JG/RK)	<ul style="list-style-type: none"> - Provided update on public consultation; open to public to make submissions until 1st March 2021. - Noted that masterplan document nearly complete. - Also noted that we are having difficulties in accessing the site so survey work is delayed.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Stated that he had expected more details in terms of layouts of the scheme, drawings etc. Noted that their feedback at tripartite stage may therefore reflect this.
Presentation	RAU (RK)	<ul style="list-style-type: none"> - Presentation.
Design/ appearance and Mix	DLR Planning (MC)	<ul style="list-style-type: none"> - Noted that unit numbers have increased to 1,300, seems that there is a high proportion of 1 and 2 beds. Expectation that there would be more 3 bed units.



		<p>Looking for clarity in relation to mix and the type of units.</p> <ul style="list-style-type: none"> - Noted addition of units next to hospital building. Concern in relation to the impact upon the Hospital and Chapel. - Also stated concerned in relation to location of the crèche, off in the corner of the site. Close to chapel may be problematic. - Suggested that the scale of the non- residential units not clear. - Noted that it is good to see that the height is clustered in the centre of the site; has to be balanced however in relation to the hospital building. - Highlighted that no information on dual aspect units etc. had been submitted. Avoid dual aspect achieved through bay windows.
	DLR Planning (SS)	<ul style="list-style-type: none"> - Suggested that he was hoping for floorplans, more details in relation to size. - Noted that he felt strongly that this is a scheme where we could have a greater mix of apartments, 3 and 4 bedrooms apartments. - Stated that he would expect the best quality design and layout of units.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Referred to the mix of uses and highlighted Draft Development Plan – Table 12.1, in relation to sustainable mixes of units within large schemes. - Noted that he is not a fan of the houses in the setting of the Chapel, considered them to disrupt the swathe of open space between Chapel and entrance. - Notes that the landscape design is exemplary. - Referred to the height of the 7 storey block in the context of the proposed Protected Structure and suggested that a case needs to be made for it. - In relation to Block 06, suggested that it sits out into the Rosemount space more so than the masterplan suggested – questioned whether that could be improved in some way? Further queried whether the car parking could be flipped onto the open space? - Noted that this would push block closer to neighbours. - Community building in Block 6 – noted that we need to start talking about how this would work from a management perspective. Would it be gifted to the LA for example? - Noted that he wouldn't want things to go too far before considering that. - In relation to the non-resi uses, highlighted that he is looking for a study to support those uses.
Conservation	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that there is conflict in the team at the moment about the puncturing of the wall, and that needs to be explored in greater depth. - Further noted that it is not something integral to the scheme.



		<ul style="list-style-type: none"> - Referred to the proposed areas of demolition in relation to the existing building. In relation to the outbuildings at the rear, he suggested that we should be careful that any arguments about the status of those buildings happen as part of the right process (i.e. Draft Plan submission).
	DLR Conservation (JC)	<ul style="list-style-type: none"> - Noted that houses to north west corner result in the loss of views of the Chapel. - Suggested that she thinks there is scope to redevelop the later addition to the hospital that isn't proposed to be Protected. - Noted that discussions over extent of protection would be best placed in a submission to the Draft Development Plan. - Suggested that there is discrepancy between what we are showing in terms of age of additions vs. OPW drawings. Suggested that we should have another look and this to form basis for assessment.
	RAU (RK)	<ul style="list-style-type: none"> - Noted that we would be applying the justification test associated with works to the proposed Protected Structure in any event.
	DLR Conservation (JC)	<ul style="list-style-type: none"> - Noted that we are proposing to demolish those parts of the building identified as Protected Structures. Suggested that this is only permitted in exceptional circumstances. - Referred to the removal of The Gate Lodge, Glencairn – Murphytown Way, beyond Leopardstown as precedent. - Also referred to the SHD scheme at the lands at St Teresa's House/Centre and St Teresa's Lodge (Protected Structures), Temple Hill, Blackrock as a further precedent.
	TPA (JG)	<ul style="list-style-type: none"> - Noted that our proposal would include an evidence/conservation-based approach to any proposed demolition of proposed Protected Structures. Noted that it would be rationalised based on conservation opinion. - Further highlighted that the proposed protected status does not preclude us from making a planning application that proposes demolition. - Suggested that we have approached the existing building at the site as though protected from the beginning.
	TPA (JG)	<ul style="list-style-type: none"> - In response to GR earlier point surrounding making a submission to the Draft Development Plan in relation to the status of the buildings, noted that the issue wouldn't be concluded for some time.



	DLR Planning (GR)	<ul style="list-style-type: none"> - Agreed and noted that it will be approx. this time next year when the new plan is adopted.
Planning Strategy/ Process	DLR Planning (GR)	<ul style="list-style-type: none"> - Referred to the relationship between the SHD and the S34 planning application. Reiterated his earlier concerns about the dual application process and highlighted that they are still there. Asked how we could mitigate those concerns?
	TPA (JG)	<ul style="list-style-type: none"> - Noted that the purpose of the tight red line is to reflect the area where the change of use is taking place. Further noted that the application is to facilitate that and any internal amendments. The demolition element is to facilitate the housing. There would be an overarching conservation assessment. - In terms of the linking of the applications, he highlighted that it is problematic to try and link them given that two separate pieces of legislation are at play and cross conditioning is not facilitated. Legally we would have to be careful.
	KSN (CE)	<ul style="list-style-type: none"> - Noted that we have full intentions to run the two applications alongside each other. However, the lack of access to the site is the only delay.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Suggested that it is worth at looking at it from two perspectives, the scheduling of the application and the construction.
Access and Movement	DLR Planning (GR)	<ul style="list-style-type: none"> - Stated that the parking proposals concern us. - Noted that this is the first time that we have seen parking proposals, and they are very much at odds with our Development Plan and Draft Development Plan, whereby they are being kept at 1:1 for residential. - Noted that is will be an issue and if it proceeds on that basis we will be on opposite sides of that argument. - Stated that based on the suburban context, we are not supportive of these low figures, there will be an issue with permeability. - Suggested that Councillors and neighbours will view this is line with the permeability issue and raise issues surrounding street parking.
	DLR Roads (CC)	<ul style="list-style-type: none"> - Noted that we would like to understand how it can work?
	DLR Planning (GR)	<ul style="list-style-type: none"> - Suggested that it would be useful to soften our position going forward if it is possible by providing some comparable precedent.
	RAU (RK)	<ul style="list-style-type: none"> - Noted International exemplars and recent examples with reduced car parking which are getting permission and winning the argument that the effect of the car needs to be reduced.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that the Board has permitted reduced car parking, but we are yet to see those schemes built and operational. - Stated that car parking doesn't have to be car storage forever.



Landscape/ open space	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that we should be careful that we don't count open space, especially in relation to interaction with Rosemount to the south.
	DLR Parks (RO'D)	<ul style="list-style-type: none"> - Queried whether a survey had been done. - Welcomed the Orchard. - Noted that the flow of open space is very good, from a parks perspective, welcome the road access to the south, would greatly improve the park. Suggested that the devil will be in detail in terms of boundary, planting etc. - Raised concerns in relation to Block 6 in that it seems to be stepped into that open space. The detail of how this will address the new and existing open space is vitally important. - Referred the Shanganagh scheme, in particular, the building with glazed corner and café that addresses the open space. - Stated that he would like to see wall disappear completely between proposed and existing open space at Rosemount. - Noted that good access would result in a completely different type of space. - Highlighted that he had received lots of calls since our public consultation and it has improved relations with the Football Club. - Noted that the Club distanced themselves from the residents. - Suggested that he had manoeuvred them away from having a building at the Northern end of Rosemount. However, noted that this depends on what happens in Block 6; there is no intention for DLRCC to duplicate facilities that will be provided by the scheme. - Queries the proposed teenage play provision. - Also noted that it is important to know what is proposed to taken in charge or not. - Stated that he is a big fan of community gardens and that the walled garden is perfect for that. - Noted that he would like to develop that with us.
	DLR Parks (DO'D)	<ul style="list-style-type: none"> - Noted the protected trees in the north-west corner and the root protection zones. - Also noted that he loved the farm buildings.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that the wider team had accepted that the residential use of the farm buildings would be a way to preserve them from a conservation perspective. - Highlighted that the taking in charge proposals are relevant from parks, transport and drainage perspectives. Suggested that showing work in progress is fine. - Referred to his Drainage colleagues, suggested that they had nothing to work with from a drainage perspective. Suggested that it might be worth discussing this separately with them ahead of going to ABP.



		<ul style="list-style-type: none"> - Suggested that there is a strong argument for extending the red line south of the wall.
	LDA (BC)	<ul style="list-style-type: none"> - Noted that a Letter of Consent request had been submitted and included the road only.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Suggested that bringing the scheme forward without the wall would be the way to go, noted more benefits than negatives.
	DLR Parks (RO'D)	<ul style="list-style-type: none"> - With reference to the existing water course running through the site, questioned whether they is any plan to bring water into the landscaping proposal?
	Aecom (MN)	<ul style="list-style-type: none"> - Noted that we were currently exploring rain zones, permeable paving and ponds as drainage features.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Referred to the existing watercourse and ponding and suggested that it could be recreated.
General	DLR Planning (MS)	<ul style="list-style-type: none"> - Referred to the S34 change of use application for the hospital building and traffic impact, suggested that we should consider this interaction with the SHD scheme.
	RAU (RK)	<ul style="list-style-type: none"> - In response to comments relating to the introduction of houses at the north west, he noted that the chapel was looking lost without it. Suggested that the form around it gives it a context, whereas if it sits in space it doesn't have a context. - Noted that we are looking to exceed 50% dual aspect and that we don't subscribe to the bay window approach.
	ILTP (CO'S)	<ul style="list-style-type: none"> - Questioned whether we need a letter of consent for the connection at Annville. - Questioned whether the footpath is taken in charge right up to the wall.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Referred to a contact in DLRCC but suggested that he would speak to him.
	TPA (JG)	<ul style="list-style-type: none"> - Questioned the status of the Dundrum LAP and the Dundrum CCCAP.
	DLR Planning (GR)	<ul style="list-style-type: none"> - In relation to the Dundrum LAP, noted that nothing is likely to come forward before this scheme is before the Board for consideration. - Noted that the CCCAP had been presented to the Councillors recently which gives us a bit more latitude to open up about it. Suggested that TPA liaise directly with SS.



MINUTES – MEETING 05

Meeting	S.247 Pre-planning meeting with Dún Laoghaire-Rathdown County Council (DLRCC)	
Project	Central Mental Hospital, Dundrum	
Date / Time	29 th April 2021 15.00 - 16.00	
Attendees	<p>DLRCC</p> <p>Ger Ryan (GR) Senior Planner Shane Sheehy (SS) Senior Executive Planner Miguel Sarabia (MS) Executive Planner Sean Keane Roads and Transportation Tom Kilbride Roads and Transportation</p> <p>Applicant Team</p> <p>Barry Chambers (BC) LDA (Applicant) Dearbhla Lawson (DL) LDA (Applicant) James Donlon (JD) LDA (Applicant) John Gannon (JG) TPA Lizzie Donnelly TPA Tony Reddy (TR) Reddy A+U (RAU) Rob Keane (RK) Reddy A+U (RAU) Paul Carey Reddy A+U (RAU) Rob Tobin Reddy A+U (RAU) Christy O’Sullivan (CO’S) ILTP John Considine BMCE Chris England KSN</p>	

Topic	Contributor	Minutes
Presentation	RAU (RK)	- Presentation.
General	DLR Planning (GR)	- Noted that he is positively disposed to many elements of the scheme.
Roads and Access	DLR Planning (GR)	<ul style="list-style-type: none"> - Suggested that the roads and access strategy had taken a 180 since the last meeting and that he is not in support of the proposed vehicular entrance on Dundrum Road. - Noted that 1300 no. units in a cul de sac arrangement is not what we want. - Questioned the impact on Dundrum Road in terms of what two junctions might mean instead of one. - Noted that the site needed to play its role in stitching the area together. - Questioned whether the two Dundrum Road access points would sufficiently provide for emergency access.
	DLR Roads (SK)	- Suggested that two entrances on Dundrum Road doesn't help with access at all.
	DLR Roads (TK)	- Asked for details as to why the Rosemount Green access road has been omitted.
	TPA (JG)	- Explained that the access road would constitute 'ancillary residential works' and thus conflict with the



		open space zoning at Rosemount Green. Received legal opinion that this would not be permissible under the SHD legislation as would constitute material contravention of the zoning. Referred to relevant caselaw (Bearna Case)
	RAU (RK)	- Noted that we all share the same ambition, but that it is only in our gift to make openings in the wall, can't apply for permission outside of that.
	DLR (GR)	<ul style="list-style-type: none"> - Suggested that it's good to hear that there is a shared vision for the site in this regard. However, questioned whether the aspirations of the masterplan are too ambitious and not deliverable, if the additional accesses aren't delivered from day one? - Suggested that the roadway could be considered in relation to section 8.3.7 of the Development Plan, where unspecified uses can be assessed/ permitted on their merits. May provide a divergence from the Bearna case in that respect. - Noted that the Parks Dept. were keen on the delivery of the roadway. - Referred to Section 8.2.4.9 of the Development Plan which states that vehicular access over open space is not usually permitted and questioned whether the Rosemount Green access route could be considered in this regard. - Noted that it is a specific impediment that ABP do not have provision to materially contravene the land zoning. Raises question from a process perspective; requires further consideration as to whether this is the correct route. SHD is precluding from the delivery of the aspirations of the Masterplan.
	DLR Planning (SS)	- Questions whether it can be demonstrated how the scheme can be successfully served by the two entrances.
	LDA (BC)	- Highlighted that strong legal advice had been received and that it would be very risky to include the road in the proposal. Notes that we have made a Development Plan submission on the issue and that it is not something that we are going to give up on.
	DLR (GR)	- Noted that he respects and understands the position and that we should agree that we are at a point of divergence on it and we have done as much as we can under this process.
	LDA (DL)	- Stated full appreciation that we all want to do the right thing for the site and balance various needs. Noted that we have engaged with the public and that this is outside of our control. We are proposing reduced car parking and a step change in terms of modal shift.
	DLR (GL)	- Questioned whether the cyclist and pedestrian access across Rosemount Green was still proposed.
	RAU (RK)	- Confirmed that we cannot propose it for the same constraints surrounding land zoning and material contravention.



	DLR Planning (GR)	- Noted that DLR take a very different approach to future connections vs. actually proposed.
	TPA (JG)	- Confirmed that we are proposing to create linkages within the red line insofar as possible.
	DLR Planning (SS)	- Suggested taking language off surrounding 'future' connection.
	DLR Planning (GR)	-
Non-Residential Uses	DLR Planning (MS)	- Referred to quantum of non-residential uses and suggested that additional community floorspace should be provided.
	LDA (BC)	- Highlighted that the proposed public open space contributes to that.
	DLR Planning (GR)	- Referred to SHD non-residential uses cap and further questioned whether SHD is the correct process. - Also noted that he would still like to see an evidence base surrounding the proposed non-residential uses.
	RAU (RK)	- Confirmed that it has been carried out by Savills and can be made available to you.
	DLR Planning (GR)	- Questioned how Block 6 would be managed and what our respective roles would be.
	LDA (BC)	- Noted that it has been discussed with DLR colleagues and an expression of interest has been shown.
	DLR Planning (GR)	- Suggests that it is a useful one to bottom out ahead of tripartite; notes that practicalities of mixed use developments can sometimes be difficult.
Car Parking	DLR Planning (GR)	- Stated that the proposed car parking ratio wouldn't be one that we would be favourably disposed to.
	ILTP (CO'S)	- Noted that a number of other SHDs have been granted with single access (St Paul's, St Kevin's in Cork). - Further noted that the applicant has does all they can within the boundary to achieve permeability.
	DLR Planning (GR)	- Acknowledged that the board has granted schemes with this parking ratio, but not of this scale. Suggested that we would be concerned about how the development would operate. - From a public transport access perspective, suggests that it is worth comparing to Clay Farm, Ballyogan, immediately adjacent to the Luas – a bit of a walk to the Luas and Dundrum Road doesn't benefit from great bus connectivity.
	LDA (DL)	- Highlighted that we need a step change in modal shift and the potential impact arising from a policy compliant level of parking. Suggested that this can be made a condition of tenure going forward.
	DLR Planning (GR)	- This scheme isn't delivering permeability – cycle and pedestrian connectivity is sustainability.

Housing Mix	DLR Planning (MS)	<ul style="list-style-type: none"> - Referred to the number of three bedroom units in the scheme (approx. 13%). Noted that if the objective is to create a sustainable community, then family units play an important role there. - Questioned whether there is scope to increase the three bed provision? - Noted that apartment family units are required to influence behaviour towards apartment living.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that Policy RES 7 speak to issue of unit mix.
	LDA (BC)	<ul style="list-style-type: none"> - Highlighted that the proposed mix has been informed by a study. - Further highlighted that in addition to considering provision of family units, the LDA's objective is to deliver affordability so we have to consider the scheme from an affordability perspective too.
	DLR Planning (SS)	<ul style="list-style-type: none"> - Noted that he would like to see the research.
General	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that height will be reviewed on current DP Standards and height guidelines.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Suggested that the taken in charge drawing in helpful and positive in terms of what is being proposed. - Also suggested proposing link to the south as cycle and pedestrian access on taking in charge proposal.
	DLR Roads (TK)	<ul style="list-style-type: none"> - Have regard to taking in charge guidance.
	DLR Planning (MS)	<ul style="list-style-type: none"> - Noted that DLR Drainage had highlighted that they hadn't seen drainage proposal yet.
	BMCE (JC)	<ul style="list-style-type: none"> - Stated that we had had a couple of meetings with the Drainage Team and that we are currently working on the final scheme.
	DLR Planning (GR)	<ul style="list-style-type: none"> - From a procedural perspective, drainage should be discussed in S247 so it is properly documented.
	DLR Planning (GR)	<ul style="list-style-type: none"> - Noted that there is overlap between the two red lines, can they both be implemented?
	TPA (JG)	<ul style="list-style-type: none"> - Suggested that we wouldn't be concerned if area of overlap is showing the same thing. Both can be implemented. - Also said that we would like to organise a S34 pre-planning meeting in relation to Hopsital building. - Also questioned whether there would be any further merit in discussing the interface of the site with Rosemount Green? (i.e. in relation to what we can help DLRCC deliver)
	DLR Planning (GR)	<ul style="list-style-type: none"> - Said only if the red line is extended down. We would be talking two separate processes.