

An  
Bord  
Pleanála

# Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	<b>S175 and S177AE of the Planning and Development Act 2000 (as amended)</b>
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2. **Applicant:**

Name of Applicant:	<b>Dún Laoghaire-Rathdown County Council</b>
Address:	<b>Dún Laoghaire- Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin, A96 K6C9.</b>
Telephone No:	<b>01-2054700</b>
Email Address (if any):	<b>info@dlrcoco.ie</b>

**3. Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	<b>N/A</b>
Registered Address (of company)	<b>N/A</b>
Company Registration No.	<b>N/A</b>
Telephone No.	<b>N/A</b>
Email Address (if any)	<b>N/A</b>

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

Name:	<b>John Gannon, Tom Phillips + Associates</b>
Address:	<b>Tom Phillips + Associates 80 Harcourt Street, Dublin 2, D02 F449.</b>
Telephone No.	<b>01-4786055</b>
Mobile No. (if any)	<b>N/A</b>
Email address (if any)	<b>teamjohn@tpa.ie</b>

**Should all correspondence be sent to the above address? (Please tick appropriate box)**

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [ **X** ] No:[ ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

**John Gannon**  
**Tom Phillips + Associates**  
**01-4786055**

**5. Person responsible for preparation of Drawings and Plans:**

Name:	<b>Ross Quinn</b>
Firm / Company:	<b>Reddy Architecture and Urbanism</b>
Address:	<b>Dartry Mills, Dartry Road, Dublin, D06 Y0E3.</b>
Telephone No:	<b>01-4987000</b>
Mobile No:	
Email Address (if any):	<b>dublin@reddyarchitecture.com</b>
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	
<b>Please see enclosed Schedule of Drawings</b>	

**6. Site:**

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p><b>Former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14.</b></p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p><b>3329-22; 3392-02 (717142.300532,729100.30992)</b></p>	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>		
<p>Area of site to which the application relates in hectares</p>	<p><b>9.7 ha</b></p>	
<p>Site zoning in current Development Plan for the area:</p>	<p><b>Zoning Objective A – To provide residential development and improve residential amenity while protecting the existing residential amenities.</b></p> <p><b>Also subject to INST Objective.</b></p>	

Existing use of the site & proposed use of the site:	<p><b>Existing: former Mental Health Facility, part of the site is currently in use for IPAS Accommodation by DCEDIY</b></p> <p><b>Proposed: Residential, Assisted Living, Retail, Childcare Facility, Restaurant, Cafe, Community Facilities, Medical Centre.</b></p>
Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Dún Laoghaire-Rathdown County Council</b>

**7. Legal Interest of Applicant in respect of the site the subject of the application:**

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner <input checked="" type="checkbox"/>	Occupier
	Other <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<p><b>The Application boundary incorporates land in the ownership of Dún Laoghaire-Rathdown County Council, located outside the site of the former Central Mental Hospital site.</b></p> <p><b>The Office of Public Works (OPW) is the landowner of the former Central Mental Hospital, a Letter of Consent from The Office of Public Works (OPW) is enclosed.</b></p>		
<p><b>If you are not the legal owner</b>, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</p>		
<p><b>The Office of Public Works Head Office Jonathan Swift Street Trim Co Meath C15 NX36</b></p>		

Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.

**Dún Laoghaire-Rathdown County Council is the landowner for the parts of the Application site outside the former Central Mental Hospital site (i.e. at Dundrum Road and St Columbanus Road), Dún Laoghaire-Rathdown County Council is also the landowner of a strip of land to the north east of the Application site, Mulvey Park to the north, Rosemount Green to the south and part of Rosemount Estate to the south. (See enclosed RAU Drawing titled Site Location Map, Existing, Drwg No. DCD-02-SW-ZZZ-DR-RAU-AR100, P3 S-1.)**

**8. Site History:**

**Details regarding site history (if known):**

Has the site in question ever, to your knowledge, been flooded?

Yes: [ ] No: [ **X** ]

If yes, please give details e.g. year, extent: **N/A**

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ] No: [ **X** ]

If yes, please give details: **N/A**

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

Yes: [  ] No: [  ]

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant or Refusal by Planning Authority / An Bord Pleanála
ABP-313176-22	Demolition of existing structures, 10-year permission for the construction of 977 no. residential units (20 no. houses, 957 no. apartments), creche and associated site works.	Approved by An Bord Pleanála, subject to Conditions, 25th May 2023

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

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?**

Yes: [  ] No: [  ]

If yes please specify :

An Bord Pleanála Reference No.:

## 9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p><b>In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the ‘Asylum’ (RPS No. 2072), the ‘Catholic Chapel’ (RPS No. 2071) and the ‘Hospital Building’ (RPS No. 2073).</b></p> <p><b>The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.</b></p> <p><b>The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:</b></p> <ul style="list-style-type: none"><li>• <b>Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);</b></li><li>• <b>Two storey redbrick building (305 sq m);</b></li><li>• <b>Single storey ancillary and temporary structures including portacabins (618sq m);</b></li><li>• <b>Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;</b></li><li>• <b>Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);</b></li><li>• <b>Removal of walls adjacent to Main Hospital Building;</b></li><li>• <b>Alterations and removal of section of wall to Walled Garden.</b></li></ul> <p><b>The development will also consist of alterations and partial demolition of the perimeter wall, including:</b></p> <ul style="list-style-type: none"><li>• <b>Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);</b></li><li>• <b>Formation of a new opening in perimeter wall at Annaville Grove to provide a pedestrian and cyclist access;</b></li><li>• <b>Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including</b></li></ul>
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reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;

- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:

- 926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;
- 6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.
- 2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.

The development will also consist of 4,380 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);
- 1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;
- 3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (288 sq m) located at ground floor level at Block 02;
- A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;
- A management suite (123 sq m) located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.

**Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the**

	<p>existing access and the existing access off Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m <sup>2</sup>
Café	78 sq m
Restaurant	266 sq m
Retail	1,160 sq m
Medical Centre	288 sq m
Childcare facility (132 no. of childcare space)	716 sq m
Management Suite	123 sq m
Community Centre Facility	1,749 sq m
Residential (incl. Assisted Living and ancillary residential facilities)	89,678 sq m

**11. Where the application relates to a building or buildings:**

Gross floor space of any existing buildings(s) in m <sup>2</sup>	<b>3,755 sq m</b>
Gross floor space of proposed works in m <sup>2</sup>	<b>93,980 sq m (excl. GFS to be retained)</b>
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	<b>78 sq m</b>
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	<b>3,677 sq m</b>

**12. In the case of residential development please provide breakdown of residential mix:**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments		<b>342</b>	<b>450 (98 No. two-bed/3pp; and 352 No. two-bed/4pp)</b>	<b>140</b>		<b>2 (5 bed assisted living units)</b>	<b>934</b>
Number of car-parking spaces to be provided		<b>Existing: N/A</b>		<b>Proposed: 524 no. Total (466 no. of which are dedicated residential spaces.)</b>		<b>Total: 524 no. Total (466 no. of which are dedicated residential spaces.)</b>	

**13. Social Housing:**

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		<b>X</b>

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

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

Existing use (or previous use where retention permission is sought)
N/A
Proposed use (or use it is proposed to retain)
<b>Café</b> <b>Restaurant</b> <b>Retail</b> <b>Medical Centre</b> <b>Childcare facility (132 no. of childcare space)</b> <b>Management Suite</b> <b>Community Centre Facility</b> <b>Residential (incl. Assisted Living and ancillary residential facilities)</b>
Nature and extent of any such proposed use (or use it is proposed to retain).
<b>Café (78 sq m)</b> <b>Restaurant (266 sq m)</b> <b>Retail (1,160 sq m)</b> <b>Medical Centre (288 sq m)</b> <b>Childcare facility (132 no. of childcare space) (716 sq m)</b> <b>Management Suite (123 sq m)</b> <b>Community Centre Facility (1,749 sq m)</b> <b>Residential (incl. Assisted Living and ancillary residential facilities) (89,678 sq m)</b>

**15. Development Details:**

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?	✓		
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?	✓		
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	✓		
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

**16. Services:**

<b>Proposed Source of Water Supply:</b>
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/>
Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
<b>Proposed Wastewater Management / Treatment:</b>
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/>
Other on site treatment system: <input type="checkbox"/> Please Specify: _____
<b>Proposed Surface Water Disposal:</b>
Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input type="checkbox"/>
Watercourse: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Please specify:

## 17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ] Date of Publication 26/09/2024 Published in: <b>Irish Daily Star</b>
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ] Date of Erection 26/09/2024 <b>See enclosed RAU Drawing titled <i>Site Location Map, Existing, Drwg No. DCD-02-SW-ZZZ-DR-RAU-AR100, P3 S-1</i> for location of 7 No. Site Notices.</b>
Details of other forms of public notification, if appropriate e.g. website
<b>Part 10 Application Website:</b> <b><a href="http://www.DundrumCentralResidentialPart10.ie">www.DundrumCentralResidentialPart10.ie</a></b>

## 18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
<b>Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.</b>  Enclosed:  <b>Please refer to the <i>Schedule of pre application consultations (incl public consultation)</i> for full details relating to other pre-application consultations, including public consultations.</b>  Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]  Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

**Copies of each notification sent to the following Prescribed Bodies, on 25 September 2024, prior to lodgment of the Application are enclosed:**

- Department of Housing, Local Government and Heritage
- Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
- The Heritage Council
- An Taisce
- The Arts Council
- Fáilte Ireland
- Inland Fisheries Ireland
- Córas Iompair Éireann
- Transport Infrastructure Ireland
- NTA
- Uisce Éireann

**The following bodies which are not prescribed bodies under Art. 121 of the *Planning and Development Regulations 2001 (as amended)* have also been advised in writing that the Application is being made, as they were prescribed bodies under the previous SHD Planning Application:**

- Department of Education
- DLR Childcare Committee

Yes: [  ] No: [  ]

**19. Confirmation Notice:**

**Copy of Confirmation Notice**

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

**See enclosed - EIAR Portal ID No. 2024157**

**20. Application Fee:**


Fee Payable

**€30,000 (paid by EFT on 16.09.2024)  
(Evidence of Electronic Transfer has been  
appended to this Form)**

**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if**



any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 <b>(Agent: John Gannon, Tom Phillips + Associates)</b>
Date:	26/09/2024

**General Guidance Note:**

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

**Attachments:**

- Q5 Schedule of Drawings**
- Q7 Letter of Consent from OPW**
- Q18 Schedule of pre application consultations (incl public consultation) and copies of notices to prescribed bodies**
- Q19 EIAR Portal Confirmation Notice Portal ID**
- Q20 EFT - Application Fee**



29 July 2024

Ms Catherine Keenan  
Director of Housing  
Housing Department  
Dún Laoghaire Rathdown County  
Council  
County Hall,  
Marine Road,  
Dún Laoghaire,  
A96 K6C9

**Subject to Contract/ Contract Denied.**

**RE: Proposed Part 10 Application to An Bord Pleanála on lands at the Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14**

To whom it may concern,

The Commissioners of Public Works are the registered owner of the Dundrum Central Mental Hospital and associated lands contained on Folio DN209188F.

The Commissioner of Public Works consents to Dún Laoghaire Rathdown County Council (the Applicant) making a Part 10 Application to An Bord Pleanála on these lands.

Given that the Commissioners remain the title holders of the land in question, no actions can be taken, or commitments given by Dún Laoghaire Rathdown County Council such as would commit the Commissioners to any legal, financial or contractual obligations.

I trust the above is in order.

Yours sincerely,

  
BERNARD REGAN.

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p.p. Cathleen Morrison

Head of Estate Management

## PLANNING CONSENT

From: Dún Laoghaire-Rathdown County Council  
County Hall  
Marine Road  
Dun Laoghaire  
Co. Dublin

Cc: The Land Development Agency  
2nd Floor,  
Ashford House,  
Tara Street,  
Dublin 2,  
D02 VX67  
FAO: Phelim O'Neill / Robert Farrell

**Our Reference:** D034 Dundrum Central Stage 1b

09/09/2024

**PRIVATE & CONFIDENTIAL Re: Letter of Consent to Application for Approval**

**Site: Lands known as Former Central Mental Hospital, Dundrum Road, Dublin 14 being the land outlined in red on map: Site Location Map, Existing-DCD-02-SW-ZZZ-DR-RAU-AR-1000 (the "Site")**

Dear Sirs,

I wish to confirm that Dún Laoghaire-Rathdown County Council is the applicant in respect of the enclosed Application for Approval in respect of the Site, in partnership with The Land Development Agency, and that Dún Laoghaire-Rathdown County Council consents to Tom Phillips + Associates submitting the Application for Approval as planning agent."

Yours faithfully,



Catherine Keenan (Director of Housing,

Dún Laoghaire Rathdown County Council)

Transport Infrastructure Ireland  
Parkgate Business Centre  
Parkgate Street  
Dublin 8

25 September 2024

[By Email: [landuseplanning@tii.ie](mailto:landuseplanning@tii.ie)]

Dear Sir/Madam

**RE: PART 10 PLANNING APPLICATION (SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)) IN RESPECT OF A SITE OF 9.7 HA AT THE FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14**

Tom Phillips + Associates<sup>1</sup> act on behalf of Dún Laoghaire-Rathdown County Council<sup>2</sup>, in partnership with The Land Development Agency<sup>3</sup>, to prepare and submit a Planning Application under Section 175 and Section 177AE of the *Planning and Development Act, 2000 (as amended)* to An Bord Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of a residential led development, with non-residential uses, across 9 No. Blocks ranging in height from 2 to 8 storeys (total gross floor area of c. 94,058 sq m).

The subject site (c 9.7ha) comprises of most of the former Central Mental Hospital, Dundrum Road site (c. 11.3 ha), Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14.

The Planning Application documentation includes a *Masterplan* which sets out the proposals for the overall former Central Mental Hospital lands subject to planning consent.

This Planning Application is made under Part X, Section 175 of the *Planning and Development Act, 2000 (as amended)*, as the Planning Authority (Dún Laoghaire-Rathdown County Council), in partnership with another entity (the Land Development Agency), proposes to carry out development within its functional area in which an *Environmental Impact Assessment Report* (EIAR) has been prepared.

The Planning Application is also made under Part XAB, Section 177AE of the *Planning and Development Act, 2000 (as amended)* as a *Natura Impact Statement* (NIS) has been prepared. Such applications are made directly to An Bord Pleanála (ABP) for assessment and decision.

<sup>1</sup> Tom Phillips + Associate, 80 Harcourt Street, Dublin 2, D02 F449.

<sup>2</sup> Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, A96 K6C9.

<sup>3</sup> Land Development Agency, Ashford House, Tara Street, Dublin 2, D02 VX67.

The development as described in the public notices is set out below:

*In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).*

*The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.*

*The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:*

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (618sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

*The development will also consist of alterations and partial demolition of the perimeter wall, including:*

- *Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);*
- *Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;*
- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;*
- *Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.*

*The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:*

- *926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;*
- *6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.*
- *2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.*

*The development will also consist of 4,380 sq m of non-residential uses, comprising:*

- *Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);*
- *1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;*
- *3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;*
- *1 no. medical unit (288 sq m) located at ground floor level at Block 02;*
- *A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;*
- *A management suite (123 sq m) located at ground floor level at Block 10; and*
- *A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.*

*Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access off Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.*

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- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned;
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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely

**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**



Uisce Éireann  
Colvill House  
24 – 26 Talbot Street  
Dublin 1  
D01 NP86

25 September 2024  
[By Email: [planning@water.ie](mailto:planning@water.ie)]

Dear Sir/Madam

**RE: PART 10 PLANNING APPLICATION (SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)) IN RESPECT OF A SITE OF 9.7 HA AT THE FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14**

Tom Phillips + Associates<sup>1</sup> act on behalf of Dún Laoghaire-Rathdown County Council<sup>2</sup>, in partnership with The Land Development Agency<sup>3</sup>, to prepare and submit a Planning Application under Section 175 and Section 177AE of the *Planning and Development Act, 2000 (as amended)* to An Bord Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of a residential led development, with non-residential uses, across 9 No. Blocks ranging in height from 2 to 8 storeys (total gross floor area of c. 94,058 sq m).

The subject site (c 9.7ha) comprises of most of the former Central Mental Hospital, Dundrum Road site (c. 11.3 ha), Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14.

The Planning Application documentation includes a *Masterplan* which sets out the proposals for the overall former Central Mental Hospital lands subject to planning consent.

This Planning Application is made under Part X, Section 175 of the *Planning and Development Act, 2000 (as amended)*, as the Planning Authority (Dún Laoghaire-Rathdown County Council), in partnership with another entity (the Land Development Agency), proposes to carry out development within its functional area in which an *Environmental Impact Assessment Report* (EIAR) has been prepared.

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The development as described in the public notices is set out below:

*In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).*

*The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.*

*The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:*

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (618sq m);*
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**Associate**  
**Tom Phillips + Associates**

CIE  
Curzon House  
35 Lower Abbey Street  
Dublin 1  
D01 H560

25 September 2024  
[By Email: [property@cie.ie](mailto:property@cie.ie)]

Dear Sir/Madam

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**Associate**  
**Tom Phillips + Associates**

Inland Fisheries Ireland  
3044 Lake Drive  
Citywest Business Campus  
Dublin  
D24 CK66

25 September 2024

[By Email: [dublin@fisheriesireland.ie](mailto:dublin@fisheriesireland.ie)]

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*The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.*

*The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:*

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (618sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

*The development will also consist of alterations and partial demolition of the perimeter wall, including:*

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- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;*
- *Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.*

*The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:*

- *926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;*
- *6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.*
- *2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.*

*The development will also consist of 4,380 sq m of non-residential uses, comprising:*

- *Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);*
- *1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;*
- *3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;*
- *1 no. medical unit (288 sq m) located at ground floor level at Block 02;*
- *A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;*
- *A management suite (123 sq m) located at ground floor level at Block 10; and*
- *A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.*

*Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access off Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.*

*An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Thursday 26th September 2024 until Wednesday 6th November 2024 at the following locations:*

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- (i) *the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned;*
- (ii) *the likely effects on the environment of the proposed development; and*
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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely

**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**

An Taisce  
Tailors' Hall,  
Back Lane,  
Dublin 8  
D08 X2A3

25 September 2024

[By Email: [planningreferrals@antaisce.org](mailto:planningreferrals@antaisce.org)]

Dear Sir/Madam

**RE: PART 10 PLANNING APPLICATION (SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)) IN RESPECT OF A SITE OF 9.7 HA AT THE FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14**

Tom Phillips + Associates<sup>1</sup> act on behalf of Dún Laoghaire-Rathdown County Council<sup>2</sup>, in partnership with The Land Development Agency<sup>3</sup>, to prepare and submit a Planning Application under Section 175 and Section 177AE of the *Planning and Development Act, 2000 (as amended)* to An Bord Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of a residential led development, with non-residential uses, across 9 No. Blocks ranging in height from 2 to 8 storeys (total gross floor area of c. 94,058 sq m).

The subject site (c 9.7ha) comprises of most of the former Central Mental Hospital, Dundrum Road site (c. 11.3 ha), Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14.

The Planning Application documentation includes a *Masterplan* which sets out the proposals for the overall former Central Mental Hospital lands subject to planning consent.

This Planning Application is made under Part X, Section 175 of the *Planning and Development Act, 2000 (as amended)*, as the Planning Authority (Dún Laoghaire-Rathdown County Council), in partnership with another entity (the Land Development Agency), proposes to carry out development within its functional area in which an *Environmental Impact Assessment Report* (EIAR) has been prepared.

The Planning Application is also made under Part XAB, Section 177AE of the *Planning and Development Act, 2000 (as amended)* as a *Natura Impact Statement* (NIS) has been prepared. Such applications are made directly to An Bord Pleanála (ABP) for assessment and decision.

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**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**

Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media  
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media  
23 Kildare Street  
Dublin 2  
D02 TD30

25 September 2024

[By Email: [ministers.office@tcagsm.gov.ie](mailto:ministers.office@tcagsm.gov.ie)]

Dear Sir/Madam

**RE: PART 10 PLANNING APPLICATION (SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)) IN RESPECT OF A SITE OF 9.7 HA AT THE FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14**

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**Associate**  
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Fáilte Ireland  
88-95 Amiens Street  
Dublin 1  
D01 WR86

25 September 2024

[By Email: [planning.applications@failteireland.ie](mailto:planning.applications@failteireland.ie)]

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The proposed development comprises the construction of a residential led development, with non-residential uses, across 9 No. Blocks ranging in height from 2 to 8 storeys (total gross floor area of c. 94,058 sq m).

The subject site (c 9.7ha) comprises of most of the former Central Mental Hospital, Dundrum Road site (c. 11.3 ha), Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14.

The Planning Application documentation includes a *Masterplan* which sets out the proposals for the overall former Central Mental Hospital lands subject to planning consent.

This Planning Application is made under Part X, Section 175 of the *Planning and Development Act, 2000 (as amended)*, as the Planning Authority (Dún Laoghaire-Rathdown County Council), in partnership with another entity (the Land Development Agency), proposes to carry out development within its functional area in which an *Environmental Impact Assessment Report* (EIAR) has been prepared.

The Planning Application is also made under Part XAB, Section 177AE of the *Planning and Development Act, 2000 (as amended)* as a *Natura Impact Statement* (NIS) has been prepared. Such applications are made directly to An Bord Pleanála (ABP) for assessment and decision.

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<sup>3</sup> Land Development Agency, Ashford House, Tara Street, Dublin 2, D02 VX67.

The development as described in the public notices is set out below:

*In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).*

*The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.*

*The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:*

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (618sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

*The development will also consist of alterations and partial demolition of the perimeter wall, including:*

- *Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);*
- *Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;*
- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;*
- *Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.*

*The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:*

- *926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;*
- *6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.*
- *2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.*

*The development will also consist of 4,380 sq m of non-residential uses, comprising:*



- *Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);*
- *1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;*
- *3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;*
- *1 no. medical unit (288 sq m) located at ground floor level at Block 02;*
- *A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;*
- *A management suite (123 sq m) located at ground floor level at Block 10; and*
- *A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.*

*Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access off Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.*

*An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Thursday 26th September 2024 until Wednesday 6th November 2024 at the following locations:*

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- (i) *the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned;*
- (ii) *the likely effects on the environment of the proposed development; and*
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*An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Bord Pleanála website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information website [www.citizensinformation.ie](http://www.citizensinformation.ie).*

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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely

**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**

The Arts Council  
70 Merrion Square South  
Dublin 2  
D02 NY52

25 September 2024  
[By Email: [planning@artscouncil.ie](mailto:planning@artscouncil.ie)]

Dear Sir/Madam

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**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**

The Heritage Council  
Áras na hOidhreachta  
Church Lane  
Kilkenny  
R95 X298

25 September 2024

[By Email: [planning@heritagecouncil.ie](mailto:planning@heritagecouncil.ie)]

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Submissions or observations may be made in writing to the An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, during the period referred to in the Notice above, in respect of—

- (i) the likely effects on the environment of the proposed development, and
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Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely



**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**



Department of Housing, Local Government and Heritage  
Custom House  
Dublin  
D01 W6X0

25 September 2024

[By Post/Email: qcsofficer@housing.gov.ie]

Dear Sir/Madam

**RE: PART 10 PLANNING APPLICATION (SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)) IN RESPECT OF A SITE OF 9.7 HA AT THE FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14**

Tom Phillips + Associates<sup>1</sup> act on behalf of Dún Laoghaire-Rathdown County Council<sup>2</sup>, in partnership with The Land Development Agency<sup>3</sup>, to prepare and submit a Planning Application under Section 175 and Section 177AE of the *Planning and Development Act, 2000 (as amended)* to An Bord Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of a residential led development, with non-residential uses, across 9 No. Blocks ranging in height from 2 to 8 storeys (total gross floor area of c. 94,058 sq m).

The subject site (c 9.7ha) comprises of most of the former Central Mental Hospital, Dundrum Road site (c. 11.3 ha), Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14.

The Planning Application documentation includes a *Masterplan* which sets out the proposals for the overall former Central Mental Hospital lands subject to planning consent.

This Planning Application is made under Part X, Section 175 of the *Planning and Development Act, 2000 (as amended)*, as the Planning Authority (Dún Laoghaire-Rathdown County Council), in partnership with another entity (the Land Development Agency), proposes to carry out development within its functional area in which an *Environmental Impact Assessment Report* (EIAR) has been prepared.

The Planning Application is also made under Part XAB, Section 177AE of the *Planning and Development Act, 2000 (as amended)* as a *Natura Impact Statement* (NIS) has been prepared. Such applications are made directly to An Bord Pleanála (ABP) for assessment and decision.

<sup>1</sup> Tom Phillips + Associate, 80 Harcourt Street, Dublin 2, D02 F449.

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The development as described in the public notices is set out below:

*In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).*

*The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.*

*The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:*

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (618sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

*The development will also consist of alterations and partial demolition of the perimeter wall, including:*

- *Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);*
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- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;*
- *Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.*

*The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:*

- *926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;*
- *6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.*
- *2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.*

*The development will also consist of 4,380 sq m of non-residential uses, comprising:*

- *Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);*
- *1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;*
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*Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access off Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.*

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Yours sincerely



**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**

Dún Laoghaire Rathdown County Childcare Committee  
Unit 16  
Deansgrange Business Park  
Deansgrange  
Co. Dublin  
A94 HH31

25 September 2024  
[By Email: [info@dlrchildcare.ie](mailto:info@dlrchildcare.ie)]

Dear Sir/Madam

**RE: PART 10 PLANNING APPLICATION (SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)) IN RESPECT OF A SITE OF 9.7 HA AT THE FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14**

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**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**

Mary Carney  
Assistant Principal Officer  
Forward Planning Section  
Planning and Development Unit  
Department of Education  
Block A Maudlin's Hall  
Dublin Road  
Naas  
Co. Kildare  
W91 R9XT

25 September 2024  
[By Post]

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An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Thursday 26th September 2024 until Wednesday 6th November 2024 at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
- Planning Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin, A96 K6C9 (between the hours of 10.00am to 4.00pm Monday to Friday).

The application (including EIAR & NIS) may also be viewed/downloaded on the following website: [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie).

Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period,

(submissions or observations may also be made through the Board's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday 6th November 2024 relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned;
- (ii) the likely effects on the environment of the proposed development; and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading *Legal Notices – Judicial Review Notice on the An Bord Pleanála website* [www.pleanala.ie](http://www.pleanala.ie) or on the *Citizens Information website* [www.citizensinformation.ie](http://www.citizensinformation.ie).

Please note that a dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

The Planning Application includes an *Environmental Impact Assessment Report* (EIAR) and a *Natura Impact Statement* (NIS).

Submissions or observations may be made in writing to the An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, during the period referred to in the Notice above, in respect of—

- (i) the likely effects on the environment of the proposed development, and
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- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Should you have any queries in relation to the Planning Application, please do not hesitate to contact the undersigned.

Yours sincerely



**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**

National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20

25 September 2024

[By Email: [Planning@nationaltransport.ie](mailto:Planning@nationaltransport.ie)]

Dear Sir/Madam

**RE: PART 10 PLANNING APPLICATION (SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)) IN RESPECT OF A SITE OF 9.7 HA AT THE FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14**

Tom Phillips + Associates<sup>1</sup> act on behalf of Dún Laoghaire-Rathdown County Council<sup>2</sup>, in partnership with The Land Development Agency<sup>3</sup>, to prepare and submit a Planning Application under Section 175 and Section 177AE of the *Planning and Development Act, 2000 (as amended)* to An Bord Pleanála for the development of the above referenced lands.

The proposed development comprises the construction of a residential led development, with non-residential uses, across 9 No. Blocks ranging in height from 2 to 8 storeys (total gross floor area of c. 94,058 sq m).

The subject site (c 9.7ha) comprises of most of the former Central Mental Hospital, Dundrum Road site (c. 11.3 ha), Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14.

The Planning Application documentation includes a *Masterplan* which sets out the proposals for the overall former Central Mental Hospital lands subject to planning consent.

This Planning Application is made under Part X, Section 175 of the *Planning and Development Act, 2000 (as amended)*, as the Planning Authority (Dún Laoghaire-Rathdown County Council), in partnership with another entity (the Land Development Agency), proposes to carry out development within its functional area in which an *Environmental Impact Assessment Report* (EIAR) has been prepared.

The Planning Application is also made under Part XAB, Section 177AE of the *Planning and Development Act, 2000 (as amended)* as a *Natura Impact Statement* (NIS) has been prepared. Such applications are made directly to An Bord Pleanála (ABP) for assessment and decision.

<sup>1</sup> Tom Phillips + Associate, 80 Harcourt Street, Dublin 2, D02 F449.

<sup>2</sup> Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, A96 K6C9.

<sup>3</sup> Land Development Agency, Ashford House, Tara Street, Dublin 2, D02 VX67.



The development as described in the public notices is set out below:

*In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).*

*The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.*

*The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:*

- *Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);*
- *Two storey redbrick building (305 sq m);*
- *Single storey ancillary and temporary structures including portacabins (618sq m);*
- *Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;*
- *Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);*
- *Removal of walls adjacent to Main Hospital Building;*
- *Alterations and removal of section of wall to Walled Garden.*

*The development will also consist of alterations and partial demolition of the perimeter wall, including:*

- *Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);*
- *Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;*
- *Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;*
- *Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.*

*The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:*

- *926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;*
- *6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.*
- *2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.*

*The development will also consist of 4,380 sq m of non-residential uses, comprising:*



- *Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);*
- *1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;*
- *3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;*
- *1 no. medical unit (288 sq m) located at ground floor level at Block 02;*
- *A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;*
- *A management suite (123 sq m) located at ground floor level at Block 10; and*
- *A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.*

*Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access off Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.*

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Yours sincerely



**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**



16/09/2024 ⓘ

**AN BORD PLEANALA**  
IE70AIBK93105500316067

**THE LDA CORPORATE ACC**  
IE61AIBK93101264101092

EUR

**30,000.00**



<b>My statement message</b>	An Bord Pleanala	<b>AIB reference no</b>	OLHJAPPRFRNN4RB6
<b>Payee message</b>	The LDA	<b>Payee name</b>	AN BORD PLEANALA
<b>Payment option</b>	Standard	<b>Payee address</b>	64 Marlborough St, Rotunda, Dublin 1 D01 V902, Ireland
<b>Fee CCY</b>	EUR	<b>Payee bank details</b>	IE70AIBK93105500316067 AIBKIE2D Ireland
<b>AIB fee</b>	0.00	<b>Authorisation history</b>	Sandra Stafford, created (16/09/2024 at 17:13)
<b>AIB fees paid by</b>	You		
<b>Other fees paid by</b>	Payee		

## Schedule of pre application consultations (incl public consultation)

### Part 10 engagement between Dún Laoghaire Rathdown County Council and the LDA

Significant pre-planning engagement has taken place with Dún Laoghaire Rathdown County Council (DLRCC) in coordinating this Planning Application. Meetings were held in respect of the Application as well as the revised Masterplan with the following Council departments:

- Housing
- Planning
- Conservation
- Roads and Transportation
- Parks and Landscaping
- Drainage
- Public Lighting

Date	Meeting
28 <sup>th</sup> February 2024	Design Team Meeting
15 <sup>th</sup> March 2024	Site Walk with members of the DLR Planning team
28 <sup>th</sup> March 2024	Design Team Meeting
22 <sup>nd</sup> April 2024	Design Team Meeting
3 <sup>rd</sup> May 2024	Meeting with DLR Parks and DLR Community & Cultural Development regarding proposed community uses
7 <sup>th</sup> May 2024	Design Team Meeting
23 <sup>rd</sup> May 2024	Meeting on site with DLR Conservation officer Julie Craig and DLR Executive Architect regarding the masterplan and revisions to Block 2
14 <sup>th</sup> June 2024	Briefing Session with DLR Housing Department
21 <sup>st</sup> June 2024	Meeting with DLR Planning Department with other departments including Parks and Landscaping, Conservation and Biodiversity
25 <sup>th</sup> June 2024	Site walk with DLR Biodiversity officer and NPWS
22 <sup>nd</sup> July 2024	Briefing Session for Landscape and Open Space and Biodiversity Officer

### Other Consultation

Consultee	Details of consultation
Uisce Éireann	<ul style="list-style-type: none"> <li>• Pre-connection enquiry – March 2024</li> <li>• Design Acceptance Letter – 31 July 2024</li> </ul>
National Transport Authority	<ul style="list-style-type: none"> <li>• Engagement was carried out under the permitted SHD scheme. The current proposal is similar in and it was considered that no further engagement was required</li> </ul>
NPWS	<ul style="list-style-type: none"> <li>• Consultation was carried out to discuss the badger setts identified on site in Spring 2024 including meetings on site with NPWS, DLRCC, the LDA , the Project Ecologist and other members of the design team</li> </ul>
Public Consultation	<ul style="list-style-type: none"> <li>• Extensive engagement was carried out in 2020 in preparation for the SHD Application.</li> <li>• Public information sessions were held in September 2024 to update local residents on the revised proposals</li> </ul>

## Laura Crowe

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**From:** Housing Eiaportal <EIAportal@housing.gov.ie>  
**Sent:** 23 September 2024 14:40  
**To:** Ciara Lester  
**Subject:** EIA Portal Confirmation Notice Portal ID 2024157

You don't often get email from eiaportal@housing.gov.ie. [Learn why this is important](#)

Dear Ciara,

An EIA Portal notification was received on 23/09/2024 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 23/09/2024 under EIA Portal ID number 2024157 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2024157

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Dun Laoghaire-Rathdown County Council

**Location:** 9.7 ha site at the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St Columbanus Road, Dublin 14.

**Description:** The proposed Part 10 development comprises 934 no. residential units, across 9 Blocks, and 4,380 sq m of non-residential uses (including the change of use and renovation of the existing Gate Lodge).

**Linear Development:** No

**Date Uploaded to Portal:** 23/09/2024

Kindest Regards,

Hugh Wogan,

EIA Portal team

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**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

**Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0**  
Custom House, Dublin 1, D01 W6X0

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T +353 (0) 1 888 2142

[www.gov.ie/housing](http://www.gov.ie/housing)



**An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta**  
Department of Housing,  
Local Government and Heritage