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

12th March 2026

Applicant: Richmond Village Development Company Limited

Dear Sir / Madam,

RE: CONSENT TO MAKE A PLANNING APPLICATION IN RESPECT OF A PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT AT ST. VINCENT'S HOSPITAL, RICHMOND ROAD AND CONVENT AVENUE, FAIRVIEW, DUBLIN 3.

We, St. Vincent's Hospital Fairview, are the current legal owners of the lands shown as Phase 1 coloured orange and Phase 2 coloured pink on the attached drawing reference 2006-2DM-AL01-SIT-008 Rev E at St. Vincent's Hospital Fairview, Convent Avenue, Richmond Road, Fairview, Dublin 3, in which the subject site development as described above is located. We hereby give consent to Richmond Village Development Company Limited, to include the lands within the application boundary for modifications to permitted Large Scale Residential Development (LRD) under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3.

Signed: Eoin Culliton

Mr Eoin Culliton
Acting Chief Executive
St. Vincent's Hospital Fairview
Convent Avenue,
Richmond Road,
Fairview,
Dublin 3

Encl. Drawing 2006-2DM-AL01-SIT-008 Rev E



Scott Tallon Walker Architects

ROYALTON

RESIDENTIAL DEVELOPMENT AT ST.VINCENTS, FAIRVIEW

PROPOSED SITE PHASING PLAN

1:1000 6/15/2022 11:04:47 AM

20006 SITE RP

20006-2DM-AL01-SIT-008 E

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

5th March 2026

Applicant: Richmond Village Development Company Limited

Dear Sir / Madam,

RE: CONSENT TO MAKE A PLANNING APPLICATION IN RESPECT OF A PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT AT ST. VINCENT'S HOSPITAL, RICHMOND ROAD AND CONVENT AVENUE, FAIRVIEW, DUBLIN 3.

We, the Land Development Agency, are the current legal owners of the lands shown as Phase 1A coloured green on the attached drawing reference 2006-2DM-AL01-SIT-008 Rev E at St. Vincent's Hospital Fairview, Convent Avenue, Richmond Road, Fairview, Dublin 3 (the "Lands"), in which the subject site development as described above is located. We, as landowner, hereby give consent to Richmond Village Development Company Limited, to include the Lands within the application boundary for modifications to permitted Large Scale Residential Development (LRD) under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3.

Signed: _____

Land Development Agency
Ashford House
Tara Street Dublin 2
Dublin
D02 VX67

Encl. Drawing 2006-2DM-AL01-SIT-008 Rev E

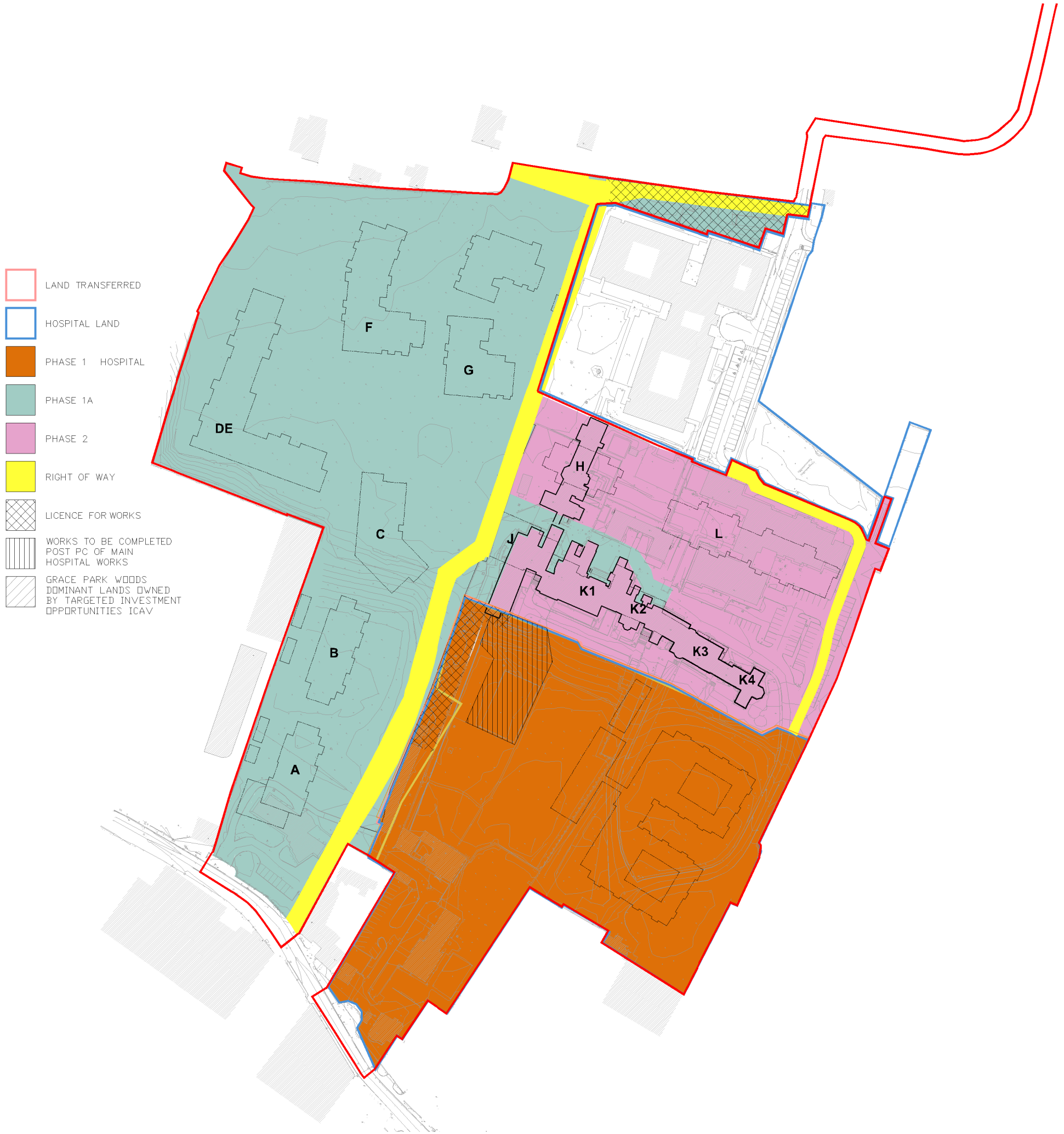
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Modified By: APRAR ELAWAD Plot Time: 12/15/2025 5:16:40 pm

NOTES:



Revision Schedule		
No.	Date	Description
A	21.03.2022	Boundary between Res and Hosp Sites
B	29.04.2022	Boundary revised - Laundry retained
C	30.05.2022	Grace Park Wood hatch added
D	01.06.2022	Grace Park Woods Key updated
D	15.12.2025	Phase 1B omitted

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18 Merrion Square, Dublin 2, Ireland
Tel: +353 (0)1 669 3000
Fax: +353 (0)1 661 3300
Email: mail@stwarchitects.com
Web: www.stwarchitects.com

CLIENT
ROYALTON

PROJECT
RESIDENTIAL DEVELOPMENT AT ST.VINCENTS, FAIRVIEW

DRAWING
PROPOSED SITE PHASING PLAN

SCALE @A1	MODIFIED TIME:
1:1000	6/15/2022 11:04:47 AM
DRAWN BY:	CHECKED BY:
PB	PB
PROJECT NO:	PROJECT STATUS	PROJECT ARCHITECT:
20006	SITE	RP
DRAWING NO.	REVISION
20006-2DM-AL01-SIT-008	E

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

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

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

8 March 2023

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

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

To Whom It May Concern,

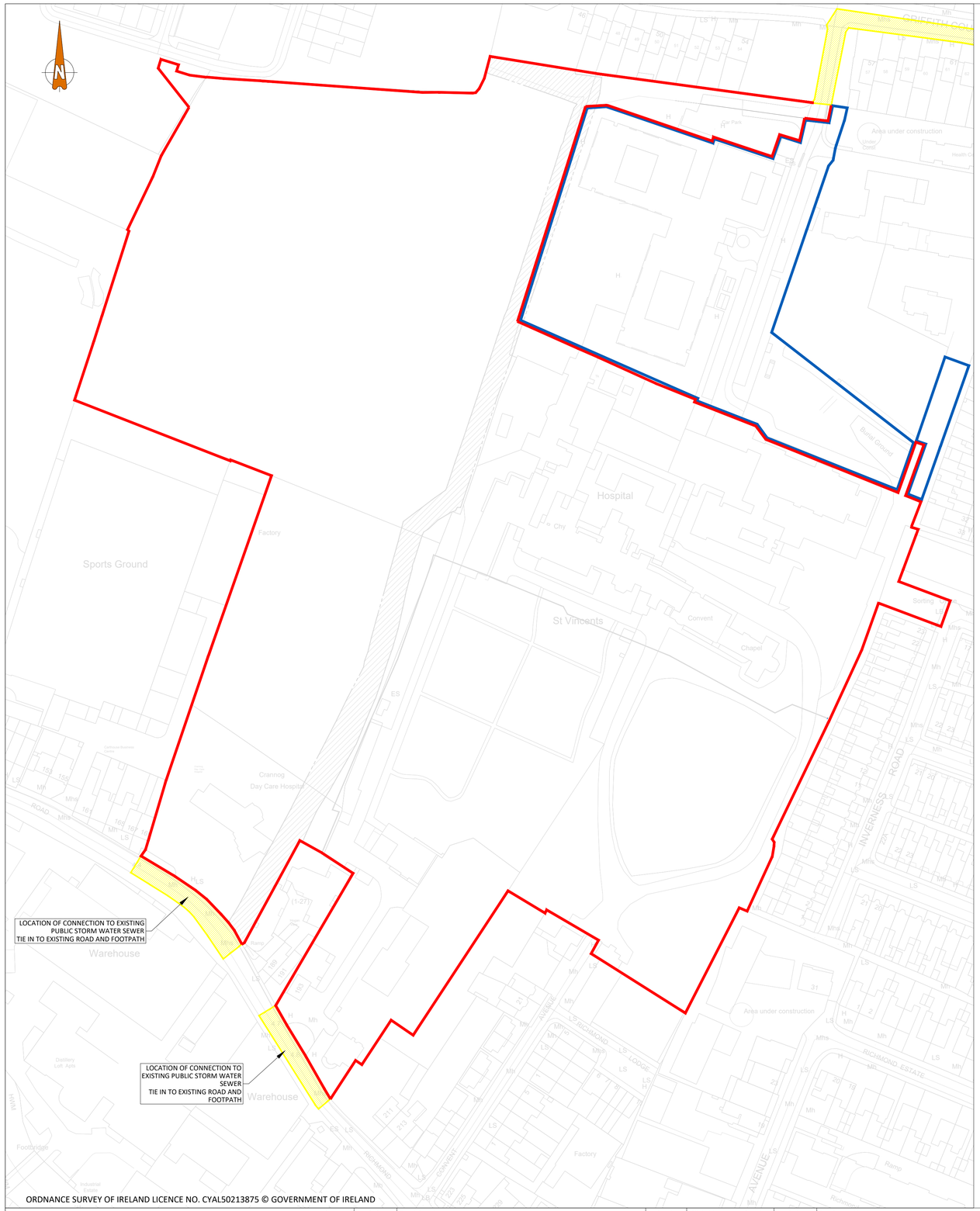
I refer to the above intended LRD planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the roadway and footpath as indicated on the attached drawing, R517-OCSC-XX-XX-SK-C-0008-S2-P01. The inclusion of said lands relates to the drainage strategy for the proposed development.

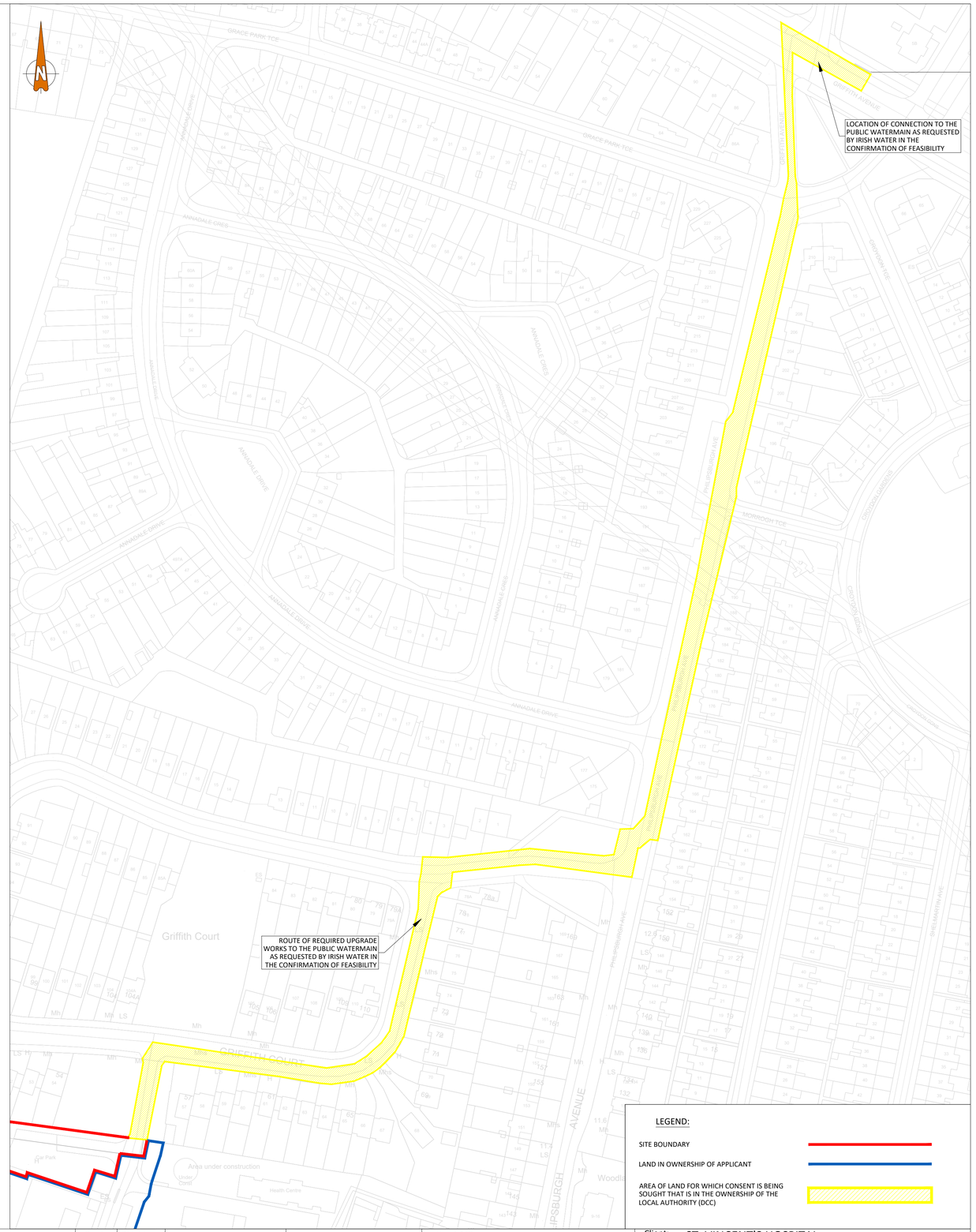
I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

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

Yours faithfully,

Dermot Collins
Executive Manager





LEGEND:

SITE BOUNDARY

LAND IN OWNERSHIP OF APPLICANT

AREA OF LAND FOR WHICH CONSENT IS BEING SOUGHT THAT IS IN THE OWNERSHIP OF THE LOCAL AUTHORITY (DCC)

ORDNANCE SURVEY OF IRELAND LICENCE NO. CYAL50213875 © GOVERNMENT OF IRELAND

- FOR SETTING OUT REFER TO ARCHITECT'S DRAWINGS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL AND ENGINEERING DRAWINGS AND ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	22.02.23	SUITABLE FOR INFORMATION	MKo	AH

Rev No.	Date	Revision Note	Drn by	Chkd by

INFORMATION ONLY

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TEL +353 (0)1 8682000

e: contactus@ocsc.ie
w: www.ocsc.ie

Dublin | London | Belfast | Galway | Cork

Client: ST. VINCENT'S HOSPITAL

Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

Title: SITE LOCATION MAP

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	SK	C	0008	S2	P01

Date: FEB'22 Scale: 1:1000@ A1 Drn by:MKo Chkd by:DR Aprvd by:AH

Targeted Investment Opportunities ICAV
25-28 North Wall Quay
IFSC
Dublin 1
An umbrella fund with segregated liability between sub-funds

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

31st January 2023

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

To whom it concerns,

Targeted Investment Opportunities ICAV acting solely in respect of its GPR sub-fund developed the Grace Park Woods residential scheme in Drumcondra and is the owner of the open space at this location.
We confirm that the Public Open Space at the front of the Grace Park Woods development is currently in the process of being prepared for Taking In Charge by Dublin City Council. Thereafter it will be in public ownership.

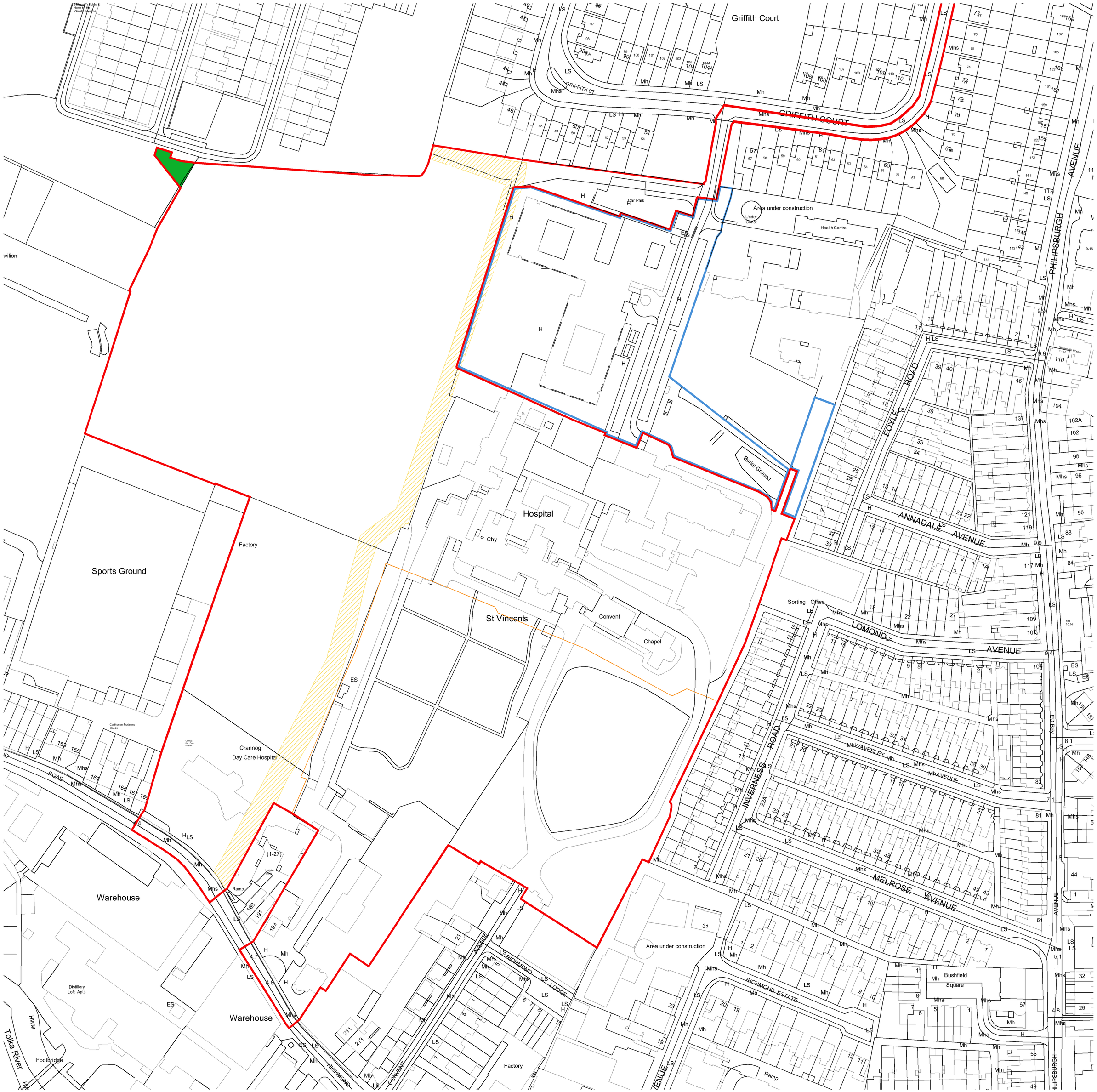
At Planning Application stage it was indicated that potential future connectivity to the Southern Lands (St Vincents) was contemplated and was indicated in our Design Statement.

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

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

Yours faithfully,

Anthony Noonan
Director
Targeted Investment Opportunities ICAV
(an umbrella fund with segregated liability between sub-funds acting for and on behalf of GPR Fund)



- APPLICATION SITE BOUNDARY
- LANDS IN LEGAL OWNERSHIP OF THE APPLICANT
- BOUNDARY BETWEEN PROPOSED RESIDENTIAL AND PROPOSED NEW MENTAL HEALTH FACILITY SITES
- WAYLEAVE OVER UNDERGROUND SERVICES
- AS PER LETTER OF CONSENT

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Modified By: Paul Barry Plot Time: 3/30/2023 2:22:14 PM

NOTES:

N

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Map Series / Map Sheets

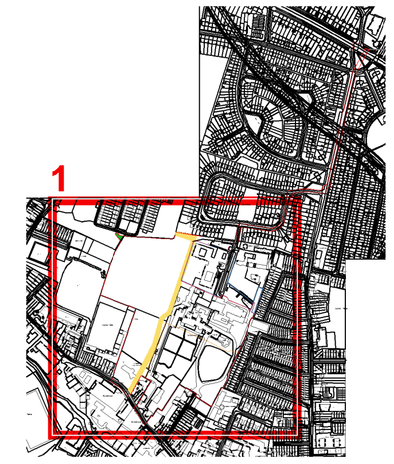
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1:1,000 | 3198-11

1:1,000 | 3198-07

1:1,000 | 3198-06

Development Centre Point Coordinates:
X,Y= 716809.8466,736577.0773



Revision Schedule		
No.	Date	Description
P01	21.10.22	LRD Pre-App
P02	03.03.23	LRD Application

Scott Tallon Walker Architects

19 Merrion Square, Dublin 2, Ireland

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Fax: +351 (0)1 661 3300
Email: mail@stwarchitecs.com
Web: www.stwarchitects.com

CLIENT

ST. VINCENT'S HOSPITAL

PROJECT

ST.VINCENT'S HOSPITAL REVELOPMENT

DRAWING

SITE LOCATION MAP 1

FILE REFERENCE
K:\20\20006\02 STW CA0 (DWGS+PDFS)\M2\Site\SVRD-STW-ST-00-DR-A-022010.dwg

SCALE @A1	MODIFIED TIME:
1:1000	1/4/2023 5:15:10 PM
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PB	RP

PROJECT NO:	PROJECT STATUS	PROJECT ARCHITECT:
20006	PLA	RP

DRAWING NO. REVISION

SVRD-STW-ST-00-DR-A-022010 P01