DESIGN STATEMENT

SVRD-STW-XX-XX-RP-A-022001-1

LRD Amendment Application (Blocks C, DE, J, L) at St.Vincents Hospital Fairview

STW
Scott Tallon Walker
ARCHITECTS



Proposed LRD Amendments to Permitted Residential Development under Reg. Ref.: LRD-6009/23-S3 & ABP 317438-23

Redevelopment of St. Vincents Hospital Fairview

Project Information

Client Name	**Richmond Village Development Co. Ltd.**
Client Address	**3 Priory Office Park, Stillorgan Road, Blackrock, Co. Dublin**
Site Address	**St.Vincents, Richmond Road, Fairview, Dublin 3.**

Project Team

Design Team Leader	**Scott Tallon Walker Architects (STW)**
Architect & Master Planner	**Scott Tallon Walker Architects (STW)**
Landscape Architect	**Niall Montgomery and Partners**
Civil & Structural Engineers	**O'Connor Sutton Cronin**
Planning Consultants	**John Spain Associates**
Traffic & Transport Engineers	**O'Connor Sutton Cronin**
Mechanical & Electrical Engineers	**IN2 Engineering**
Quantity Surveyors	**Mitchell McDermott**
Project Managers	**Mitchell McDermott**
Fire Safety / DAC Consultants	**Maurice Johnston and Partners**

Task	Initials	Signature	Date
Prepared by	LS	Lyle Sarino	20.02.26
Approved by	PB	Paul Barry	20.02.26

Scale @ Size	First Issue Date
NTS @ A3 Landscape	20.02.26

Rev	Status	Initials	Date
0	For LRD Amendment Applic	PB	

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Introduction

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 applicant has secured a deal with the Land Development Agency to deliver the permitted development as a scheme comprising social, affordable and cost-rental housing. Initial enabling works have commenced, with main construction works expected in March 2026.

The proposed modification to the permitted LRD relates to Blocks C, DE, L and J, to provide for an additional 27 no. apartment units and have been considered having regard to the SPPRs of the Design Standards for Apartments Guidelines for Planning Authorities (2025), which supersedes the 2023 Apartment Guidelines.

The overall apartment mix is compliant with the Design Standards for Apartments Guidelines for Planning Authorities (2025). The Part V provision of 168 apartments is 20.8% of the 806 apartments proposed. All proposed revisions will not impact on the overall height or massing of the permitted buildings. Minor elevational changes are proposed but remain within

the permitted patterns and palette of materials. There are very minor adjustments to the landscaping with no significant changes to the permitted design.

Given the slight drop in the number of 2 and 3-bed apartments proposed from 386 to 378, no additional childcare places will be required.



Summary

This application proposes alterations to four of the permitted apartment blocks. No extension or increase in height to any building is proposed.

Block C

Block C is a 7-storey over part lower ground floor apartment building.
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

Block D is a large L-shaped apartment block ranging from five to eleven stories over basement.
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



CGI of proposed revised main entrance to Block DE

01

Site

Permitted Site Plan

See Blocks C, DE, J and L highlighted in the proposed site plan opposite.

Permitted Block C is a part six to part seven storey building, above a lower ground floor / basement level, comprising 82 no. apartments with 40 no. 1 bed units and 42 no. 2 bed units, with an internal communal amenity area at ground floor level. A communal roof terrace is proposed at sixth floor level. Private balconies / terraces for the apartments are provided on the west, east, and south elevations.

Permitted Block DE, as revised by ABP condition 4, is a part five to part eleven storey building, above basement level, comprising 185 no. Build-to-Rent (BTR) units with 7 no. studio units, 82 no. 1 bed units, and 96 no. 2 bed units. Concierge, residents' lounges, meeting rooms and a cinema room are provided at ground floor level, resident's lounge, cooking, dining facilities and associated toilets at sixth floor level and a residential lounge at twelfth floor level. The resident services and amenities are intended for the BTR units, and not to be used by SDA units. Five communal roof terraces are proposed, one terrace at fifth floor level, two terraces at sixth floor level, one terrace at ninth floor level, and one terrace at tenth floor level. Private balconies / terraces for the apartments are provided on the west, east, north and south elevations.

Permitted Block J is a four storey building, extension to the western end of Block K (St. Vincent's Hospital Building) and comprises 13 no. apartments with 6 no. 1 beds and 7 no. 2 beds, a management suite and residential amenities and facilities at ground floor level. The concierge, post room, laundry at ground floor level is permitted for use of all residential units in the scheme.

Permitted Block L, as revised by ACP condition 4, is a part four to part 5 storey building, comprising 74 no. apartments with 1 no. studio, 24 no. 1 bed units, 35 no. 2 bed units and 14 no. 3 bed units. Balconies provided on the north, east, south and west elevations.



Extent of Residential Phase 1 and Phase 2

Condition 8 of permitted development:

Unless otherwise agreed in writing with the planning authority, the development shall be carried out in accordance with the following phasing arrangements:

- The cafes, (Block F) and retail unit (Block A) in Phases 1A and 1B, and gym hereby approved shall be fully fitted out and suitable for immediate occupation and operation prior to the first occupation of the residential units hereby approved in Phases 1A and 1B.
- All The Phase 1A and 1B residential amenity floorspace and supporting services (located in Block's C, D-E, F, and G) shall be ready and available for immediate use prior to first occupation of any residential block in Phases 1A and 1B.
- The Cafe (Block K2), Childcare facility (Block K3), Community Library (Block K2), Community Hall (Block K4), Gym (Block K1) and Residential Amenities and supporting services (Block J and K1) in Phase 2A shall be ready and available for immediate use prior to first occupation of any residential block in Phase 2A (Block H, J and L).
- Unless otherwise agreed in writing with the planning authority, Phase 1, and Phase 1A shall be implemented concurrently.
- Reason: To ensure the delivery of a mix of land uses on site and in the interests of residential amenity



Excerpt from Architectural Design Statement in approved LRD Application

BTR Conditions for Blocks DE and F

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 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.

Conditions 5, 6 and 7 of ACP Ref.: 317438-23 relate to Build-to-Rent (BTR) covenants, in respect of permitted units within Blocks DE and F, and state the following:

- 5. The 303 number units in Blocks D-E and F development hereby permitted shall be for Build to Rent units which shall operate in accordance with the definition of Build to Rent developments as set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2022 and shall be used for long term rentals only. No portion of this development shall be used for short-term lettings. Reason: In the interests of orderly development and clarity.

- 6. Prior to commencement of development, the owner shall submit, for the written consent of the planning authority, details of a proposed covenant or legal agreement which confirms that the (303 number units in Blocks D-E and F) development hereby permitted shall remain owned and operated by an institutional entity for a minimum period of not less than 15 years and where no individual residential units shall be sold separately for that period. The period of 15 years shall be from the date of occupation of the first residential unit within the scheme. Reason: In the interests of orderly development and clarity.

- 7. Prior to the expiration of the 15-year period referred to in the covenant (condition number 6 above), the owner shall submit for the written agreement of the planning authority, ownership details and management structures proposed for the continued operation of the 303 number units as a Build to Rent scheme. Any proposed amendment or deviation from the Build to Rent model as authorised in this permission shall be subject to a separate planning application. Reason: In the interests of orderly development and clarity.

As part of this Large-Scale Residential Development application, it is proposed to omit Conditions Nos. 5, 6 and 7 of the parent permission (ACP Ref.: 317438-23), which impose Build-to-Rent (BTR) covenants on the permitted residential units within Blocks DE and F. This is necessary to facilitate the proposed transition from a Build-to-Rent apartment scheme to a standard apartment development.

Condition No. 7 of the parent permission explicitly anticipates such a change and confirms that any departure from the BTR model would require a separate planning application. The current application has been submitted in direct response to that condition and seeks approval for the proposed change in tenure and the associated removal of the BTR-specific conditions.

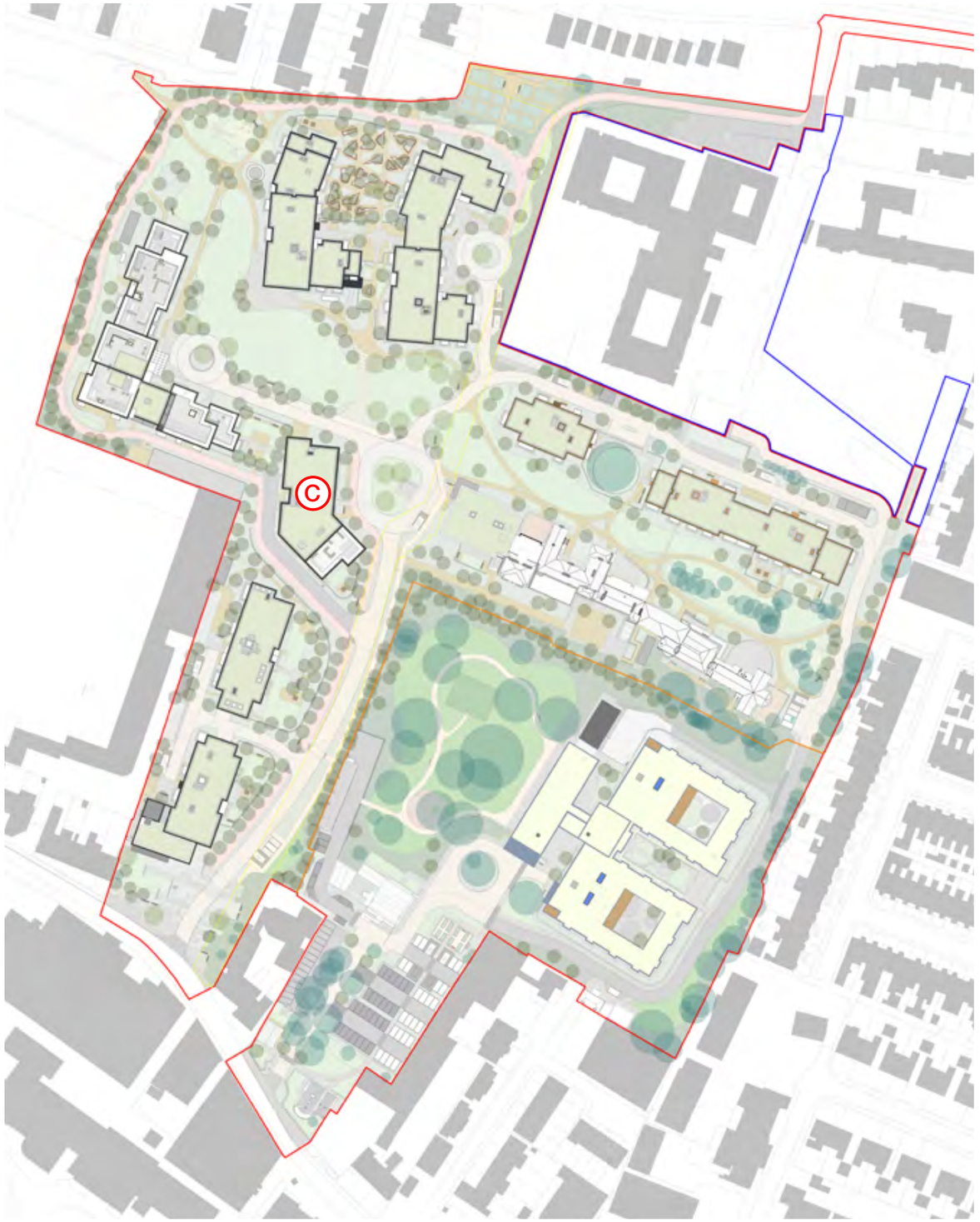
The proposed amendment reflects current market conditions and is critical to the viability and timely delivery of this high-quality residential scheme in a highly accessible location by the Land Development Agency (LDA). It also aligns with updated Apartment Guidelines, which remove Build-to-Rent as a standalone typology and apply the same standards across all apartment developments. In this context, the continued application of BTR-specific conditions is no longer appropriate or policy-consistent.



Excerpt from Permitted Site Plan with Blocks DE and F highlighted

02

LRD Ammendment Application


C

Permitted Block C Ground Floor Plan

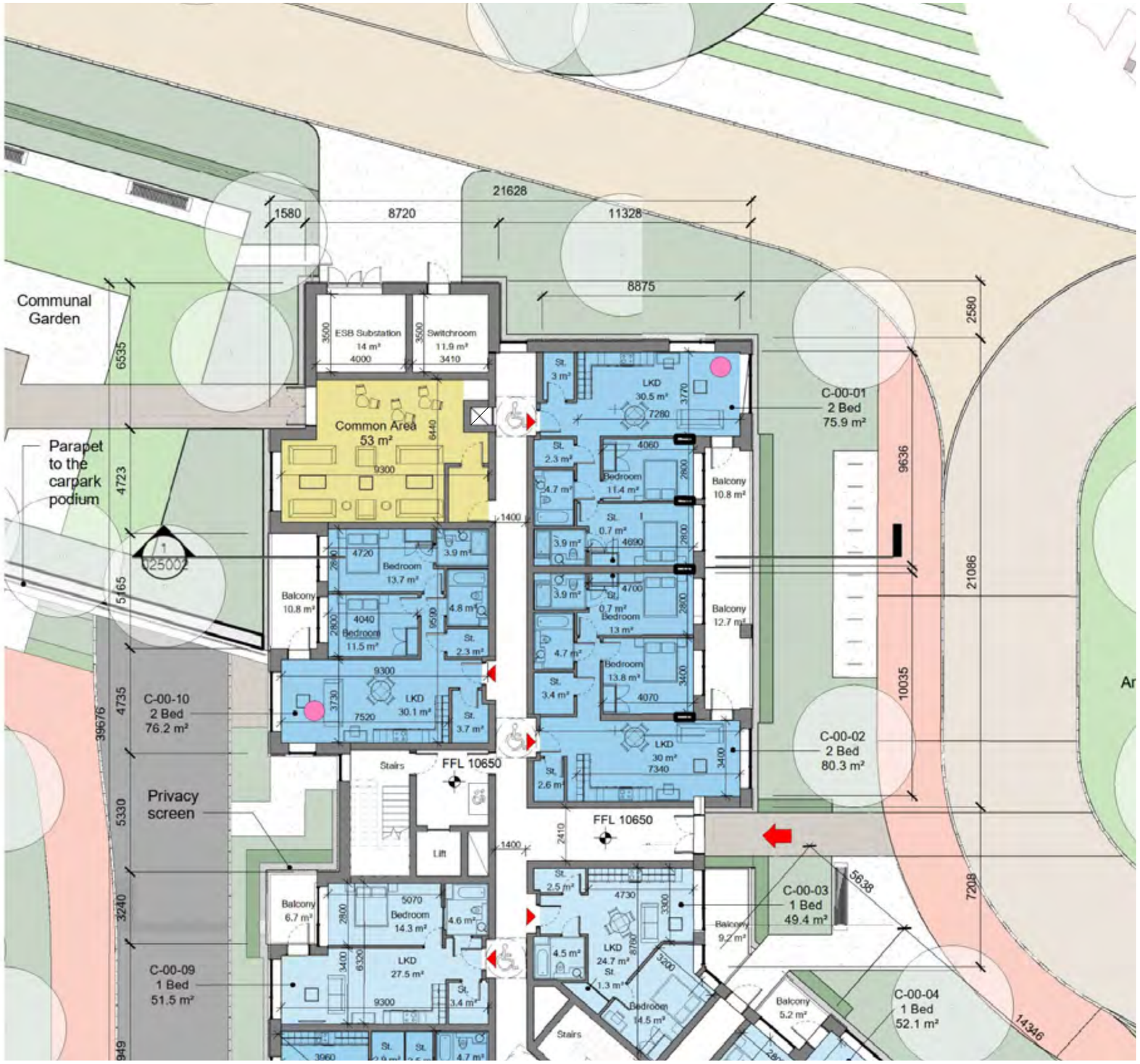




N

LEGEND:

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



0M 1 2 4 5 8M

LEGEND:

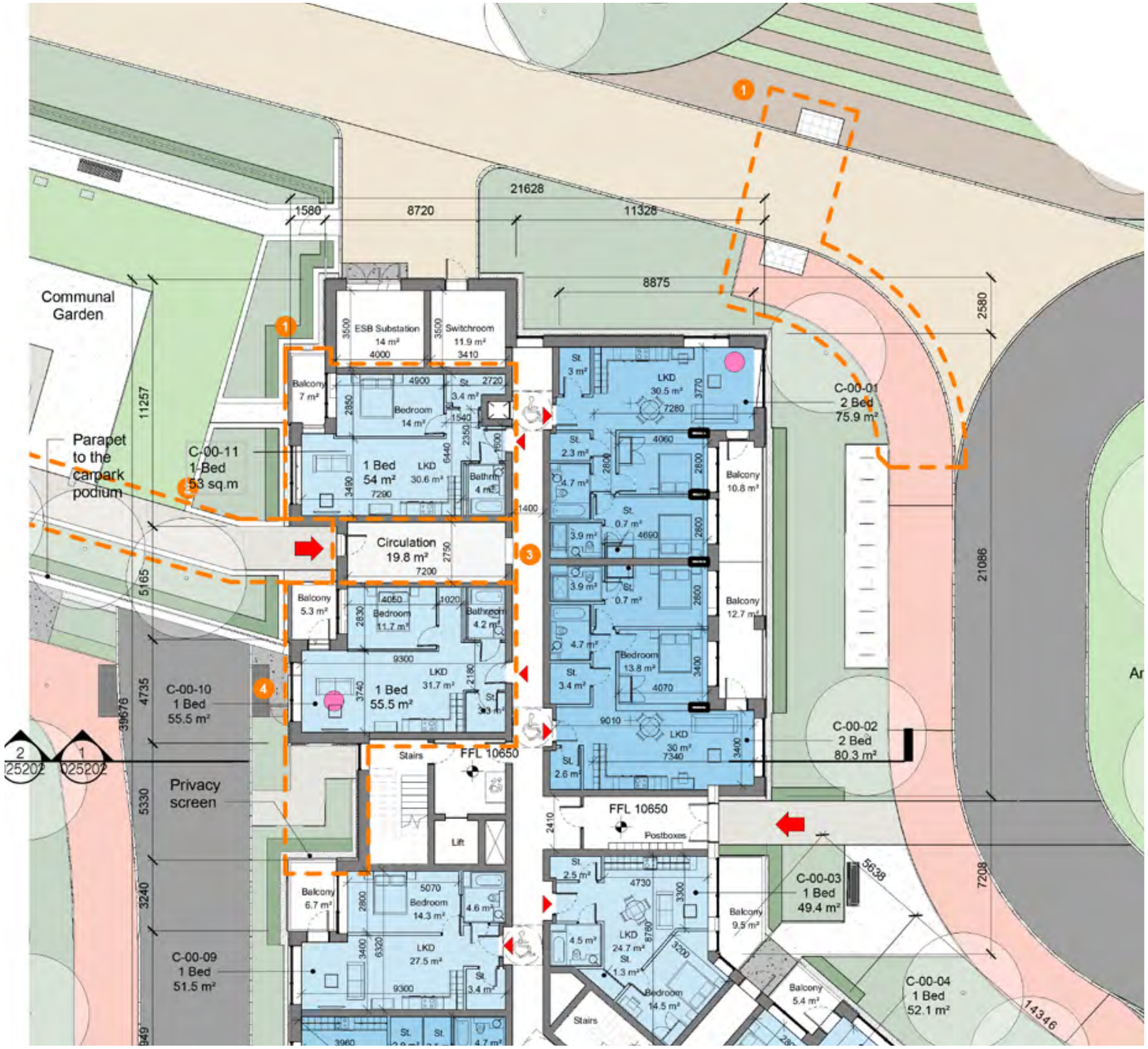
- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- PLANNING AMENDMENT BOUNDARY LINE

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

PLANNING AMENDMENT LEGEND

Areas subject to LRD Amendment

1	Common Area amended to 1-Bed Unit
2	Landscaping to be amended to new access route
3	Relocated access door to communal garden
4	2-Bed Unit amended to 1-Bed Unit and window omitted to comply with FSC and associated balcony privacy screen to adjacent apartment omitted
5	Path with dropped kerb extended



Block C Schedule of Areas

Block C Summary of Proposed Amendments to the Permitted Development

At ground floor level, the replacement of 55 sq.m of internal communal amenity area to provide 1 no. additional 1 bed unit and change of a permitted 2 bed unit to provide a 1 bed unit. Alterations to entrance landscaping, new entrance and circulation on the western elevation. Net change: + 1 bed residential unit

Permitted Block C Schedule of Areas

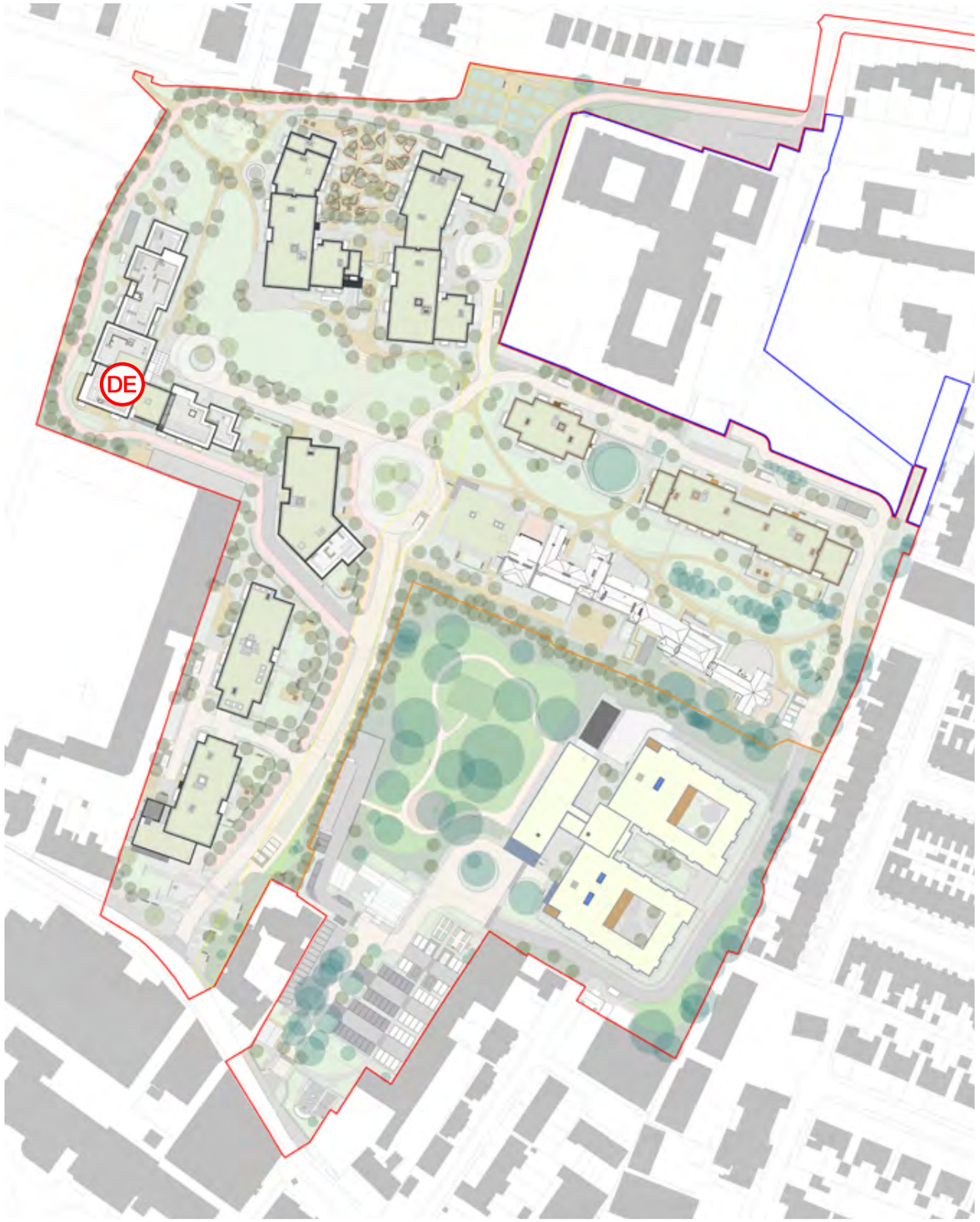
		GIA m^2	Apt Area	Gross Ancillary	Gross Retail
BLOCK C	Lower Ground	400.9	259		
	Ground Floor	1,004.8	669.7	55	
	1st floor	985.9	784.1		
	2nd floor	985.9	784.1		
	3rd floor	985.9	784.1		
	4th floor	985.9	784.1		
	5th floor	985.9	784.1		
	6th floor	704.9	525.9		
	Sub-Total:	**7,040.1**	**5,375.1**	**55**	**0**

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Lower Ground	**4**	0	2	2	0	0	1	2	0
Ground Floor	**10**	0	4	6	0	0	4	4	0
1st floor	**12**	0	6	6	0	0	5	7	1
2nd floor	**12**	0	6	6	0	0	5	7	1
3rd floor	**12**	0	6	6	0	0	5	7	1
4th floor	**12**	0	6	6	0	0	5	7	1
5th floor	**12**	0	6	6	0	0	5	7	1
6th floor	**8**	0	4	4	0	0	4	5	1
Sub-Total:	**82**	**0**	**40**	**42**	**0**	**0**	**34**	**46**	**6**
		0.0%	**48.8%**	**51.2%**	**0.0%**	**0.0%**	41.5%	56.1%	7.3%

Proposed Amended Block C Schedule of Areas

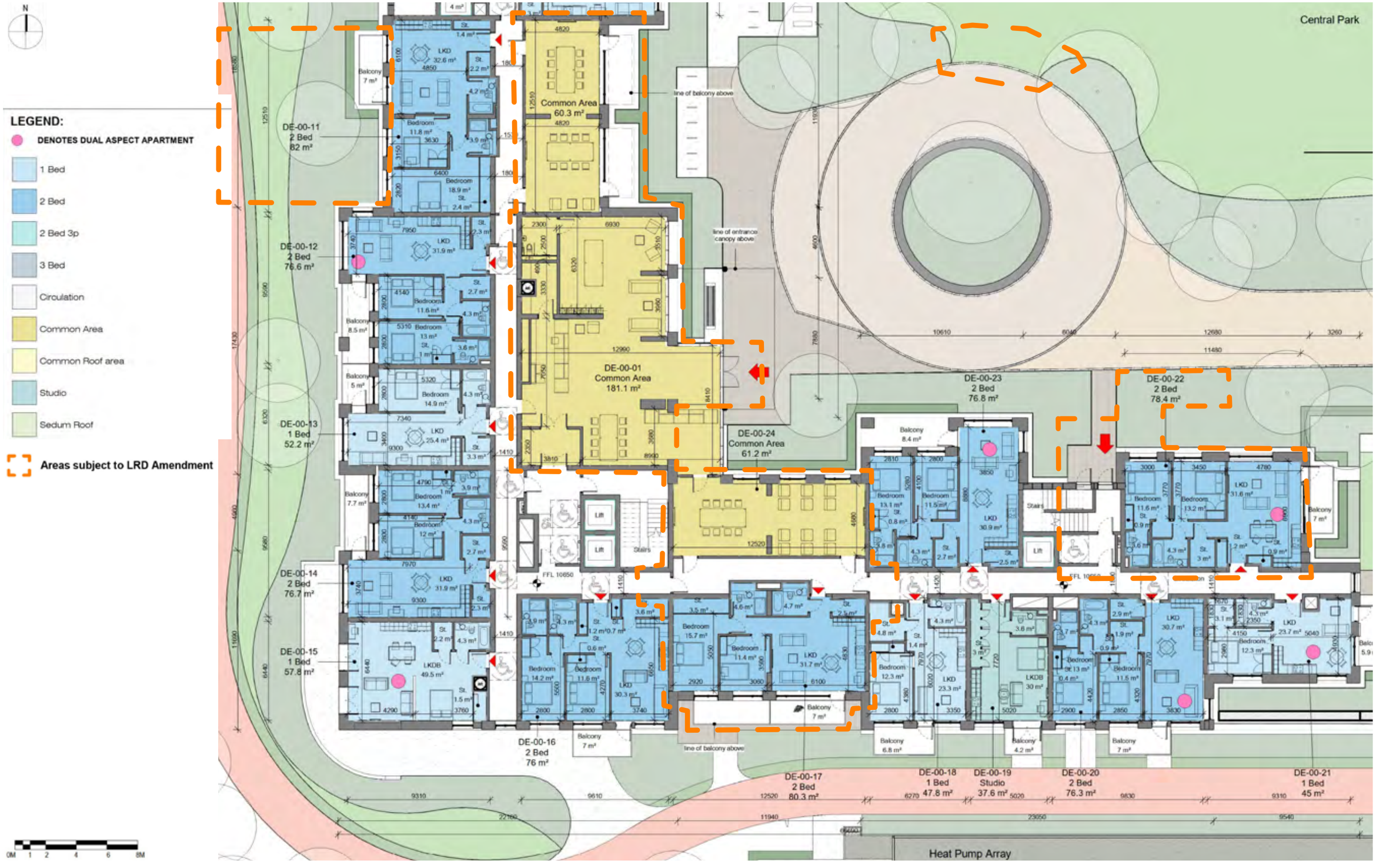
		GIA m^2	Apt Area	Gross Ancillary	Gross Retail
BLOCK C	Lower Ground	400.9	259		
	Ground Floor	1,004.8	702	0	
	1st floor	985.9	784.1		
	2nd floor	985.9	784.1		
	3rd floor	985.9	784.1		
	4th floor	985.9	784.1		
	5th floor	985.9	784.1		
	6th floor	704.9	525.9		
	Sub-Total:	**7,040.1**	**5,407.4**	**0**	**0**

	Unit No	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Lower Ground	**4**	0	2	2	0	0	1	2	0
Ground Floor	**11**	0	6	5	0	0	3	6	0
1st floor	**12**	0	6	6	0	0	4	7	1
2nd floor	**12**	0	6	6	0	0	4	7	1
3rd floor	**12**	0	6	6	0	0	4	7	1
4th floor	**12**	0	6	6	0	0	4	7	1
5th floor	**12**	0	6	6	0	0	4	7	1
6th floor	**8**	0	4	4	0	0	3	5	1
Sub-Total:	**83**	**0**	**42**	**41**	**0**	**0**	**27**	**48**	**6**
		0.0%	**50.6%**	**49.4%**	**0.0%**	**0.0%**	32.5%	57.8%	7.2%


DE


N
F
G
DE
C
H
J
K
L
B
A


Exit
Ventilation Housing
Vent
BLOCK F
Central Park
Woodland Walk
Communal Garden
Heat Pump Array
DE-00-01
Common Area
181.1 m²
DE-00-24
Common Area
61.2 m²
Common Area
60.3 m²
DE-00-11
2 Bed
82 m²
DE-00-12
2 Bed
76.6 m²
DE-00-13
1 Bed
52.2 m²
DE-00-14
2 Bed
76.7 m²
DE-00-15
1 Bed
57.6 m²
DE-00-16
2 Bed
76 m²
DE-00-17
2 Bed
80.3 m²
DE-00-18
1 Bed
47.8 m²
DE-00-19
Studio
37.6 m²
DE-00-20
2 Bed
76.3 m²
DE-00-23
2 Bed
76.5 m²
DE-00-22
2 Bed
78.4 m²


N
LEGEND:
DENOTES DUAL ASPECT APARTMENT
1 Bed
2 Bed
2 Bed 3p
3 Bed
Circulation
Common Area
Common Roof area
Studio
Sedum Roof
Areas subject to LRD Amendment
0M 1 2 4 6 8M
Central Park
DE-00-11
2 Bed
82 m²
DE-00-12
2 Bed
76.6 m²
DE-00-13
1 Bed
52.2 m²
DE-00-14
2 Bed
76.7 m²
DE-00-15
1 Bed
57.8 m²
DE-00-16
2 Bed
76 m²
Common Area
60.3 m²
DE-00-01
Common Area
181.1 m²
DE-00-24
Common Area
61.2 m²
line of balcony above
line of entrance canopy above
DE-00-23
2 Bed
76.8 m²
DE-00-22
2 Bed
78.4 m²
DE-00-17
2 Bed
80.3 m²
DE-00-18
1 Bed
47.8 m²
DE-00-19
Studio
37.6 m²
DE-00-20
2 Bed
76.3 m²
DE-00-21
1 Bed
45 m²
Heat Pump Array

N

LEGEND:

DENOTES DUAL ASPECT APARTMENT

- Studio
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Circulation
- Cleaner's Store
- Communal Roof area
- Entrance Lobby
- Management Suite
- Store

PLANNING AMENDMENT LEGEND

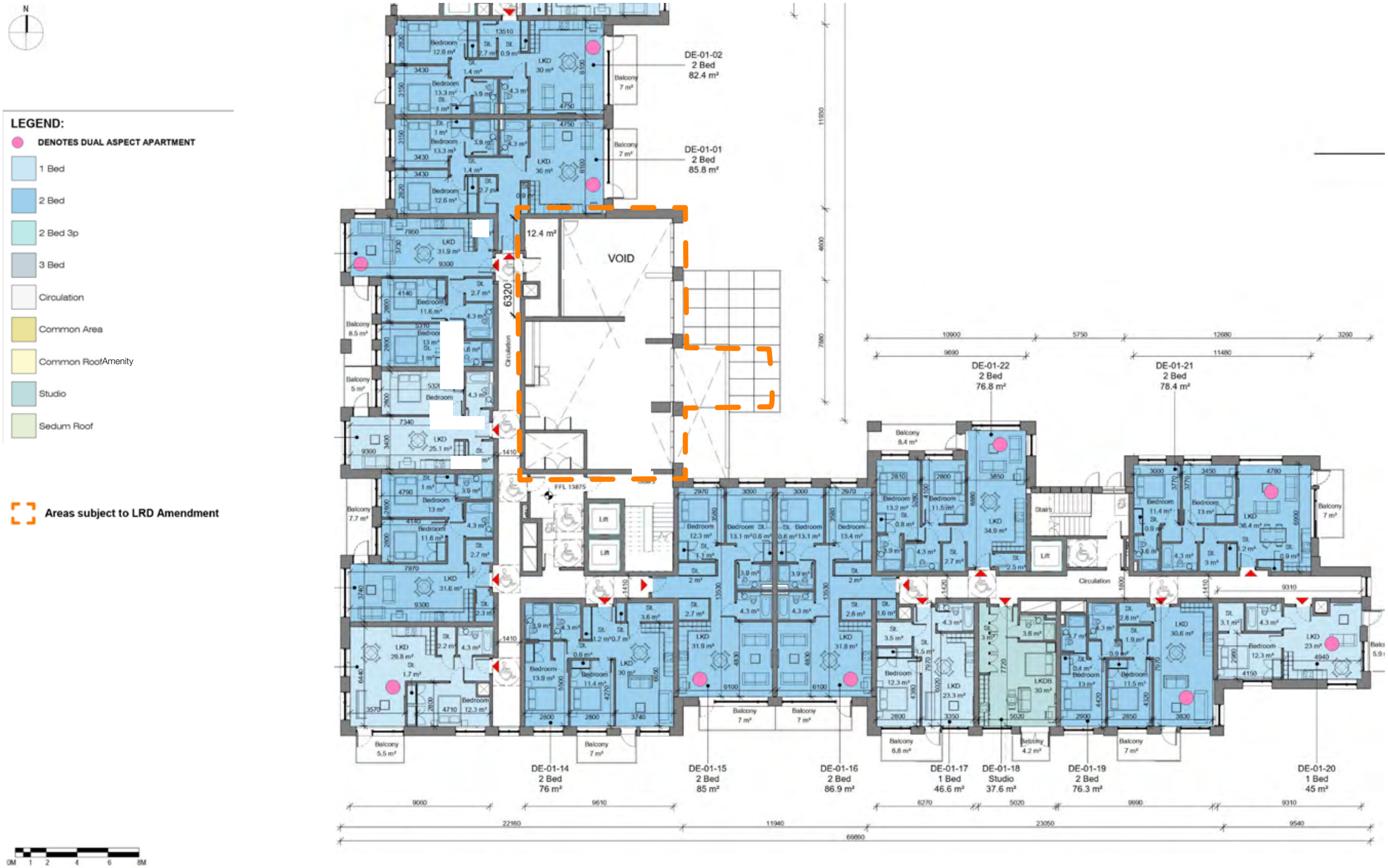
Areas subject to LRD Amendment

1. Common Area amended into 2 new 1-Bed Apartments
2. Amended Double Height Entrance, Canopy, Management Suite, WC and Cleaner's Store
3. Amenity area and 2-bed apartment amended to 2 x 2-bed dual aspect apartments with associated revisions to main circulation corridors
4. Entrance Landscaping amended
5. New Entrance and Canopy and new Lobby. Permitted 2 Bed amended into 1-Bed Apartment
6. Amended footpath
7. Amended escape stairs and doors. Amended landscape at escape stairs, refer to NMP drawings
8. Amendend landscape refer to NMP drawings

0M 1 2 4 6 8M

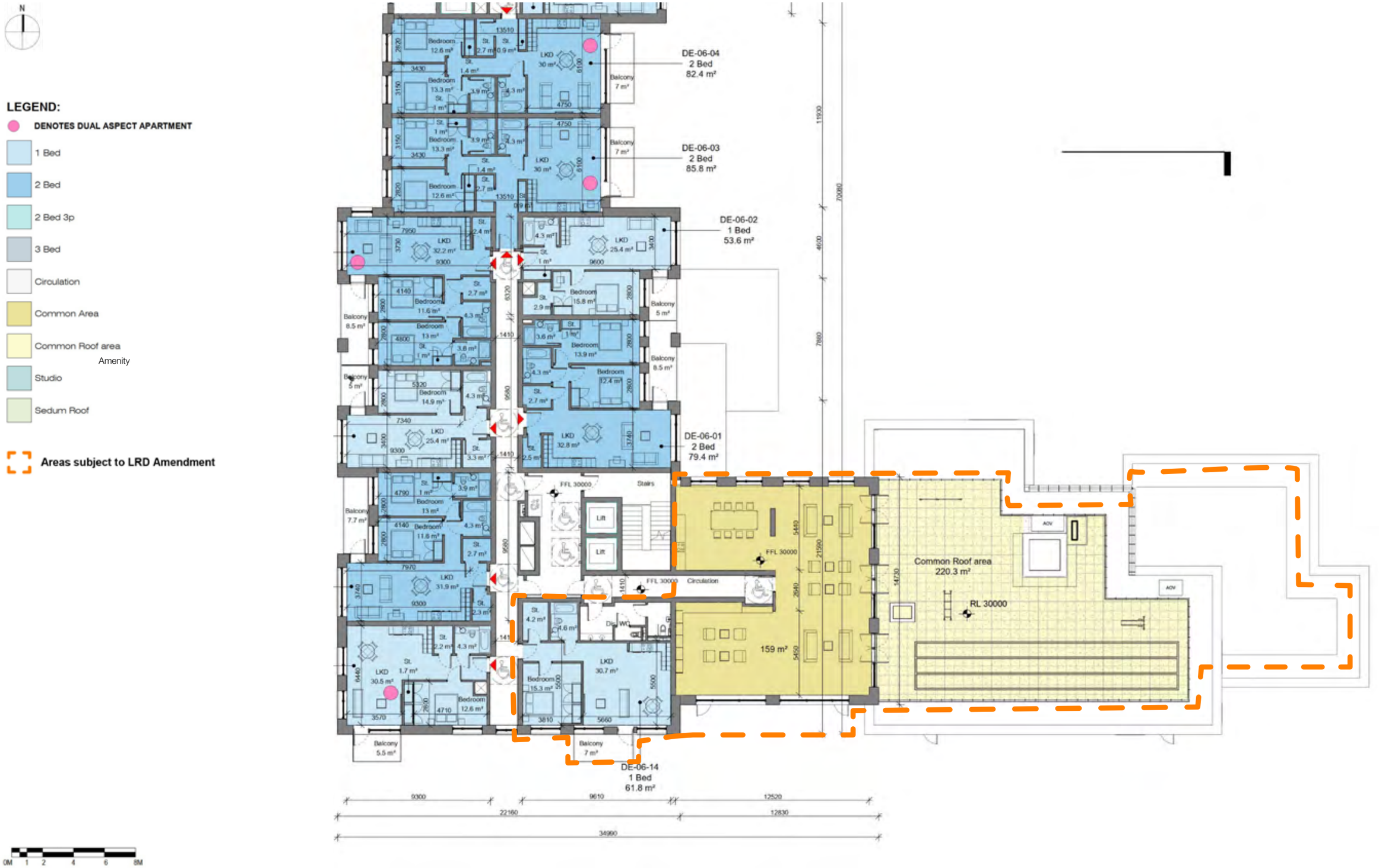


Permitted Block DE First Floor Plan - Extract




N
DENOTES DUAL ASPECT APARTMENT
Studio
1 Bed
2 Bed
2 Bed 3p
3 Bed
Circulation
Cleaner's Store
Communal Roof area
Entrance Lobby
Management Suite
Store
PLANNING AMENDMENT LEGEND
Areas subject to LRD Amendment
1 Proposed New 1-Bed Apartment
2 Amended Double Height Void and Canopy
3 New Store
4 New Canopy
DE-01-02
2 Bed
82.4 m²
DE-01-01
2 Bed
85.8 m²
DE-01-22
1 Bed
53.9 m²
DE-01-23
2 Bed
76.8 m²
DE-01-21
2 Bed
78.4 m²
DE-01-14
2 Bed
76 m²
DE-01-15
2 Bed
85 m²
DE-01-16
2 Bed
86.9 m²
DE-01-17
1 Bed
46.6 m²
DE-01-18
Studio
37.6 m²
DE-01-19
2 Bed
76.3 m²
DE-01-20
1 Bed
45 m²
Void
Canopy
Store
16.1 m²
Void
0M 1 2 4 6 8M

Permitted Block DE Sixth Floor Plan



Proposed Amendments to Block DE Sixth Floor Plan



PLANNING AMENDMENT LEGEND

Areas subject to LRD Amendment

1. Permitted 1-Bed Apartment amended to 2-Bed Apartment DE-06-14
2. Amenity Area replaced with 3 new apartments (DE-06-15, DE-06-16, DE-06-17) and balconies added to South Elevation and on Existing Communal Roof. Circulation extended to Communal Open Area on roof. South and East Elevation amended.
3. Minor alterations roof area landscaping, refer to NMP drawings

Block DE Summary of Proposed Amendments to the Permitted Development

We are proposing the replacement of permitted BTR residential amenity and facility areas and internal reconfiguration at ground and sixth floor level to provide 7 no. additional apartments. This includes the replacement of amenity area at ground floor with 2 new 1-bed apartments and a new 2-bed apartment as well as a reconfigured entrance foyer, management suite, WC and store and entrance canopy. A permitted 2-bed apartment is revised to a 1-bed apartment to enhance the entrance to an existing core.
At 1st floor we are proposing a new 1-bed apartment above a proposed new apartment at ground floor - all within part of the permitted double height space.
At 6th floor, we are proposing 1 new studio, 1 new 1-bed and 1-new 3 person 2-bed apartment in lieu of permitted residential amenity area. Access to the communal roof garden is maintained. The toilet provision for the amenity area is also to be removed resulting in the change of a permitted 1-bed apartment to a 2-bed apartment.
The associated external alterations include changes to windows, new balconies and terraces and a new main entrance canopy with associated landscaping, and foyer to the block.
Two new balconies are proposed to the South Elevation, East Elevation amended and new entrance with small canopy proposed at eastern core.
Net change: + 7 residential units.

Permitted Block DE Schedule of Areas

		GIA m^2	Apt Area	Gross Ancillary	Gross Retail
BLOCK DE	Ground Floor	2,049.8	1,251.4	302.6	
	1st floor	2,017.6	1,442.3		
	2nd floor	2,002.4	1,575.3		
	3rd floor	2,002.4	1,575.5		
	4th floor	2,002.4	1,576.0		
	5th floor	1,846.0	1,452.6		
	6th floor	1,323.7	902.3	159	
	7th floor	1,184.7	915.9		
	8th floor	1,184.7	916.5		
	9th floor	635.2	472.9		
	10th floor	188.5	-	99.1	
	Sub-Total:	**16,437.4**	**12,080.7**	**560.7**	**0**

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	**Dual Aspect**
Ground Floor	**20**	2	9	9	0	0	10
1st floor	**22**	1	9	12	0	0	15
2nd floor	**24**	1	10	13	0	0	15
3rd floor	**24**	1	10	13	0	0	15
4th floor	**24**	1	10	13	0	0	15
5th floor	**22**	1	9	12	0	0	13
6th floor	**14**	0	8	6	0	0	7
7th floor	**14**	0	7	7	0	0	7
8th floor	**14**	0	7	7	0	0	8
9th floor	**7**	0	3	4	0	0	4
12th floor	**0**	0	0	0	0	0	0
Sub-Total:	**185**	**7**	**82**	**96**	**0**	**0**	**109**
		3.8%	**44.3%**	**51.9%**	**0.0%**	**0.0%**	58.9%

48%

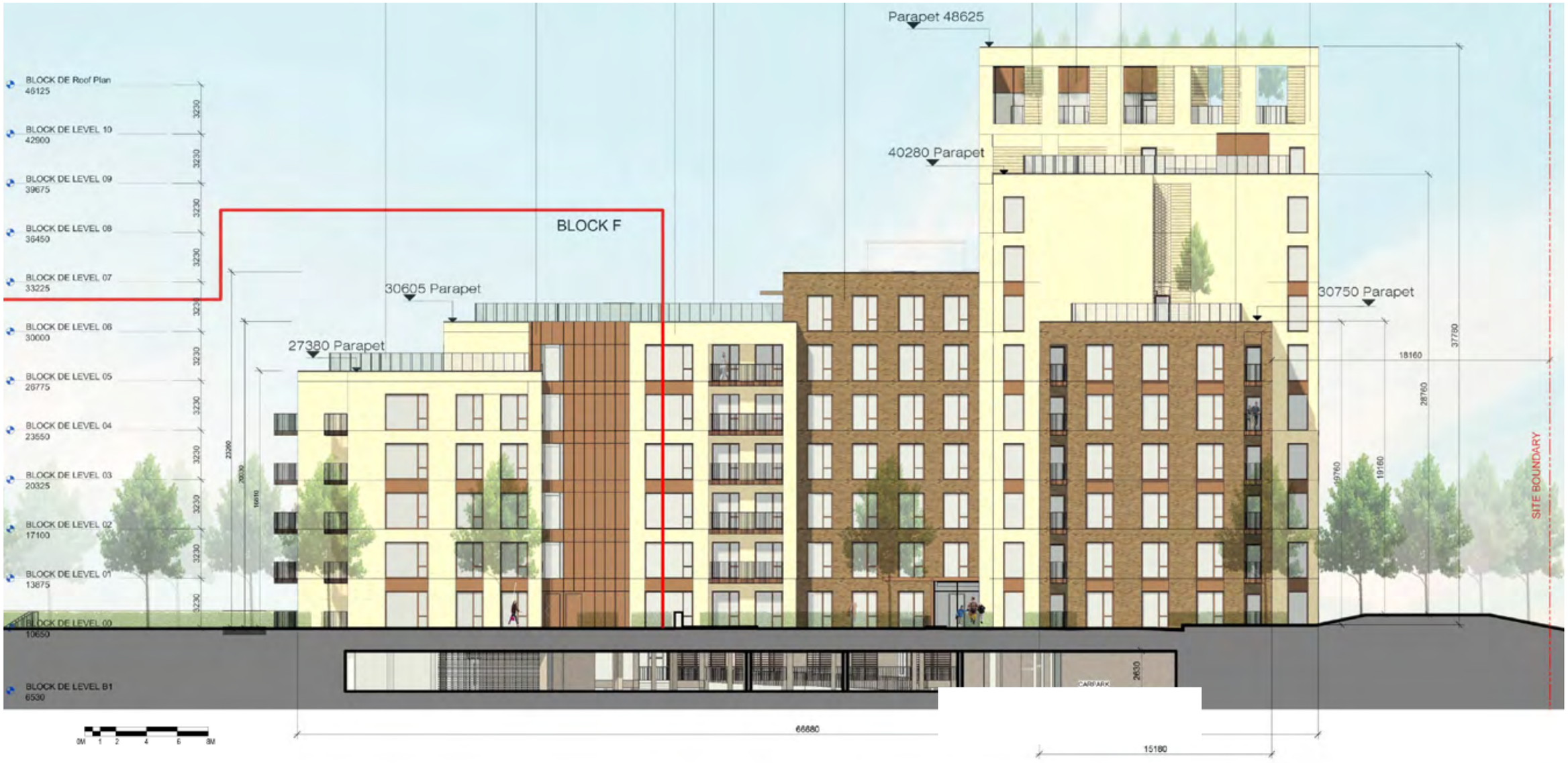
Proposed Amended Block D Schedule of Areas

		GIA m^2	Apt Area	Gross Ancillary	Gross Retail
BLOCK DE	Ground Floor	2,049.8	1,413.4	140.6	
	1st floor	2,017.6	1,442.3		
	2nd floor	2,002.4	1,575.3		
	3rd floor	2,002.4	1,575.5		
	4th floor	2,002.4	1,576.0		
	5th floor	1,846.0	1,452.6		
	6th floor	1,323.7	1,047.3	0	
	7th floor	1,184.7	915.9		
	8th floor	1,184.7	916.5		
	9th floor	635.2	472.9		
	10th floor	188.5	-	99.1	
	Sub-Total:	**16437.4**	**12387.7**	**239.7**	**0**

Subject to detailed design

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	**Dual Aspect**
Ground Floor	**23**	2	12	9	0	0	12
1st floor	**23**	1	10	12	0	0	15
2nd floor	**24**	1	10	13	0	0	15
3rd floor	**24**	1	10	13	0	0	15
4th floor	**24**	1	10	13	0	0	15
5th floor	**22**	1	9	12	0	0	13
6th floor	**17**	1	8	7	1	0	9
7th floor	**14**	0	7	7	0	0	7
8th floor	**14**	0	7	7	0	0	8
9th floor	**7**	0	3	4	0	0	4
10th floor	**0**	0	0	0	0	0	0
Sub-Total:	**192**	**8**	**86**	**97**	**1**	**0**	**113**
		4.2%	**44.8%**	**50.5%**	**0.5%**	**0.0%**	**59%**

49%

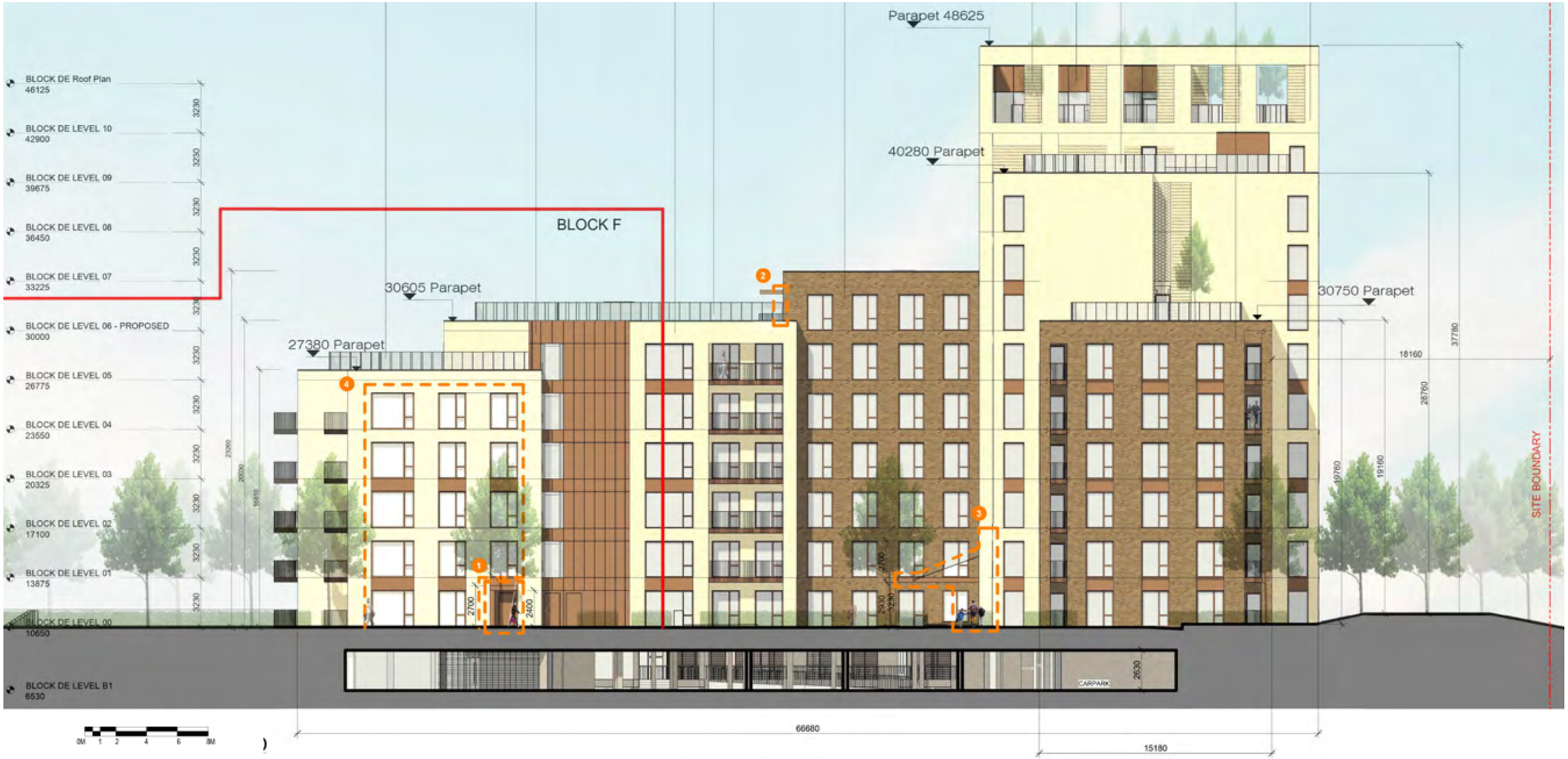

BLOCK DE Roof Plan
46125
BLOCK DE LEVEL 10
42900
BLOCK DE LEVEL 09
39675
BLOCK DE LEVEL 08
36450
BLOCK DE LEVEL 07
33225
BLOCK DE LEVEL 06
30000
BLOCK DE LEVEL 05
26775
BLOCK DE LEVEL 04
23550
BLOCK DE LEVEL 03
20325
BLOCK DE LEVEL 02
17100
BLOCK DE LEVEL 01
13875
BLOCK DE LEVEL 00
10650
BLOCK DE LEVEL B1
6530
3230
BLOCK F
Parapet 48625
40280 Parapet
30605 Parapet
27380 Parapet
30750 Parapet
18160
37780
28760
19160
SITE BOUNDARY
CARPARK
2630
66680
15180
0M 1 2 4 6 8M

Proposed Amendments to Block DE North Elevation

PLANNING AMENDMENT LEGEND

Areas subject to LRD Amendment

1 New Entrance with Canopy
2 Brise Soleil omitted, South and East Elevation Amended
3 New Entrance with Canopy
4 Minor changes to the elevation




Parapet 48625
Parapet 47375
Parapet 43580
40280 Parapet
BLOCK DE Roof Plan
46125
BLOCK DE LEVEL 10
42900
BLOCK DE LEVEL 09
39675
BLOCK DE LEVEL 08
36450
BLOCK DE LEVEL 07
33225
BLOCK DE LEVEL 06
30000
BLOCK DE LEVEL 05
26775
BLOCK DE LEVEL 04
23550
BLOCK DE LEVEL 03
20325
BLOCK DE LEVEL 02
17100
BLOCK DE LEVEL 01
13875
BLOCK DE LEVEL 00
10650
BLOCK DE LEVEL B1
6530
3230
37980
29660
19980
6530
CARPARK
0M 1 2 4 6 8M

Proposed Amendments to Block DE East Elevation

PLANNING AMENDMENT LEGEND

Areas subject to LRD Amendment

1 East Elevation amended. New Balconies on the South and East Elevation. Brise Soleil Omitted in the South and East Elevation

2 New Entrance with Canopy, New Apartment facades and balconies




46625 Parapet
43580 Parapet
33905 Parapet
30605 Parapet
27380 Parapet
BLOCK DE Roof Plan
46125
BLOCK DE LEVEL 10
42900
BLOCK DE LEVEL 09
39675
BLOCK DE LEVEL 08
36450
BLOCK DE LEVEL 07
33225
BLOCK DE LEVEL 06
30000
BLOCK DE LEVEL 05
26775
BLOCK DE LEVEL 04
23550
BLOCK DE LEVEL 03
20325
BLOCK DE LEVEL 02
17100
BLOCK DE LEVEL 01
13875
BLOCK DE LEVEL 00
10650
BLOCK DE LEVEL B1
6530
3230
41480
26760
20310
23430
BOUNDARY
0M 1 2 4 6 8M

Proposed Amendments to Block DE South Elevation

PLANNING AMENDMENT LEGEND

Areas subject to LRD Amendment

1. Common Areas amended to new units with associated new balconies and revised elevation. Brise Soleil on South and East Elevation to be omitted.
2. Additional Doors to enlarged ESB Substation and door removed from Energy Centre
3. Windows amended to match amended unit at Ground Floor level.

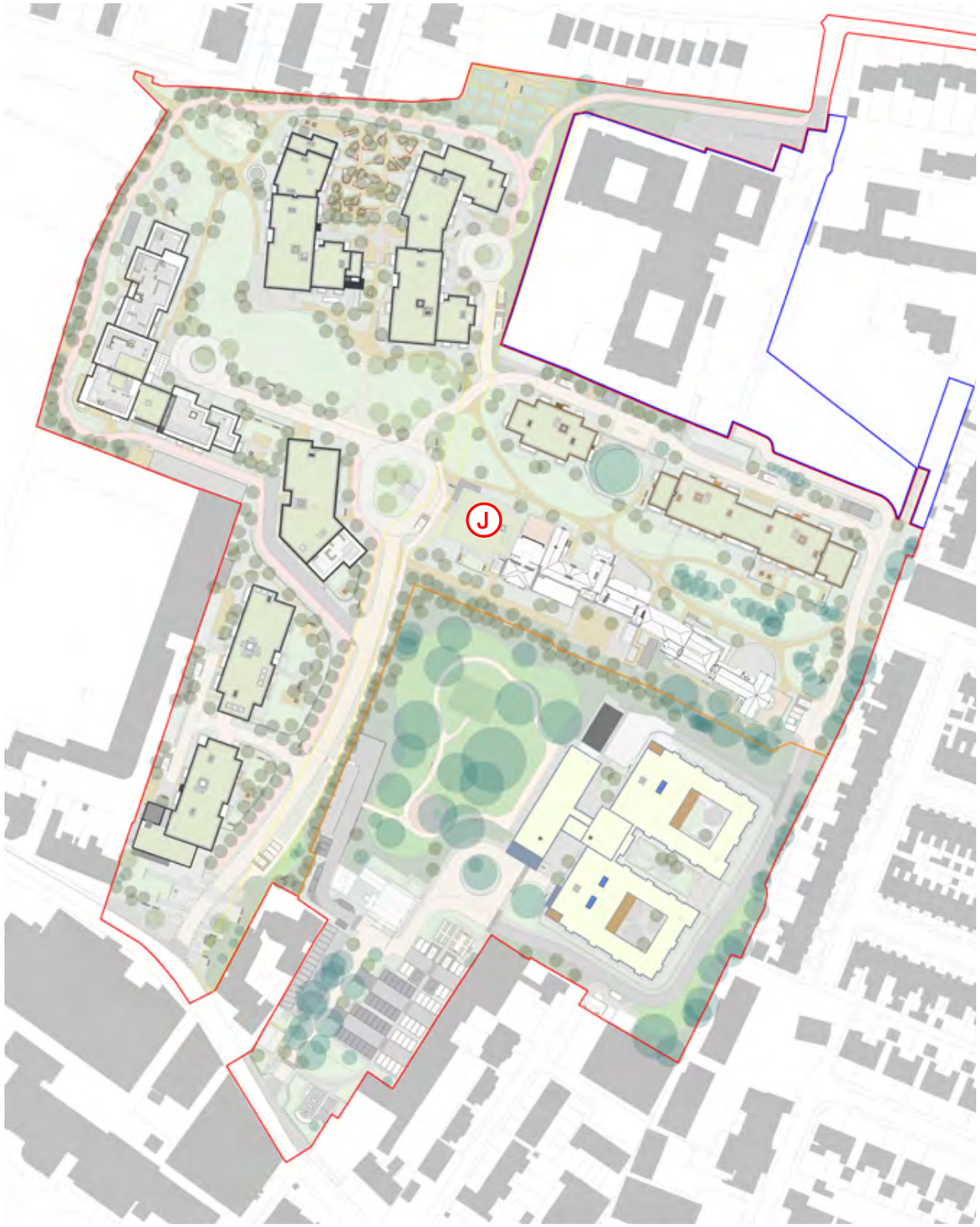


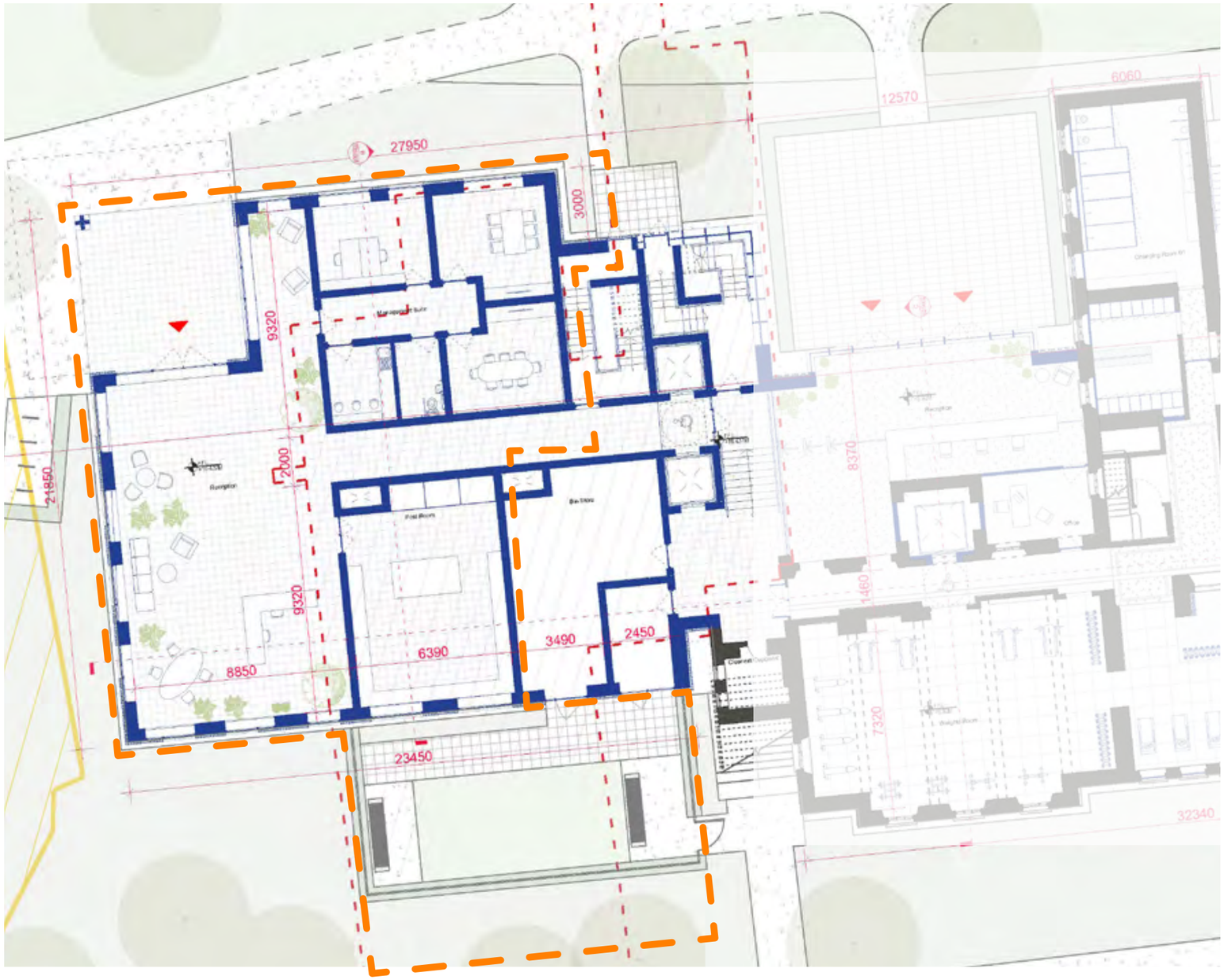


CGI of Permitted Block D Entrance - From the East



CGI of Proposed Amended Block D Entrance - From the East


J



LEGEND

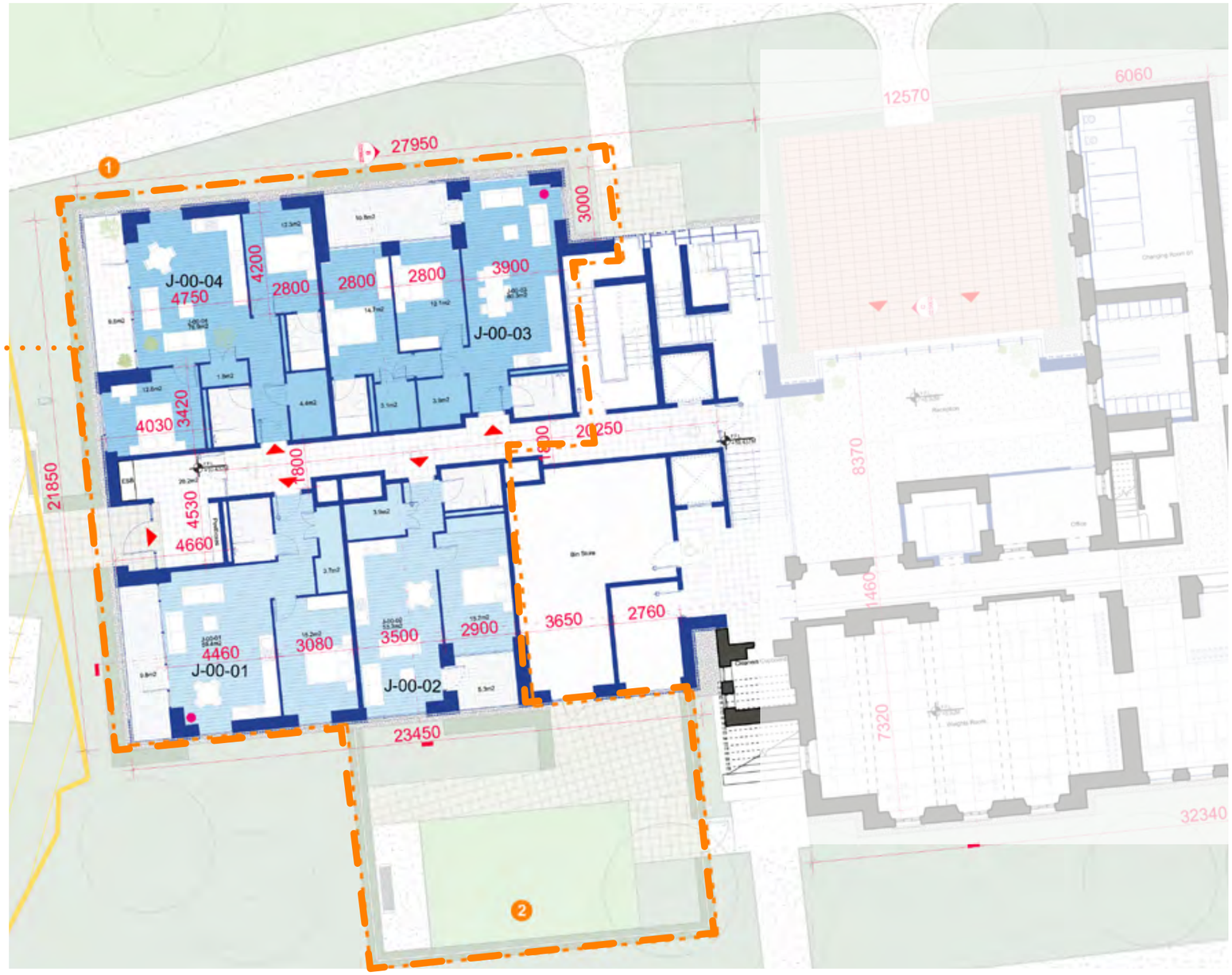
- Site Boundary
- St Vincent's Hospital, Site Boundary
- Existing Building
- Proposed New Build
- Historic Fabric Intervention - Materials Salvaged and Repurposed from Elsewhere on Site.

Areas subject to LRD Amendment

0M 1 2 4 6 8M

PLANNING AMENDMENT LEGEND

1. 4 Proposed New Apartments:
2 x 1 Bed apt and 2 x 2 Bed apt



LEGEND

- Site Boundary
- St Vincent's Hospital, Site Boundary
- Existing Building
- Proposed New Build
- Historic Fabric Intervention - Materials Salvaged and Repurposed from Elsewhere on Site.
- 1 Bed
- 2 Bed
- Dual Aspect Apartments

0M 1 2 4 6 8M

Permitted Block J First Floor Plan





LEGEND

- Existing Building
- Proposed New Build
- Historic Fabric Intervention - Materials Salvaged and Repurposed from Elsewhere on Site.
- One Bed Apartment
- Two Bed Apartment
- Dual Aspect Apartment
- **Areas subject to LRD Amendment**

PLANNING AMENDMENT LEGEND

1 2 Proposed New Apartments:
2 x 2 Bed Units



LEGEND

- Existing Building
- Proposed New Build
- Historic Fabric Intervention - Materials Salvaged and Repurposed from Elsewhere on Site.
- One Bed Apartment
- Two Bed Apartment
- Dual Aspect Apartment

Block J Summary of Proposed Amendments to the Permitted Development

We propose converting permitted amenity and management areas at ground floor with 2 no. 2-beds and 2 new 2-bed apartments and inserting a new 1-bed and 2-bed apartment in permitted double height space at first floor - with associated elevations changes.
(Note: J forms part of the permitted extension to Block K/St Vincent's Hospital RPS 2032)
Net change: + 4 residential units.
The management office in the permitted plan is being proposed in a new location in Block D - see previous pages.

Permitted Block J Schedule of Areas

		GIA m^2	Apt Area	Gross Ancillary	Gross Retail
BLOCK J	Ground Floor	473.9	0	327	
	1st floor	446.3	181.7		
	2nd floor	469	341.6		
	3rd floor	469	341.6		
	Sub-Total:	**1,858.2**	**864.9**	**327**	**0**

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Ground Floor	**0**	0	0	0	0	0	0	0	0
1st floor	**3**	0	2	1	0	0	1	2	0
2nd floor	**5**	0	2	3	0	0	3	3	0
3rd floor	**5**	0	2	3	0	0	3	3	0
Sub-Total:	**13**	**0**	**6**	**7**	**0**	**0**	**7**	**8**	**0**
		0.0%	**46.2%**	**53.8%**	**0.0%**	**0.0%**	53.8%	61.5%	0.0%

Proposed Amended Block J Schedule of Areas

		GIA m^2	Apt Area	Gross Ancillary	Gross Retail
BLOCK J	Ground Floor	473.9	269.9		
	1st floor	446.3	315.2		
	2nd floor	469	341.6		
	3rd floor	469	341.6		
	Sub-Total:	**1,858.2**	**1268.3**	**0**	**0**

	Unit No.	Studio	1 Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Ground Floor	**4**	0	2	2	0	0	3	3	0
1st floor	**5**	0	2	3	0	0	2	3	0
2nd floor	**5**	0	2	3	0	0	3	3	0
3rd floor	**5**	0	2	3	0	0	3	3	0
Sub-Total:	**19**	**0**	**8**	**11**	**0**	**0**	**11**	**12**	**0**
		0.0%	**42.1%**	**57.9%**	**0.0%**	**0.0%**	**36.8%**	**31.6%**	**0.0%**



1_ Permitted SCALE 1:200



02 South Elevation _ Permitted SCALE 1:200
St Teresa's

0M 1 2 4 6 8M


01 North Elevation _ Proposed
Hospital Site
BLOCK K
CENTRAL PARK
03 East Elevation _ Proposed
Note: Block J not visible in this view


02 South Elevation _ Proposed
Hospital Site
CENTRAL PARK
BLOCK J
BLOCK K IN DISTANCE
04 West Elevation _ Proposed

0M 1 2 4 6 8M



Proposed CGI of Block J - From the Southwest



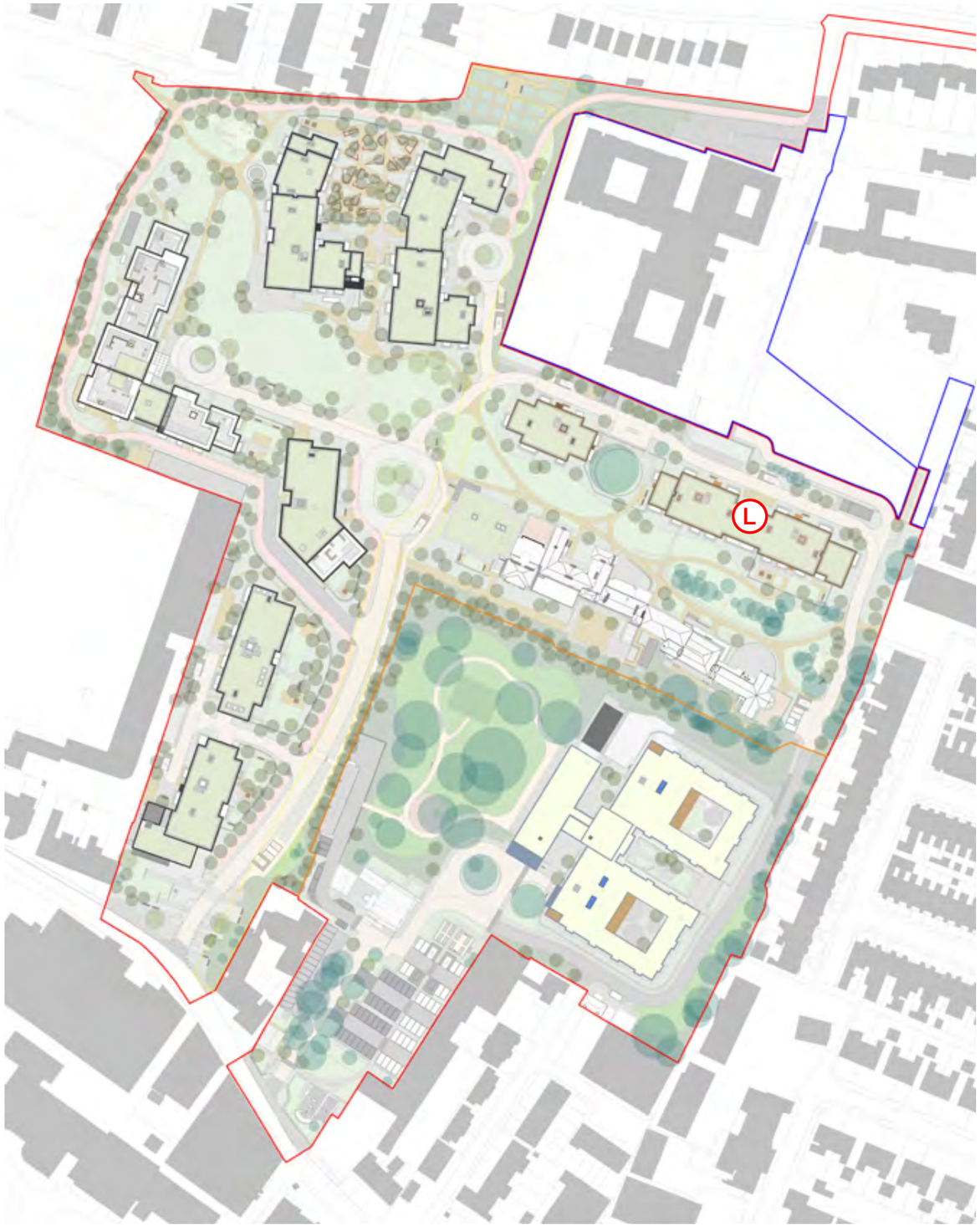
CGI of Permitted Block J - From the Southwest



Proposed CGI of Block J - From the Northwest



CGI of Permitted Block J - From the Northwest


L

Permitted Block L Site Plan





Permitted Block L Ground Floor Plan

DENOTES DUAL ASPECT APARTMENT

DENOTES UNIVERSAL DESIGN APARTMENT

1 Bed

2 Bed

2 Bed 3p

3 Bed

Circulation

Studio

Areas subject to LRD Amendment



Proposed Amendments to Block L Ground Floor Plan

- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Circulation
- Landlord

PLANNING AMENDMENT LEGEND

1. Door and a half changed to Single Door
2. 2 Bed unit converted to 2 x Studio units
3. Layout of Existing Entrance and 1 Bed unit amended
4. 3 Bed unit converted to 2 x 1 Bed units
5. 2 Bed unit converted to 2 x Studio units
6. 2 Bed unit converted to 2 x Studio units
7. Minor revisions to facade and balconies
8. Minor revisions to staircase to comply with FSC, incorporated new emergency exit door directly from stairwell and a security lobby

Permitted	Proposed
Studio x 1	Studio x 3
1-Bed x 8	1-Bed x 8
2-Bed x 5	2-Bed x 4
3-Bed x 2	3-Bed x 2
Total = 16	Total = **17**




LEGEND:
DENOTES DUAL ASPECT APARTMENT
DENOTES UNIVERSAL DESIGN APARTMENT
1 Bed
2 Bed
2 Bed 3p
3 Bed
Circulation
Landlord
Areas subject to LRD Amendment
L1-31 3 Bed 100.3 m²
L1-30 2 Bed 77.4 m²
L1-36 2 Bed 76.8 m²
L1-35 3 Bed 100.3 m²
L2-31 3 Bed 100.3 m²
L2-30 2 Bed 76.5 m²
L2-37 2 Bed 77.3 m²
L2-36 2 Bed 78.1 m²
L1-32 2 Bed 80.5 m²
L1-33 1 Bed 49.5 m²
L1-34 1 Bed 49.5 m²
L2-32 1 Bed 49.5 m²
L2-33 1 Bed 49.5 m²
L2-34 2 Bed 80.5 m²
L2-35 2 Bed 79 m²

Proposed Amendments to Block L Typical Floor Plans (x3)

LEGEND:

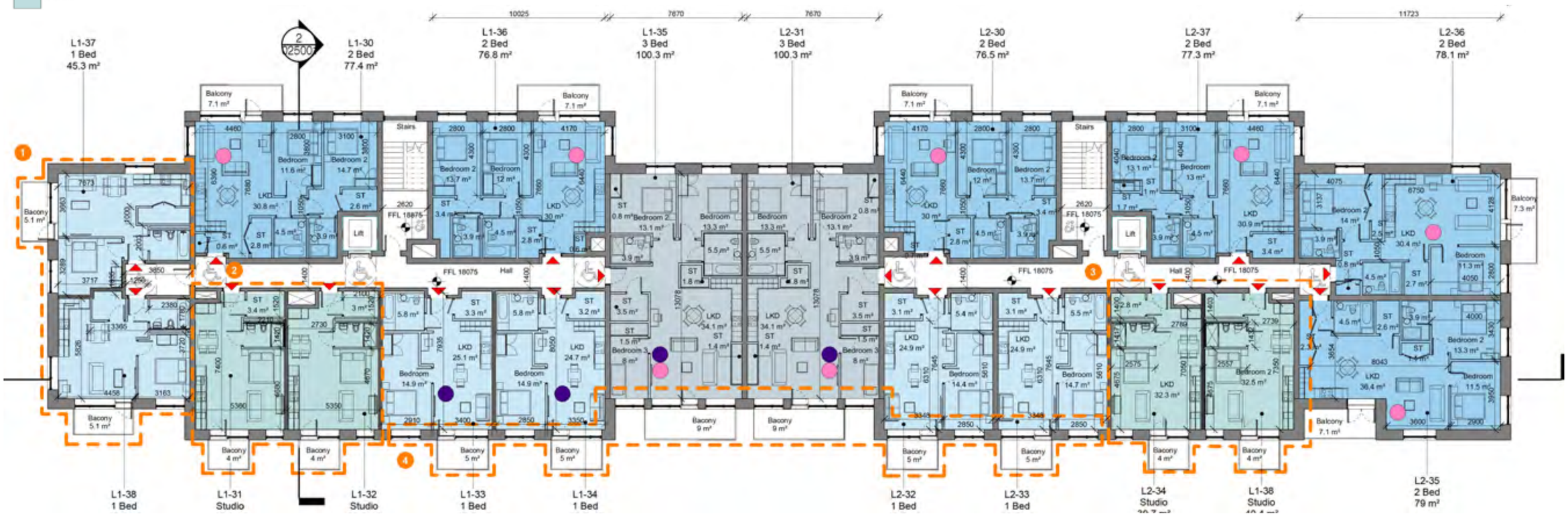
- DENOTES DUAL ASPECT APARTMENT
- DENOTES UNIVERSAL DESIGN APARTMENT
- 1 Bed
- 2 Bed
- 2 Bed 3p
- 3 Bed
- Circulation
- Landlord
- Studio

PLANNING AMENDMENT LEGEND

Areas subject to LRD Amendment

1. 3 Bed unit converted to 2 x 1 Bed units
2. 2 Bed unit converted to 2 x Studio units
3. 2 Bed unit converted to 2 x Studio units
4. Minor revisions to facade and balconies

Permitted	Proposed
Studio x 0	Studio x 4
1-Bed x 4	1-Bed x 6
2-Bed x 8	2-Bed x 6
3-Bed x 3	3-Bed x 2
Total = 15	Total = **18**



Permitted Block L Fourth Floor Plan

LEGEND:

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

Areas subject to LRD Amendment



Proposed Amendments to Block L Fourth Floor Plan

LEGEND:

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

PLANNING AMENDMENT LEGEND

Areas subject to LRD Amendment

1. 3 Bed unit converted to 2 x 1 Bed units
2. 2 Bed unit converted to 2 x Studio units
3. 2 Bed unit converted to 2 x Studio units
4. Minor revisions to facade and balconies

Permitted	Proposed
Studio x 0	Studio x 4
1-Bed x 4	1-Bed x 6
2-Bed x 6	2-Bed x 4
3-Bed x 3	3-Bed x 2
Total = 13	Total = **16**



Block L Summary of Proposed Modifications to the Permitted Development

We propose internal reconfiguration to replace a permitted 2 bed unit with 2 no. studios at ground floor, 2 no. permitted 2-beds with 4 no. studios and a 3-bed with 2 no. 1-beds from first to fourth floor level. Elevation changes and additional balconies are also proposed. Net change: + 13 residential units.

Permitted Block L Schedule of Areas

BLOCK L	GIA m^2	Apt Area	Level	Unit No.	Studio	1Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Ground Flo	1342	1046.2	Ground Floor	**16**	1	8	5	0	2	10	10	6
1st floor	1342	1125	1st floor	**15**	0	4	8	0	3	9	9	7
2nd floor	1342	1125	2nd floor	**15**	0	4	8	0	3	9	9	7
3rd floor	1342	1125	3rd floor	**15**	0	4	8	0	3	9	9	7
4th floor	1171	967.9	4th floor	**13**	0	4	6	0	3	8	9	7
Sub-Total:	**6539**	**5389.1**	Sub-Total:	**74**	**1**	**24**	**35**	**0**	**14**	**45** 61%	**46** 62%	**34** 46%
					1%	32%	47%	0%	19%	>50%	>50%	>25%

Proposed Amended Block L Schedule of Areas

BLOCK L	GIA m^2	Apt Area	Gross Ancillary	Gross Retail
Ground Floor	1342	1047.3		
1st floor	1342	1115		
2nd floor	1342	1114.3		
3rd floor	1342	1114.3		
4th floor	1171	957.2		
Sub-Total.	**6539**	**5348.1**	**0**	**0**

	Unit No.	Studio	1Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect	Over 10%	Universal Design
Ground Floor	**17**	3	8	4	0	2	10	11	4
1st floor	**18**	4	6	6	0	2	10	10	4
2nd floor	**18**	4	6	6	0	2	10	10	4
3rd floor	**18**	4	6	6	0	2	10	10	4
4th floor	**16**	4	6	4	0	2	9	10	4
Sub-Total.	**87**	**19**	**32**	**26**	**0**	**10**	**49**	**51**	**20**
		21.8%	**36.8%**	**29.9%**	**0.0%**	**11.5%**	56.3%	58.6%	23.0%

Permitted Block L Elevations



West Elevation



South Elevation

Proposed Amendments to Block L Elevations



West Elevation

PLANNING AMENDMENT LEGEND

1. New Balconies and Openings for proposed 1 Bed Unit
2. New Balconies and Openings for proposed 1 Bed Unit
3. New Balconies and Openings for proposed 2 x Studios
4. New Balconies and Openings for proposed 2 x Studios
5. New Balconies and Openings for proposed units
6. Minor revisions to facade and balconies



South Elevation

Proposed Amendments to Blocks J and L are on Z15 lands

Justification

Residential Use within Permitted Blocks - The proposed modifications do not extend the footprint of the permitted residential buildings, but rather reconfigure and modestly intensify the internal layouts of Blocks J and L. The principle of residential development has already been established and permitted on these lands under Reg. Ref. LRD-6009/23-S3 & ABP 317438-23. The 39% footprint of residential/commercial floorspace on Z15 lands remains unchanged by these modifications. This ensures compliance with the Development Plan requirement that a significant proportion of Z15 lands continue to be retained for social and community infrastructure.

The development continues to provide for the delivery of a new hospital building on the site, supporting the Z15 objective of maintaining and enhancing health-related institutional infrastructure.

The scheme retains and delivers high-quality public open spaces, ensuring the social and community infrastructure function of the Z15 zoning is upheld.

The reuse and integration of existing protected structures remain a central component of the permitted scheme, ensuring continuity of heritage-led community benefit.

The additional residential units contribute positively to housing delivery, while upholding the core aims of the Z15 zoning designation.



Blocks C, D, J & L Unit Numbers & Mix Summary

LRD AMENDMENTS					
Net Additional Apartments					
	Studio	1-Bed Unit	2-Bed Unit	3-Bed Unit	Total
Block C	0	2	-1	0	1
Block DE	1	4	2	0	7
Block L	18	8	-9	-4	13
Block J	0	2	4	0	6
PROPOSED TOTAL	19	16	-4	-4	27

Permitted Apartment Mix

Unit No.	Studio	1Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect Units	SDA* units plus 10%
779	18	375	315	17	54	405	267
	2.31%	48.14%	40.44%	2.18%	6.93%	52%	56%

50%

Proposed Apartment Mix

Unit No.	Studio	1Bed	2 Bed	2 Bed 3p	3 Bed	Dual Aspect Units	SDA* units plus 10%
806	37	391	310	18	50	410	278
	4.59%	48.51%	38.46%	2.23%	6.20%	51%	56%

53%

Communal Open Space & Parking

See figures below showing the provision included in the original LRD application for Public + Communal open space, bicycle and car parking.

St.Vincent's Hospital Redevelopment - Original LRD Application

Application Site Area	9.46 Ha
Site Area in Applicant's Ownership	8.71Ha
Open Space	
Public Open Space	1.6 Ha (26% of Net Residential Site Area)
Communal External Space	0.56 Ha (0.49 Ha Req'd)
Car Parking Spaces unit)	247 (0.3/
Bicycle Parking	1,680

Table showing Communal Open Space from Architectural Design Statement in original LRD Application





Communal Open Space & Parking

The total proposed number of apartments (806) is below that of the previously proposed number (811). Given that requirements for Public Open Space, Communal Open Space, Bin Stores, Bicycle Parking Spaces and Car Parking Spaces were acceptable (and generally exceeded minimum requirements), these provisions are appropriate for the current proposed additional 27 apartments.

*** Note. The proposed additional apartments in Block J mean that this is the only block that will have more units that in the original permitted LRD. Therefore the communal open area to the south of Block J has been extended to > 115 sq.m to satisfy the new requirement. See Proposed**

External Communal Area											
Studio	28	0	0	28	4	4	4	0	0	4	72
1 Bed	135	270	200	440	315	355	50	30		140	1935
2 Bed (3per)	0	6	0	0	12	78	6	0	0	0	102
2 Bed	126	154	294	728	308	287	91	49	0	287	2324
3 Bed	54	81	0	0	72	117	45	0	0	144	513
	343	511	494	1196	711	841	196	79	0	575	4946

Table showing Communal Open Space minimum requirements for 811 apartments applied for in initial LRD

	Block A	Block B	Block C	Block D1	Block F	Block G	Block H	Block J	Block K	Block L	
Bike Spaces											
Studio	7	0	0	7	1	1	1	0	0	1	18
1 Bed	27	54	40	88	63	71	10	6	0	28	387
2 Bed (3per)	0	1	0	0	2	13	1	0	0	0	34
2 Bed	18	22	42	104	44	41	13	7	0	41	664
3 Bed	6	9	0	0	8	13	5	0	0	16	171
Total	58	86	82	199	118	139	30	13	0	86	1274
Visitors	29	43	41	99.5	59	69.5	15	6.5	0	43	405.5
Total	87	129	123	298.5	177	208.5	45	19.5	0	129	1679.5

Table showing Bicycle Parking minimum requirements for 811 apartments applied for in initial LRD

	Block A	Block B	Block C	Block D1	Block F	Block G	Block H	Block J	Block K	Block L	
External Communal Area											
Studio	28	0	0	28	4	4	4	0	0	4	72
1 Bed	135	270	200	410	315	355	40	30		120	1875
2 Bed (3per)	0	6	0	0	12	78	6	0	0	0	102
2 Bed	126	154	294	672	308	287	70	49	0	245	2205
3 Bed	54	81	0	0	72	117	36	0	0	126	486
	343	511	494	1110	711	841	156	79	0	495	4740

Table showing Communal Open Space minimum requirements for 779 permitted by ABP

	Block A	Block B	Block C	Block D1	Block F	Block G	Block H	Block J	Block K	Block L	
Bike Spaces											
Studio	7	0	0	7	1	1	1	0	0	1	18
1 Bed	27	54	40	82	63	71	8	6	0	24	375
2 Bed (3per)	0	1	0	0	2	13	1	0	0	0	34
2 Bed	18	22	42	96	44	41	10	7	0	35	630
3 Bed	6	9	0	0	8	13	4	0	0	14	162
Total	58	86	82	185	118	139	24	13	0	74	1219
Visitors	29	43	41	92.5	59	69.5	12	6.5	0	37	389.5
Total	87	129	123	277.5	177	208.5	36	19.5	0	111	1608.5

Table showing Bicycle Parking minimum requirements for 779 permitted by ABP

	Block A	Block B	Block C	Block D1	Block F	Block G	Block H	Block J	Block K	Block L	
External Communal Area - Proposed											
Studio	28	0	0	32	4	4	4	0	0	76	148
1 Bed	135	270	210	430	315	355	40	45		160	1960
2 Bed (3per)	0	6	0	6	12	78	6	0	0	0	108
2 Bed	126	154	287	679	308	287	70	70	0	182	2163
3 Bed	54	81	0	0	72	117	36	0	0	90	450
	343	511	497	1147	711	841	156	115	0	508	4829

Table showing Communal Open Space minimum requirements for 806 proposed (779 + 27)
The provided area is greater than the minimum requirement at 5600 sq.m

	Block A	Block B	Block C	Block D1	Block F	Block G	Block H	Block J	Block K	Block L	
Bike Spaces - Proposed											
Studio	7	0	0	8	1	1	1	0	0	19	37
1 Bed	27	54	42	86	63	71	8	9	0	32	392
2 Bed (3per)	0	1	0	1	2	13	1	0	0	0	36
2 Bed	18	22	41	97	44	41	10	10	0	26	618
3 Bed	6	9	0	0	8	13	4	0	0	10	150
Total	58	86	83	192	118	139	24	19	0	87	1233
Visitors	29	43	41.5	96	59	69.5	12	9.5	0	43.5	403
Total	87	129	124.5	288	177	208.5	36	28.5	0	130.5	1636

Table showing Bicycle Parking minimum requirements for 806 proposed apartments (779 + 27)
The provided number is greater than the minimum requirement at 1680 sq.m

Car Parking

247 spaces are provided for 806 proposed apartments = 0.31 spaces/unit. (As per permitted scheme)

Appendix A

St.Vincent's Hospital Redevelopment

Application Site Area	9.46 Ha
Site Area in Applicant's Ownership	8.71Ha

Open Space

Public Open Space	1.6 Ha (26% of Net Residential Site Area)
Communal External Space	0.56 Ha (0.49 Ha Req'd)

Proposed New Hospital providing mental health services

Beds	73 no
Site Area	2.67 ha
Gross Internal Floor Area	7,188 m²
Car Parking Spaces	76
Bicycle Parking	50
Richmond House	397 m²
FM Building	149 m²
Brooklawn	301 m²
Laundry Building	135 m²
Rose Cottage	161 m²
Gate Lodge	80 m²
Total GIA All Buildings	8,411m²
Plot Ratio	0.314

Retained Buildings

Main protected structures	3,976 m²
Richmond House	397 m²
Brooklawn	301 m²
Old Laundry	135m²
Gate Lodge	80 m²
Rose Cottage	161m²
Total	5,050 m²

Demolished Buildings

St. Theresa's Wing and Freeman Wing	2339.6 m²
Extensions to Main Complex	302 m²
St. Josephs Adolescent School	416 m²
Separate Hospital Buildings from 1980s	2220 m²
Extensions to Laundry Building	97.4 m²
Crannog Day Hospital	490 m²
Extension to Rose Cottage	7 m²
Total	5,872 m²



Residential / Commercial

Unit Numbers	806
(including 27 no additional units provided under the subject amendments	
Residential Site Area	6.04 Ha
Net Residential Site Area (excl. P.O.S.)	4.44 Ha
Plot Ratio	1.25
GIA (incl Building K)	71,689 m²
Units / Hectare - Total Site Area (excl. P.O.S.)	113.4 units/ha
Units / Hectare - Res. Site Area (excl. P.O.S.)	181.5 units/ha
Site Coverage	21.6%
Basement Area	9,682m2
Car Parking Spaces	247 (0.3 / unit)
Bicycle Parking	1,680

Residential Unit Split

Studio	37 (4.6%)
1 Bed Apartments	391 (48.5%)
2 Bed Apartments (4 per)	310 (38.3%)
2 Bed Apartment (3 per)	18 (2.2%)
3 Bed Apartments	50 (6.2%)
Dual Aspect Apartments	410 (51%)
Part V Units	168 (20.84%)

Community Uses (See Section 4.8)

Gym, Library, Cafe	
Community Hall, Co-working	2,842 m²

Residential Amenity

Selected areas in buildings DE, F, G and K	1,072

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