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Supplementary Form to accompany the Standard Dublin City Council Planning Application Form for permission for a Large-scale Residential Development (LRD)

Form 19

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

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Form No. 19	Comhairle Cathrach Bhaile Átha Cliath Dublin City Council

Part 1

1. Supplementary information to accompany an application for a Large-scale Residential Development

(a) Prospective Applicant's Name: **St. Vincent's Hospital Fairview**	
(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	**Tiarna Devlin, JSA Planning**
Correspondence Address:	**39 Fitzwilliam Place, Dublin 2, D02 ND61**
(c) Person Responsible for Preparation of Drawings and Plans:	
Name:	**Paul Barry, Scott Tallon Walker Architects**
Company:	**19/20 Merrion Square N, Dublin, D02 VR80**

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(d) Declaration:
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder
Signature of person authorised to operate on behalf of the Prospective Applicant:
 **JSA Planning**
Date: 20/05/2026

2. Details of Large-scale Residential Development

(a) Address of the proposed Large-scale Residential Development:
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.

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3. Pre-Application Consultations

(a) Section 247 Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:	**LRD6015/25**
Meeting date(s):	**10/12/25 and the 22/02/26.**

(b) LRD Meeting with Planning Authority: **N/A - Refer to enclosed Dublin City Council Section 247(7) Determination Letter**

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority reference number:	**N/A - Refer to enclosed Dublin City Council Section 247(7) Determination Letter**
Meeting date(s):	**N/A - Refer to enclosed Dublin City Council Section 247(7) Determination Letter**

(c) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

N/A - Refer to enclosed Dublin City Council Section 247(7) Determination Letter

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4. Application Requirements

		Yes	No
Newspaper **(a)** Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	**Enclosed:**	**X**	
(b) If the answer to above is "Yes", please complete the following details:			
(i) Approved newspaper in which notice was published: **Irish Daily Mail**			
(ii) Date of publication: **19/05/2026**			
(iii) Date of erection of site notice(s): **19/05/2026**			
		Yes	**No**
(c) Site Notice (iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	**Enclosed:**	**X**	
If the answer to above is "Yes", state date on which the site notice(s) was erected: **19/05/2026**			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. **A total of 9 no. site notices are provided as per the parent LRD permission. Site notices are located at each public road and entrance to the subject site at St. Vincent's Hospital Fairview. Additional site notices are provided for the application site along the area of the public road / footpaths (extending for approximately 0.8km) on Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of the open space within Grace Park Wood, where a new connection is proposed, and at Lomond Avenue / Inverness Road, due to the potential for a connection in this location by others in the future (as illustrated on the application drawings).**			

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	Please tick appropriate box	Yes	No
EIAR **(c)** Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			**X**
If the answer to above is "Yes", is an EIAR enclosed with this application?	**Enclosed:**		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	**Included:**		
EIAR Confirmation Notice Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	**Enclosed:**		
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			**X**
Natura Impact Statement **(e)** Is a Natura Impact Statement (NIS) required for the proposed development?		**X**	
If the answer to above is "Yes", is an NIS enclosed with this application?	**Enclosed**:	**X**	
If the answer to above is "Yes", the newspaper and site must indicate this fact.	**Included:**	**X**	
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			**X**

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5. Zoning		
(a) Site zoning in current Development Plan or Local Area Plan for the area:	**The application site is subject to three different land use zonings, namely '*Z1 – Sustainable Residential Neighbourhoods', 'Z12 – 'Institutional Land (Future Development Potential)* and *'Z15 - Community and Social Infrastructure'* under the Dublin City Development Plan 2022-2028**	
(b) Existing use(s) of the site and proposed use(s) of the site:	**Existing: Hospital and associated open space. The remainder of the site is grassland (no current use).** **Proposed: Planning permission has been granted for a comprehensive mixed-use redevelopment of the site comprising a new hospital for mental health services, residential development and a range of complementary community and ancillary uses. The permitted scheme includes the construction of a new mental health hospital; the repurposing of existing buildings for ancillary hospital-related uses; the change of use and refurbishment of the existing hospital building, part of which is a protected structure (RPS Ref. 2032), to provide residential amenity and community facilities (Block K); and residential development across 9 no. residential blocks.** **This application seeks permission for modifications to the permitted LRD which relate solely to the hospital element of the scheme and do not alter the nature, role or function of the approved residential, community or ancillary uses.**	
6. Supporting documents		
Please tick appropriate box to indicate whether document is enclosed	**Yes**	**No**
<u>Site Location Map</u> (**a**) Site location map sufficient to identify the land, at appropriate scale.	**X** **Included in Architectural drawing pack prepared by STW Architects**	

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	As the application site includes an area of the public road / footpaths (extending for approximately 0.8km) to facilitate watermain service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, the site location map is provided at 1:2500 and also 1:1000 over 3 drawings due to the extent of the red line		
Layout Plan (**b**) Layout plan of the proposed development, at appropriate scale.	**X** **Included in Architectural drawing pack prepared by STW Architects** **Site plan is provided at a scale of 1:500 and also 1:1000 due to the extent of the red line and size of the subject site.**		
Statement of Consistency (**c**) Statement of consistency with the Development Plan	**X** **See JSA Planning and Environmental Report**		
Please tick appropriate box below to indicate answer	**Yes**	**No**	**N/A**
Statement of Response (**d**) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.			**X**

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Please tick appropriate box below to indicate answer	Yes	No	N/A
Statement of Specified Additional Information (**e)** Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.			**X**

7. Water Services:	Please tick the appropriate box	Yes	No
Evidence of Engagement with Irish Water (a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. (Include Letter)	Included:		**N/A** **As permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3. See COF/SODA attached to this form**
Confirmation of Feasibility Statement (b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. (Include Statement)	Included:		**N/A** **As permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3. See COF/SODA attached to this form**
Statement of Compliance with Irish Water's Standard Details & Codes of Practice (c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include statement)	Included:		**N/A** **As permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3. See COF/SODA attached to this form**

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8. Traffic and Transport:	**Please tick the appropriate box**	**Yes**	**No**
Traffic/Transportation Impact Assessment (a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Included:		**X** **As permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3.**
Travel Plan (b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included:		**X** **As permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3.**
9. Taking in Charge:	**Please tick the appropriate box**	**Yes**	**No**
Take in Charge – Site Plan Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Included:		**X** **No change to permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3.** **There is no change proposed as part of the proposed modifications to the take-in-charge arrangements previously approved.** **All communal and public open spaces within the application site will**

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			continue to be maintained and managed by the Management Company for the proposed development. Publicly owned lands and existing public connections will remain under the control of Dublin City Council.
10. Maps, Plans and Drawings			
Schedule of Drawings List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Included:	**X** **See accompanying STW schedule of drawings**	

11. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application. – **A Design Statement is required that captures the following requirements:**

Please tick appropriate box:	Yes	No
Design Statement (a) A design statement that addresses the sites location and context and the proposed design strategy.	**X** **See STW Architectural Design Statement**	
Schedule of Accommodation/Housing Quality Assessment (b) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of		**X** **This application seeks permission for modifications to the permitted LRD which relate solely to the hospital element of the scheme.**

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apartments the aggregate floor area of each room and whether the unit is dual or single aspect.		**No change to the nature, role or function of the approved residential uses permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3**
(c) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?		**X** **This application seeks permission for modifications to the permitted LRD which relate solely to the hospital element of the scheme.** **No change to the nature, role or function of the approved residential uses permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3**
(d) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?		**X** **This application seeks permission for modifications to the permitted LRD which relate solely to the hospital element of the scheme.** **No change to the nature, role or function of the approved residential uses permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3**

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(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	**X** **See STW Site Layout Plan.** **As per the parent permission, the application site boundary has been extended to include adjacent lands within the Planning Authority's / adjoining landowners control, and we refer to the letters of consent which accompany the application form which provide the necessary consents to include these lands within the planning application boundary, and which will be implemented as part of the permission.**	

Please tick appropriate box:	**Yes**	**No**
(f) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?		**X** **No change to that permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3.**
<u>Demolition of a Protected Structure</u> (g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		**X** **No change to that permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3.**

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Statutory Notices (h) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		**X**

12. Breakdown of Housing units: This application seeks permission for modifications to the permitted LRD which relate solely to the hospital element of the scheme. No change to the nature, role or function of the approved residential uses permitted under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3

Apartments		
Unit Type	**No. of Units**	**Gross floor space in m²**
Studio		
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Houses N/A no houses proposed in the development		
Unit Type	**No. of Units**	**Gross floor space in m²**
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

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Student Accommodation N/A no student accommodation proposed in the development			
Unit Types	**No. of Units**	**No. of Bedspaces**	**Gross Floor Space in m²**
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	**779 (The amendments relate only to the hospital element of the permitted LRD and do not impact the total number of residential units within the overall permitted development)**
13. LRD Floor Space (All Sections Must Be Completed)	**Gross Floor Space in m²**
(a) State the cumulative gross floor space of residential accommodation, in m²:	**70,671sq.m (no reduction from permitted LRD)**
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	**13,646 sq.m (no reduction from permitted LRD)**
(i) Basement Car Park	**9,682 sq.m (no change from permitted LRD)**
(ii) Residential Amenities and Facilities	**1,775 sq.m (no change from permitted LRD)**
(iii) Childcare Facility (Block K)	**730 sq.m (no change from permitted LRD)**
(iv) Gym (Block K)	**1,459 sq.m (no change from permitted LRD)**
(c) State the cumulative gross floor space of the non-residential development proposed in m² including any ancillary non-residential development (excluding disregarded floor space for	**11,013 sq.m (no change from permitted LRD)**

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the purposes of (b) above) and provide the details of the different classes below:	
Class of Development	**Gross Floor Space in m²**
New Hospital	**8,425 sq.m (no change from permitted LRD)**
Community Facilities: - Community Hall - Community Library	**406 sq.m (no change from permitted LRD)** - **243 sq.m** - **163 sq.m**
Commercial - Café - Co-working - Retail - New cores (extension of Block k)	**2,182 sq.m (no change from permitted LRD)** - **160 sq.m** - **817 sq.m** - **898 sq.m** - **307 sq.m**
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	**81,684 sq.m (no change from permitted LRD)**
	Percentage
(e) Express (a) as a percentage of (d):	**86.5%**
(f) Express (c) as a percentage of (d):	**13.5%**
(e) plus (f)	**100%**

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Planning Authority Official Use only:	
Planning Reference:	
Planning Authority Stamp:	

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Part 2

Contact Details- (Not to be Published)

Applicant(s):

First Name:	**N/A**
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	**St. Vincent's Hospital Fairview**
Company Registration Number (CRO):	**507837**
Contact Name:	**Elliot Buzzing**
Primary Telephone Number:	**+ 353 1 685 5431**
Other / Mobile Number (if any):	
E-mail address:	**elliot.buzzing@royalton.co.uk**

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

First Name:	**JSA Planning**
Surname:	
Address Line 1:	**39 Fitzwilliam Place**
Address Line 2:	**Dublin 2**
Address Line 3:	
Town / City:	**Dublin**
County:	**Dublin**
Country:	**Ireland**
Eircode:	**D02ND61**
E-mail address (if any):	**tdevlin@jsaplanning.ie**
Primary Telephone Number:	**016625803**
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	**Paul Barry**
Surname:	**Scott Tallon Walker Architects**
Address Line 1:	**19/20 Merrion Square N,**
Address Line 2:	
Address Line 3:	
Town / City:	**Dublin**
County:	**Dublin**
Country:	**Ireland**
Eircode:	**D02 VR80**
E-mail address (if any):	**paul.barry@stwarchitects.com**
Primary Telephone Number:	**(01) 669 3000**
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	**Saba Pathan, Mitchell McDermott**
Mobile Number:	**+353 86 780 5979**
E-mail address:	**spathan@mitchellmcdermott.com**

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Appendices to Form 19:

1. **DCC Section 247(7) Determination**
2. **Irish Water Confirmation of Feasibility Letter and Statement of Design Acceptance Letter**
3. **Attachment regarding land owner information**

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Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 2271

26/01/2026
Tiarna Devlin
John Spain Associates
39 Fitzwilliam Place,
Dublin 2
D02 ND61

Re: Section 247 (7): PLANNING APPLICATION FOR MODIFICATIONS TO THE EXTENSION OF ROSE COTTAGE FOR THE LARGE-SCALE RESIDENTIAL DEVELOPMENT PERMITTED UNDER ABP REF.: 317438-23 AT ST. VINCENT'S HOSPITAL, RICHMOND ROAD, FAIRVIEW, DUBLIN 3

Dear Tiarna,

A Section 247(7) Determination request dated 22/01/26 was received by Dublin City Council's Planning Department on behalf of John Spain Associates. It proposes amendments to a former LRD application, 317438-23.

Section 247 meetings were held between the applicant John Spain Associates, and Dublin City Council on the 10/12/25 and the 22/02/26.

The determination request letter states:

In accordance with the above legislative provision, and as outlined herein and discussed at the Section 247 meeting, the proposed modifications are non-material in nature and do not alter the overall form, scale, character, or planning intent of the permitted development. The amendments remain fully consistent with the assessment and conclusions reached under An Bord Pleanála Ref.: 317438-23. On this basis, it is respectfully submitted that the proposed development is substantially the same as the permitted development, and that the nature, scale and effect of the proposed alterations are not such as to warrant the repetition of the consultation process. Accordingly, it is considered appropriate that Stage 2 of the LRD Opinion process be omitted, enabling the applicant to proceed directly to the submission of a Stage 3 LRD Application.

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
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1. **Proposed Modifications – Extension to Rose Cottage**

The amendments to the permitted extension at Rose Cottage comprise a modest 12 sq.m increase in the footprint of the single-storey addition, along with minor adjustments to external materials and a full reconfiguration of the internal layout to meet updated hospital pharmacy regulatory and operational requirements. The extension remains subordinate in scale to the existing building, with no change to height or use, and the revisions do not affect the wider LRD—including residential quantum, access, public realm, or site layout. Overall, the changes are limited, operational in nature, and non-material, ensuring the building functions as a compliant hospital pharmacy.

2. **Proposed Modifications – Minor Alterations to the Hospital Building**

The updates to the new mental health hospital building are confined to minor ground-floor alterations on the east elevation, including replacing two windows with doors, forming a small external terrace with 3.1 m high mesh fencing and landscaping, and providing a localised drop-off area. These changes do not alter the building's height, massing, footprint, architectural character, or operational intensity. They represent minor, non-material adjustments required to accommodate evolving hospital operational needs and have no adverse impacts on residential amenity, traffic, or the wider development.

Determination
The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

- the proposed development is substantially the same as the permitted development, and

- the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that no further consultation is required under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on 09/12/2025 and 16/12/2025 and as discussed in the Section 247 meetings on 10/12/25 the 22/02/26.

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
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In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000-2022 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

The planning reference will be LRD6105/25

Yours sincerely,
Billy Joe Padden
Senior Planner
North West, North Central Areas
Dublin City Council



26/01/26

Land Ownership

Since the grant of the parent permission, ownership of the residential element of the lands has transferred to the Land Development Agency (LDA), and a letter of consent from the LDA accompanies this application.

With regard to legal interest in the lands, the areas subject to the proposed LRD amendments (relating to the new hospital and Rose Cottage identified in orange on STW drawings) is owned by the applicant, St. Vincent's Hospital Fairview.

For the purposes of this application, which relates solely to modifications to a permitted development, the red line boundary has been retained as per the parent permission. This aligns with standard practice, reflects the approach previously agreed with the Planning Authority, and accords with Section 22(2)(b)(i) of the Planning and Development Regulations 2001 (as amended), which requires the clear identification of *"the land or structure to which the application relates and the boundaries thereof in red".*

Under the parent LRD permission (ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3), a portion of the overall application site is owned by:

- Targeted Investment Opportunities ICAV, 25–28 North Wall Quay, Dublin 1; and
- Dublin City Council, Environment and Transportation Department, Civic Offices, Wood Quay, Dublin 8, in respect of a section of public road within the application site boundary.

In relation to third-party consents, Section 22(2)(g)(i) of the Planning and Development Regulations 2001 (as amended) requires owner consent only where the applicant is not the legal owner of the land or structure concerned, as follows: *"(g) where the applicant is not the legal owner of the* ***land or structure concerned*** *– (i) the written consent of the owner to make the application" (emphasis added).*

We confirm that in this instance the land "concerned", namely the area subject to the proposed modifications (outlined in orange), is wholly under the control of St. Vincent's Hospital Fairview.

No modifications are proposed to any parts of the application site owned by Targeted Investment Opportunities ICAV or Dublin City Council. However, for information purposes, we resubmit the letters of consent originally submitted with the parent permission (ACP Ref.: 317438-23) as part of this application.

CONFIRMATION OF FEASIBILITY

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

Marko Komso

9 Prussia Street
Stoneybatter
Dublin 7
D07KT57

31 January 2023

Our Ref: CDS22004338 Pre-Connection Enquiry
St. Vincent's, Fairview, Dublin 3, Co. Dublin

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 851 unit(s) at St. Vincent's, Fairview, Dublin 3, Co. Dublin, (the **Development)**.

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades

  In order to accommodate the proposed connection at the Premises upgrade works are required to increase the capacity of the Irish Water network.

  The upgrade works must include:

  IN 1: Replace 100mm uPVC with 200mm ID pipe for 310m from Inlet meter of DMA MA01251.

  IN 2: New 200mm ID pipe to be laid for 300m to connect the site to newly laid 200mm ID pipe in IN 1. (Could replace 100mm uPVC main instead of new additional pipe in Griffith Court Road.)

  IN 3: New 250mm ID main for 50m from 300mm CI to IN 1 (Inlet meter).

Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Dawn O'Driscoll, Maria O'Dwyer
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1 D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363



- **Wastewater Connection**

  - Feasible Subject to upgrades

  The connection of the Hospital can proceed prior to any works as it will replace the existing Hospital and hence does not increase the overall load on the downstream network.

  In order to accommodate the proposed connection (excluding the Hospital) at the Premises, Storm Sewer Separation works are required to reduce the load on the downstream combined network.

  Storm separation of the full site including roofs of any buildings must be undertaken as part of the works.

  This Development is being permitted on the bases that a minimum of 1.238ha of hardstanding on the site discharging to the Irish Water combined network must be fully separated. The removal of surface flows from this land will enable the proposed development to connect. The information included in R517-OCSC-ZZ-XX-0006-S0-P04 will need to be independently verified by Irish Water prior to the connection. Irish Water must be contacted in advance of any onsite works impacting the existing storm arrangements to coordinate onsite verification.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

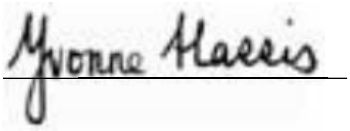
Where can you find more information?

- **Section A -** What is important to know?
- **Section B -** Details of Irish Water's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit **www.water.ie/connections**, **email newconnections@water.ie** or contact 1800 278 278**.**

Yours sincerely,



Yvonne Harris
Head of Customer Operations

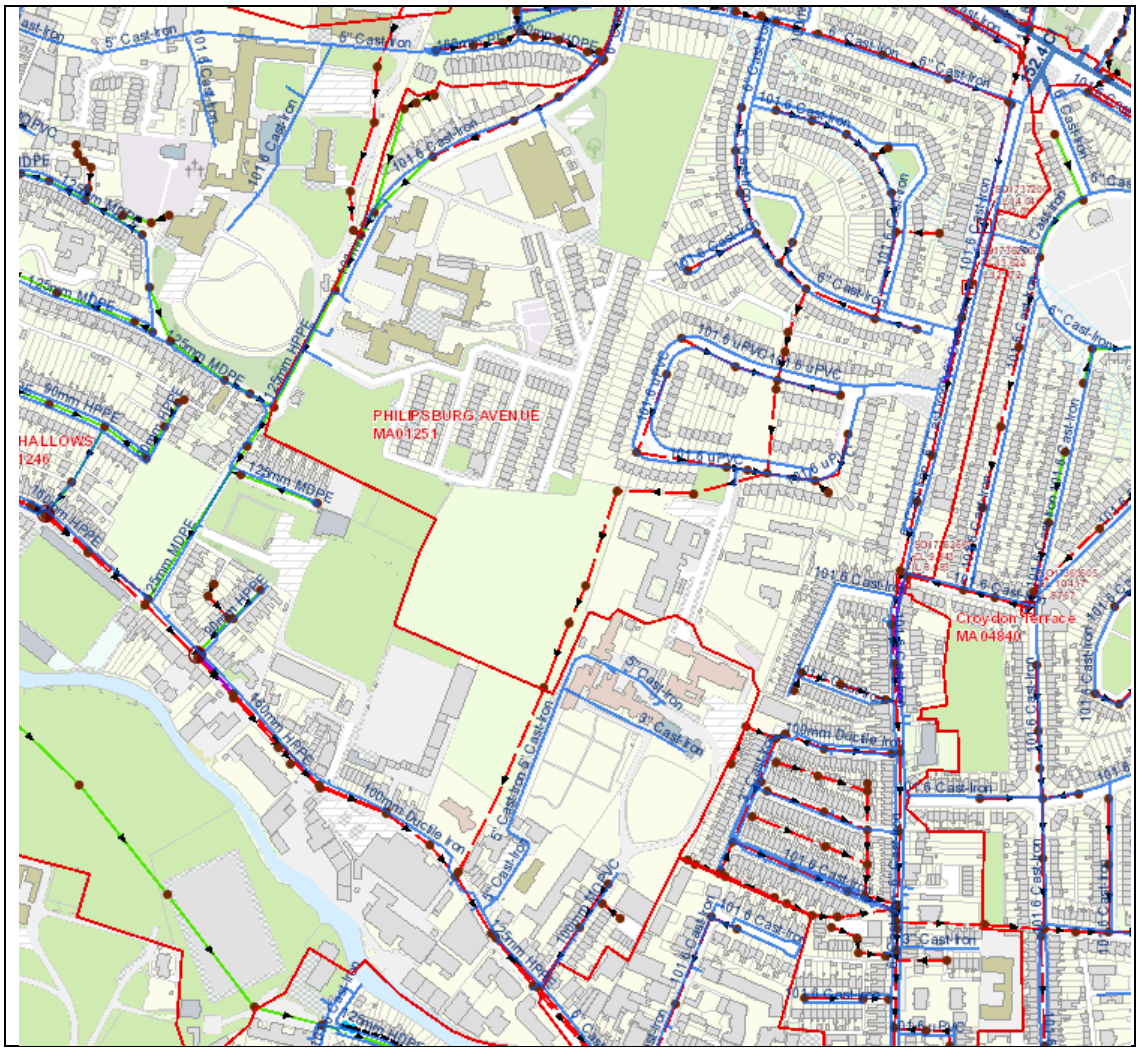
Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s). • Before the Development can connect to Irish Water's network(s), you must submit a connection application and be granted and sign a connection agreement with Irish Water.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Irish Water connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Irish Water's network(s), including works in the public space, must be carried out by Irish Water*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • **What to do?** - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • **What to do?** - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Irish Water's network(s)?	• Requests for maps showing Irish Water's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with ***the Irish Water Connections and Developer Services Standard Details and Codes of Practice,*** available at www.water.ie/connections
Trade Effluent Licensing	• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

Section B – Details of Irish Water's Network(s)

The map included below outlines the current Irish Water infrastructure adjacent the Development: To access Irish Water Maps email datarequests@water.ie



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Note: The information provided on the included maps as to the position of Irish Water's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Irish Water.

Whilst every care has been taken in respect of the information on Irish Water's network(s), Irish Water assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Irish Water's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the

exact location of Irish Water’s underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

Marko Komso
O'Connor Sutton Cronin
9 Prussia Street
Stoneybatter
Dublin 7
D07KT57

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

3 March 2023

Re: Design Submission for St. Vincent's, Fairview, Dublin 3, Co. Dublin (the "Development")
(the "Design Submission") / Connection Reference No: CDS22004338

Dear Marko Komso,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:
Name: Antonio Garzón
Email: antonio.garzon@water.ie

Yours sincerely,

Yvonne Harris

Yvonne Harris
Head of Customer Operations

Stiúrthóirí / Directors: Tony Keohane (Chairman), Niall Gleeson (CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh
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Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363
IW-HP-MD
REV013

Appendix A

Document Title & Revision

- R517-OCSC-XX-XX-DR-C-0500-S4-P04
- R517-OCSC-XX-XX-DR-C-0501-S4-P04
- R517-OCSC-XX-XX-DR-C-0502-S4-P04
- R517-OCSC-XX-XX-DR-C-0503-S4-P01
- R517-OCSC-XX-XX-DR-C-0515-S4-P01
- R517-OCSC-XX-XX-DR-C-0516-S4-P01
- R517-OCSC-XX-XX-DR-C-0550-S4-P04
- R517-OCSC-XX-XX-DR-C-0551-S4-P04
- R517-OCSC-XX-XX-DR-C-0552-S4-P04

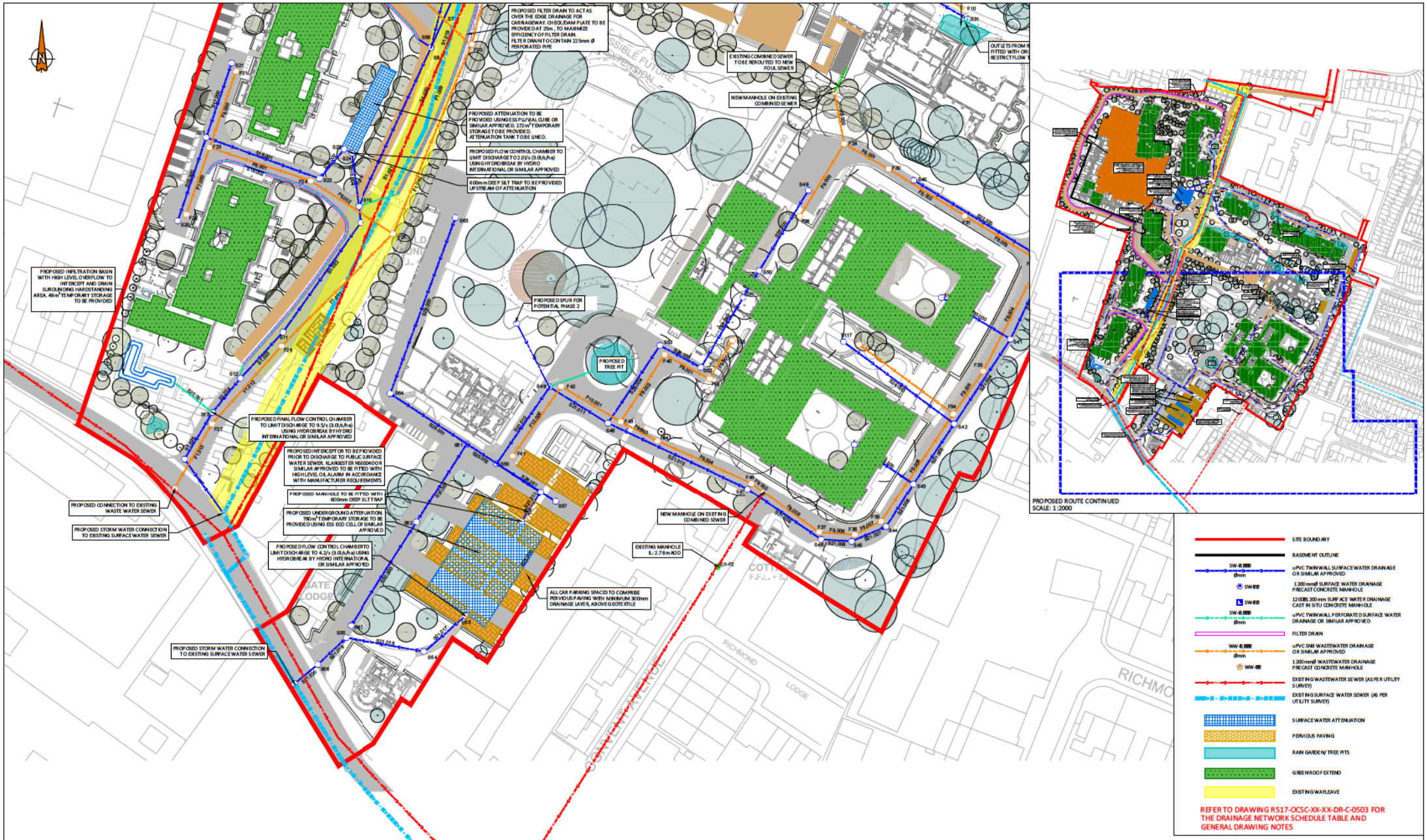
Additional Comments

The design submission will be subject to further technical review at connection application stage.

Irish Water cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

*For further information, visit **www.water.ie/connections***

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.



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P01	23.09.22	SUITABLE FOR INFORMATION	BC	MKo
P02	19.10.22	SUITABLE FOR STAGE APPROVAL	BC	MKo
P03	27.02.23	SUITABLE FOR PLANNING	BC	MKo
P04	01.03.23	REVISED AS PER IRISH WATER COMMENTS	MKo	MKo

Rev No.	Date	Revision Note	Drn by	Chkd by

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Head Office,
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Dublin 7.
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Multidisciplinary Consulting Engineers

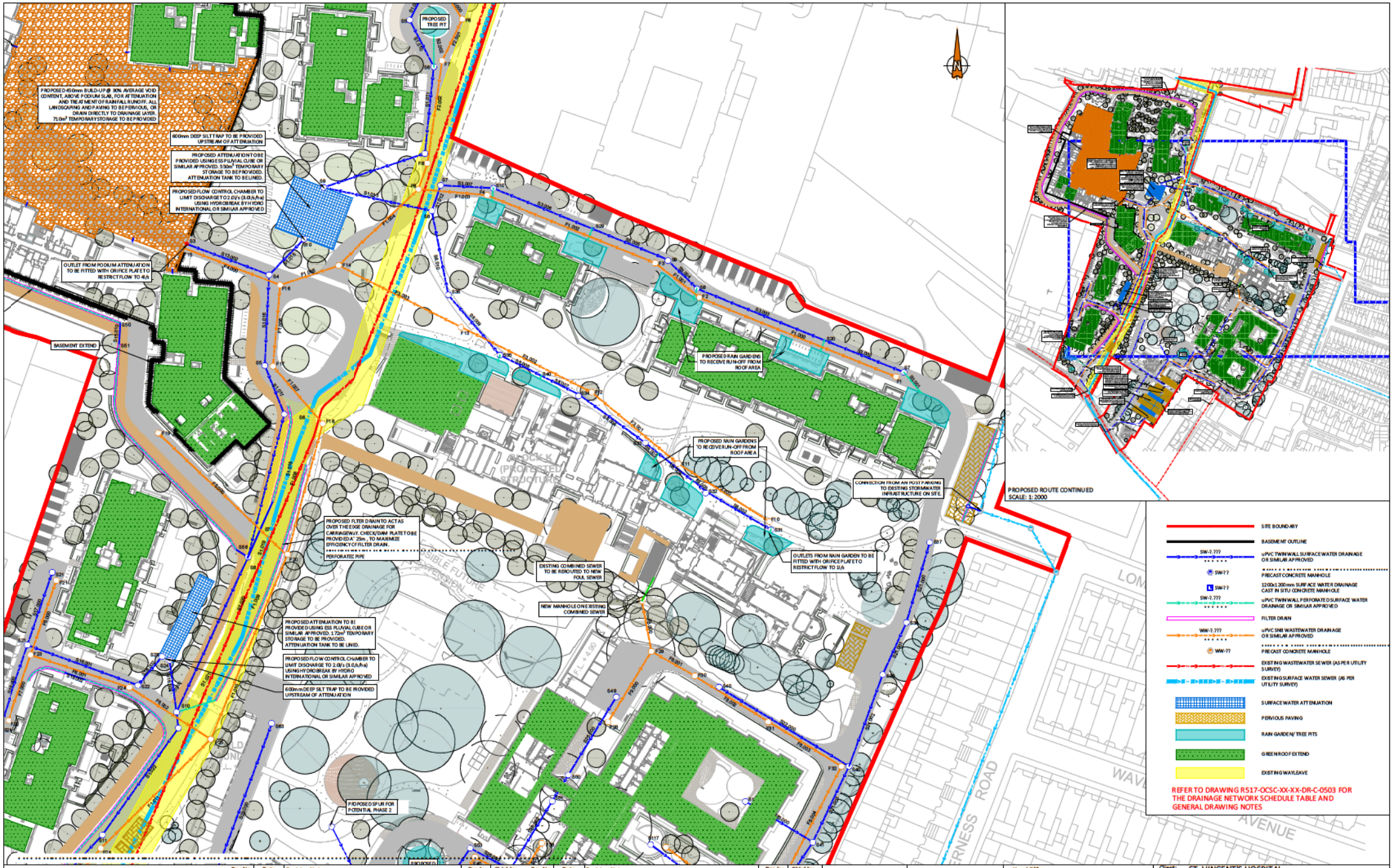
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Client: ST. VINCENT'S HOSPITAL
Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

Title: PROPOSED DRAINAGE LAYOUT SHEET 1 OF 3

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0500	S4	P04

Date: SEP'22 Scale: 1:500 @ A1 Drn by:MKo Chkd by:DR Aprvd by:AH



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Head Office,
9 Prussia Street,
Dublin 7.
D07 KT57

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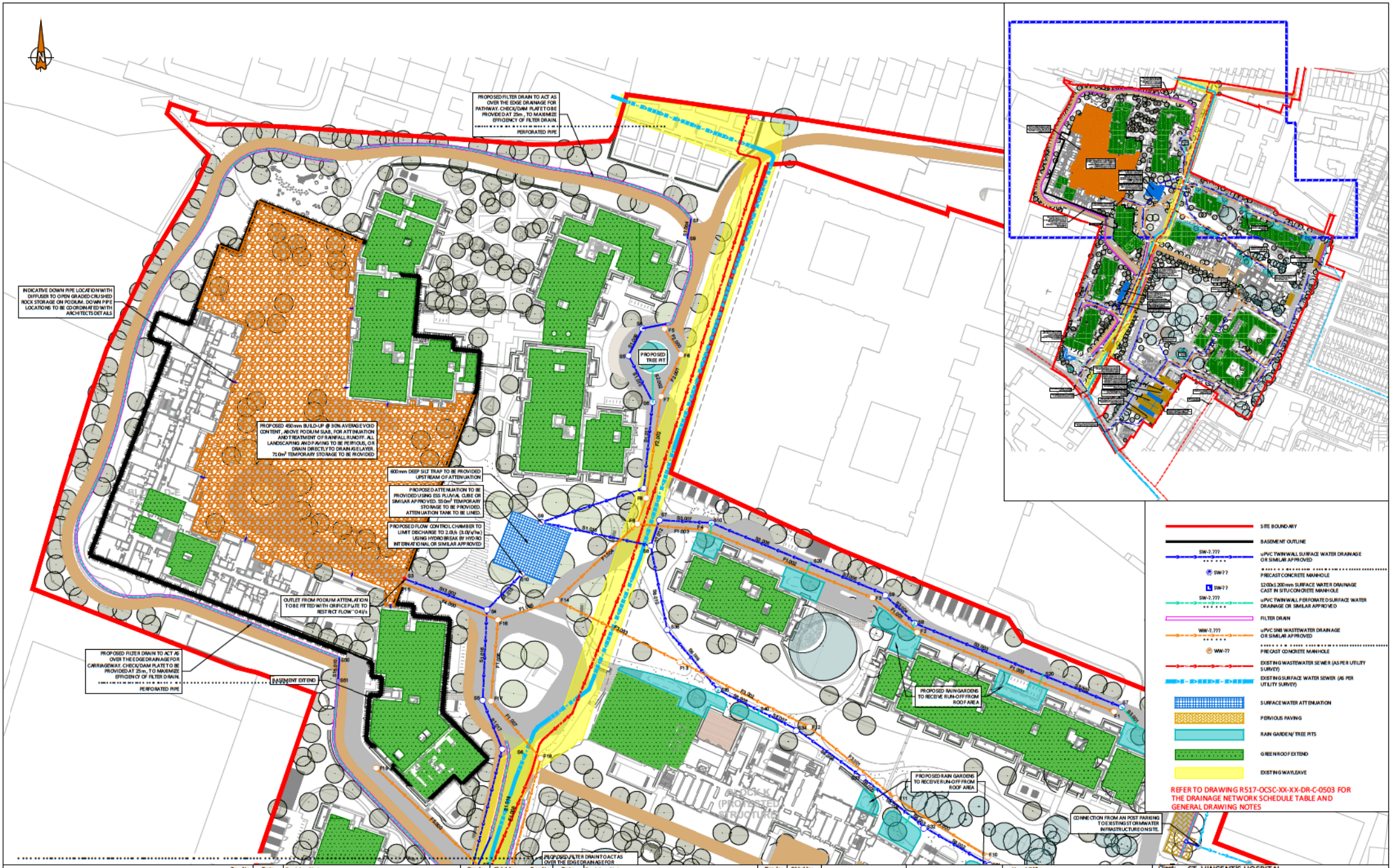
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Client: ST. VINCENT'S HOSPITAL
Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

Title: PROPOSED DRAINAGE LAYOUT SHEET 2 OF 3

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0501	S4	P04

Date: SEP'22 Scale: 1:500 @ A1 Drn by: MKo Chkd by: DR Aprvd by: AH



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Dublin 7.
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Client: ST. VINCENT'S HOSPITAL
Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT
Title: PROPOSED DRAINAGE LAYOUT SHEET 3 OF 3

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0502	S4	P04

Date: SEP'22 Scale: 1:500 @ A1 Drn by: MKo Chkd by: DR Aprvd by: AH

SURFACE WATER DRAINAGE NETWORK DETAILS - RESIDENTIAL

S1.009	S4	10.500	1.436	9.064	8.920	225	170.0	9.012	S5
S1.010	S5	10.500	1.488	9.012	15.413	225	170.0	8.921	S6
S1.011	S6	10.500	1.654	8.846	25.612	300	170.0	8.695	S16
S1.012	S16	10.500	1.805	8.695	31.622	300	170.0	8.509	S9
S3.002	S7	8.750	1.363	7.387	25.157	225	170.0	7.239	S20
S3.003	S20	8.850	1.611	7.239	40.642	225	170.0	7.000	S8
S3.004	S8	9.000	2.075	6.925	11.866	300	240.0	6.875	S9
S3.005	S9	9.150	2.275	6.875	24.077	300	240.0	6.775	S29
S3.006	S29	9.300	2.525	6.775	31.320	300	240.0	6.645	S10
S3.007	S10	9.600	3.030	6.570	15.463	375	300.0	6.518	S7
S3.008	S7	10.500	3.982	6.518	7.955	375	300.0	6.492	S8
S8.002	S31	10.300	1.319	8.981	21.963	225	170.0	8.852	S32
S8.003	S32	10.200	1.348	8.852	5.416	225	170.0	8.820	S38
S8.004	S38	9.800	0.980	8.820	12.995	225	170.0	8.744	S38
S8.005	S38	9.800	1.326	8.474	4.926	225	170.0	8.445	S33
S8.006	S33	9.800	1.355	8.445	23.970	225	170.0	8.304	S34
S8.007	S34	9.100	0.796	8.304	12.363	225	170.0	8.231	S40
S8.008	S40	9.100	1.391	7.709	13.631	300	240.0	7.652	S35
S8.009	S35	9.600	2.023	7.577	23.283	375	300.0	7.500	S36
S8.010	S36	9.490	1.990	7.500	25.127	375	300.0	7.416	S8
S3.009	S8	10.500	4.083	6.417	32.782	450	400.0	6.335	S9
S1.013	S9	10.500	4.315	6.185	16.235	600	900.0	6.167	S10
S1.014	S10	10.500	4.333	6.167	14.655	225	170.0	6.080	S4
S13.002	S3	10.500	1.635	8.865	25.786	225	170.0	8.714	S4
S1.015	S4	10.500	4.420	6.080	26.667	225	170.0	5.923	S5
S1.016	S5	10.395	4.472	5.923	15.369	225	170.0	5.833	S6
S1.017	S6	9.960	4.127	5.833	43.503	225	170.0	5.577	S8
S1.018	S8	8.200	3.430	4.770	50.151	300	240.0	4.561	S10
S16.000	S20	4.755	1.103	3.652	25.314	225	170.0	3.503	S21
S17.000	S21	4.755	1.116	3.639	22.496	225	170.0	3.507	S21
S16.001	S21	4.750	1.322	3.428	34.485	300	240.0	3.284	S22
S16.002	S22	5.391	2.107	3.284	11.000	300	240.0	3.239	S23
S16.003	S23	5.700	2.461	3.239	2.504	300	240.0	3.228	S24
S16.004	S24	5.700	2.472	3.228	15.365	225	240.0	3.164	S10
S1.019	S10	6.100	3.011	3.089	4.672	300	240.0	3.070	S94
S1.020	S94	4.825	1.755	3.070	38.489	300	240.0	2.909	S11
S1.021	S11	4.825	1.916	2.909	18.064	300	240.0	2.834	S12
S1.022	S12	4.533	1.829	2.704	12.634	375	300.0	2.662	S13
S1.023	S13	4.400	1.738	2.662	15.578	225	170.0	2.570	S110
S1.024	S110	4.400	1.830	2.570	19.423	225	170.0	2.456	OUTFALL

SURFACE WATER DRAINAGE NETWORK DETAILS - HOSPITAL

S21.000	S37	9.329	1.247	8.082	24.463	225	33.6	7.353	S38
S21.001	S38	8.600	1.247	7.353	16.808	225	169.6	7.253	S39
S21.002	S39	9.400	2.147	7.253	28.687	225	28.7	6.253	S40
S22.000	S40	4.750	0.877	3.873	44.827	225	170.0	3.609	S40
S21.003	S40	7.500	3.891	3.609	24.725	225	170.0	3.464	S41
S23.000	S142	4.900	1.233	3.667	23.110	225	170.0	3.531	S41
S21.004	S41	6.000	2.536	3.464	29.096	225	170.0	3.293	S42
S24.000	S117	4.900	1.547	3.353	39.526	375	299.4	3.221	S42
S21.005	S42	5.120	2.052	3.068	20.855	450	490.0	3.025	S43
S25.000	S119	4.900	1.247	3.653	20.331	225	170.0	3.533	S43
S21.006	S43	5.070	2.045	3.025	14.643	450	490.0	2.995	S44
S21.007	S44	5.300	2.305	2.995	10.761	450	490.0	2.973	S45
S21.008	S45	5.400	2.427	2.973	8.771	450	490.0	2.955	S46
S21.009	S46	5.500	2.545	2.955	25.558	450	490.0	2.903	S47
S21.010	S47	5.400	2.497	2.903	44.532	450	490.0	2.812	S48
S26.000	S49	4.900	1.247	3.653	26.943	225	170.0	3.495	S50
S26.001	S50	4.900	1.405	3.495	7.354	225	170.0	3.451	S51
S26.002	S51	4.900	1.449	3.451	25.204	225	170.0	3.303	S52
S26.003	S52	4.875	1.572	3.303	13.309	225	170.0	3.225	S53
S26.004	S53	4.875	1.650	3.225	26.747	225	170.0	3.067	S48
S21.011	S48	5.300	2.488	2.812	19.776	450	490.0	2.772	S49
S21.012	S49	5.750	3.053	2.697	26.689	525	490.0	2.643	S50
S21.013	S50	6.200	3.557	2.643	11.765	525	490.0	2.619	S51
S29.000	S63	5.900	1.247	4.653	53.782	225	170.0	4.337	S64
S29.001	S64	6.100	1.763	4.337	21.237	225	170.0	4.212	S65
S29.002	S65	6.500	2.288	4.212	7.362	225	170.0	4.168	S51
S21.014	S51	6.500	3.881	2.619	20.659	525	490.0	2.576	S52
S30.000	S63	5.500	1.247	4.253	35.301	225	169.6	4.044	S52
S21.015	S52	6.000	3.424	2.576	5.158	525	490.0	2.566	S53
S21.016	S53	6.500	3.934	2.566	25.871	525	490.0	2.513	S54
S21.017	S54	6.500	3.987	2.513	15.697	225	170.0	2.421	S147
S21.018	S147	5.500	3.079	2.421	22.823	225	170.0	2.286	S55
S21.019	S55	5.500	3.214	2.286	11.325	225	170.0	2.220	S56
S21.020	S56	4.900	2.680	2.220	8.545	225	170.0	2.170	OUTFALL

WASTE WATER DRAINAGE NETWORK DETAILS - RESIDENTIAL

F1.000	F1	8.754	1.142	7.612	62.456	225	200.0	7.300	F2
F1.001	F2	9.000	1.700	7.300	16.539	225	200.0	7.217	F3
F1.002	F3	9.155	1.938	7.217	53.149	225	200.0	6.951	F4
F1.003	F4	9.636	2.685	6.951	20.177	225	200.0	6.850	F9
F2.000	F5	10.500	1.142	9.358	9.076	225	150.0	9.297	F6
F2.001	F6	10.500	1.203	9.297	13.575	225	150.0	9.207	F7
F2.002	F7	10.500	1.293	9.207	30.412	225	150.0	9.004	F8
F2.003	F8	10.500	1.496	9.004	8.018	225	150.0	8.951	F9
F1.004	F9	10.500	3.725	6.775	32.626	300	200.0	6.612	F14
F3.000	F10	10.353	1.142	9.211	32.153	225	60.0	8.675	F11
F3.001	F11	9.800	1.125	8.675	32.833	225	50.0	8.018	F12
F3.002	F12	9.164	1.146	8.018	41.630	225	200.0	7.810	F13
F3.003	F13	9.490	1.680	7.810	41.630	225	200.0	7.602	F14
F1.005	F14	10.500	3.888	6.612	18.107	300	300.0	6.552	F16
F4.000	F15	10.500	1.142	9.358	30.000	225	200.0	9.208	F16
F1.006	F16	10.500	3.948	6.552	23.857	300	300.0	6.472	F17
F1.007	F17	10.395	3.923	6.472	22.305	300	300.0	6.398	F18
F1.008	F18	9.960	3.562	6.398	39.854	300	282.0	6.257	F20
F5.000	F19	7.724	1.142	6.582	52.122	225	200.0	6.321	F20
F1.009	F20	8.175	1.929	6.246	58.835	300	40.0	4.776	F25
F6.000	F21	4.750	1.040	3.710	23.147	225	200.0	3.594	F23
F7.000	F22	4.750	1.049	3.701	20.324	225	200.0	3.599	F23
F6.001	F23	4.750	1.156	3.594	30.497	225	200.0	3.442	F24
F6.002	F24	5.391	1.949	3.442	28.290	225	200.0	3.300	F25
F1.010	F25	5.850	2.625	3.225	45.490	300	300.0	3.074	F26
F1.011	F26	4.825	1.751	3.074	29.945	300	300.0	2.974	F27
F1.012	F27	4.500	1.526	2.974	17.850	300	300.0	2.914	OUTFALL

WASTE WATER DRAINAGE NETWORK DETAILS - HOSPITAL

F8.000	F28	4.900	0.995	3.905	23.921	225	200.0	3.785	F29
F8.001	F29	4.845	1.060	3.785	14.768	225	200.0	3.712	F30
F8.002	F30	4.800	1.088	3.712	25.675	225	200.0	3.583	F31
F8.003	F31	5.500	1.917	3.583	25.158	225	200.0	3.457	F32
F8.004	F32	7.533	4.076	3.457	35.329	225	200.0	3.281	F33
F8.005	F33	6.000	2.719	3.281	14.987	225	200.0	3.206	F34
F8.006	F34	5.100	1.894	3.206	37.284	225	200.0	3.019	F35
F8.007	F35	5.500	2.481	3.019	8.420	225	200.0	2.977	F36
F8.008	F36	5.500	2.523	2.977	10.272	225	200.0	2.926	F37
F8.009	F37	5.500	2.574	2.926	19.580	225	200.0	2.828	OUTFALL
F9.000	F38	4.900	1.225	3.675	12.896	225	200.0	3.611	F39
F9.001	F39	4.900	1.289	3.611	14.578	225	200.0	3.538	F40
F9.002	F40	4.750	1.212	3.538	23.009	225	200.0	3.423	F43
F10.000	F41	6.110	1.225	4.885	23.979	225	47.0	4.375	F42
F10.001	F42	5.600	1.225	4.375	19.769	225	65.9	4.075	F43
F9.003	F43	5.300	1.877	3.423	11.913	225	200.0	3.363	F44
F9.004	F44	5.400	2.037	3.363	29.815	225	200.0	3.214	F45
F9.005	F45	5.400	2.186	3.214	4.355	225	200.0	3.192	OUTFALL

GENERAL NOTES:

1. ALL NOTED LEVELS ARE TO ORDNANCE DATUM, MALIN HEAD.
2. REFER TO ARCHITECT'S LAYOUT FOR ALL SET-OUT INFORMATION.
3. REFER TO ARCHITECT / LANDSCAPE ARCHITECT'S DESIGN DRAWINGS FOR DETAILS OF PROPOSED SURFACE FINISHES AND LANDSCAPING.
4. REFER TO ARCHITECT DRAWINGS FOR DETAILS OF PRIVATE DRAINAGE.
5. ALL SURFACE WATER DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE GREATER DUBLIN REGION CODE OF PRACTICE FOR DRAINAGE WORKS, THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
6. ALL CAR PARK DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE GREATER DUBLIN REGION CODE OF PRACTICE FOR DRAINAGE WORKS, THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
7. ALL WASTEWATER DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE (REVISION 2 - JULY 2020), THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
8. ALL DRAINAGE COVER LEVELS ARE TO BE COORDINATED WITH PROPOSED ROAD DESIGN LEVELS AND ARCHITECT/LANDSCAPE ARCHITECT'S PROPOSED FINISH LEVELS.
9. ALL BASEMENT CHAMBER COVERS TO BE DOUBLE SEALED, AND CLASSIFICATION D 400 LOADING WHERE LOCATED IN VEHICULAR AREAS.
10. ALL CONNECTIONS TO NEW DRAINAGE NETWORKS ARE TO BE MADE AT AN ANGLE OF 90 OR IN THE DIRECTION OF FLOW.
11. REFER TO ARCHITECT AND M E ENGINEERING DESIGN DRAWINGS FOR CONFIRMATION OF LOCATION AND SPECIFICATION OF FLOOR GULLIES.
12. REFER TO M E ENGINEERING DESIGN FOR CONFIRMATION OF WASTE AND SANITARY POINT/OUTLET LOCATIONS.
13. THE CONTRACTOR IS TO VERIFY INVERT LEVEL AT PROPOSED CONNECTION TO EXISTING SEWERS, PRIOR TO ANY OTHER WORKS BEING CARRIED OUT, AND MAKE ANY DISCREPANCIES KNOWN TO THE ENGINEER.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF PRESENCE ALL EXISTING UTILITIES, IF ANY, ALONG ROUTE OF PROPOSED DRAINAGE NETWORKS - BY INTRUSIVE INVESTIGATION OR EQUAL.
15. EXISTING PUBLIC SEWER TO BE JET CLEANED AND CCTV SURVEYED PRIOR TO, AND AFTER PROPOSED CONNECTIONS FROM NEW NETWORK.
16. ALL NEW DRAINAGE INFRASTRUCTURE TO BE JET CLEANED AND CCTV SURVEYED, WITH ANY NOTED DEFECTS REMEDIATED, ON COMPLETION OF WORKS, TO THE SATISFACTION OF THE LOCAL AUTHORITY.
17. CONCRETE SURROUND TO BE PROVIDED AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THEN 1.2 m
18. SPECIAL TREE ROOT PROTECTION MEASURES TO BE PROVIDED WHERE REPLANTING IS PROPOSED NEAR EXISTING OR NEW SEWERS IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS DESIGN.

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Dublin 7.
D07 KT57

TEL +353 (0)1 8682000

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

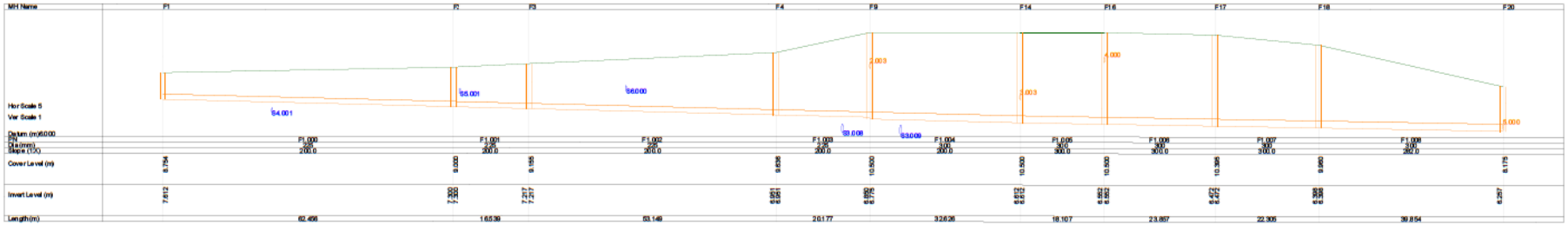
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Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

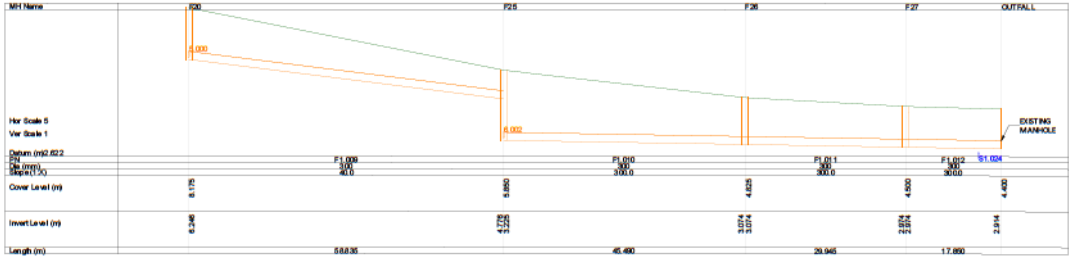
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Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0502	S4	P01

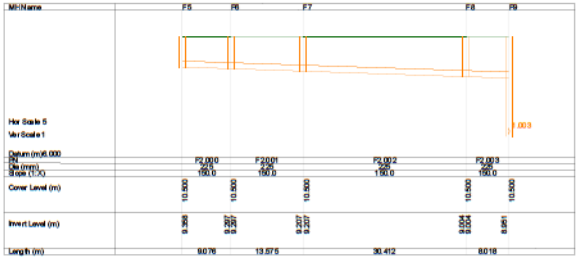
Date: SEP'22 Scale: 1:500 @ A1 Drn by: MKo Chkd by: DR Aprvd by: AH



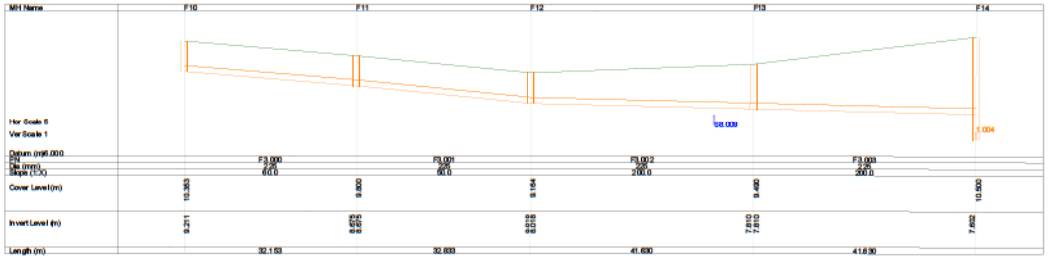
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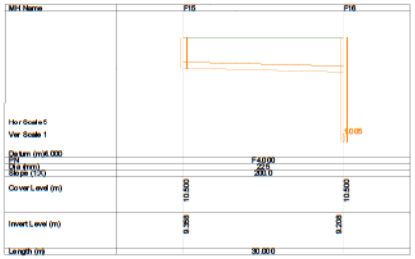
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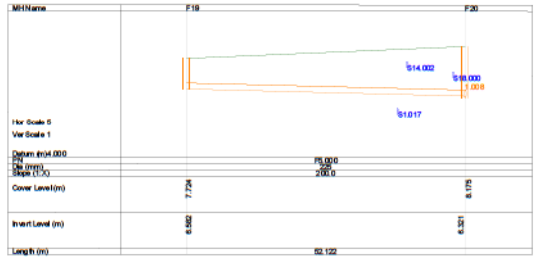
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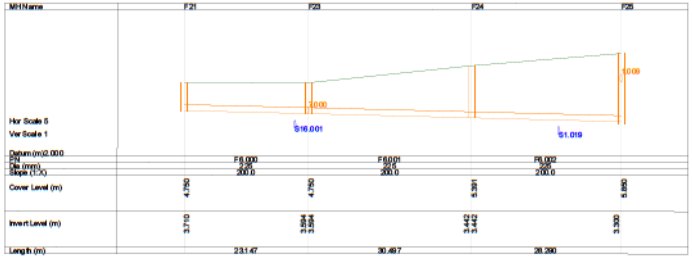
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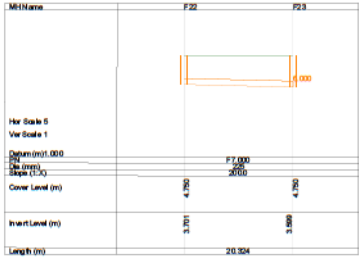
F4.000



F5.000



F6.000 - F6.002



F7.000

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Head Office,
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TEL +353 (0)1 8682000

e: contactus@ocsc.ie
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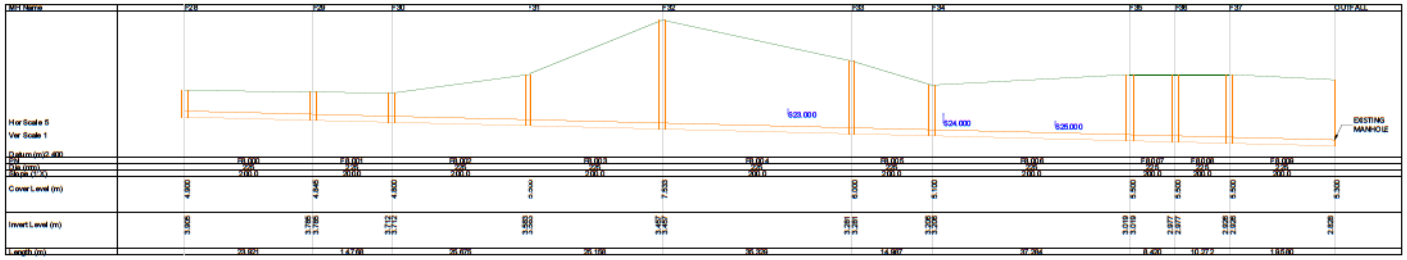
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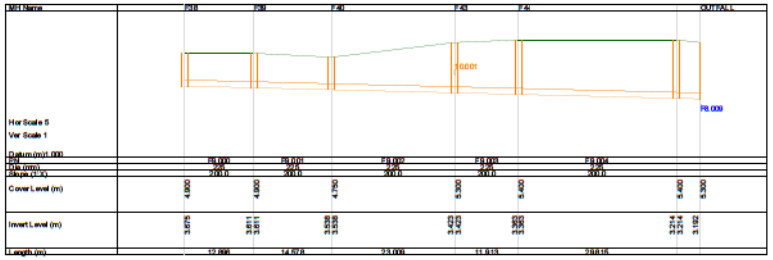
Title: PROPOSED WASTEWATER LONGSECTIONS SHEET 1 OF 2

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
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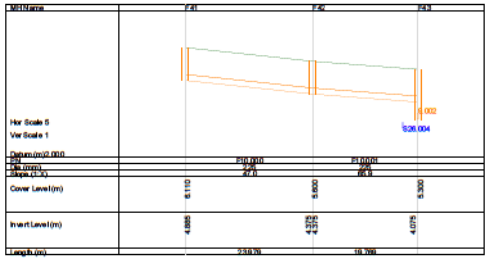
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F8.000 - F8.009



F9.000 - F9.005



F10.000 - F10.001

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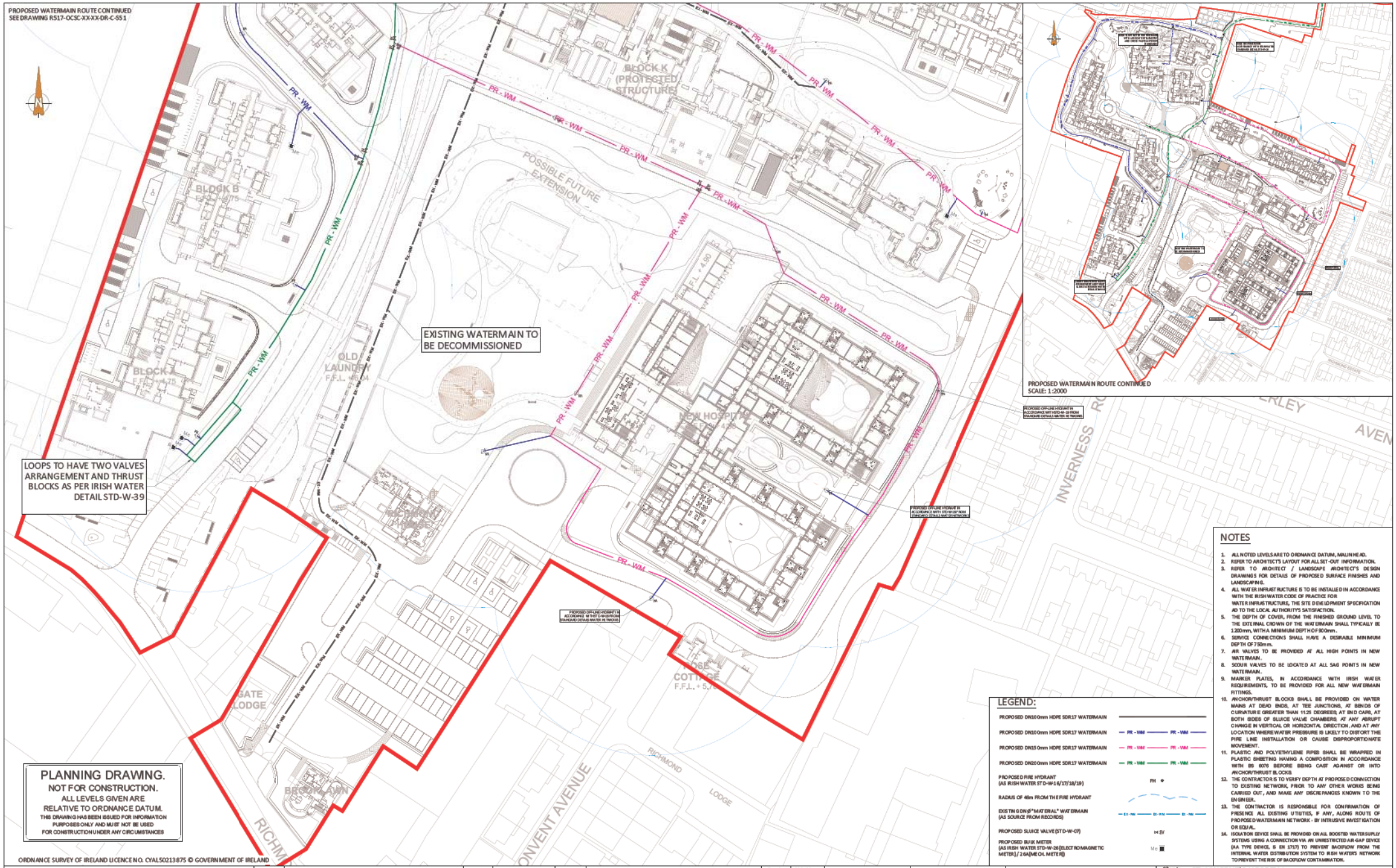
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Title: PROPOSED WASTEWATER LONGSECTIONS SHEET 2 OF 2

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0516	S4	P01

Date: FEB'23 Scale: 1:1000@ A1 Drn by: MKo Chkd by: DR Aprvd by: AH



NOTES

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2. REFER TO ARCHITECT'S LAYOUT FOR ALL SET-OUT INFORMATION.
3. REFER TO ARCHITECT / LANDSCAPE ARCHITECT'S DESIGN DRAWINGS FOR DETAILS OF PROPOSED SURFACE FINISHES AND LANDSCAPING.
4. ALL WATER INFRASTRUCTURE IS TO BE INSTALLED IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE, THE SITE DEVELOPMENT SPECIFICATION AD TO THE LOCAL AUTHORITY'S SATISFACTION.
5. THE DEPTH OF COVER, FROM THE FINISHED GROUND LEVEL TO THE EXTERNAL CROWN OF THE WATERMAIN SHALL TYPICALLY BE 1200mm, WITH A MINIMUM DEPTH OF 900mm.
6. SERVICE CONNECTIONS SHALL HAVE A DESIRABLE MINIMUM DEPTH OF 750mm.
7. AIR VALVES TO BE PROVIDED AT ALL HIGH POINTS IN NEW WATERMAIN.
8. SCOUR VALVES TO BE LOCATED AT ALL SAG POINTS IN NEW WATERMAIN.
9. MARKER PLATES, IN ACCORDANCE WITH IRISH WATER REQUIREMENTS, TO BE PROVIDED FOR ALL NEW WATERMAIN FITTINGS.
10. ANCHOR/THRUST BLOCKS SHALL BE PROVIDED ON WATER MAINS AT DEAD ENDS, AT TEE JUNCTIONS, AT BENDS OF CURVATURE GREATER THAN 11.25 DEGREES, AT END CAPS, AT BOTH SIDES OF SLUICE VALVE CHAMBERS, AT ANY ABRUPT CHANGE IN VERTICAL OR HORIZONTAL DIRECTION, AND AT ANY LOCATION WHERE WATER PRESSURE IS LIKELY TO DISTORT THE PIPE LINE INSTALLATION OR CAUSE DISPROPORTIONATE MOVEMENT.
11. PLASTIC AND POLYETHYLENE PIPES SHALL BE WRAPPED IN PLASTIC SHEETING HAVING A COMPOSITION IN ACCORDANCE WITH BS 6076 BEFORE BEING CAST AGAINST OR INTO ANCHOR/THRUST BLOCKS.
12. THE CONTRACTOR IS TO VERIFY DEPTH AT PROPOSED CONNECTION TO EXISTING NETWORK, PRIOR TO ANY OTHER WORKS BEING CARRIED OUT, AND MAKE ANY DISCREPANCIES KNOWN TO THE ENGINEER.
13. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF PRESENCE ALL EXISTING UTILITIES, IF ANY, ALONG ROUTE OF PROPOSED WATERMAIN NETWORK - BY INTRUSIVE INVESTIGATION OR EQUAL.
14. ISOLATION DEVICE SHALL BE PROVIDED ON ALL BOOSTED WATER SUPPLY SYSTEMS USING A CONNECTION VIA AN UNRESTRICTED AIR GAP DEVICE (AA TYPE DEVICE, E EN 1717) TO PREVENT BACKFLOW FROM THE INTERNAL WATER DISTRIBUTION SYSTEM TO IRISH WATER'S NETWORK TO PREVENT THE RISK OF BACKFLOW CONTAMINATION.

LEGEND:

- PROPOSED DN100mm HDPE SDR17 WATERMAIN
- PROPOSED DN150mm HDPE SDR17 WATERMAIN (PR - WM)
- PROPOSED DN315mm HDPE SDR17 WATERMAIN (PR - WM)
- PROPOSED DN200mm HDPE SDR17 WATERMAIN (PR - WM)
- PROPOSED FIRE HYDRANT (AS IRISH WATER STD-W-16/17/18/19) — FH
- RADIUS OF 46m FROM THE FIRE HYDRANT
- EXISTING DN 8" MATERIAL* WATERMAIN (AS SOURCE FROM RECORDS) (EX - WM)
- PROPOSED SLUICE VALVE (STD-W-07)
- PROPOSED BULK METER (AS IRISH WATER STD-W-26 [ELECTROMAGNETIC METER] / 26A [MECHL METER])

PLANNING DRAWING.

NOT FOR CONSTRUCTION.
ALL LEVELS GIVEN ARE RELATIVE TO ORDNANCE DATUM.

THIS DRAWING HAS BEEN ISSUED FOR INFORMATION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION UNDER ANY CIRCUMSTANCES

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	23.09.22	SUITABLE FOR INFORMATION	MKo	DR
P02	19.10.22	SUITABLE FOR STAGE APPROVAL	BC	MKo
P03	27.02.23	SUITABLE FOR PLANNING	BC	MKo
P04	01.03.23	REVISED AS PER IW COMMENTS	MKo	MKo

Head Office,
9 Prussia Street,
Dublin 7,
D07 KT57

TEL +353 (0)1 8682000

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

OCSC
Multidisciplinary Consulting Engineers

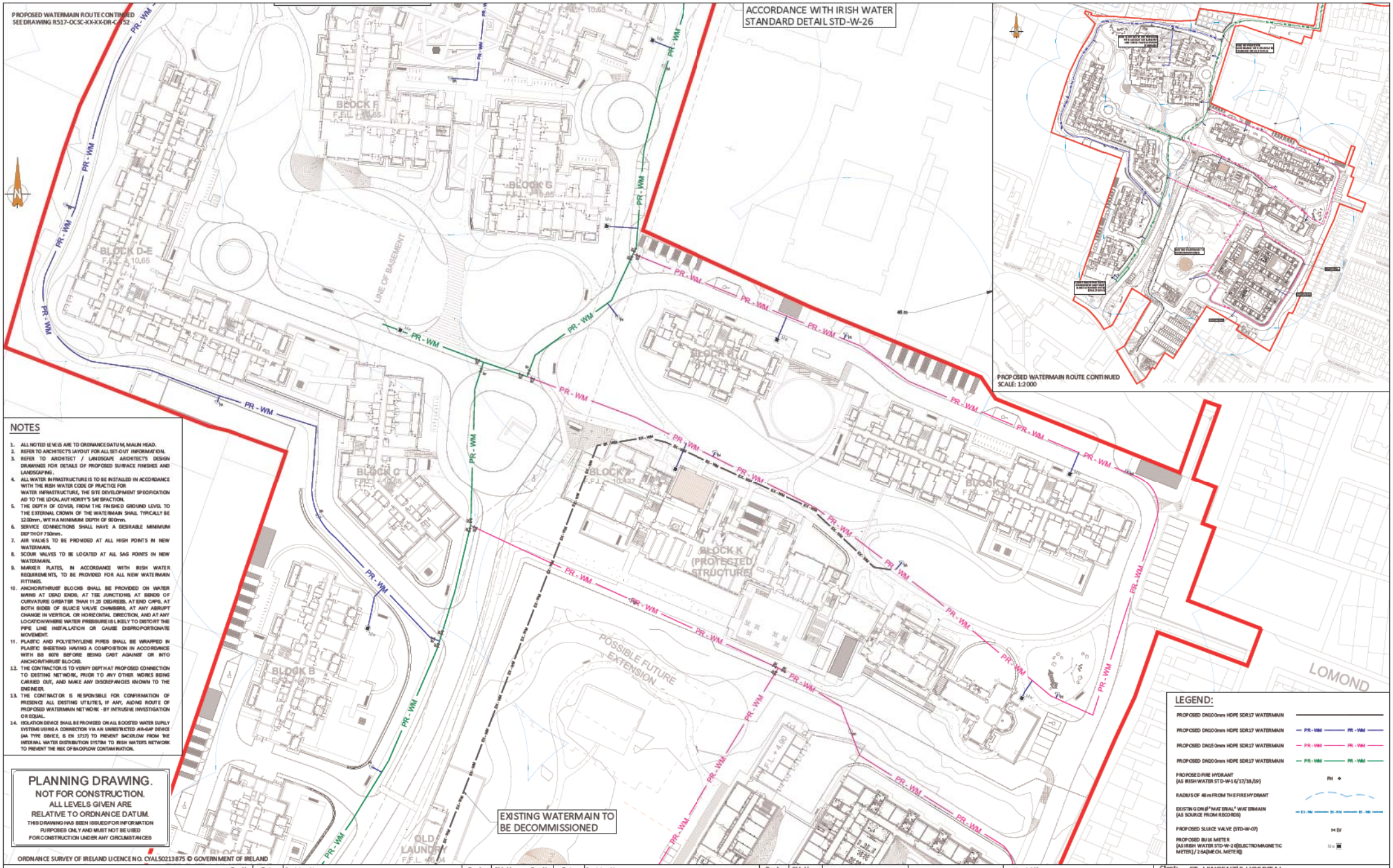
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Client: ST. VINCENT'S HOSPITAL
Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

Title: PROPOSED WATERMAIN LAYOUT SHEET 1 OF 3

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0550	S4	P04

Date: SEP'22 Scale: 1:500 @ A1 Drn by: MKo Chkd by: DR Aprvd by: AH



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5. THE DEPTH OF COVER, FROM THE FINISHED GROUND LEVEL TO THE EXTERNAL CROWN OF THE WATERMAIN SHALL TYPICALLY BE 1200mm, WITH A MINIMUM DEPTH OF 900mm.
6. SERVICE CONNECTIONS SHALL HAVE A DESIRABLE MINIMUM DEPTH OF 750mm.
7. AIR VALVES TO BE PROVIDED AT ALL HIGH POINTS IN NEW WATERMAIN.
8. SCOUR VALVES TO BE LOCATED AT ALL SAG POINTS IN NEW WATERMAIN.
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12. THE CONTRACTOR IS TO VERIFY DEPTH AT PROPOSED CONNECTION TO EXISTING NETWORK, PRIOR TO ANY OTHER WORKS BEING CARRIED OUT, AND MAKE ANY DISCREPANCIES KNOWN TO THE ENGINEER.
13. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF PRESENCE ALL EXISTING UTILITIES, IF ANY, ALONG ROUTE OF PROPOSED WATERMAIN NETWORK - BY INTRUSIVE INVESTIGATION OR EQUAL.
14. ISOLATION DEVICE SHALL BE PROVIDED ON ALL BOOSTED WATER SUPPLY SYSTEMS USING A CONNECTION VIA AN UNRESTRICTED AIR-GAP DEVICE (AA TYPE DEVICE, IS EN 13731) TO PREVENT BACKFLOW FROM THE INTERNAL WATER DISTRIBUTION SYSTEM TO IRISH WATERS NETWORK TO PREVENT THE RISK OF BACKFLOW CONTAMINATION.

LEGEND:

- PROPOSED DN100mm HDPE SDR17 WATERMAIN
- PROPOSED DN100mm HDPE SDR17 WATERMAIN — PR - WM
- PROPOSED DN150mm HDPE SDR17 WATERMAIN — PR - WM
- PROPOSED DN200mm HDPE SDR17 WATERMAIN — PR - WM
- PROPOSED FIRE HYDRANT (AS IRISH WATER STD-W-16/17/18/19) — FH
- RADIUS OF 46m FROM THE FIRE HYDRANT
- EXISTING DN 8" MATERIAL WATERMAIN (AS SOURCE FROM RECORDS) — EX - WM
- PROPOSED SLUICE VALVE (STD-W-07) — SV
- PROPOSED BULK METER (AS IRISH WATER STD-W-26 (ELECTRO-MAGNETIC METER) / 26A (MECH. METER)) — M

PLANNING DRAWING.
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P04	01.03.23	REVISED AS PER IW COMMENTS	MKo	MKo

Rev No.	Date	Revision Note	Drn by	Chkd by

Head Office,
9 Prussia Street,
Dublin 7.
D07 KT57

TEL +353 (0)1 8682000
e: contactus@ocsc.ie
w: www.ocsc.ie

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Client: ST. VINCENT'S HOSPITAL
Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

Title: PROPOSED WATERMAIN LAYOUT SHEET 2 OF 3

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0551	S4	P04

Date: SEP'22 Scale: 1:500 @ A1 Drn by: MKo Chkd by: DR Aprvd by: AH



PROPOSED WATERMAIN ROUTE CONTINUED
SCALE: 1:2000

CONNECTION TO PUBLIC WATERMAIN ON GRIFFITH COURT. UPGRADES TO THE WATERMAIN REQUIRED AS PER IW COF

BULK FLOW METER FOR FIRE MAIN WITH ASSOCIATED TELEMETRY AND CHECK VALVE AS PER IW STANDARDS

BULK FLOW METER IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-26

BLOCK G F.F.L. 10.65

BLOCK F F.F.L. 10.65

BLOCK G F.F.L. 10.65

BLOCK D-E F.F.L. 10.65

LINE OF BASEMENT

PR - WM

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5. THE DEPTH OF COVER, FROM THE FINISHED GROUND LEVEL TO THE EXTERNAL CROWN OF THE WATERMAIN SHALL TYPICALLY BE 1.200mm, WITH A MINIMUM DEPTH OF 900mm.
6. SERVICE CONNECTIONS SHALL HAVE A DESIRABLE MINIMUM DEPTH OF 750mm.
7. AIR VALVES TO BE PROVIDED AT ALL HIGH POINTS IN NEW WATERMAIN.
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Head Office,
9 Prussia Street,
Dublin 7.
D07 KT57

TEL +353 (0)1 8682000
e: contactus@ocsc.ie
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Client: ST. VINCENT'S HOSPITAL
Project: ST. VINCENT'S HOSPITAL REDEVELOPMENT

Title: PROPOSED WATERMAIN LAYOUT SHEET 3 OF 3

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
R517	OCSC	XX	XX	DR	C	0552	S4	P04

Date: SEP'22 Scale: 1:500 @ A1 Drn by: MKo Chkd by: DR Aprvd by: AH