

Planning + Property Development Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8

31/03/2025

PLANNING APPLICATION

APPLICANT: Bartra ODG Limited
SITE ADDRESS: the Former O'Devaney Gardens Site and lands previously part of St. Bricin's Military Hospital, and the rear access to No. 43. Montpelier Gardens, Dublin 7
DEVELOPMENT: Modifications to previously approved Strategic Housing Development (ABP-310327-21) to provide 2no. duplex residential units and associated minor modifications to Block 8C/8D

Dear Sir/ Madam,

On behalf of the applicant, Bartra ODG Limited, please find enclosed a planning application in respect of the above referenced development.

The site is subject to the SHD permission at the Former O'Devaney Gardens Site and lands previously part of St. Bricin's Military Hospital, and the rear access to No. 43. Montpelier Gardens, Dublin 7 which was granted permission by An Bord Pleanala on the 13/09/2021 (Ref. ABP-310327-21).

Dublin City Council has determined that the current application will be assessed under the Large-scale Residential Development (LRD) procedure. In accordance with Section 247(7) of the Planning and Development Act 2000 (as amended), the planning authority has determined that no pre-planning consultation is required in relation to the proposed development. A copy of this determination is enclosed.

In accordance with Section 34(3C) of the *Planning and Development Act 2000 (as amended)*, we respectfully request that the planning authority restrict its determination of this application to considering only the modifications to the previously permitted development.

Proposed Development

The development the subject of this planning application is described as follows in the statutory public notices:-

The development consists of modifications to the permitted Blocks 8C and 8D and the rear access to No. 43 Montpelier Gardens within the SHD approved under Ref. ABP-310327-21. The development involves the addition of a 3 storey infill element, incorporating 1no. 3 bed duplex unit and 1no. 2 bed duplex unit with associated private amenity areas between Blocks 8C and 8D to create a single Block 8C/D, closing off of the access to the rear of No. 43 Montpelier Gardens and provision of a boundary wall to the rear of the proposed Block 8C/D. The modified Block 8C/D will accommodate 16no. duplex units comprising 7no. 2 bed units and 9no. 3 bed units in lieu of the previously permitted 14no. duplex units comprising 6no. 2 bed units and 8no. 3 bed units. Permission is also sought for all associated site and development works. The application is a large-scale residential development and is available for inspection at the following web address www.odg-lrd1.com

Design Rationale

The design changes to the development with the rationale and justification for these changes, is detailed in the enclosed **Design Statement** [OMP Architects].

ODG SHD – Key Statistics (Permitted vs Proposed)

Permitted and proposed Schedules of Accommodation [OMP Architects] are enclosed to identify the key changes to the accommodation within the development.

The table below includes the key parameters of the permitted development and the changes (where applicable) for the proposed scheme.

	PERMITTED	CURRENT APPLICATION
Site Area (Overall)	5.2ha	No Change
Unit No's	1,044 no. residential units	1,046 no. residential units
Unit Mix	318 no. 1 bed units (30%) 567 no. 2 bed units (54%) 162 no. 3 bed units (16%)	318no. 1 bed units (30%) 565no. 2 bed units (54%) 162no. 3 bed units (16%)
Total Gross Floor Space	102,940 sqm	103,153sqm
Residential (GFA)	100,375 sqm	100,588sqm
Non Residential (GFA)	2,564 sqm	2,565 sqm
Density	201 units	201 units – No change

Plot Ratio	1: 1.98	1: 1.98 – No change
Site Coverage	44%	44% – No change
Building Heights	2 to 14 storeys	2 to 14 storeys – No change
Parking	276 (0.26 per unit)	276 (0.26 per unit) – No change
Cycle Parking	2000 (1.9 per unit)	2000 (1.9 per unit) – No change

Schedule of Planning Application Documentation

A list of the documents enclosed with this application is as follows:

1.1	BMA Cover Letter	BMA
1.2	Form 19	BMA
1.3	Applicants Consent to Agent	BAR
1.4	DCC Letter of Consent	DCC
1.5	S.247(7) Determination from DCC	DCC
1.6	BMA Newspaper Notice	BMA
1.7	BMA Site Notice	BMA
1.8	DCC Part V Validation Letter	BMA
2.1	Site Location Map (1:1000)	OMP
2.2	Site Layout Plan (1:500) – Permitted	OMP
2.3	Site Layout Plan (1:500) – Proposed	OMP
2.4	Drawing Schedule + Architects Drawings – Plans Sections and Elevations (>1:200) – Permitted and Proposed	OMP
2.5	Architectural Design Statement	OMP
2.6	Schedule of Accommodation- Permitted	OMP
2.7	Schedule of Accommodation- Proposed	OMP
3.1	CSC Engineering Overview	CS

It is considered that the plans and particulars contained within this application comply with the requirements set out in the Planning & Development Regulations 2001, as amended. If there is any question in relation to validation of this application, we would appreciate if you would contact BMA Planning as the agents.

Part V

The proposed amendment does / does not alter the no. of units to be provided under Part V (104no.) and this requirement will be addressed in the context of the Section 97 agreement under the parent permission

Website

A copy of the application is available for inspection on the Internet at the following web address www.odg-lrd1.com

Fee

The statutory fee has been paid via the Planning Portal. The application fee is calculated on the basis of Class 14(b): €130 per housing unit X 2no. units = €260.

AA Screening

The nature and extent of the proposed development is such that there will be no change to the findings of these reports. No further assessment is therefore required.

Conclusion

I trust the enclosed is in order and look forward to receiving your decision in due course.

Any other queries in relation to this submission can be directed to 01 6764522 or by email to john@bmaplanning.ie.

Yours sincerely,



John Murphy
BMA PLANNING

Project Description (Newspaper Notice Wording)

Dublin City Council. Bartra ODG Limited (applicants) intend to apply for permission for development at this site at the Former O'Devaney Gardens Site and lands previously part of St. Bricin's Military Hospital, and the rear access to No. 43. Montpelier Gardens, Dublin 7

The development consists of modifications to the permitted Blocks 8C and 8D and the rear access to No. 43 Montpelier Gardens within the SHD approved under Ref. ABP-310327-21. The development involves the addition of a 3 storey infill element, incorporating 1no. 3 bed duplex unit and 1no. 2 bed duplex unit with associated private amenity areas between Blocks 8C and 8D to create a single Block 8C/D, closing off of the access to the rear of No. 43 Montpelier Gardens and provision of a boundary wall to the rear of the proposed Block 8C/D. The modified Block 8C/D will accommodate 16no. duplex units comprising 7no. 2 bed units and 9no. 3 bed units in lieu of the previously permitted 14no. duplex units comprising 6no. 2 bed units and 8no. 3 bed units. Permission is also sought for all associated site and development works. The application is a large-scale residential development and is available for inspection at the following web address www.odg-lrd1.com

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block Four, Ground Floor, Civic Offices, Woodquay, Dublin 8, during its public opening hours (9.00am-4.30pm). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.