PLANNING APPLICATION FORM

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Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Dublin City Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3 The site includes protected structures under RPS Ref. 2032 (St. Vincent's Hospital), RPS Ref. 8788 (Richmond House) and RPS Ref. 8789 (Brooklawn).
Ordnance Survey Map Ref No (and the Grid Reference where available)	3198-12 3198-07 Grid Eastings: 716,809 Grid Northings: 736,577

3. Type of planning permission (please tick appropriate box):

[X] Permission

[ ] Permission for retention

[ ] Outline Permission

[ ] Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant [2]

Name(s)	Richmond Village Development Company Limited
	Contact details of Applicant to be supplied at Question [23]

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6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Ken Parker, Jeremy Maxfield, Conor Delahunty, Eugene O'Shea, William White, Hugh O'Brien
Registered Address (of company)	3 Priory Office Park, Stillorgan Road Blackrock, Dublin A94 PC60
Company Registration No.	797572

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

Name	John Spain
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: [3 & 16]

Name	Paul Barry
Firm/Company	Scott Tallon Walker Architects

9. Description of Proposed Development:

Brief description of nature and extent of development [4]	We, Richmond Village Development Company Limited, intend to apply for planning permission for a Large-scale Residential Development (LRD) consisting of modifications to the LRD permission under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3 at this site at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3. The site includes protected structures under RPS Ref. 2032 (St. Vincent's Hospital), RPS Ref. 8788 (Richmond House) and RPS Ref. 8789 (Brooklawn). The application site also includes sections of public road and footpaths to facilitate service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of Grace Park Wood to provide a pedestrian and cycle connection, and works along Richmond Road to facilitate services and associated upgrades. The site is bounded by Grace Park Wood, Griffith Court, Richmond Road and Convent Avenue. The proposed development will consist of alterations to permitted residential Blocks C, DE, L, and J, to increase the total number of apartments by 27 no., from 351 no. to 381 no., all within the existing permitted building envelopes, with no increase in height, massing or site coverage. The amendments will increase the total number of residential units within the overall development from 779 no. to 806 no. units (37 no. studios, 391 no. 1 bed apartments, 328 no. 2 bed apartments and 50 no. 3 bed apartments). The proposed modifications consist of the following: • Block C – Internal reconfiguration to replace 55 sq.m of internal communal amenity space at ground-floor level to provide 1 no. additional one-bed apartment, together with the conversion of 1 no. permitted two-bed apartment to a one-bed apartment. Alterations to permitted landscaping and circulation areas. Associated modifications to the permitted west elevation to provide a new entrance. Net Change: +1 no. one-bed apartment. • Block DE - Internal reconfiguration and partial replacement of permitted internal communal amenity areas at ground, first and sixth floor levels to provide 7 no. additional apartments (comprising 1 no. studio, 4 no. one-bed and 2 no. two-bed apartments). Works include a revised entrance foyer and provision of a management suite (relocated from Block J), at ground floor level. Associated modifications to permitted elevations including new balconies and revised window arrangements on the south, north and east elevations, omission of permitted external façade shading elements (brise soleil) on the south and east elevations and a new entrance and canopy on the north elevation, and associated alterations to permitted landscaping. Net change: +7 no. apartments. • Block L - Internal reconfiguration and alterations at ground floor level to replace 1 no. permitted two-bed apartment with 2 no. studio apartments. At first to fourth floor levels, internal reconfiguration to replace 2 no. two-bed apartments and 1 no. three-bed apartment with 2 no. one-bed apartments and 4 no. studio apartments at each level. Associated modifications to permitted elevations including additional balconies and openings on the south and west elevations. Net Change: +13 no. apartments. • Block J – Replacement of permitted amenity and management areas at ground-floor level to provide 2 no. two-bed apartments and 2 no. one-bed apartments. Internal reconfiguration to provide 2 no. additional two-bed apartments within permitted double-height space at first-floor level. Associated modifications to all permitted elevations, including the provision of a new entrance on the western elevation, alterations to façade articulation, and revised distribution of approved external materials and extension of communal open space. Net Change: +6 apartments. It is also proposed to omit Condition No's 5, 6 and 7 of the parent permission (ACP Ref.: 317438-23), which relate to Build-to-Rent (BTR) covenants, in respect of the permitted units within Blocks DE and F, as the proposed amendments seek to change the permitted development from a Build-to-Rent apartment scheme to a standard apartment scheme. A Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application.

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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other X	

Where legal interest is 'Other', please expand further on your interest in the land or structure.	The areas subject to the proposed LRD amendments to Blocks C, DE, L and J are owned by St. Vincent's Hospital Fairview and Land Development Agency. Letters of consent is submitted with the LRD application. A portion of the overall application site boundary is owned by Targeted Investment Opportunities ICAV. 25-28 North Wall Quay, Dublin 1 and within the charge of Dublin City Council, Environment and Transportation Department, Civic Offices, Wood Quay, Dublin 8. ,
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	St. Vincent's Hospital Fairview

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11. Site Area:

Area of site to which the application relates in hectares	9.460

12. Where the application relates to a building or buildings:

Gross floor space [5] of any existing building(s) in sq m	10,922.00
Gross floor space of proposed works in sq m	84,411.00
Gross floor space of work to be retained in sq m (if appropriate)	5,050.00
Gross floor space of any demolition in sq m (if appropriate)	5,872.00

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

Class of Development	Gross floor area in sq m
class14	69752.3
class14	13188

14. In the case of residential development please provide the following,

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(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	37	391	328	50	0	0	806
Number of car parking spaces to be provided							Total: 247

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use [6] (or previous use where retention permission is sought)	
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

16. Social and Affordable Housing

Please tick appropriate	**Yes**	**No**
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? [7]	X	

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.” (iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.	See Part V documentation attached for 27 no. additional units as a result of the amendments to the permitted LRD

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If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended [8] , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended [9] , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.	RECEIVED: 02/04/2026

17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	X	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 [10]	X	
Does the proposed development require the preparation of an Environmental Impact Statement [11]?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area[12]?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?		X

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18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?
Yes [X] No [ ]
If yes, please give details e.g. year, extent:
Please refer to Section 4.5 of OCSC's Site Specific Flood Risk Assessment under under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3 for further details
Are you aware of previous uses of the site e.g. dumping or quarrying?
Yes [ ] No [X]
If yes, please give details:

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Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No [ ]
If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.:	LRD6009/23-S3	Date: 06/04/2023
Reference No.:	4147/09	Date: 23/10/2009
Reference No.:	2183/94	Date: 08/12/1994
Reference No.:	2185/91	Date: 22/10/1991

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development [13] ?

Yes [ ] No [X].
An Coimisiún Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development [14] ?

Yes [X] No [ ]
If yes, please give details: See JSA Planning and Environmental Report for details of Section 247 meeting

Reference No. (if any): LRD6104/25-S1

Date(s) of consultation:2025-10-15

Persons involved: - DCC: Billy Joe Padden, Siobhan O'Connor, Benjamin Chaloner (Planning Department), John Carty (Transport Planning) - Applicant: Michael Gallagher, Elliot Buzzing (Royalton); Ronan Phelan, Paul Barry (STW Architects); Paul Turley, Tiarna Devlin (JSA)

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20. Services

Proposed Source of Water Supply
Please indicate whether existing or new: Existing [ ] New [ ] Not Applicable [X] Public Mains [ ] Group Water Scheme [ ] Private Well [ ] Other (please specify) [ ]   Name of Group Water Scheme (where applicable)

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Proposed Wastewater Management/Treatment
Please indicate whether existing or new: Existing [ ] New [ ] Not Applicable [X] Public Sewer [ ] Conventional septic tank system [ ] Other on-site treatment system (Please specify) [ ]

Proposed Surface Water Disposal
Public Sewer/Drain [ ] Soakpit [ ] Watercourse [ ] Other (Please specify) [ ] Not Applicable [X]

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21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Mail
Date of publication	27-03-2026
Date on which site notice was erected [17]	02-04-2026

22. Application Fee

Fee Payable [18]	9,999.00
Basis of Calculation	Class 14b each LRD housing unit of €130 X 27 no. additional residential units = €3,150 Class 14c €10,000 for NIS. Total - €13,150

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 Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____