

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

15 MAY 2025

LTR DATED _____ FROM _____

LDG- _____

ABP- _____

Wednesday, 14th May 2025
[By Hand]

RE: RESPONSE TO FURTHER INFORMATION (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

1.0 INTRODUCTION

Dún Laoghaire-Rathdown County Council¹ (DLRCC) in partnership with the Land Development Agency² (LDA) (referred to hereon as the 'Applicant') has retained Tom Phillips + Associates³, Town Planning Consultants, to respond to the Request for Further Information (RFI) issued by An Bord Pleanála on the 11th March 2025.

2.0 SUBMISSION PROCEDURE

Please find enclosed 3 No. hard copies of the Further Information Response, as well as 1 No. electronic copy, as required. A copy of the Further Information may also be inspected online at the following website set up by the applicant: www.DundrumCentralResidentialPart10.ie.

Three additional hard copies of the Masterplan are also enclosed.

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

Your sincerely

Julie Costello

Julie Costello
Associate Director
Tom Phillips + Associates

¹ County Hall, Marine Road, Dún Laoghaire A96 K6C9.

² 4th Floor, Ashford House, Tara Street, D02 VX67.

³ 80 Harcourt Street, Dublin 2, D02 F449.



RESPONSE TO FURTHER INFORMATION

SCHEDULE OF DOCUMENTS AND DRAWINGS

DUNDRUM CENTRAL PART 10

PROPOSED PART 10 ON LANDS AT FORMER CENTRAL MENTAL HOSPITAL, DUNDRUM ROAD, DUNDRUM, DUBLIN 14

Planning – Tom Phillips + Associates			
Title	Date	Size	Rev.
Response to Further Information Planning Report	May 2025	A3	-
Response to Further Information - Statement of Consistency including Dundrum Local Area Plan Consistency Statement	May 2025	A4	-
Response to Further Information Schedule of Documents and Drawings		A4	-
Electronic Copy of Full Application (USB Keys)	-	-	-
Cover Letter to An Bord Pleanála	May 2025	A4	-

Environmental Impact Assessment				
Document No.	Title	Date	Size	Rev.
Volume 1	Addendum Environmental Impact Assessment Report (EIAR) – Non-Technical Summary	May 2025	A4	-
Volume 2	Addendum Environmental Impact Assessment Report (EIAR) – Main Report	May 2025	A4	-
Volume 2 (Appendices)	Addendum Environmental Impact Assessment Report (EIAR) – Appendices	May 2025	A4	-

Architecture – Reddy Architecture + Urbanism			
Title	Date	Size	Rev.
Dundrum Central Masterplan (additional hard copies only)	September 2024	A3	V1
Housing Quality Assessment Report – Further Information	May 2025	A3	P03.02

Transport - ITLP CONSULTING			
Title	Date	Size	Rev.
Traffic and Transport Assessment & Mobility Management Plan	April 2025	A4	-
Transport Response to Further Information	25 April 2025	A4	-

TOWN PLANNING CONSULTANTS

Directors: Tom Phillips BA MRUP MA (Urb Des) MRTPI FIPI (Managing); Gavin Lawlor BSoc Sc MRUP MIPI; Jerry Lucey BA MBS (MIMAS) ACMA; John Gannon BSc (Surv) MRUP MIPI; and Stephen Barrett BSc (Spatial Planning) Dip. ERM MIPI. **Associates:** Bernard Dwyer BSc MPlan MIPI; Brian Minogue BSc (Spatial Planning) MIPI; Julie Costello BA MRUP MIPI; Lizzie Donnelly BA MA (Planning) MRTPI MIPI; Orla Casey BA MPlan MIPI; Orla O'Callaghan BA MPlan MIPI; and Sine Kelly BAgrSc (Land Hort) MRUP AdvDipPM MIPI AMPLI. **Registered:** Tom Phillips + Associates Limited. **Registered in Ireland No.** 353333. **Registered Office:** 80 Harcourt Street, Dublin 2, D02 F449, Ireland.



Ecology - Altamar				
Document No.	Title	Date	Size	Rev.
-	Appropriate Assessment Screening, April 2025	April 2025	A4	01
-	Natura Impact Statement, April 2025	April 2025	A4	01

Daylight / Sunlight - GIA				
Title	Date	Size	Rev.	
Daylight and Sunlight - Impact on Neighbouring Properties Report	29 April 2025	A4	-	
Daylight and Sunlight - Impact on Neighbouring Properties Report - Appendices	29 April 2025	A4	-	
Daylight and Sunlight - Internal Daylight, Sunlight and Overshadowing Report	25 April 2025	A4	A	
Daylight and Sunlight Overshadowing Report	8 April 2025	A4	-	

Heritage Statement – Alastair Coey Architects			
Title	Date	Size	Rev.
Historic Landscape Statement of Significance & Impact Assessment, Rev B	April 2025	A4	B

Appendix A Engineering Drawings

Engineering Drawings – Barrett Mahony Consulting Engineers				
Drawing No.	Title	Scale	Size	Rev.
DCD-95-ZZ-XX-DR-BMD-CE-11	Dundrum Road Access Junction (South) Option B – Single Exit Lane	1:200 / 1:400	A1 / A3	P1
DCD-BMD-00-00-DR-C-11001	Road Finishes, Road Markings & Signage	1:500 / 1:1000	A0 / A2	P5

Appendix B Landscape Architecture Drawings

Landscape Architecture Drawings - Aecom				
Drawing No.	Drawing Title	Scale	Size	Rev.
DSRM-ACM-00-ST-DR-L-1000	Landscape Layout Overall Plan	1:1000	A1	P8
DSRM-ACM-00-ST-DR-L-1001	Landscape Layout Detail Area Sheet 1/4	1:500	A1	P8
DSRM-ACM-00-ST-DR-L-1002	Landscape Layout Detail Area Sheet 2/4	1:500	A1	P8
DSRM-ACM-00-ST-DR-L-1003	Landscape Layout Detail Area Sheet 3/4	1:500	A1	P8
DSRM-ACM-00-ST-DR-L-1004	Landscape Layout Detail Area Sheet 4/4	1:500	A1	P8
DCD-ACM-ZZ-00-DR-L-006003	Block 10 & 7 Planting Buffer Sections	Various	A1	02