

The Secretary  
An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Thursday, 10<sup>th</sup> July 2025

[By Hand]

**RE: SIGNIFICANT FURTHER INFORMATION NOTICES IN RESPECT OF (ABP REF ABP 320912-24) 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**

Dún Laoghaire-Rathdown County Council<sup>1</sup> (DLRCC) in partnership with the Land Development Agency<sup>2</sup> (LDA) (referred to hereon as the 'Applicant') has retained Tom Phillips + Associates<sup>3</sup>, Town Planning Consultants, to respond to the letter from An Coimisiún Pleanála, dated the 20 June 2025, requesting the publication of newspaper notice and notices to prescribed bodies under Section 175(5)(d) of the Planning and Development Act, 2000 (as amended) in respect of the Further Information submitted to the Commission.

Please find enclosed:

- Copy of the Newspaper Notice published in The Star, dated 10<sup>th</sup> July 2025;
- Copies of Notices issued to the Prescribed Bodies, dated 10<sup>th</sup> July 2025;
- Copy of Letter to Dun Laoghaire Rathdown County Council, dated 10<sup>th</sup> July 2025.

Please do not hesitate to contact us if you require any further information.

Yours sincerely



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

Encl.

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<sup>1</sup> County Hall, Marine Road, Dún Laoghaire A96 K6C9.

<sup>2</sup> Ashford House, Tara Street, D02 VX67.

<sup>3</sup> No. 80 Harcourt Street, Dublin 2, D02 F449.

Planning Department  
Dún Laoghaire-Rathdown County Council,  
County Hall,  
Marine Road,  
Dún Laoghaire,  
A96 K6C9

Thursday, 10<sup>th</sup> July 2025

[By Email and by Hand: Planning@dlrcoco.ie]

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF (ABP REF ABP 320912-24) 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**

Dún Laoghaire-Rathdown County Council<sup>1</sup> (DLRCC) in partnership with the Land Development Agency<sup>2</sup> (LDA) (referred to hereon as the 'Applicant') has retained Tom Phillips + Associates, Town Planning Consultants<sup>3</sup>, as agents in respect of the above referenced Application.

An Coimisiún Pleanála, by letter dated the 20 June 2025, requested the publication of a Significant Further Information newspaper notice (see Appendix A) and submission of notices to prescribed bodies under Section 175(5)(d) of the *Planning and Development Act, 2000 (as amended)* in respect of the Further Information submitted to the Commission on 14<sup>th</sup> May 2025. Submissions in respect of the Further Information may be made to the Commission on or before Wednesday, 13<sup>th</sup> August 2025.

Hard and soft copies of the Further Information were delivered to Dún Laoghaire Rathdown County Council on 14<sup>th</sup> May 2025. We request that the Planning Authority retain a copy of the Application including the Further Information for inspection at the Planning Department of Dun Laoghaire Rathdown County Council during the submission period as per the wording of the enclosed Statutory Notice.

Please find enclosed for your information:

- Copy of the Newspaper Notice published in The Star, dated 10<sup>th</sup> July 2025;
- Copies of Notices issued to the Prescribed Bodies, dated 10<sup>th</sup> July 2025;
- Copy of Cover Letter to An Commission Pleanála, dated 10<sup>th</sup> July 2025.

<sup>1</sup> County Hall, Marine Road, Dún Laoghaire A96 K6C9.

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Yours sincerely

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

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

Thursday, 10<sup>th</sup> July 2025

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

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development

<sup>1</sup> Tom Phillips + Associates, No. 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.

Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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 significant further information including an Addendum to the Environmental Impact Assessment Report and a 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, 10 July 2025 to Wednesday, 13 August 2025 at the following locations:

- The Office of An Coimisiún 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 significant further information (including an Addendum to the EIAR & a NIS) may also be viewed/downloaded on the following website: [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie).

Submissions or observations may be made in relation to the significant further information, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also

be made through the Commission's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday, 13 August 2025 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).

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

Yours sincerely



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

The Arts Council  
70 Merrion Square South  
Dublin 2  
D02 NY52

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: [planning@artscouncil.ie](mailto:planning@artscouncil.ie)]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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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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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

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The Statutory Notice submitted at Further Information stage is set out below:

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In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála

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Yours sincerely



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

CIE  
Curzon House  
35 Lower Abbey Street  
Dublin 1  
D01 H560

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: property@cie.ie]

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- 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 significant further information including an Addendum to the Environmental Impact Assessment Report and a 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, 10 July 2025 to Wednesday, 13 August 2025 at the following locations:

- The Office of An Coimisiún 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 significant further information (including an Addendum to the EIAR & a NIS) may also be viewed/downloaded on the following website: [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie).

Submissions or observations may be made in relation to the significant further information, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also

be made through the Commission's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday, 13 August 2025 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).

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

Yours sincerely



---

**Julie Costello**  
**Associate Director**  
**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

Thursday, 10<sup>th</sup> July 2025

[By Email and by Hand: info@education.gov.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

<sup>1</sup> Tom Phillips + Associates, No. 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.



In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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;
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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.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment Report and a 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, 10 July 2025 to Wednesday, 13 August 2025 at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
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Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Commission's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday, 13 August 2025 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;
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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).

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

Yours sincerely



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

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

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: qcsofficer@housing.gov.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála

<sup>1</sup> Tom Phillips + Associates, No. 80 Harcourt Street, Dublin 2, D02 F449.

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

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under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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);
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Yours sincerely



---

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



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

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: info@dlrchildcare.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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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- 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 significant further information including an Addendum to the Environmental Impact Assessment Report and a 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, 10 July 2025 to Wednesday, 13 August 2025 at the following locations:

- The Office of An Coimisiún 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 significant further information (including an Addendum to the EIAR & a NIS) may also be viewed/downloaded on the following website: [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie).

Submissions or observations may be made in relation to the significant further information, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough

Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Commission's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday, 13 August 2025 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).

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

Yours sincerely



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

Fáilte Ireland  
88-95 Amiens Street  
Dublin 1  
D01 WR86

Thursday, 10<sup>th</sup> July 2025

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

Dear Sir/Madam

**RE:      SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála

<sup>1</sup> Tom Phillips + Associates, No. 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.

under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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
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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.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

The significant further information including an Addendum to the Environmental Impact Assessment Report and a 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, 10 July 2025 to Wednesday, 13 August 2025 at the following locations:

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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).

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

Yours sincerely



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



The Heritage Council  
Áras na hOidhreachta  
Church Lane  
Kilkenny  
R95 X298

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: planning@heritagecouncil.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

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Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development

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Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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).

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Yours sincerely



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

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

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: dublin@fisheriesireland.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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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- 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 significant further information including an Addendum to the Environmental Impact Assessment Report and a 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, 10 July 2025 to Wednesday, 13 August 2025 at the following locations:

- The Office of An Coimisiún 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 significant further information (including an Addendum to the EIAR & a NIS) may also be viewed/downloaded on the following website: [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie).

Submissions or observations may be made in relation to the significant further information, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also

be made through the Commission's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday, 13 August 2025 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).

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

Yours sincerely



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**Julie Costello**  
**Associate Director**  
**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

Thursday, 10<sup>th</sup> July 2025

[By Email and by Hand: ministers.office@tcagsm.gov.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development

<sup>1</sup> Tom Phillips + Associates, No. 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.



Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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 significant further information including an Addendum to the Environmental Impact Assessment Report and a 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, 10 July 2025 to Wednesday, 13 August 2025 at the following locations:

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be made through the Commission's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday, 13 August 2025 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;
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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).

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

Yours sincerely



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

National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: Planning@nationaltransport.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended)

<sup>1</sup> Tom Phillips + Associates, No. 80 Harcourt Street, Dublin 2, D02 F449.

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in relation to 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).

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Yours sincerely



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



Transport Infrastructure Ireland  
Parkgate Business Centre  
Parkgate Street  
Dublin 8

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: landuseplanning@tii.ie]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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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under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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).

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- 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.

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- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30pm Monday to Friday);
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Submissions or observations may be made in relation to the significant further information, on payment of the prescribed fee of €50, except in the case of a person, body or prescribed body who has already made a submission or observation, in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Commission's website at the following address <https://www.pleanala.ie/en-ie/home>) to be received on or before 5.30pm on Wednesday, 13 August 2025 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).

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

Yours sincerely



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

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

Thursday, 10<sup>th</sup> July 2025  
[By Email and by Hand: [planning@water.ie](mailto:planning@water.ie)]

Dear Sir/Madam

**RE: SIGNIFICANT FURTHER INFORMATION IN RESPECT OF A 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**

**- AN COIMISIÚN PLEANÁLA REFERENCE NO.: ABP-320912-24 -**

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>, in respect of a Planning Application made under Section 175 and Section 177AE of the Planning and Development Act, 2000 (as amended) to An Coimisiún Pleanála for the development of the above referenced lands.

The purpose of this letter is to inform you that Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this Application.

A digital copy of the Further Information is enclosed and can also be viewed at the dedicated Application Website, [www.DundrumCentralResidentialPart10.ie](http://www.DundrumCentralResidentialPart10.ie) set up by the applicant.

Submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, in relation to the further information, on or before Wednesday, 13 August 2025.

The Statutory Notice submitted at Further Information stage is set out below:

**DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL, IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY, NOTICE PURSUANT TO SECTION 175(5)(d) AND SECTION 177AE(5)(d) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED), SIGNIFICANT FURTHER INFORMATION IN RELATION TO AN APPLICATION TO AN COIMISIÚN PLEANÁLA (APPLICATION REFERENCE NO.: ABP-320912-24)**

In accordance with Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire-Rathdown County Council, in partnership with The Land Development

<sup>1</sup> Tom Phillips + Associates, No. 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.

Agency, give notice that they have furnished significant further information to An Coimisiún Pleanála under Section 175(5) and Section 177AE(5) of the Planning and Development Act, 2000 (as amended) in relation to 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.

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