

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:

**Section 175**

2. **Applicant:**

Name of Applicant:	The Land Development Agency
Address:	2nd Floor Ashford House Tara Street Dublin 2 Dublin D02 VX67
Telephone No:	01-9103400
Email Address (if any):	<a href="mailto:cfox@lda.ie">cfox@lda.ie</a>

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

Name(s) of company director(s):	n/a
Registered Address (of company)	n/a
Company Registration No.	n/a
Telephone No.	n/a
Email Address (if any)	n/a

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

Name:	John Spain Associates
Address:	39 Fitzwilliam Place, Dublin 2, D02 ND61
Telephone No.	01 6625803
Mobile No. (if any)	0879298702
Email address (if any)	<a href="mailto:sblair@johnspainassociates.com">sblair@johnspainassociates.com</a>

**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:

Clare Fox, Senior Development Manager

Tel: 01 910 3434    Email: [cfox@lda.ie](mailto:cfox@lda.ie)

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

Name:	Rachel Welsby
Firm / Company:	Metropolitan Workshop
Address:	Fumbally Court, Fumbally Lane, Dublin, D08 N2N8.
Telephone No:	01 5314889
Mobile No:	
Email Address (if any):	<a href="mailto:Rachel.Welsby@network.ie">Rachel.Welsby@network.ie</a>
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 Met Workshop enclosed schedule of areas.</b>	

**6. Site:**

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Court to the north-west, The Coombe Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	LLX,LLY= 713736.0,732665.0 LRX,LRY= 714423.0,732665.0 ULX,ULY= 713736.0,733190.0 URX,URY= 714423.0,733190. Centre Point X,Y= 714079.5,732927.5 Map Series   Map Sheets 1:1,000   3263-19 1:1,000   3263-1	
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.		
Area of site to which the application relates in hectares	3.26	ha
Site zoning in current Development Plan for the area:	Z14 Strategic Development Regeneration Area	
Existing use of the site & proposed use of the site:	Currently vacant and formerly in use as residential	
Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council	

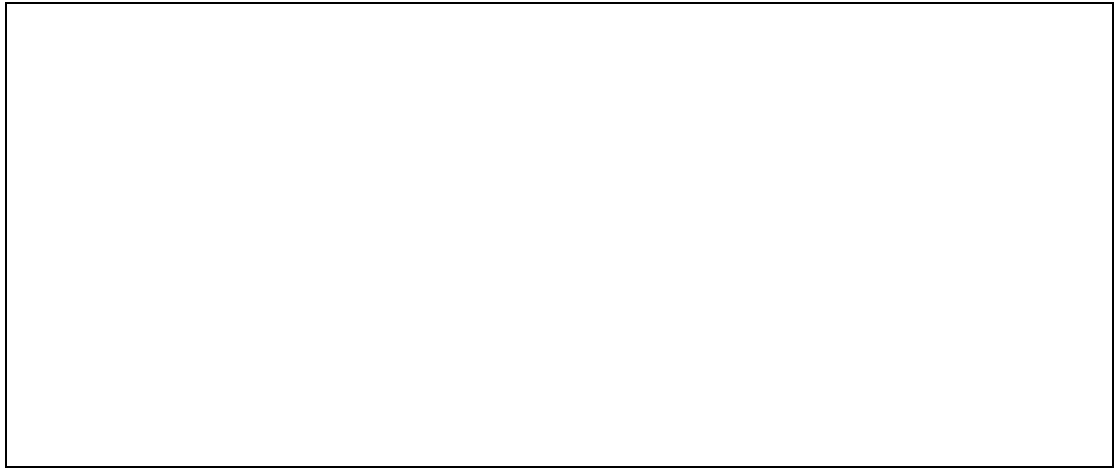


**7. Legal Interest of Applicant in respect of the site the subject of the application:**

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The proposed development has been prepared by the LDA on behalf of DCC in accordance with Section 175 of the Planning and Development Act (as amended). In addition a number of other landholdings are included within the application boundary.		
If you are not the legal owner, 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.		
<b>Please see Letter of Consents from the following entities:</b> <ul style="list-style-type: none"> <li>• Dublin City Council, Housing &amp; Community Services, Block 1, Floor 3, Wood Quay, Dublin 8</li> <li>• CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund</li> <li>• The Coombe Women &amp; Infants, University Hospital, Cork Street, Dublin 8</li> </ul>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Please see respective letters of consent which illustrate the nature of Consent entities landholding and the Site Location Plan which shows the extent of ownership within the blue line boundaries.		

**8. Site History:**

<b>Details regarding site history (if known):</b>
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes: [ ] No: [ X ]</p> <p>If yes, please give details e.g. year, extent:</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: [ ] No: [ X ]</p> <p>If yes, please give details:</p>



Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [ X ]    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
DCC Reg. Ref.: 3675/21	New access gate to the boundary of the Coombe with Margaret Kennedy Road with all associated site works.	DCC issued a request for addition information on 06 Dec 2021. No further information was submitted and the six month period has expired.
DCC Reg. Ref.: 3537/21	A new dedicated Colposcopy/Women's Health Unit building of 3 no. storeys plus rooftop plant room which will be attached to the existing Colposcopy building to the west by way of glazed link.	Granted by DCC 25 Apr 2022
DCC Reg. Ref.: 4049/19 Laboratory Building permission	A new four storey laboratory building (1340m2) within the existing Coombe site	DCC issued a Final Grant on 11 February 2020
ABP Reg. Ref. 308917-20 Former Player Wills Factory	Construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation along, creche and associated site works located at the Former Player Wills site	Granted by ABP 15/04/2021 subject to Judicial Review challenge.
ABP Reg. Ref. 307221-20 Former Bailey Gibson Factory	Directly to the south of the proposed development an application for demolition of all structures, construction of 416 no. residential units (4 no. houses, 412 no. apartments) at the Former Bailey Gibson Site	Granted by ABP 14/09/2020 subject to Judicial Review challenge.
DCC. Reg. Ref 2475/18)	Part 8 permission for the demolition of the remaining two original flat complex blocks	Approved 11 Jun 2018
ABP Reg. Ref.: ABP-314171-22 Former Bailey Gibson Site	Current SHD application by CWTC Multi Family ICAV, acting solely in respect of its sub-fund DBTR SCR1 Fund, for the development of 345 no. residential units that will consist of 292 no. Build to Rent apartments, 49 no. Build to Sell apartments and 4 no. Build to Sell houses.	Decision pending

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.

**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><i>In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) The Land Development Agency, on behalf of Dublin City Council gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for a seven year approval to carry out the following proposed development which is located on a site of c. 3.26 hectares, located on the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women &amp; Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east. The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.</i></p> <p><i>The development (GFA of c. 53,227 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person &amp; 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks.</i></p> <p><i>The breakdown of each block will contain the following apartments:</i></p> <ul style="list-style-type: none"> <li><i>• Block DCC1 comprises 111 No. apartments in a block of 6-7 storeys;</i></li> <li><i>• Block DCC 3 comprises 247 No. apartments in a block of 6-15 storeys;</i></li> <li><i>• Block DCC5 comprises 132 No. apartments in a block of 2-7 storeys;</i></li> <li><i>• Block DCC6 comprises 53 No. apartments in a block of 7 storeys;</i></li> </ul> <p><i>The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments.</i></p> <p><i>The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.</i></p> <p><i>A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 &amp; DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident</i></p>
--	---

	<p>use only). A further 15 no. on-street spaces are proposed consisting of:</p> <ul style="list-style-type: none"> <li>• 1 no. accessible bay (between DCC5 &amp; DCC6)</li> <li>• 1 no. short stay bay (between DCC5 &amp; DCC6)</li> <li>• 1 no. crèche set-down / loading bay (between DCC5 &amp; DCC6)</li> <li>• 1 no. set-down / loading bay (northern side of DCC5)</li> <li>• 1 no. set-down/loading bay (northern side of DCC 3)</li> <li>• 10 no. short stay spaces (north-east of DCC1)</li> </ul> <p>In addition, 4 no. motorcycle spaces are also to be provided.</p> <p>Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson &amp; Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 &amp; ABP-308917-20).</p> <p>The development will also provide for all associated ancillary site development infrastructure including site clearance &amp; demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.</p>
--	---

**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:**

<b>Class of Development:</b>	<b>Gross Floor Area in m<sup>2</sup></b>
Retail/café unit	168.42 sq.m
Mobility hub	52.59 sq.m.
Community, artist workspace	951.79 sq.m.
Residential	46,954.76 sqm

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

Gross floor space of any existing buildings(s) in m <sup>2</sup>	0 sqm
Gross floor space of proposed works in m <sup>2</sup>	53,227.35 sqm
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	0 sqm
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	0 sqm

**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							0
Apartments		225	274	44			543
Number of car-parking spaces to be provided		Existing: 0	Proposed: 79			Total:	79

**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>		x
<p>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.</p> <p>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).</p> <p>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.</p>		

**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)
Vacant / disused
Proposed use (or use it is proposed to retain)
Residential with community, artist workspace, childcare, café / retail and mobility hub
Nature and extent of any such proposed use (or use it is proposed to retain).
Primarily residential with retail/café unit (c.168 sq.m.), mobility hub (c.52 sq.m.) and c.952 sq.m. of community, artist workspace, arts and cultural space.



## 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?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
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.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?		X	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
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			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

## 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 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: [ X ] No:[ ]
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [ X ] No:[ ]
Details of other forms of public notification, if appropriate e.g. website
Site Notice: 8/12/2022 Newspaper Notice: Irish Daily Mail 9/12/2022 Website: <a href="http://www.donoreprojectpart10.ie">www.donoreprojectpart10.ie</a>

## 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>(Refer to Planning Report for full details relating to pre-application consultation meetings).</b>  Yes: [ X ] No:[ ]  Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. <b>[refer to Cover Letter and Letters to Prescribed Bodies prepared by JSA]</b>  Enclosed:  Yes: [ X ] No:[ ]


**19. Confirmation Notice:**

<b>Copy of Confirmation Notice</b>
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.
<b>Please see Appendix 2 of this application form for EIAR Portal Confirmation dated 5th December 2022 under Portal ID number 2022230.</b>

**20. Application Fee:**

Fee Payable	€30,000 (Please see Appendix 3 for transmittal of same)
-------------	---

**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)	
Date:	9 <sup>th</sup> December 2022

**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

## **Appendices**

## **Appendix 1: Letters of Consent and Confirmation**

- Dublin City Council, Housing & Community Services, Block 1, Floor 3, Wood Quay, Dublin 8
- Letter of Confirmation from DCC Housing Department to lodge the Planning Application
- Letter of Confirmation from DCC in regard to JSA acting as Planning Consultant
- CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund
- The Coombe Women & Infants, University Hospital, Cork Street, Dublin 8



Comhairle Cathrach  
Bhaile Átha Cliath  
**Dublin City Council**

Office of the Assistant Chief Executive  
Housing & Community Services  
Block1, Floor 3, Wood Quay, Dublin 8  
T: 01- 222 2010 :coilin.oreilly@dublincity.ie

Clare Fox Snr. Development Manager  
The Land Development Agency  
2<sup>nd</sup> Floor, Ashford House  
Tara St.  
Dublin 2  
D02 VX67

7<sup>th</sup> December 2022

*Without prejudice/Subject to contract*

**Re: Letter of Consent to facilitate the lodgement of a Part 10 Planning Application to An Bord Pleanála in relation to the Donore Project lands (formerly St.Teresa's Gardens Flat Estate) Donore Road, Dublin 8.**

Dear Clare,

Further to your request of 5<sup>th</sup> July last for a letter of consent under Section 175 of the Planning and Development Act 2022, as amended, we can confirm that we have considered this.

We acknowledge that The Land Development Agency (LDA) has engaged collaboratively with the City Council over the past year in progressing the Donore Project proposal and now intend to lodge a Part 10 Planning Application to An Board Pleanála.

We wish to confirm that in respect of the Donore Project (on the site of the Former St. Tereasa's Gardens Flat Estate), Dublin City Council consent to the LDA, to lodge a Planning Application on behalf of the City Council, to An Board Pleanála under Section 175 of the Planning & Development Act 2000, as amended. The relevant lands are outlined in red on the attached drawing which are in the ownership of Dublin City Council or, in the case of public roadway, is in the charge of the Council.

It should be noted that that all costs and expenses associated with the application in this matter are the sole responsibility of the party making the application.

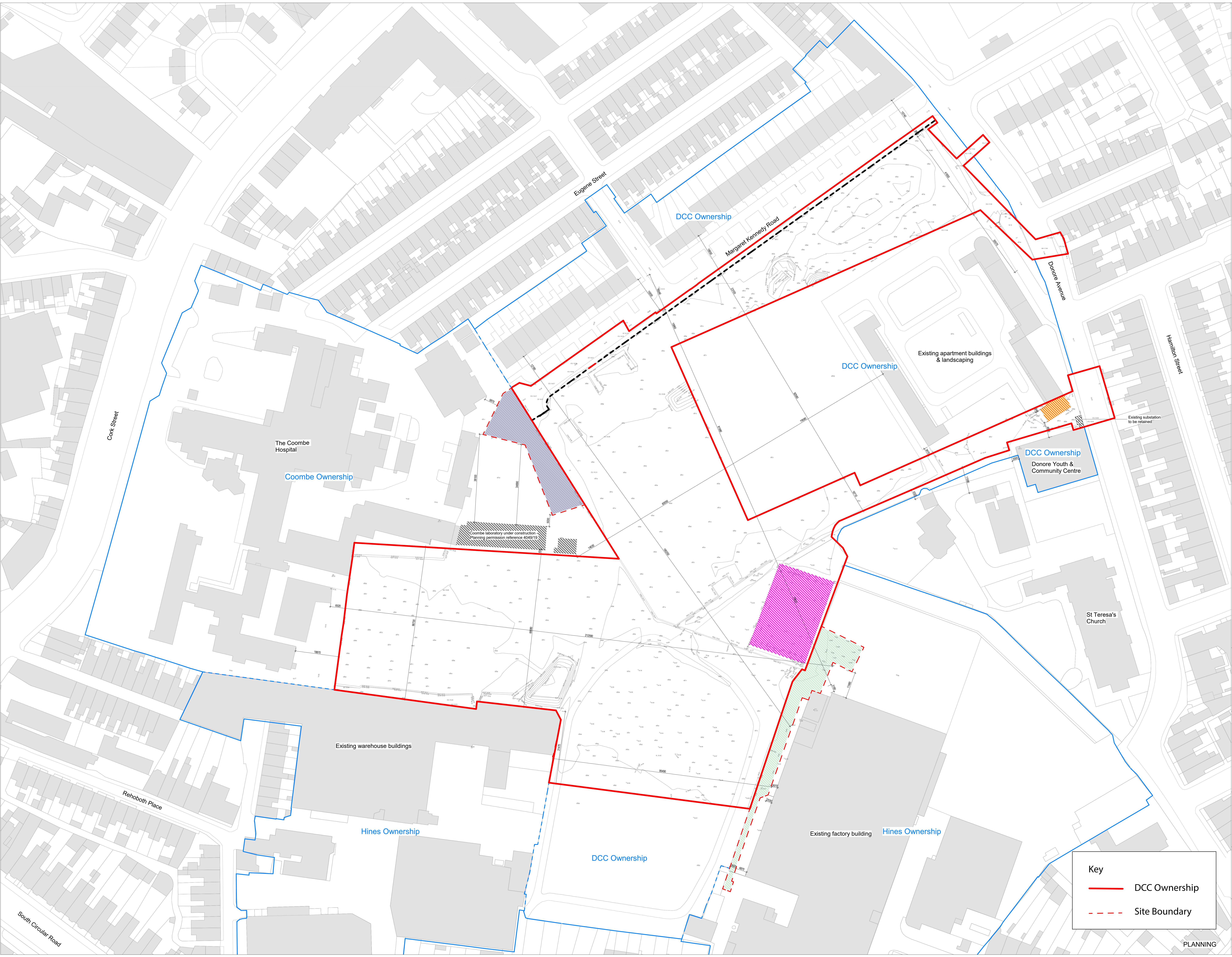
No contract enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Yours sincerely,

Coilin O'Reilly  
Assistant Chief Executive

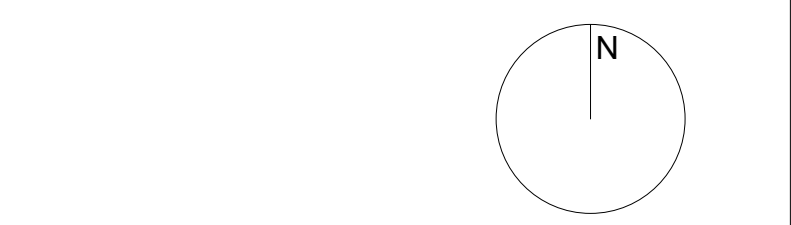
Anthony Flynn  
Acting/Assistant Chief Executive





- Adjacent lands, the ownership of which is noted on the drawing
- Adjacent lands, ownership separation line
- Portion of lands under Hines' ownership within site boundary
- Portion of HSE Ownership within Site Boundary
- Existing building proposed for demolition as part of granted planning permission ref. 2475/18
- Existing playing pitch and associated fencing and lighting to be demolished
- Existing wall to Margaret Kennedy Road to be demolished

DCC = Dublin City Council  
Coombe = The Coombe Women & Infants University Hospital  
Hines = CWTC Multi Family ICAV acting solely in respect of its sub fund D6TR SCR1 Fund



Revision	Date	Description	Issued	Checked

Notes  
For planning purposes only. Do not scale drawings. Errors to be reported to the Architect. To be used in conjunction with all relevant constraints information. All areas shown are Above Ground.  
Copyright  
Copyright Metropolitan Workshop LLP. No implied license exists. This drawing should not be used for any other purpose without the written consent of Metropolitan Workshop LLP.  
This drawing was prepared in part, based on survey information provided by others. Whilst this information is believed to be reliable, Metropolitan Workshop assumes no responsibility for the accuracy of this information or any errors or omissions that may have been incorporated into it as a result of incorrect information provided by others.



2016\_SK032\_DCC Ownership  
Metropolitan Workshop

Key

DCC Ownership

Site Boundary





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Office of the Assistant Chief Executive  
Housing & Community Services  
Block1, Floor 3, Wood Quay, Dublin 8  
T: 01- 222 2010 :coilin.oreilly@dublincity.ie

Clare Fox Snr. Development Manager  
The Land Development Agency  
2<sup>nd</sup> Floor, Ashford House  
Tara St.  
Dublin 2  
D02 VX67

7<sup>th</sup> December 2022

*Without prejudice/Subject to contract*

**Re: Letter of Consent to John Spain Associates (JSA) signing the planning application as LDA Agents.**

Dear Clare,

Further to your request of 5<sup>th</sup> July last, Dublin City Council hereby grant consent to The Land Development Agency (LDA) permitting John Spain Associates acting as LDA's agents, to sign the Donore project Planning Application on lands of the former St. Teresa's Gardens estate.

Yours sincerely,

Coilin O'Reilly  
Assistant Chief Executive

Anthony Flynn  
Acting/Assistant Chief Executive



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Housing & Community Services,  
Block 1, Floor 3,  
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal  
Bloc 1, Urlár 3  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
T. 01 222 6802 E: [dave.dinnigan@dublincity.ie](mailto:dave.dinnigan@dublincity.ie)

Clare Fox Snr. Development Manager  
The Land Development Agency  
2<sup>nd</sup> Floor, Ashford House  
Tara St.  
Dublin 2  
D02 VX67

21st September 2022

By email and post  
Email: [cfox@lda.ie](mailto:cfox@lda.ie)

**Re: Donore Project Planning Application Submission**

Dear Clare,

I can confirm that DCC Housing & Community Services Department have carried out a high level review of the planning application package submitted to us and are satisfied that it aligns with our brief requirements and as agreed.

We are satisfied for you to proceed to submission of Planning Application in October.

Yours faithfully,

David Dinnigan  
Director of Housing Delivery



# Coombe Women & Infants University Hospital

*Excellence in the Care of Women and Babies*

*Foirfeacht i gCúram Ban agus Naíonán*

Cork Street

Dublin 8

telephone +353·1·408 5200

fax +353·1·453 6033

[www.coombe.ie](http://www.coombe.ie)

30th September 2022

Ms Clare Fox  
Snr. Development Manager  
The Land Development Agency  
2nd Floor, Ashford House  
Tara St.  
Dublin 2  
D02 VX67

***Re: Letter of Consent - Land Development Agency (LDA) Granted  
Donore Project, Donore Avenue, Dublin 8***

Dear Ms Fox,

I wish to confirm that the Coombe Lying-In Hospital, trading as the Coombe Women & Infants University Hospital (CWIUH) consent to the inclusion of that land in the ownership of the CWIUH as identified and shown purple on Drawing No: STG-MW-S1b-00-ZZ-DR-A-1100001-Sit Layout Existing **for the purpose of the planning application and for no other purpose.**

Furthermore, it should be noted the within consent does not confer any rights to Land Development Agency (LDA) in respect of the land identified and this letter shall not constitute a note or memorandum in writing for the purpose of Section 51 of the Land and Conveyancing Reform Act 2009.

**In the event that planning permission is granted, no works should commence without prior written agreement from the CWIUH.**

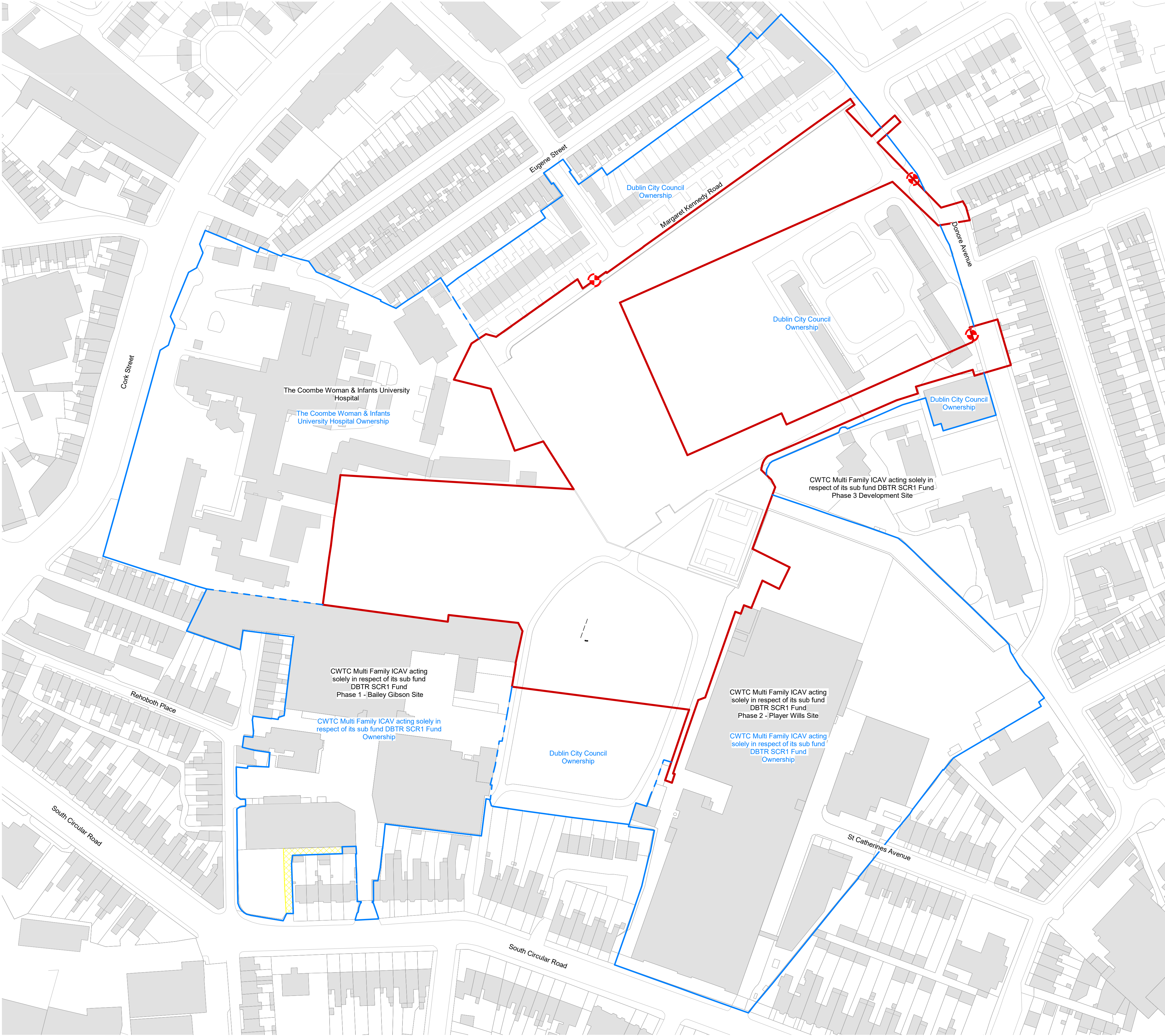
Yours sincerely,

**Patrick Donohue**  
Secretary & General Manager

For & on behalf of the Coombe Women & Infants University Hospital.







Description:  
=====

==  
Digital Landscape Model (DLM)  
=====

Publisher / Source:  
=====

==  
Ordnance Survey Ireland (OSi)  
=====

Data Source / Reference:  
=====

==  
PRIME2  
=====

File Format:  
=====

==  
Autodesk AutoCAD (DWG\_R2013)  
=====

File Name:  
=====

==  
v\_50283812\_1.dwg  
=====

Clip Extent / Area of Interest (AOI):  
=====

==  
LLX,LLY= 713736.0,732665.0  
LRX,LRY= 714423.0,732665.0  
ULX,ULY= 713736.0,733190.0  
URX,URY= 714423.0,733190.0  
=====

Projection / Spatial Reference:  
=====

==  
Projection= IRENET95\_Irish\_Transverse\_Mercator  
=====

Centre Point Coordinates:  
=====

==  
X,Y= 714079.5,732927.5  
=====

Reference Index:  
=====

==  
Map Series / Map Sheets  
1:1,000 | 3263-19  
1:1,000 | 3263-18  
=====

Data Extraction Date:  
=====

==  
Date= 04-Aug-2022  
=====

Source Data Release:  
=====

==  
DCMLS Release V1.154.113  
=====

Product Version:  
=====

==  
Version= 1.4  
=====

License / Copyright:  
=====

==  
Ordnance Survey Ireland 'Terms of Use' apply.  
Please visit 'www.osi.ie/about/terms-conditions'.  
=====

© Ordnance Survey Ireland, 2022

Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suidhlíneacht Ordánais Éireann, 2022

Ama thionsú agus ama thionsú ag Suidhlíneacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.

Séaraíonn atáirgeadh neamhúdaraithe cóipcheart Shuidhlíneacht Ordánais Éireann agus Rialtas na hÉireann.

Gach cead ar cosann. Ní ceadnadh aon chuid den thionsú seo a chóipeáil, a atáirgeadh nó a tharchur in aon form ná ar aon bhealach gan cead / scríbhinn roimh ré ó úinéir an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar an mairsáil seo agus fianaise ar chead ail.

Ní thaispeánann léarscál de chuid Ordánais Shuidhlíneacht na hÉireann teorann phointí deathúil de mháson riann, ná úndreacht de ghriothaí fhaicte.

1 Site Location Plan  
1 : 1000

PLANNING

Revision	Date	Description	Issued	Checked
P1	Dec '22	Issued for Planning	CC	JB



Notes

For planning purposes only. Do not scale drawings. Errors to be reported to the Architect. To be read in conjunction with all relevant consultants information.

Copyright

Copyright Metropolitan Workshop LLP

No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their (his/her) responsibility. All work must comply with the relevant British Standards and Building Regulations. Drawing's error and omissions to be reported to the architect.

This drawing was prepared in part, based on survey information provided by others. Whilst this information is believed to be reliable, Metropolitan Workshop assumes no responsibility for the accuracy of this information or any errors or omissions that may have been incorporated into it as a result of incorrect information provided by others.

- Site boundary
- Adjacent lands, the ownership of which is noted on the drawing
- Adjacent lands, ownership separation line
- Wayleave
- Location of site notice



Metropolitan Workshop  
Tower 2, Fumbally Lane  
Dublin  
D08 N2N8  
00 353 (0)1 531 4889  
www.metwork.ie

Project: Donore Project, Donore Avenue  
Client: The Land Development Agency  
Location: Dublin 8  
Title: Site Location Plan  
Current Revision Issue Date: Dec '22  
Scale: 1:1000 @ A1

Drawing Number: STG-MW-S1b-00-XX-DR-A-1000000-S4-P1



**CWTC Multi Family ICAV**

Registered Office:  
70 Sir John Rogerson's Quay  
Dublin 2,  
D02 R296,  
Ireland.

---

The Land Development Agency  
Second Floor Ashford House  
Tara Street, Dublin 2, D02VX67

1 December 2022

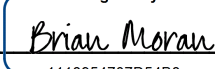
To whom it may concern,

CWTC Multi Family ICAV acting solely in respect of its' sub fund DBTR-SCR1 Fund, the current registered freehold owner of the lands known as the Former Player Wills & Bailey Gibson site in Dublin 8 (the "**Site**"), confirm our written consent to the inclusion of part of the Site as identified and shown hatched in green on Drawing No: *STG-MW-S1b-00-ZZ-DR-A-1100001- Site Layout Existing*, and in further detail on Drawing No: *STG-AEC-S1b-00-00-DR-C-00022701 – Watermain Layout* (collectively the "**Green Area**") for the purpose of the Land Development Agency (LDA)'s planning application for a water mains with connection point to be located in this Green Area only (the "**Application**"). This letter is provided only in respect of the Application by the LDA, to be lodged in December 2022, and is not provided for any other purpose or to any other party.

This letter does not confer or imply any other rights (to include any proprietary rights) or agreements nor does it imply agreement for works to be carried out on the Site or any part thereof (including the Green Area).

It should be noted the within consent does not confer any rights to the LDA in respect of the Site or part thereof and this letter shall not constitute a note or memorandum in writing for the purpose of Section 51 of the Land and Conveyancing Reform Act 2009.

Yours sincerely,

DocuSigned by:  
  
1118954707D54B8...

Director on behalf of the CWTC Multifamily ICAV acting on behalf of its sub fund DBTR SCR1 Fund

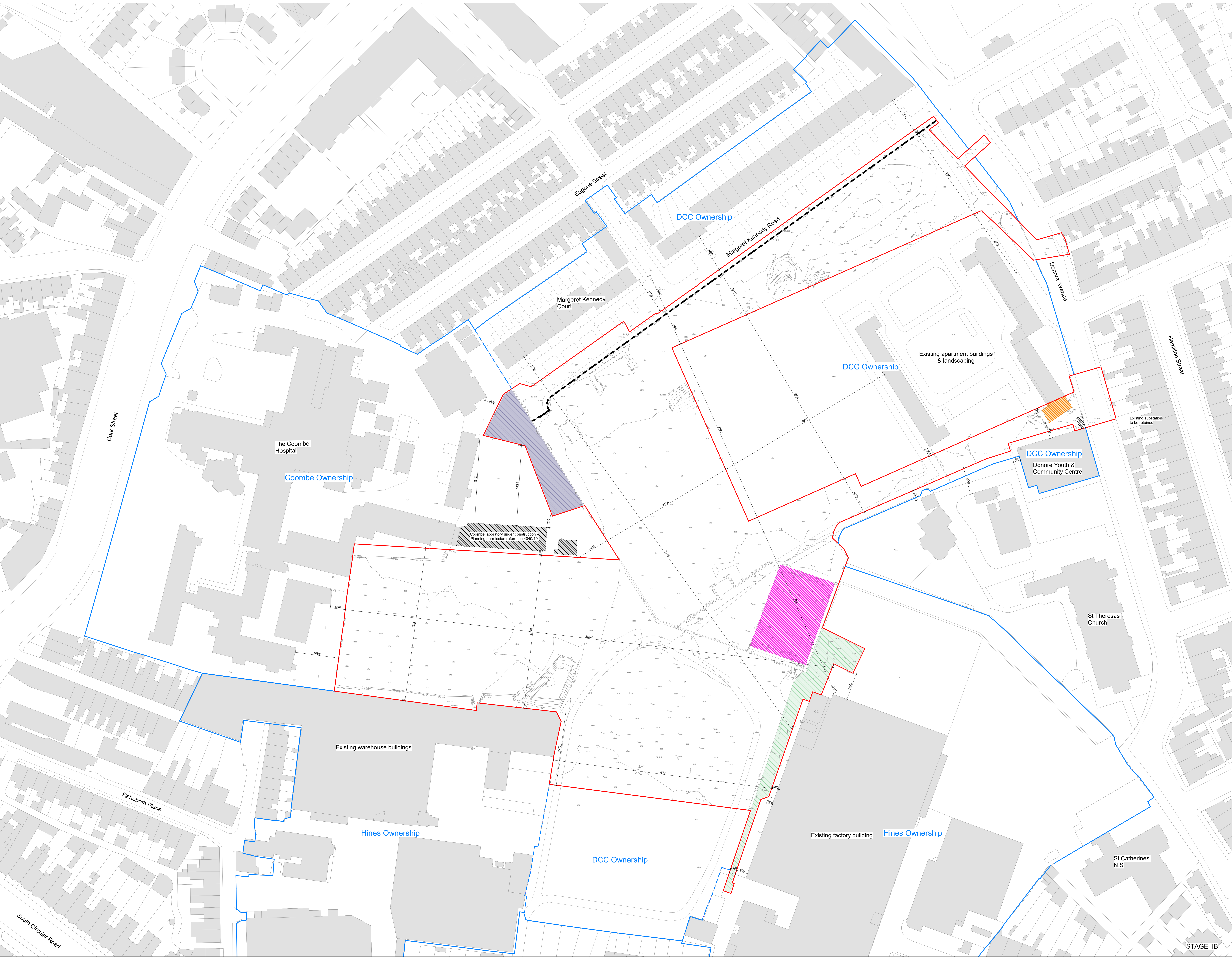
---

Directors: B. Moran, K. Molony  
L. Hertog (Dutch), R. Torres Villalba (Dutch), A. Kazemi (Dutch).

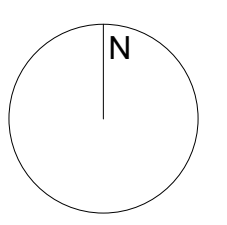
Registered in Dublin, Ireland. Central Bank Registration Number: C172580

*CWTC Multi Family ICAV, an umbrella fund with segregated liability between sub-funds, is authorised and regulated by the Central Bank of Ireland*





- Key
- Site boundary
  - Net developable area boundary
  - Adjacent lands, the ownership of which is noted on the drawing
  - Adjacent lands, ownership separation line
  - Portion of lands under Hines' ownership within site boundary
  - Portion of HSE Ownership within Site Boundary
  - Existing building proposed for demolition as part of granted planning permission ref. 2475/18
  - Existing playing pitch and associated fencing and lighting to be demolished
  - Existing wall to Margera Kennedy Road to be demolished
  - Location of Site Notice



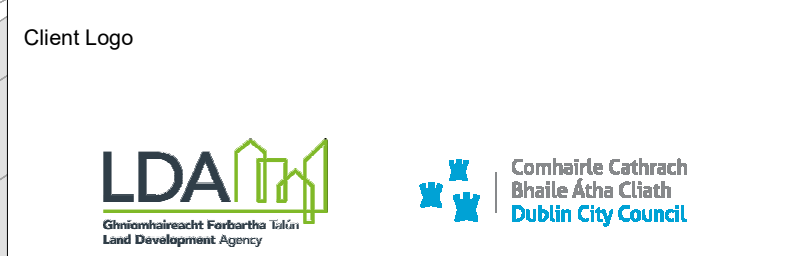
Revision	Date	Description	Issued	Checked
P1	21.01.22	Issued for Coordination	JB	-
P2	14.02.22	Issued for Coordination	MC	-
P3	03.06.22	Issued for Coordination	JB	-
P4	07.06.22	Issued for Coordination	JB	-
P5	08.06.22	Issued for Coordination	JB	-
P6	10.06.22	Issued for Coordination	JB	-
P7	09.07.22	Issued for Coordination	JB	-
P8	09.07.22	Issued for Coordination	JB	-
P9	10.07.22	Issued for Coordination	JB	-

Notes

Do not scale drawings. All dimensions should be checked on site. Errors to be reported to Architect. Do not scale drawings with all relevant Architect's services and engineers drawings. Construction, sub-contractors and suppliers must verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies are to be reported to the Architect. The drawing should be made in conjunction with all relevant specifications, engineers and specialist consultant's information. Any discrepancies must be reported prior to installation.

Copyright  
Copyright Metropolitan Workshop LLP  
No third-party rights exist. This drawing should not be used to calculate areas for the purpose of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and taken otherwise to the third party responsibility. All work must comply with the relevant Irish Standards and Building Regulations. Drawing's error and omissions to be reported to the architect.

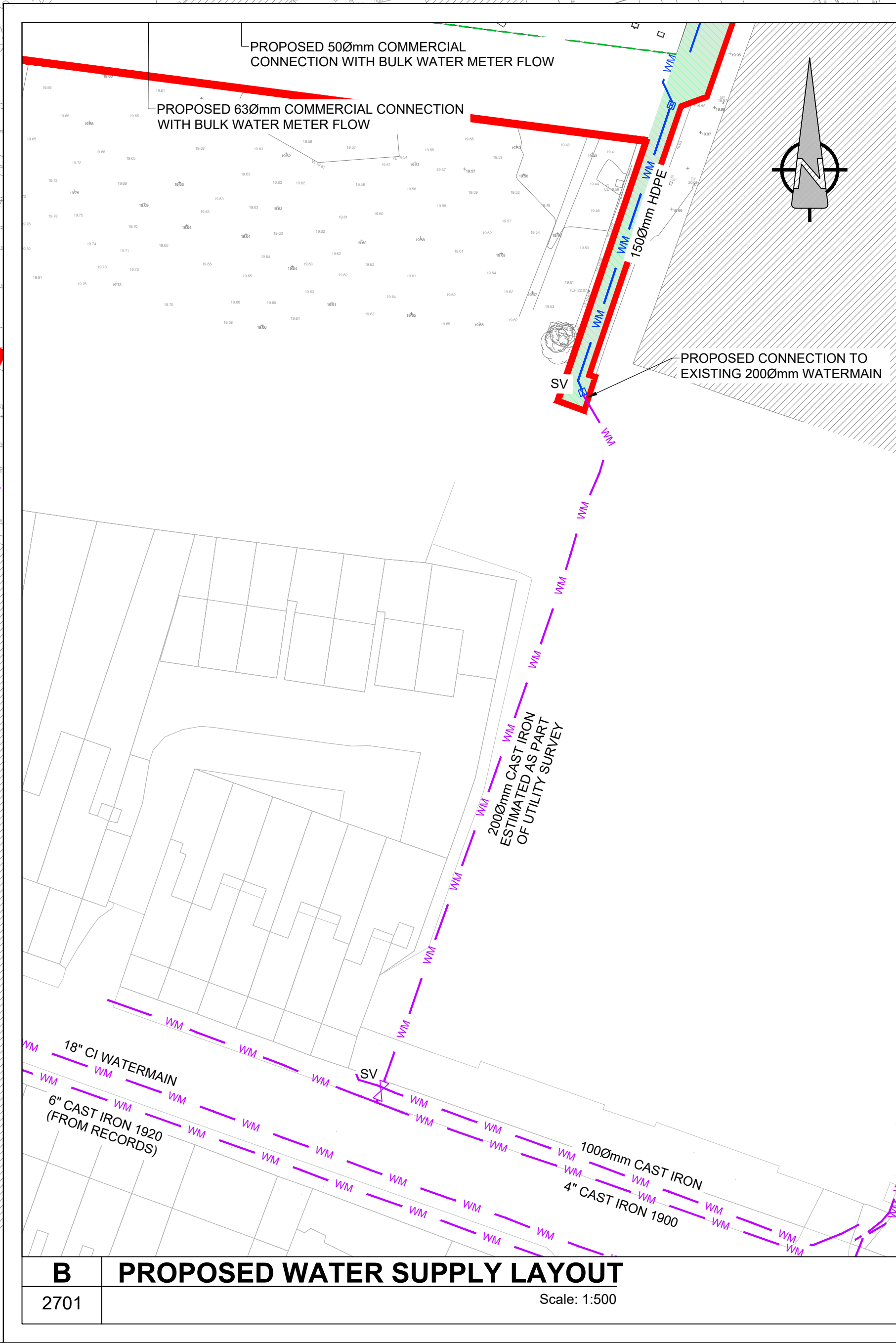
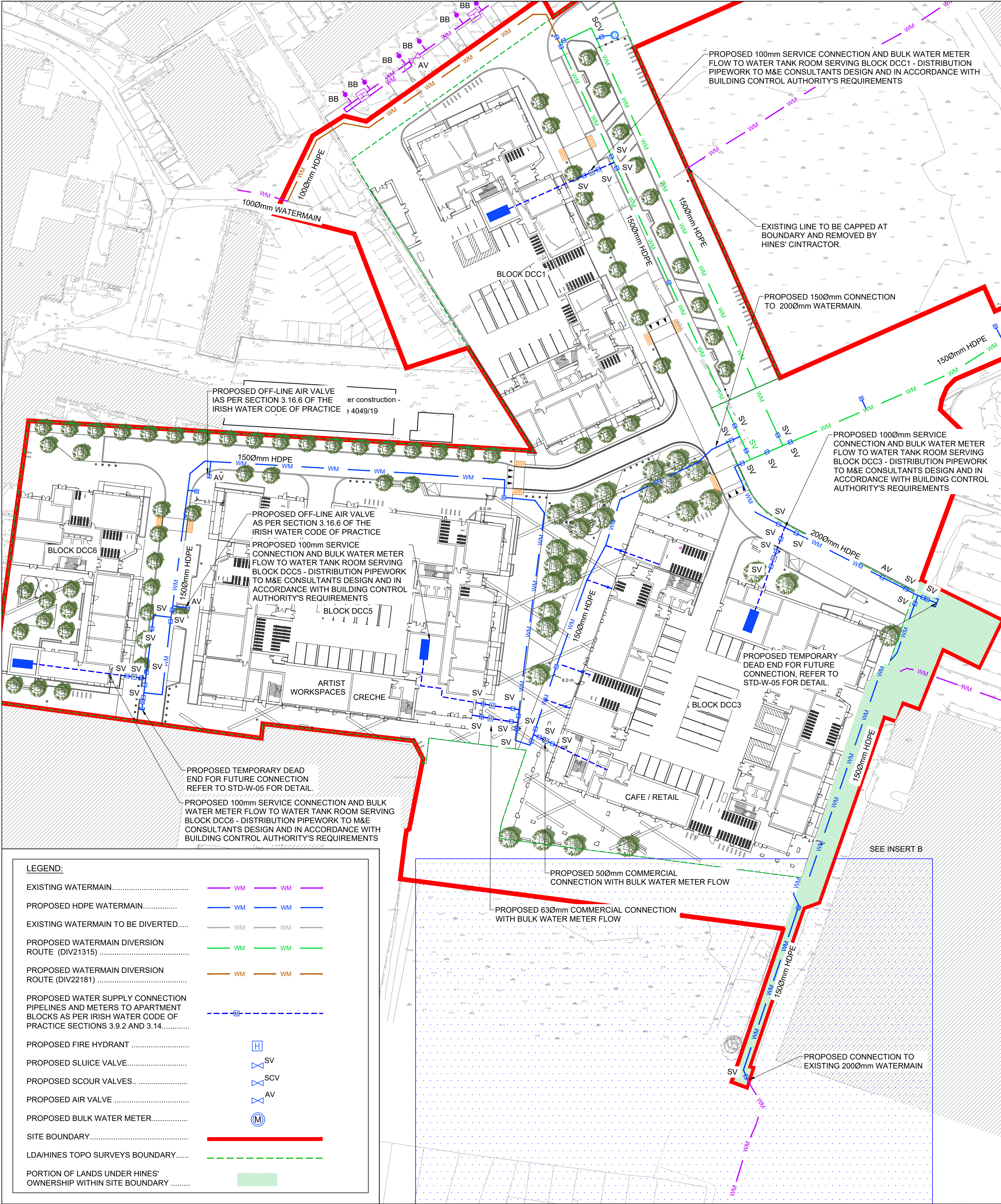
This drawing was prepared in part, based on survey information provided by others. Whilst this information is believed to be reliable, Metropolitan Workshop assumes no responsibility for the accuracy of the information or any errors or omissions that may have been incorporated into it as a result of incorrect information provided by others.



Project:	St Teresa's Gardens
Client:	Land Development Agency & Dublin City Council
Location:	Dublin 8
Title:	Site Layout Plan, Existing
Date:	15.07.22
Scale:	1 : 500 @ A0
Drawing Number:	STG-MW-51b-00-ZZ-DR-A-1100001-S1-P9

STAGE 1B





LEGEND:	
EXISTING WATERMAIN.....	WM WM
PROPOSED HDPE WATERMAIN.....	WM WM
EXISTING WATERMAIN TO BE DIVERTED.....	WM WM
PROPOSED WATERMAIN DIVERSION ROUTE (DIV21315).....	WM WM
PROPOSED WATERMAIN DIVERSION ROUTE (DIV22181).....	WM WM
PROPOSED WATER SUPPLY CONNECTION PIPELINES AND METERS TO APARTMENT BLOCKS AS PER IRISH WATER CODE OF PRACTICE SECTIONS 3.9.2 AND 3.14.....	WM WM
PROPOSED FIRE HYDRANT.....	H
PROPOSED SLUICE VALVE.....	SV
PROPOSED SCOUR VALVES.....	SCV
PROPOSED AIR VALVE.....	AV
PROPOSED BULK WATER METER.....	M
SITE BOUNDARY.....	
LD&HINES TOPO SURVEYS BOUNDARY.....	
PORTION OF LANDS UNDER HINES' OWNERSHIP WITHIN SITE BOUNDARY.....	

**A PROPOSED WATER SUPPLY LAYOUT**  
2701  
Scale: 1:500



**PROJECT**  
DONORE PROJECT, DONORE AVENUE, DUBLIN 8

**CLIENT**  
THE LAND DEVELOPMENT AGENCY (LDA)

**CONSULTANT**  
AECOM  
4th Floor Adelphi Plaza,  
George's Street Upper,  
Dun Laoghaire,  
Co Dublin  
Tel:+353 (0)1 696-6220  
www.aecom.com

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
  - ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  - AECOM LIMITED TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.
  - DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
  - DO NOT SCALE. ALL MEASUREMENTS AND CO-ORDINATES TO BE CHECKED ON SITE.
  - CONTRACTOR TO REQUEST EXISTING RECORD DRAWINGS PRIOR TO COMMENCEMENT OF WORKS.
  - REFER TO IRISH WATER STANDARD DETAILS STD-W-12A AND STD-W-06A FOR GUIDANCE ON PLANTING IN PROXIMITY TO WATERMAIN SERVICES.
  - THE LOCATION & DEPTH OF SERVICES TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORKS.
  - THE DEVELOPMENT SHALL HAVE A BULK WATER METER (EXACT LOCATION TO BE AGREED WITH IRISH WATER) IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE SECTION 3.15.4.
  - ALL PROPOSED WATERMAIN PIPEWORK TO BE HDPE WITH MINIMUM PE80 RATING IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
  - THE MINIMUM PIPE DIAMETER PROPOSED IS 100mm.
  - ALL WATERMANS WILL HAVE A MINIMUM COVER OF 900mm. ALL SERVICE PIPES CONNECTING PROPERTIES WILL HAVE MINIMUM COVER OF 750mm.
  - HYDRANTS SHALL BE DOUBLE FLANGED DRILLED TO PN16 AND SHALL COMPLY WITH BS EN 14339, IS EN 1074 PART 6 AND 135 750. REFER TO IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE SECTION 3.16.5.
  - SLUICE VALVES HAVE BEEN PROVIDED SO THAT INDIVIDUAL SECTIONS CAN BE ISOLATED & WILL COMPLY TO BS 5163. THE DEPTH OF THE SLUICE VALVE SPINDLE CAP BELOW FINISHED GROUND WILL NOT EXCEED 300mm.
  - ALL WATERMAIN DETAILS TO BE IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
  - HYDRANTS LOCATION & THE HYDRANT TYPE IS TO BE DETERMINED IN ACCORDANCE WITH DUBLIN CITY COUNCIL, IRISH WATER & THE CHIEF FIRE OFFICER'S REQUIREMENTS.
  - PROPOSED TREES WITHIN LANDSCAPED AREA TO BE PROVIDED WITH ROOT PROTECTION SYSTEM WITH NA APPROXIMATE DEPTH OF 1m.
  - THIS DESIGN DRAWING HAS BEEN DEVELOPED USING THE FOLLOWING TOPOGRAPHICAL SURVEYS: LDA SURVEY (MSL39995 REV1 21.05.2021) AND HINES' SURVEY (MSL35430 REV2 24.06.2020).



ISSUE/REVISION		
0	23.11.2022	ISSUED FOR PLANNING
I/R	DATE	DESCRIPTION

**PROJECT NUMBER**  
60648061

**SHEET TITLE**  
PROPOSED WATER SUPPLY LAYOUT

**SHEET NUMBER**  
STG-AEC-S1b-00-00-DR-C-0002701



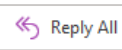
## **Appendix 2: EIAR Portal Confirmation**



## EIA Portal Confirmation Notice Portal ID 2022230



Housing Eiaportal <EIAportal@housing.gov.ie>  
To David Ferguson



Mon 05/12/2022 09:24

Dear David,

An EIA Portal notification was received on 05/12/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 05/12/2022 under EIA Portal ID number 2022230 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2022230

**Competent Authority:** Dublin City Council

**Applicant Name:** The Land Development Agency

**Location:** the former St. Teresa's Gardens, Donore Avenue, Dublin 8

**Description:** The construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha. with retail/café unit, mobility hub, community, artist workspace, arts and cultural space, including a creche, in 4 blocks.

**Linear Development:** No

**Date Uploaded to Portal:** 05/12/2022

Regards,

Hugh Wogan,

EIA Portal team

---

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

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

---

T +353 (0) 1 888 2000

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

## **APPENDIX 3: DETAILS OF TRANSMITTAL TO ABP**



### Transaction Details - Incoming Payments

**Sender Details:**

**Senders Name:** THE LAND DEVELOPMENT AGENCY  
**Senders Reference:** Donore Proj Part10

**Beneficiary Details:**

**Beneficiary Name:** AN BORD PLEANALA  
**Beneficiary BIC:**  
**Beneficiary IBAN:**

**Payment Details:**

**Payment Amount:** 30,000.00  
**Payment Currency:** EUR  
**Incoming Payment Fee:** 0.00  
**Settlement Date:** 28/11/2022  
**AIB Reference:** 0JVA0DSDNN2BGHRD  
**Payment Reference:** IE22112839702391  
**Credit Currency:** EUR