

**South Dublin County Council
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24**

22nd July 2021

Re: Oaklands Nursing Homes Ltd. are applying for permission for demolition of single storey structures attached to the west and North of the existing building, and for construction of a) a Single storey (53.1 m²) extension attached to the East of the existing building, & b) a two storey (161.0 m²) extension attached to the west of the existing building, & c) a three storey (189.2 m²) extension attached to the north of the existing building. The existing structure is a protected structure (SDCC RPS no. 285). Construction to include all associated site works and enabling works at Sally Park Nursing Home, Sally Park Close, Firhouse, Dublin 24.

Applicant: Oaklands Nursing Home Ltd.

Dear Sirs,

Our Client, Oakland's Nursing Home Ltd applied for planning permission to extend their Nursing Home at Sally Park Firhouse in 2019 (SD 19/A/0200). Permission was granted by South Dublin County Council on 27th January 2020 . That permission was subsequently appealed to An Bord Pleanala by a group of local residents. An Bord accepted the appeal and refused permission for the development on 30th November 2020.

The primary reasons for refusal, cited in the inspector's Report were: -

- 1. Having regard to the mass, scale, bulk, height and positioning of the proposed development, in particular the proposed extension to the west and within the grounds to the front of this modest in size country house, which is the most intact vantage point from which this structure's architectural and historical merit can be appreciated, it is considered that the proposed development would constitute a dominant and visually discordant feature to the front of this Protected Structure and Recorded Monument, that would not only be visually obtrusive, it would seriously detract from their intrinsic character and setting. Moreover, it would diminish its visual appreciation in its limited remaining landscaped curtilage and result in loss of the building to space relationship that was one of the defining characteristics of this style of Georgian country house architecture.*
- 2. It is considered that the proposed development, by reason of its scale, massing and bulk at this built heritage sensitive site, would constitute overdevelopment of the site, it would also be out of character with the surviving setting of this Protected Structure and Recorded Monument as it would seriously injure and compromise the visual amenities of its setting.*

3. *The proposed two-storey element of the proposed development, because of its inadequate lateral separation distance between it and adjoining properties bounding the southern and western boundaries of the site would seriously injure the amenities of the property in a manner that would be contrary to the 'RES' land use zoning of the site and its setting as set out in the South Dublin Development Plan, 2016 to 2022.*

4. *The development has the potential to generate a significant additional volumes of traffic, which the cul-de-sac road serving it is not capable of accommodating safely due to its design, capacity and the lack of any demarcated on-street car parking space in the event of the car parking requirements of this development exceeding that provided within the confines of the site. The proposed development also does not include a designated drop off and collection point nor does it include any loading and unloading bays for larger vehicles. The absence of this provision together with the level of car parking proposed within this modest in area site has the potential to give rise in overspill onto the adjoining road network that together with the additional volumes of traffic the proposed development would generate has the potential to give rise to road safety issues and traffic inconvenience for other road users.*

In seeking to address these issues, the Design Team's approach has been to minimise any impact on the protected structure. This proposal seeks to fit as much as possible of the essential additional required accommodation to the sides and rear of the existing building. There are three extension areas:

Left, right and rear of the main house. The rear addition will be concealed for the most part by the house itself and the flanking wings will have a significant cover of existing vegetation – thereby minimising its impact.

The proposal is for the new additions to be contemporary and clearly new additions to the existing structures. The proposed extension, in materials, design and form, is clearly distinguishable from the original as recommended in Article 12 of the INTERNATIONAL CHARTER FOR THE CONSERVATION AND RESTORATION OF MONUMENTS AND SITES (THE VENICE CHARTER 1964)

The detail allows for some separation between the new and the old and respects the original form of the building itself.

The minimalistic treatment of the new elevations provides appropriate contrast to the existing front elevation. The rear is of less importance with the minimal visibility from rear, and main road at lower level. The same contemporary approach is adopted to rear.

This design, we believe, fully addresses the concerns raised in An Bord Pleanála's inspector's report whilst at the same time meeting the standards required by HIQA in order for them to permit the Nursing Home to remain in operation. The proposal allows the setting of the building to remain intact and all but eliminates the impact on nearby residential properties.



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DATE: 18/07/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

Oaklands Nursing Home Ltd

PLANNING REF: 18109

SECTION AA: 18109

JOB NO: L200

18109



EXISTING EXTENSION	AREA (m ²)	FLOOR AREA (m ²)
EXISTING EXTENSION 1	103.4 m ²	2550 m ²
EXISTING EXTENSION 2	111.9 m ²	2334 m ²
EXISTING EXTENSION 3	73.2 m ²	1388 m ²
EXISTING EXTENSION 4	53.1 m ²	1171 m ²
EXISTING EXTENSION 5	124.4 m ²	1187 m ²
EXISTING EXTENSION 6	83.1 m ²	2045 m ²
EXISTING EXTENSION 7	58.0 m ²	1571 m ²
EXISTING EXTENSION 8	118.5 m ²	1383 m ²
EXISTING EXTENSION 9	98.0 m ²	1687 m ²
TOTAL	850.6 m ²	17126 m ²

- POSITION OF SITE ENTRY
- SITE BOUNDARY
- EXTENTS OF EXTENSIONS
- PROPOSED DEVELOPMENT (As Shown in L200 Plan for Design)

ISSUES TO BE RESOLVED BY THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING WITH THE DESIGN OF THE DEVELOPMENT.

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DATE: 18/07/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

Oaklands Nursing Home Ltd

PLANNING REF: 18109

SITE PLAN: 18109

JOB NO: L003

18109



With regard to the concerns raised in the Inspector's Report regarding parking, we would ask the Planning Authority to note the following:

The development proposes to accommodate parking for 11 cars onsite. The Council's Development Plan recommends the following standards: -

Table 11.23: Maximum Parking Rates (Non Residential)

CATEGORY	LAND USE	ZONE 1	ZONE 2
Accommodation⁶	Hotel ⁷	1 per bedroom	0.5 per bedroom
	Mobile Home Park ⁸	1 per unit	1 per unit
	Nursing Home, Retirement Home	1 per 4 residents	1 per 8 residents
	Student Accommodation	1 per 10 bed spaces	1 per 20 bed spaces

Zone 2 (Residential): More restrictive rates for application within town and village centres, within 400 metres of a high quality public transport service. (includes a train station, Luas station or bus stop with a high quality service).

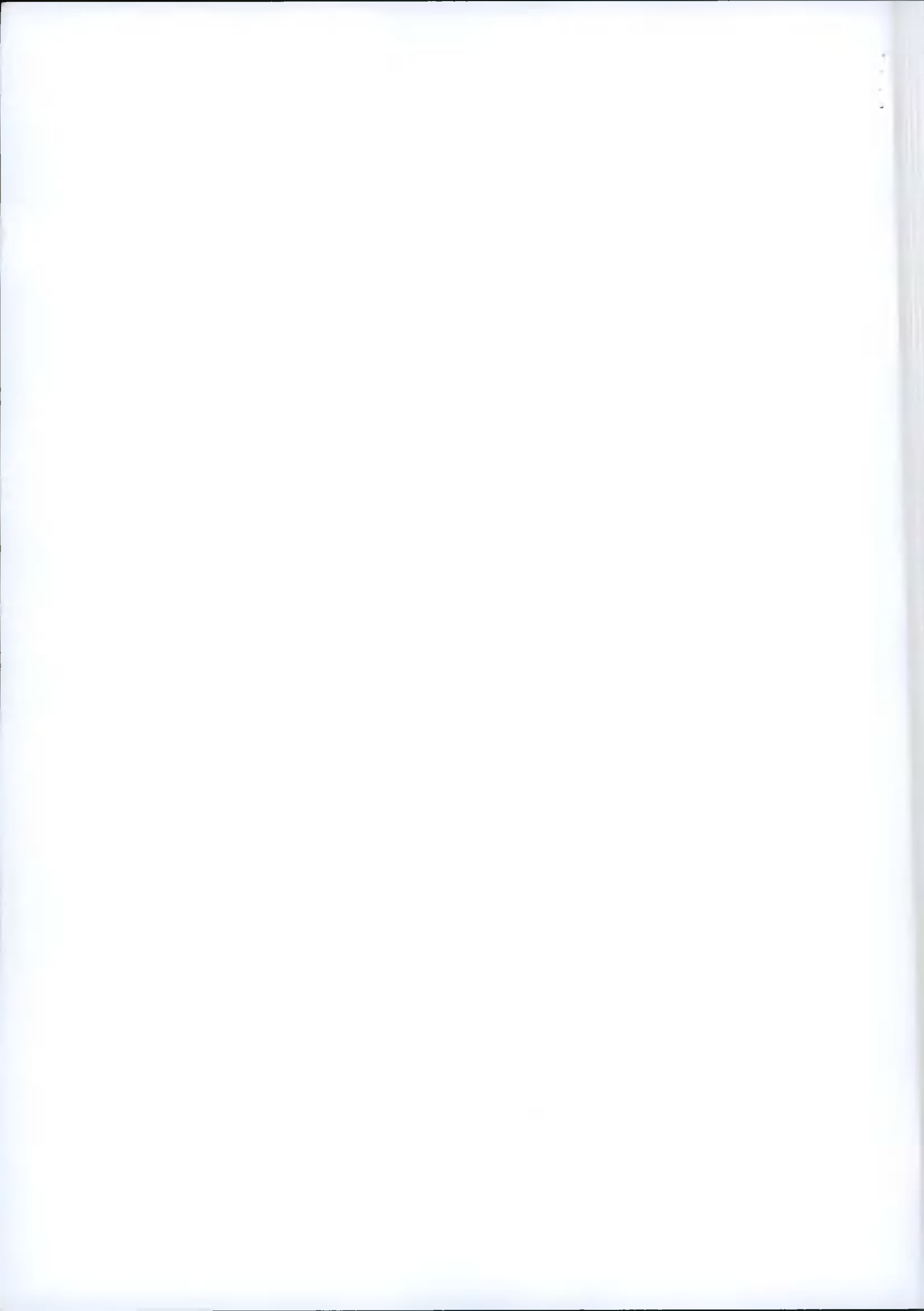
Sally Park Nursing Home falls within Zone 2 area because of the Bus routes nearby.

The Development Plan recommends 1 parking space per 8 residents in Zone 2 areas. The nursing home will have 48 residents requiring 6 parking spaces at a ratio of 8:1. Thus the maximum parking required is 6 spaces. However, An Bord Pleanála were unhappy with the provision of 20 spaces for 52 residents – a ratio of 2.6:1., (double the Dev. Plan requirement), fearing that it would lead to overspill on to the approach road. It is difficult to reconcile the different standards being applied here. Our approach is to provide 11 spaces, with the proviso, that should more spaces be required, we can provide up to 20 spaces which will offer a ratio of almost 2:1. We would respectfully submit that such provision should be more than adequate to meet all the needs of the facility whilst ensuring no impact whatsoever on the adjoining approach road. We have also included a designated drop off/collection point and a loading bay.

I trust that you will find this application in order and look forward to receipt of an acknowledgement at your earliest convenience. Please revert to us should you require further clarification in relation to any aspect of this application and we look forward to an early and favourable decision on this application.

Yours Sincerely,

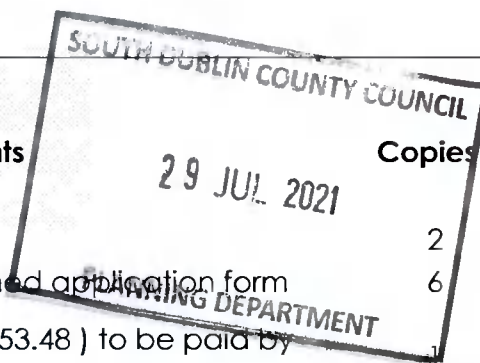
Steve Barry
CEAarchitects



Schedule of Planning Documents

Name of Applicant: Oaklands Nursing Homes Ltd.
Location of Development: Sally Park Nursing Home, Sally Park Close, Firhouse, Dublin 24
Drawings Prepared by: Steven Barry, CEAarchitects
Date: 26th July 2021

Drawing No.		Title of Documents	Copies
Forms / Letters			
18109-CEA-PL--A-	C001	Cover Letter	2
18109-CEA-PL--A-	F001	Completed and signed application form	6
		Application fee (€1553.48) to be paid by Credit Card	1
18109-CEA-PL-A-	F002	Schedule of planning documents	2
18109-CEA-PL-A-	F003	Newspaper Planning advertisement	2
18109-CEA-PL-A-	F005	Copy of Site Notice	2
Layouts			
18109-CEA-PL-A-	L001	Record Place Map	6
18109-CEA-PL-A-	L002	Rural Place Map	6
18109-CEA-PL-A-	L003	Site Layout Plan	6
18109-CEA-PL-A-	L005	Existing Site Layout	6
18109-CEA-PL-A-	L010	Ground floor Plan	6
18109-CEA-PL-A-	L011	First Floor Plan	6
18109-CEA-PL-A-	L012	Second Floor Plan	6
18109-CEA-PL-A-	L013	Existing GA Drawings - Ground Floor Plans	6
18109-CEA-PL-A-	L014	Existing GA Drawings - First Floor Plans	6
18109-CEA-PL-A-	L015	Existing GA Drawings - Second Floor Plans	6
18109-CEA-PL-A-	L100	Elevations	6
18109-CEA-PL-A-	L101	Elevations	6
18109-CEA-PL-A-	L102	Existing Elevations	6
18109-CEA-PL-A-	L200	Sections	6
18109-CEA-PL-A-	L301	Shadow and Light Analysis – Spring	6
18109-CEA-PL-A-	L302	Shadow and Light Analysis – Summer	6
18109-CEA-PL-A-	L303	Shadow and Light Analysis – Autumn	6
18109-CEA-PL-A-	L304	Shadow and Light Analysis – Winter	6
18109-CEA-PL-A-	L201	3D Visualisations	6
18109-CEA-PL-A-	L202	3D Visualisations	6
18109-CEA-PL-A-	L203	3D Visualisations	6



Under Article 22 (2) (d) of The Planning Regulations 2001 to 2002 a schedule of listing such plans, drawings and maps.

18109-CEA-PL-E-	L501	Storm Water Layout	6
18109-CEA-PL-E-	L500	Foul Layout	6
18109-CEA-PL-E-	L502	Water Supply Layout	6
		Arboriological Survey	6

Reports

18109-CEA-PL-E-	R01	Flood Risk Assessment	2
18109-CEA-PL-E-	R02	Water services Report	2
18109-CEA-PL-E-	R03	Outline Mobility Management Plan	2
18109-CEA-PL-E-	R04	Construction and Environment Management Plan	2
18109-CEA-PL-E-	R05	Energy Design Statement	2
18109-CEA-PL-E-	R06	Attenuation Details	2
		Arboriological Survey Report	
		Conservation Record Report	2
		Appropriate Assessment Screening	2
		Bat Survey Report	2