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

25th March 2025
Reference: TD JN 21045

Dear Sir / Madam,

RE: LARGE SCALE RESIDENTIAL DEVELOPMENT APPLICATION IN RESPECT OF PROPOSED MODIFICATIONS TO PERMITTED DEVELOPMENT AT ST. VINCENT'S HOSPITAL, RICHMOND ROAD AND CONVENT AVENUE, FAIRVIEW, DUBLIN 3. THE SITE CONTAINS PROTECTED STRUCTURES UNDER RPS REF.: 2032, 8788 AND 8789

ABP REF.: 317438-23 / DCC REG. REF.: LRD6009/23-S3

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED, AND THE PLANNING & DEVELOPMENT REGULATIONS 2001-2022 – PART V PROPOSALS

On behalf of the applicant, Richmond Village Development Company Limited, please find attached the Part V documentation to accompany the Stage 3 - LRD application to Dublin City Council in respect to proposed modifications to permitted Large Scale Residential Development (LRD) under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3 at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3.

The proposed modifications comprise internal reconfiguration and associated elevational and landscaping amendments across Blocks C, DE, L and J, resulting in a net increase of 27 residential units, bringing the overall scheme total from 779 units to 806 units. The amendments also include the proposed omission of Conditions 5, 6 and 7 of the parent permission relating to Build-to-Rent covenants, facilitating a transition from a Build-to-Rent scheme to a standard apartment development in relevant blocks.

The Part V allocation for the overall permitted LRD development continues to be progressed in consultation with Dublin City Council Housing Department. Under the parent permission, 168 no. Part V units located within Blocks A, B and H were proposed to satisfy Part V requirements, equating to approximately 21.5% of the permitted units.

The proposed amendments maintain the provision of 168 no. Part V units within Blocks A, B and H. This exceeds the statutory requirement of 20% of the revised total unit number (806 units). The Part V unit mix comprises 8 studios, 89 one-bed units, 52 two-bed units and 19 three-bed units.

The 168 no. residential units (Blocks A, B and H) consist of 8 no. studios, 89 no. 1 beds, 52 no. 2 beds and 19 no. 3 beds.

Managing Director: John P. Spain
Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan

Senior Associate Directors: Luke Wymer | Meadhbh Nolan | Kate Kerrigan
Associate Directors: Ian Livingstone | Tiarna Devlin

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2 D02 ND61. VAT No. IE 6416306U

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant, St. Vincent's Hospital Fairview:

(i) A Part V Brochure including floor plans, illustrating the location within the scheme of the proposed Part V units (as set out above), and a Housing Quality Assessment / Schedule of Accommodation for the Part V units prepared by STW Architects; and
(ii) DCC Housing Section Part V Validation Letter.

Dublin City Council Planning has confirmed that revised Part V costings are not required for the purposes of validating the amended LRD application. Part V costings are not required for the purposes of validating a planning application where the Housing Department has confirmed that indicative figures are sufficient. As Ms. Lorraine Gaughran of Dublin City Council has issued a Part V validation letter confirming that updated costings are not required, the cost information submitted as part of the parent permission remains acceptable for the purposes of validating the amended LRD application.

The agreement of final costs is a matter to be determined between Dublin City Council Housing and the applicant following, and subject to, the granting of planning permission. From a planning perspective, the requirement is that the development complies with the provisions of Part V of the Planning and Development Act 2000 (as amended) to the satisfaction of Dublin City Council Housing.

Accordingly, the Part V validation letter may be relied upon in lieu of revised cost submissions, and no further cost information is required from the applicant at this stage.

Please note that all Part V details remain indicative and subject to further discussion and formal agreement with the Planning Authority, which will be secured by condition of any grant of permission. The applicant will continue to engage with Dublin City Council Housing Department following a final grant of permission and prior to commencement of development to agree the final Part V agreement.

In preparing this submission, regard has been had to Circular PL10/2015, Housing Circular 36/2015, the Part V of the Planning and Development Act 2000 – Guidelines (January 2017), and the Affordable Housing Act 2021, which provides for a 20% Part V requirement.

We trust that the enclosed information satisfies the requirements of the Regulations for this planning application submission. We would be pleased to provide any further clarification required.

Yours faithfully,



John Spain Associates



PART V PROVISION

SVRD-STW-XX-XX-RP-A-022006

St. Vincent's Hospital Fairview Redevelopment
Section 247 Pre-Application in relation to LRD Amendments to Permitted Residential Development under
Reg. Ref.: LRD-6009/23-S3 & ABP 317438-23

Part V Provision

Part V Apartments

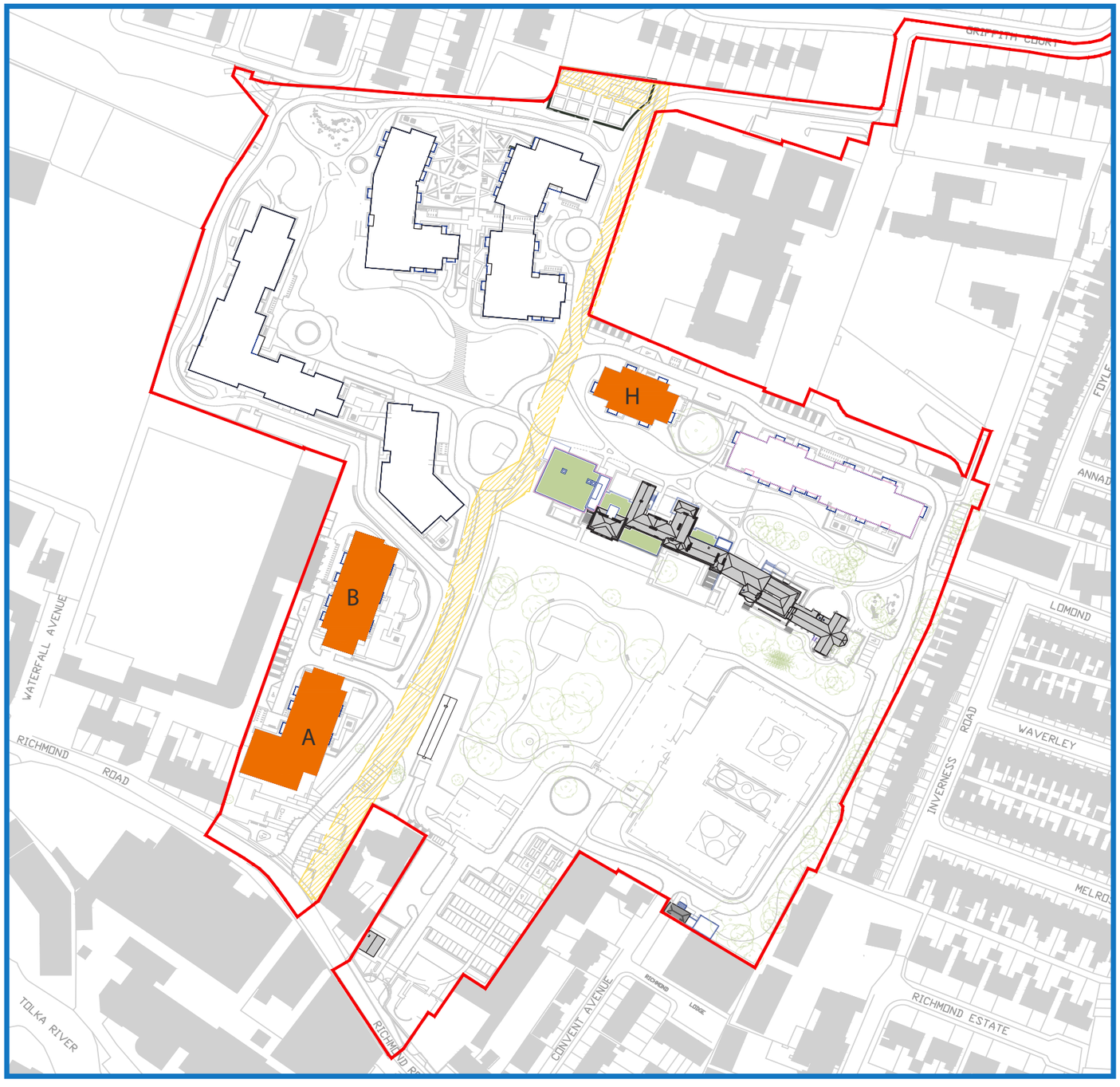
Buildings A, B and H are providing a total of 168 Standard Design Apartments which represents 20.84% of the development. (This percentage is based on the proposed total number of 806 apartments.)

		Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed
BLOCK A	Ground Floor	**6**	1	3	2	0	0
	1st floor	**7**	1	4	1	0	1
	2nd floor	**9**	1	4	3	0	1
	3rd floor	**9**	1	4	3	0	1
	4th floor	**9**	1	4	3	0	1
	5th floor	**9**	1	4	3	0	1
	6th floor	**9**	1	4	3	0	1
	Sub-Total:	**58**	**7**	**27**	**18**	**0**	**6**

		Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed
BLOCK B	Ground Floor	**9**	0	5	1	1	2
	1st floor	**11**	0	7	3	0	1
	2nd floor	**11**	0	7	3	0	1
	3rd floor	**11**	0	7	3	0	1
	4th floor	**11**	0	7	3	0	1
	5th floor	**11**	0	7	3	0	1
	6th floor	**11**	0	7	3	0	1
	7th floor	**11**	0	7	3	0	1
	Sub-Total:	**86**	**0**	**54**	**22**	**1**	**9**

		Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed
BLOCK H	Ground Floor	**6**	1	2	1	1	1
	1st floor	**6**	0	2	3	0	1
	2nd floor	**6**	0	2	3	0	1
	3rd floor	**6**	0	2	3	0	1
	4th floor	**0**	0	0	0	0	0
	Sub-Total:	**24**	**1**	**8**	**10**	**1**	**4**

PART V	Total	**168**	**8**	**89**	**50**	**2**	**19**



LEGEND

Part V Apartments

BLOCK A

	GIA m^2	Apt Area	Gross Ancillary	Gross Retail
Ground Floor	1,003	351		425
1st floor	1,003	412		340
2nd floor	692	575		
3rd floor	692	575		
4th floor	692	575		
5th floor	692	575		
6th floor	692	574		
Sub-Total:	**5,466**	**3,635**	**0**	**765**

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Ground Floor	**6**	1	3	2	0	0	2	2	0
1st floor	**7**	1	4	1	0	1	2	3	2
2nd floor	**9**	1	4	3	0	1	4	5	2
3rd floor	**9**	1	4	3	0	1	4	5	2
4th floor	**9**	1	4	3	0	1	4	5	2
5th floor	**9**	1	4	3	0	1	4	5	2
6th floor	**9**	1	4	3	0	1	4	5	2
Sub-Total:	**58**	**7**	**27**	**18**	**0**	**6**	**24**	**30**	**12**
		12.1%	**46.6%**	**31.0%**	**0.0%**	**10.3%**	41.4%	51.7%	21%

BLOCK B

	GIA m^2	Apt Area	Gross Ancillary	Gross Retail
Ground Floor	825	593.9		
1st floor	834	671.2		
2nd floor	834	671.2		
3rd floor	834	671.1		
4th floor	834	671.2		
5th floor	834	671.2		
6th floor	834	671.2		
7th floor	834	671.2		
Sub-Total:	**6,663**	**5,292**	**0**	**0**

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Ground Floor	**9**	0	5	1	1	2	4	6	3
1st floor	**11**	0	7	3	0	1	5	5	3
2nd floor	**11**	0	7	3	0	1	5	5	3
3rd floor	**11**	0	7	3	0	1	5	5	3
4th floor	**11**	0	7	3	0	1	5	5	3
5th floor	**11**	0	7	3	0	1	5	5	3
6th floor	**11**	0	7	3	0	1	5	5	3
7th floor	**11**	0	7	3	0	1	5	5	3
Sub-Total:	**86**	**0**	**54**	**22**	**1**	**9**	**39**	**41**	**24**
		0.0%	**62.8%**	**25.6%**	**1.2%**	**10.5%**	45.3%	47.7%	27.9%

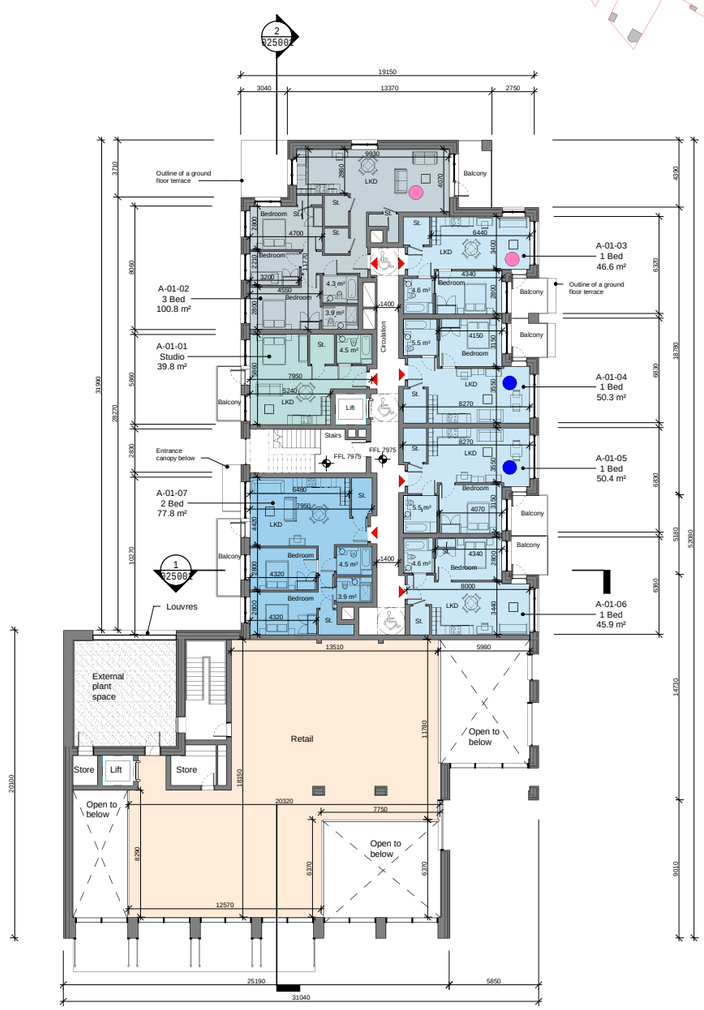
BLOCK H

	GIA m^2	Apt Area	Gross Ancillary	Gross Retail
Ground Floor	518	395.5		
1st floor	520	432		
2nd floor	520	431.9		
3rd floor	520	431.9		
4th floor	0	0		
Sub-Total:	**2,078**	**1691.3**	**0**	**0**

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Ground Floor	**6**	1	2	1	1	1	6	4	2
1st floor	**6**	0	2	3	0	1	6	3	2
2nd floor	**6**	0	2	3	0	1	6	3	2
3rd floor	**6**	0	2	3	0	1	6	3	2
4th floor	**0**	0	0	0	0	0	0	0	0
Sub-Total:	**24**	**1**	**8**	**10**	**1**	**4**	**24**	**13**	**8**
		4.2%	**33.3%**	**41.7%**	**4.2%**	**16.7%**	**100.0%**	**54.2%**	**33.3%**

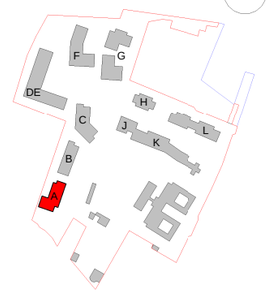


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SCALE: 1 : 200



2 BLOCK A LEVEL 01
SCALE: 1 : 200

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Figured dimensions in millimetres.

All drawings are to be read in conjunction with Architectural Specification.

NOTES:

LEGEND:

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Common Area
- Retail
- Studio
- Sedum Roof

NOTES.

WALLS
Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App
P02	03/03/23	PB	LRD Application

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

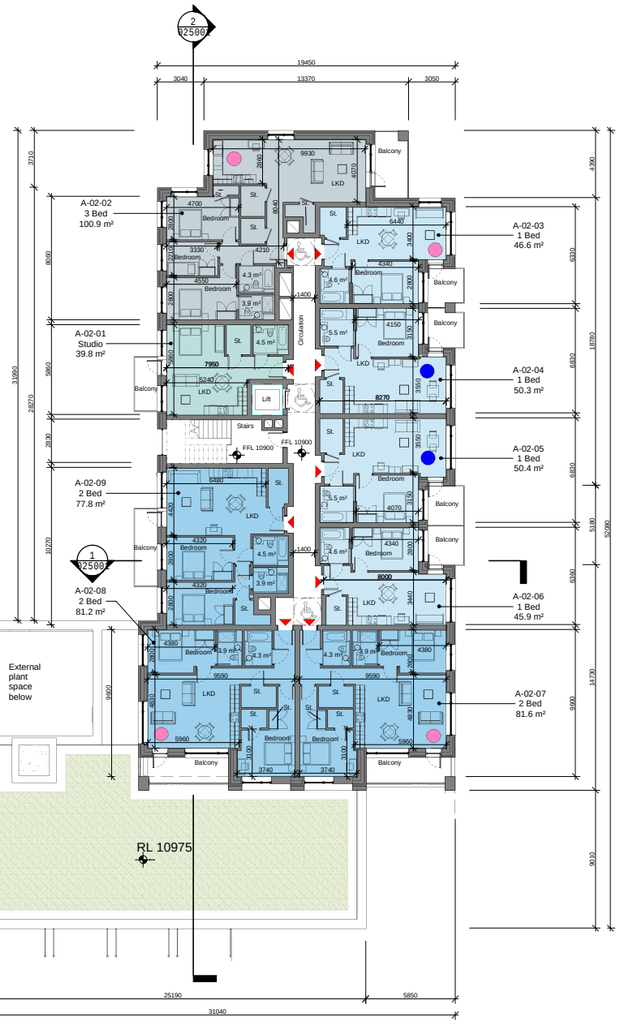
CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

STW Scott Tallon Walker ARCHITECTS
19 Merrion Square, Dublin 2, Ireland
Tel: +353 (0)1 669 3000
Email: mail@stwarchitects.com
Web: www.stwarchitects.com

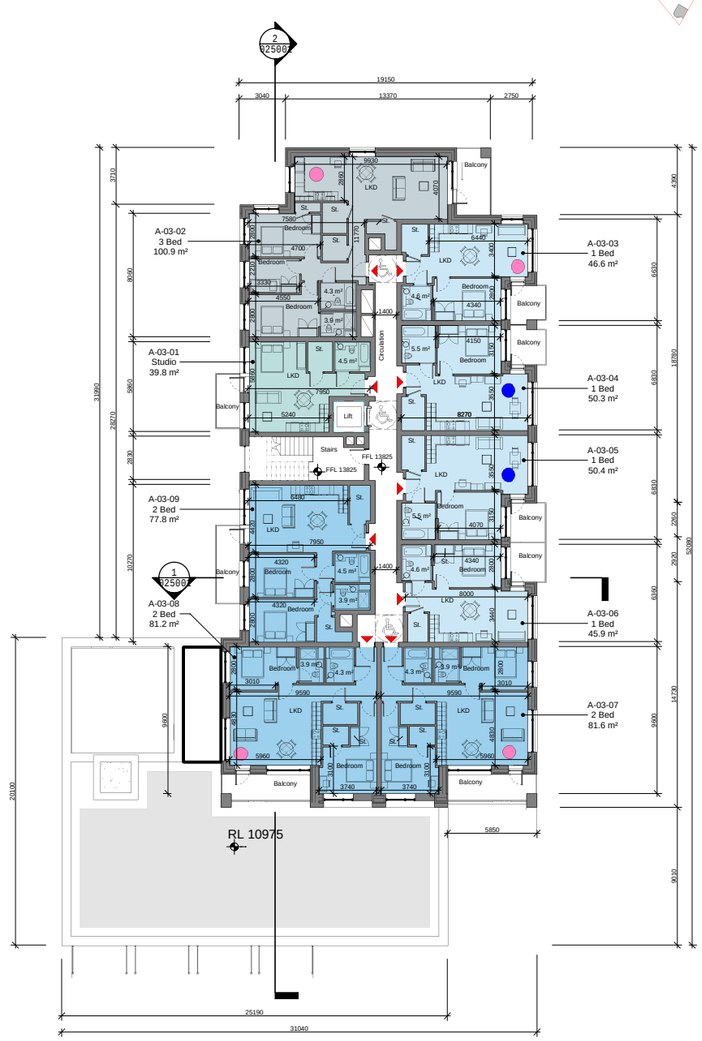
DRAWING
Block A Proposed Ground and First Floor Plans

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DRAWN BY:	CHECKED BY:
SJM	PB
PROJECT NO.	PROJECT ARCHITECT:
20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-A-ZZ-DR-A-022001	P02



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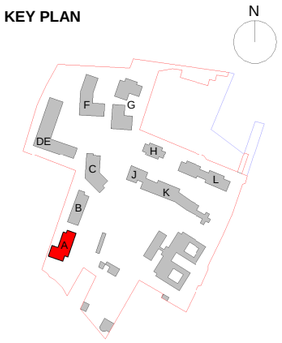
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1 BLOCK A LEVEL 03

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Figured dimensions in millimetres.

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NOTES:

LEGEND:

- **DENOTES DUAL ASPECT APARTMENT**
- **DENOTES UNIVERSAL DESIGN APARTMENT**
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Common Area
- Retail
- Studio
- Sedum Roof

NOTES.

WALLS
Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App
P02	03/03/23	PB	LRD Application

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

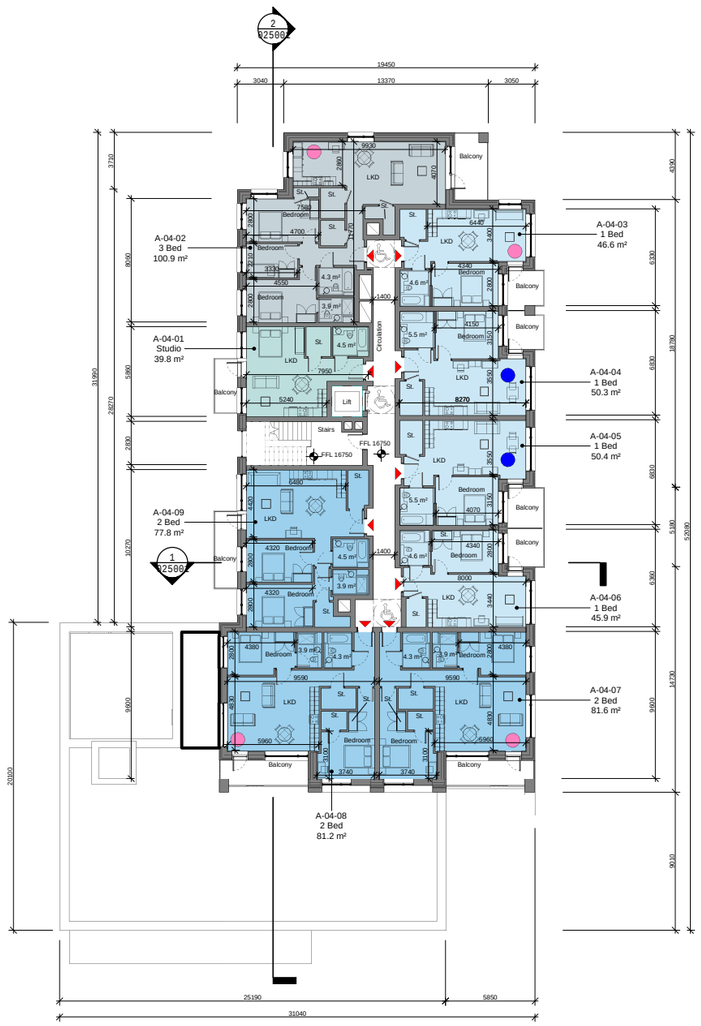
CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

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Tel: +353 (0)1 669 3000
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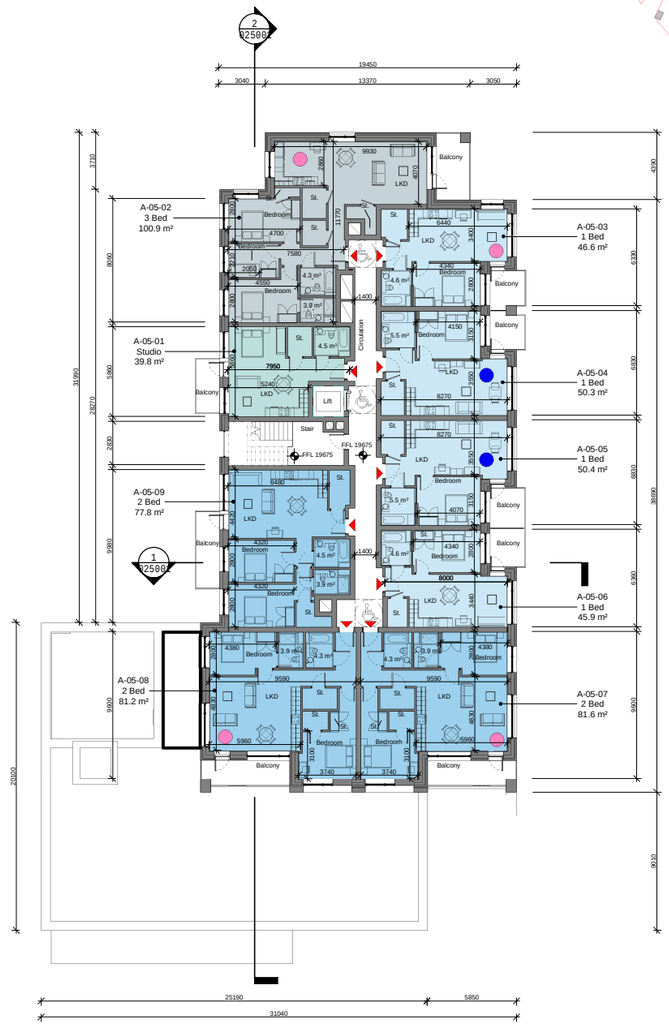
DRAWING
Block A Proposed Second and Third Floor Plans

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SJM	PB
PROJECT NO.	PROJECT ARCHITECT:
20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-A-ZZ-DR-A-022002	**P02**



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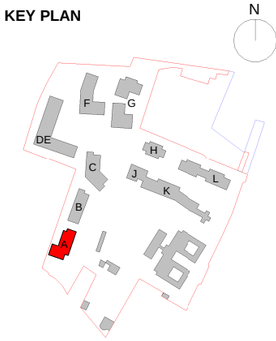
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1 BLOCK A LEVEL 05

SCALE: 1 : 200

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Figured dimensions in millimetres.

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NOTES:

LEGEND:

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Common Area
- Retail
- Studio
- Sedum Roof

NOTES.

WALLS
Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App
P02	03/03/23	PB	LRD Application

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

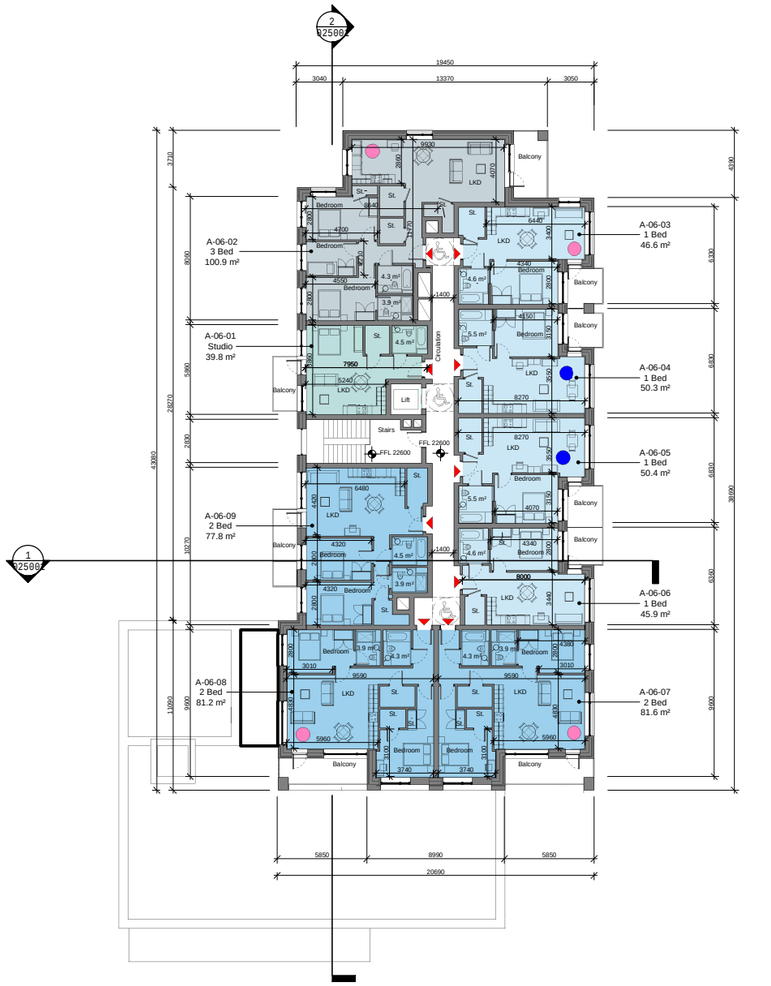
CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

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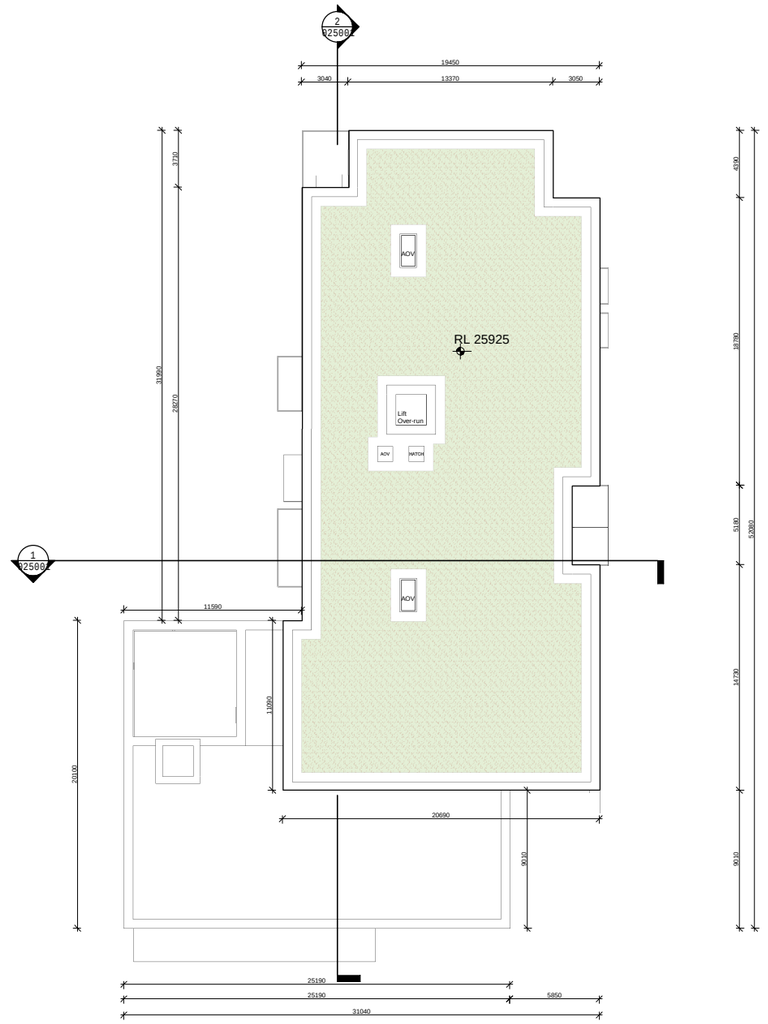
DRAWING
Block A Proposed Fourth and Fifth Floor Plans

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20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-A-ZZ-DR-A-022003	**P02**



1 BLOCK A LEVEL 06

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2 BLOCK A ROOF PLAN

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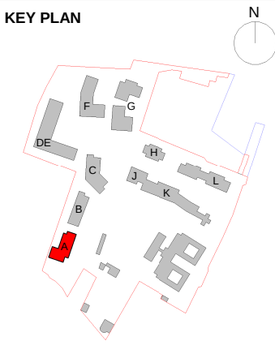
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Figured dimensions in millimetres.

All drawings are to be read in conjunction with Architectural Specification.

NOTES:

KEY PLAN



LEGEND:

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Common Area
- Retail
- Studio
- Sedum Roof

NOTES.

WALLS
Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App
P02	03/03/23	PB	LRD Application

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

STW Scott Tallon Walker ARCHITECTS
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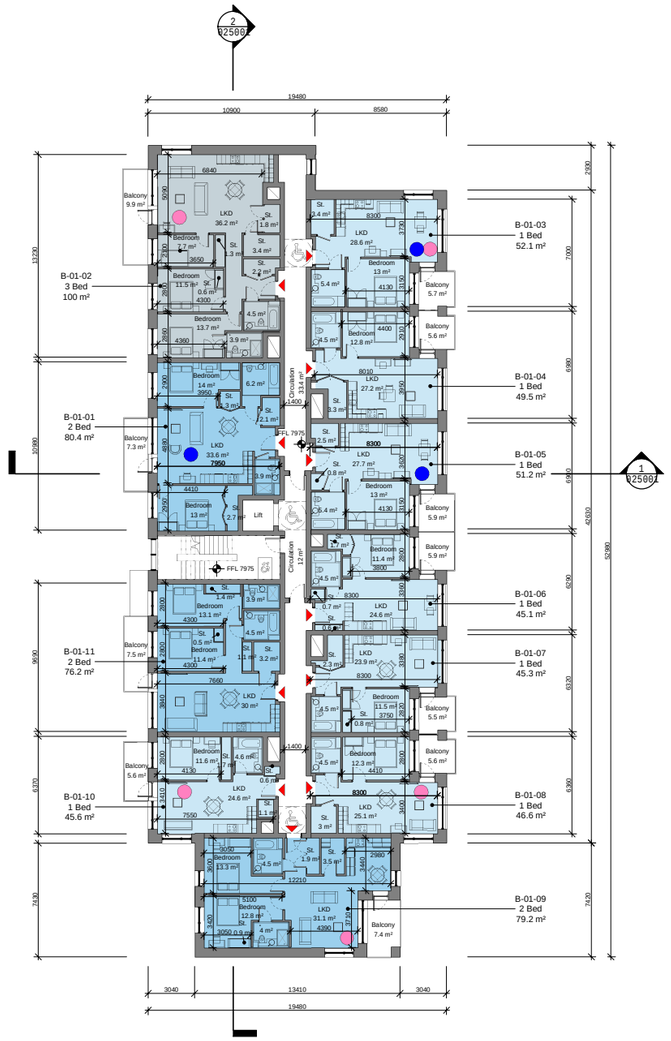
DRAWING
Block A Proposed Sixth Floor and Roof Plans

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PROJECT NO.	PROJECT ARCHITECT:
20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-A-ZZ-DR-A-022004	**P02**



1 BLOCK B LEVEL 00

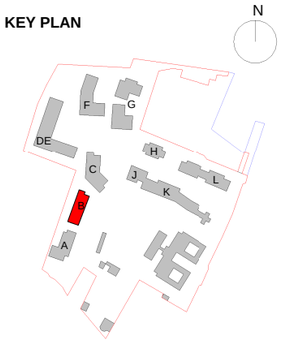
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2 BLOCK B LEVEL 01

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Figured dimensions in millimetres.

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NOTES:

LEGEND:

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Circulation
- Common Area
- Common Roof area
- Studio
- Sedum Roof

NOTES.

WALLS

Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App
P02	03/03/23	PB	LRD Application

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

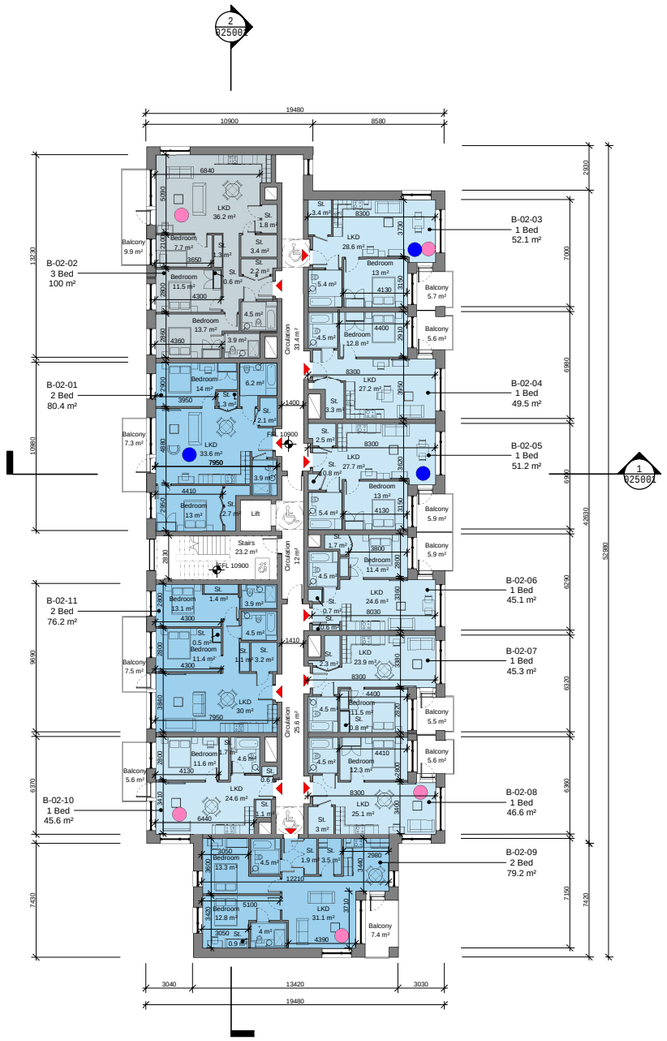
CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

STW Scott Tallon Walker ARCHITECTS
19 Merrion Square, Dublin 2, Ireland
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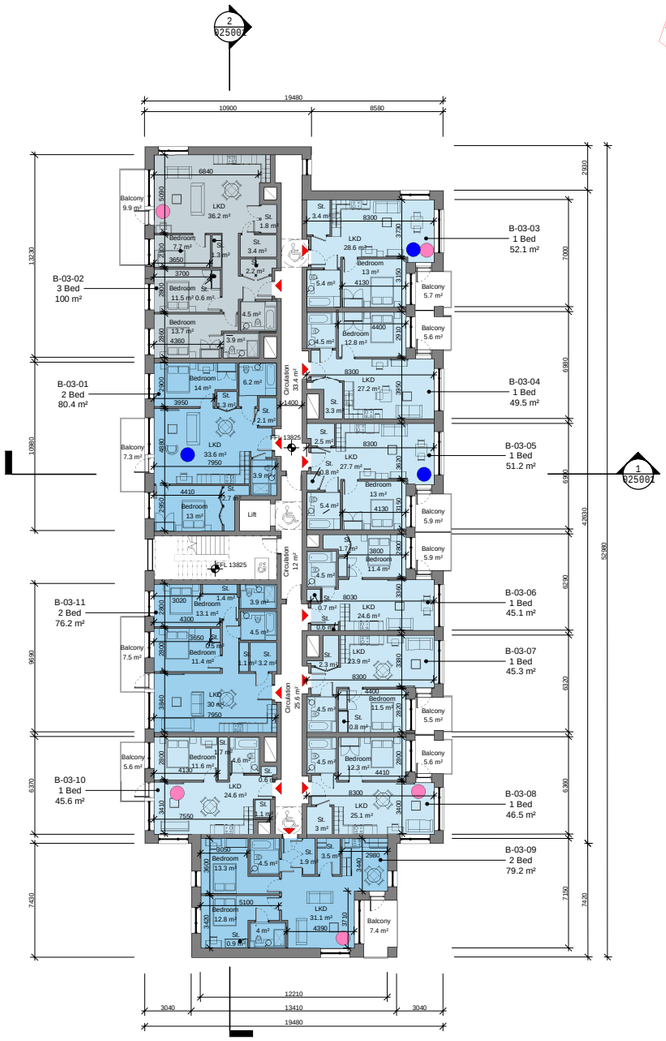
DRAWING
Block B Proposed Ground and First Floor Plans

SCALE @A1	ISSUED:
1:200	03/03/23
DRAWN BY:	CHECKED BY:
SJM	PB
PROJECT NO.	PROJECT ARCHITECT:
20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-B-ZZ-DR-A-022001	**P02**



1 BLOCK B LEVEL 02

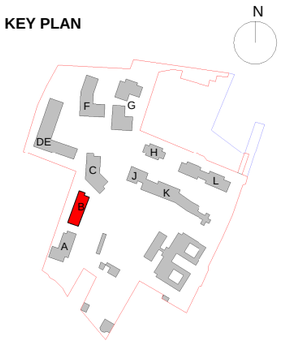
SCALE: 1 : 200



2 BLOCK B LEVEL 03

SCALE: 1 : 200

KEY PLAN



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Levels and contours are relative to an Ordnance Survey Datum

Figured dimensions in millimetres.

All drawings are to be read in conjunction with Architectural Specification.

NOTES:

LEGEND:

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT

- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Circulation
- Common Area
- Common Roof area
- Studio
- Sedum Roof

NOTES.

WALLS

Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

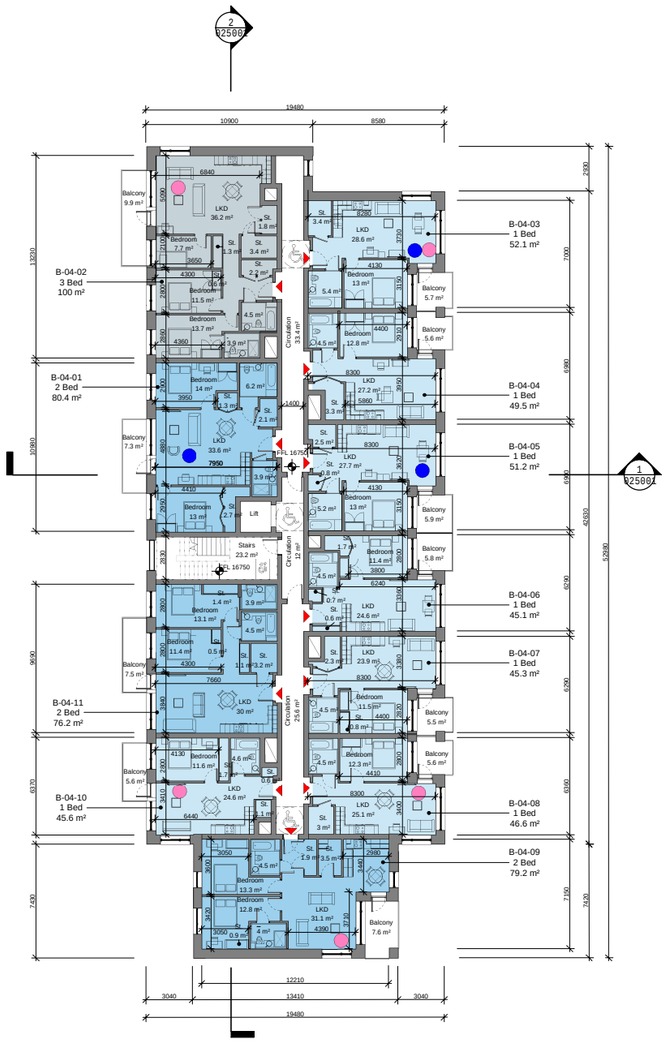
CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

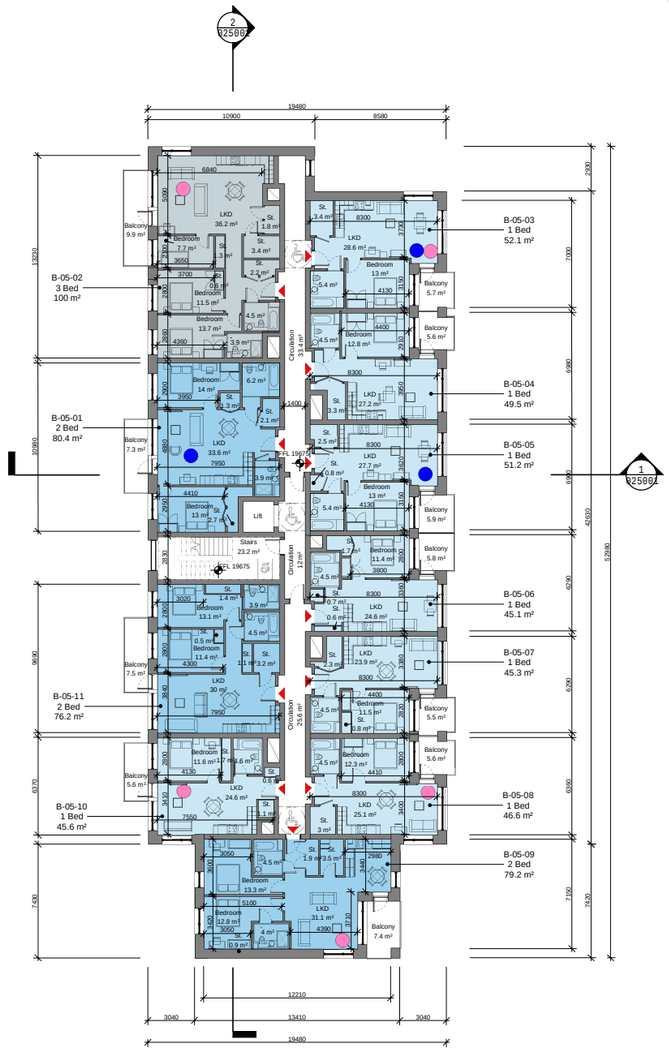
STW Scott Tallon Walker ARCHITECTS
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DRAWING
Block B Proposed Second and Third Floor Plans

SCALE @A1	ISSUED:
1:200	21/10/22
DRAWN BY:	CHECKED BY:
SJM	PB
PROJECT NO.	PROJECT ARCHITECT:
20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-B-ZZ-DR-A-022002	**P01**

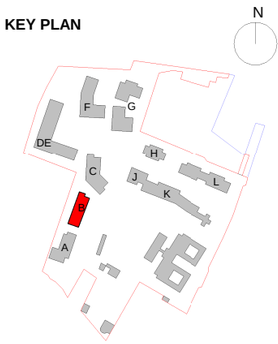


1 BLOCK B LEVEL 04
SCALE: 1 : 200



2 BLOCK B LEVEL 05
SCALE: 1 : 200

KEY PLAN



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Figured dimensions in millimetres.

All drawings are to be read in conjunction with Architectural Specification.

NOTES:

LEGEND:

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Circulation
- Common Area
- Common Roof area
- Studio
- Sedum Roof

NOTES.

WALLS

Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

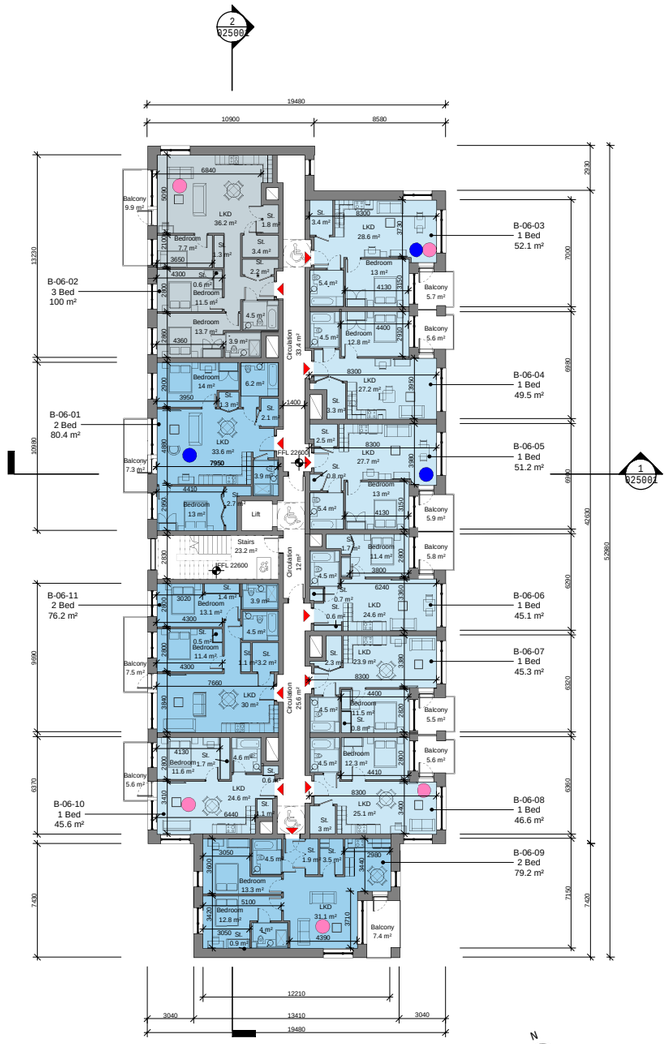
CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

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DRAWING
Block B Proposed Fourth and Fifth Floor Plans

SCALE @A1	ISSUED:
1:200	21/10/22
DRAWN BY:	CHECKED BY:
SJM	PB
PROJECT NO.	PROJECT ARCHITECT:
20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-B-ZZ-DR-A-022003	P01



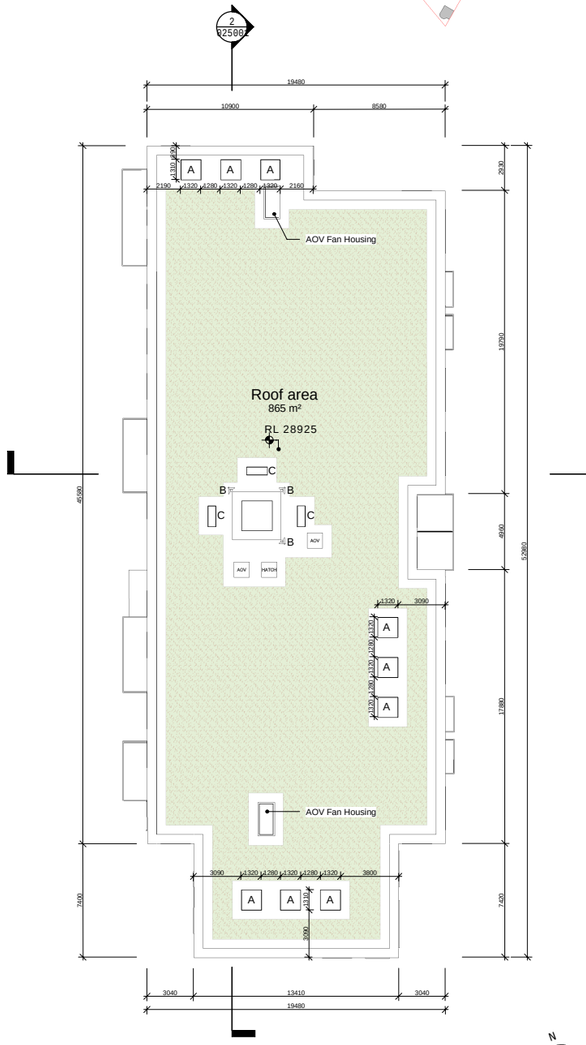
1 BLOCK B LEVEL 06

SCALE: 1 : 200



2 BLOCK B LEVEL 07

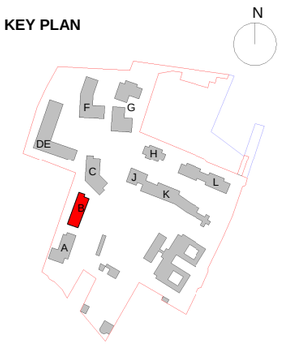
SCALE: 1 : 200



3 BLOCK B ROOF PLAN

SCALE: 1 : 200

KEY PLAN



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Figured dimensions in millimetres.

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NOTES:

LEGEND:

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Circulation
- Common Area
- Common Roof area
- Studio
- Sedum Roof

NOTES.

WALLS

Wall thicknesses are indicated as below:-

External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction

A	Shrouded 2G/3G/4G/5G Antennae
B	Microwave Link Poles
C	Telecommunications Cabinets

See Telecommunications Report by ISM for details

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App
P02	25/01/23	DC	WIP DRAFT

PROJECT
ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS
St.Vincent's Hospital,
Fairview, Dublin 3

CLIENT
St. Vincent's Hospital Fairview

PROJECT TEAM

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DRAWING
Block B Proposed Sixth, Seventh and Roof Plans

SCALE @A1: 1:200	ISSUED: 25/01/23
DRAWN BY: SJM	CHECKED BY: PB
PROJECT NO.: 20006	PROJECT ARCHITECT: PAUL BARRY
DRAWING NO.: **SVRD-STW-B-ZZ-DR-A-022004**	REVISION: **P02**

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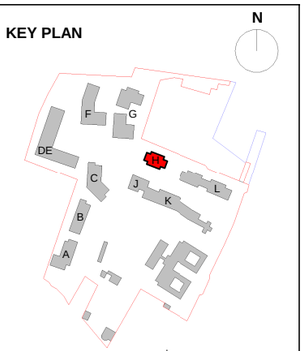
Levels and contours are relative to an Ordnance Survey Datum

Figured dimensions in millimetres.

All drawings are to be read in conjunction with Architectural Specification.

NOTES:

KEY PLAN



LEGEND:

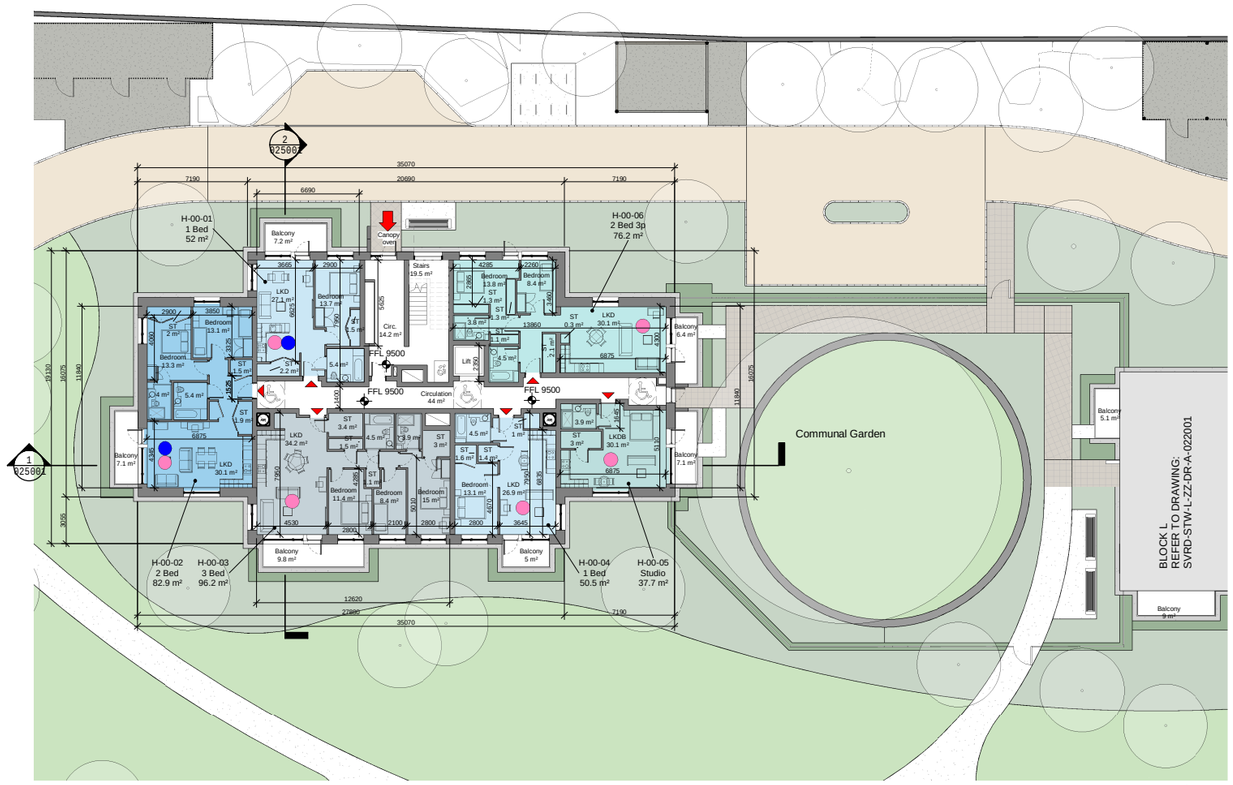
- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Studio
- Circulation
- Sedum Roof

NOTES.

WALLS

Wall thicknesses are indicated as below:-

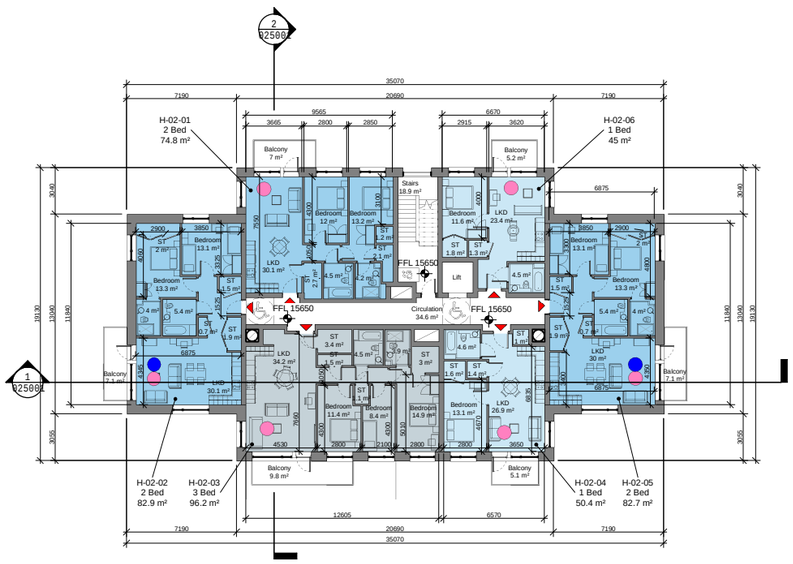
External walls - 600mm construction
Internal compartment walls - 315mm construction
Internal apartment partitions - 125mm construction



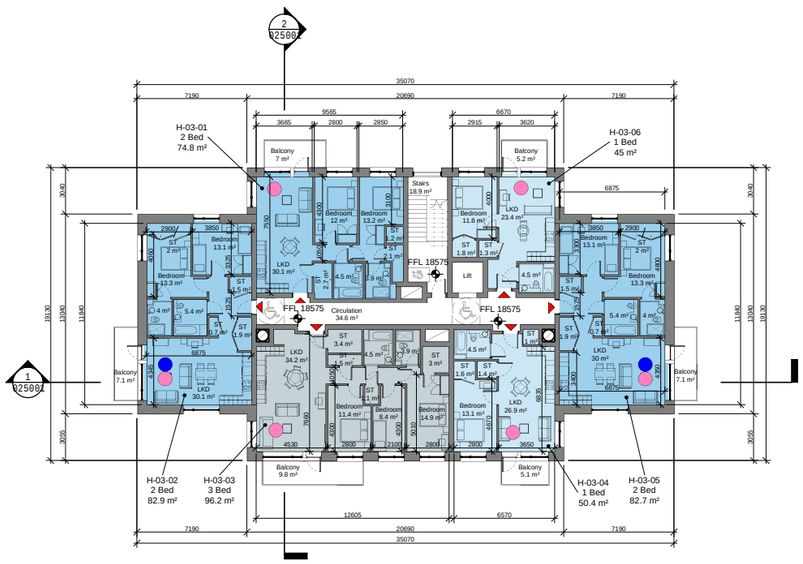
1 BLOCK H LEVEL 00
SCALE: 1 : 200



2 BLOCK H LEVEL 01
SCALE: 1 : 200



3 BLOCK H LEVEL 02
SCALE: 1 : 200



4 BLOCK H LEVEL 03
SCALE: 1 : 200

SCALE BAR 1:200
0M 1 2 4 6 8M

REVISION SCHEDULE

NO.	DATE	ISSUED BY	DESCRIPTION
P01	21/10/22	PB	LRD Pre-App
P02	03/03/23	PB	LRD Application

PROJECT

ST. VINCENTS HOSPITAL FAIRVIEW REDEVELOPMENT

PROJECT ADDRESS

St.Vincent's Hospital,
Fairview, Dublin 3

CLIENT

St. Vincent's Hospital Fairview

PROJECT TEAM

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Tel: +353 (0)1 669 3000
Email: mail@stwarchitects.com
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DRAWING

Block H Proposed Floor Plans-Ground to Third

SCALE @A1	ISSUED:
1:200	03/03/23
DRAWN BY:	CHECKED BY:
SJM	PB
PROJECT NO.	PROJECT ARCHITECT:
20006	PAUL BARRY
DRAWING NO.	REVISION
SVRD-STW-H-ZZ-DR-A-022001	**P02**

Scott Tallon Walker Architects

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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlàr 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: Lorraine.gaughran@dublincity.ie

Ms. Tiarna Devlin
John Spain Associates
tdevlin@johnspainassociates.com
By email only

15th January 2026

Ref: 1021

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

Applicant: St. Vincent's Hospital Fairview

Agent: John Spain Associates

Validation Letter – Part V

Dear Sir / Madam,

John Spain Associates intend to lodge a planning application on behalf of their client St. Vincent's Hospital Fairview, to develop a site located at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3

John Spain Associates on behalf of their client has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Yours sincerely,

Lorraine Gaughran
Lorraine Gaughran
Housing Development