DUBLIN CITY COUNCIL

SITE NOTICE

LARGE-SCALE RESIDENTIAL DEVELOPMENT

We, St. Vincent's Hospital Fairview, intend to apply for planning permission for a Large-scale Residential Development (LRD) consisting of modifications to the LRD permission under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3 at this site at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3. The site includes protected structures under RPS Ref. 2032 (St. Vincent's Hospital), RPS Ref. 8788 (Richmond House) and RPS Ref. 8789 (Brooklawn). The application site also includes sections of public road and footpaths to facilitate service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of Grace Park Wood to provide a pedestrian and cycle connection, and works along Richmond Road to facilitate services and associated upgrades. The site is bounded by Grace Park Wood, Griffith Court, Richmond Road and Convent Avenue.

The proposed modifications to the permitted development will consist of the following:

- Amendments to Rose Cottage, including a larger proposed single-storey extension, alterations to the façade, and reconfiguration of the internal layout and north elevation. No increase in building height or permitted use, which is to serve the hospital-related administrative/pharmacy function, is proposed.
- Amendments to the permitted hospital for mental health services building comprising revisions to the ground and first floor layouts and associated elevations, including amendments to the entrance lobby, internal circulation, ward layouts, seclusion facilities, external doors and windows, delivery yard enclosures, stair cores, substation access, terrace and canopy arrangements, and plant room configuration. The proposed amendments include the provision of revised seclusion terraces and associated mesh enclosures, revisions to window openings, widening of external doors, and revisions to the second floor plant room façade. The amendments result in a minor decrease of permitted floor area. No increase in building height is proposed.

A Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application.

The planning application, together with the Natura Impact Statement (NIS), may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, during its public opening hours (9.00am – 4:30pm). The application may also be inspected online at the following website set up by the applicant: www.fairviewhospitaldevelopment.ie

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

JSA Planning

Signed: _____ (Agent)

Agents Address: JSA Planning, 39 Fitzwilliam Place, Dublin 2

Date of erection of site notice: 19/05/2026

Dublin City Council Website: www.dublincity.ie