

Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 A3XC

27<sup>th</sup> September 2021

We, Hermitage Medical Clinic, intend to apply for Planning Permission for development on this site of c.232.4 sqm at the Hermitage Medical Clinic, Lucan Road Old, Fonthill, Dublin 20

The development will consist of construction of a general storeroom (single storey) measuring c.91.4 sqm and an overhead canopy connecting the proposed store to the main hospital building. All associated site development works.

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McGill Planning Ltd., Chartered Town Planners, 22 Wicklow Street, Dublin 2, is instructed by our client Hermitage Medical Clinic, Lucan Road Old, Fonthill, Dublin 20, to make this application for planning permission for the development as described above. Two planning application are being submitted concurrently. This application (Application B) relates the provision of a store building and a canopy. The second application (Application A) relates to the retention of an existing cabin and the provision of an additional cabin. The locations of these subject sites are shown in figure 1 below.



Figure 1 Site Location with application sites A and B identified within Hermitage landholding.

## DESCRIPTION OF APPLICATION SITE AND WIDER AREA

The application sites are located within the grounds of Hermitage Medical Clinic, Lucan Road, Fonthill, Dublin 20. Specifically, the two application sites relate to an area to the rear of the main hospital building.

The application site currently consists of a hardstanding area adjacent to the main hospital building and a green area to the rear of existing storage areas.



Figure 2 Existing Cabin 1, Store Area, and Delivery Entrance at rear of hospital building

The environs of the campus site are characterised predominantly residential and commercial uses to the south. Liffey Valley Shopping Centre is c. 1km south-east and Fonthill Retail Park is c. 750m to the south. The Hermitage Golf Club is located to the west, and the King's Hospital School is located to the east. The N4 Lucan Road bounds the Hermitage site to the south and the River Liffey is located c. 130m north of the Hermitage lands.

## PLANNING HISTORY

SDCC granted permission for the Hermitage Hospital in 2001 under S01A/0529. There have been several subsequent applications to the hospital following the grant of the original application. These applications are summarised in the table below:

SDCC Reference	Development	Decision	Decision Date
S01A/0539	Medical Clinic 1-4 storeys.	Grant	07/12/2001
SD05A/0220	Single storey extension	Grant	13/05/2005
SD06A/0455	Stainless steel masts	Grant	01/08/2006
SD06A/0417	New signage	Refuse	20/07/2006
SD06A/0371	Retention for temporary sign	Grant	03/07/2006
SD06A/0765	Retention of additional floor area at lower ground level	Grant	27/10/2006
SD07A/0420	Heli-pad	Grant	30/07/2007
SD07A/0542	One storey extension	Grant	31/08/2007
SD07A/0224	New sign	Refuse	24/05/2007
SD09A/0011	Additional car parking spaces	Grant	05/03/2009

SD11A/0142	Single storey paediatric clinic	Grant	04/08/2001
SD11A/0210	Demolition of staff lounge and store, and construction of new extension	Grant	17/01/2012
SD15A/0149	5 year permission for portacabin on western area of roof to provide overflow office accommodation.	Grant	27/05/2015
SD17A/0252	Two storey extension over existing 3 storey accommodation block	Refuse	20/03/2018
SD17A/0251	4 storey multi car park with 487 car parking spaces.	Grant	20/03/2018

Table 1 Planning History

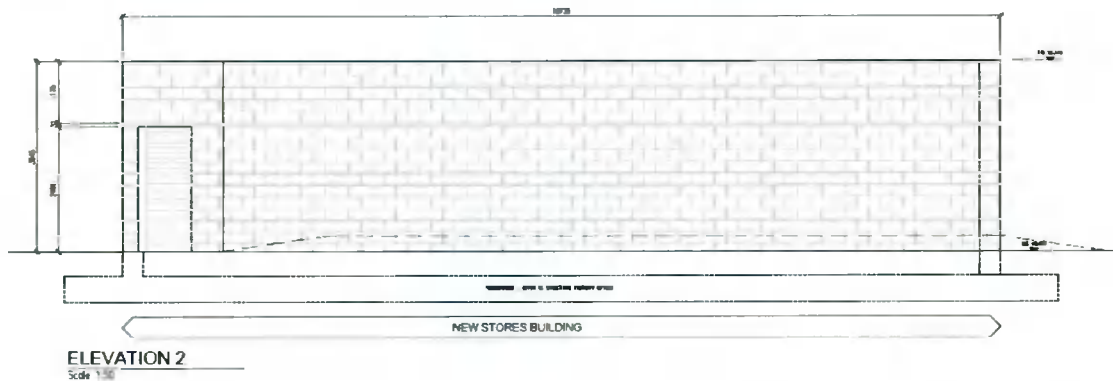
## NATURE AND EXTENT OF PROPOSED DEVELOPMENT

We refer the Planning Authority to the Site Layout Plan and associated floor plans and elevations prepared by Scott Tallon Walker Architects which illustrates

- The proposed one storey general storeroom
- The overhead canopy connecting the proposed store to the main hospital building

The proposed development is intended to act as a general storeroom associated with the existing hospital. The overhead canopy connecting the store to the hospital is proposed for ease of access for deliveries to the hospital.

The design of the cabin is in keeping with the style of the existing building with forticrete outer block walls proposed. A green roof is also proposed as part of the building. The overhead canopy will comprise of a lightweight metal structure connected to steel cantilevered frames.



Due to its location south of the north-western wing and north of the south-western wing, it is concealed from view, and it will not have a detrimental impact on the existing hospital in terms of overlooking, overshadowing or loss of light. Nor will it have any visual impact on the surrounding area, including the Liffey Valley to the north. There is no additional office space proposed and therefore it is considered unnecessary to include additional car parking spaces in the proposal.

## RATIONALE FOR PROPOSED DEVELOPMENT

The Hermitage Medical Clinic is an ever-evolving medical centre offering a range of services such high-tech surgical procedures, medical treatments and ground-breaking diagnostics. Like many medical facilities across the country, existing hospital accommodation is under pressure due to a variety of reasons such as aging populations etc.

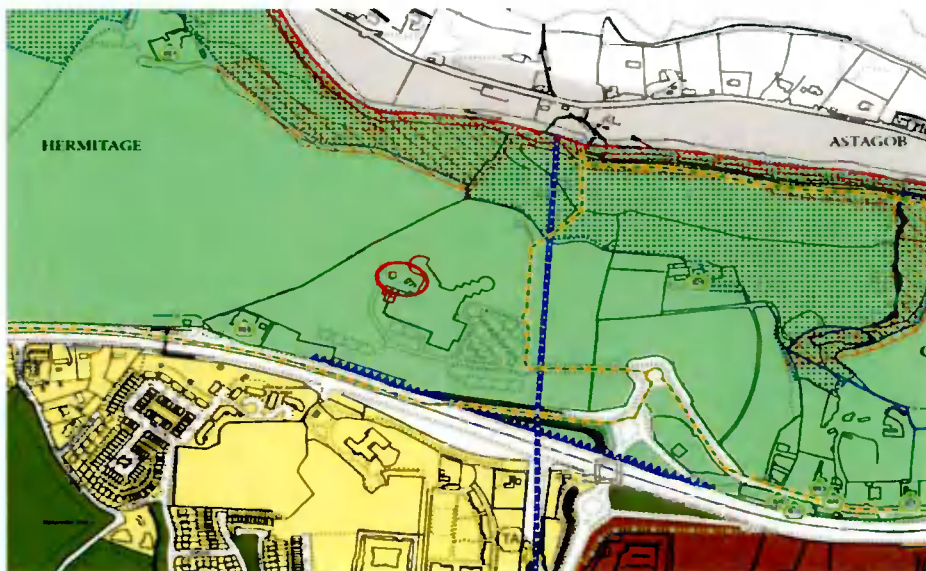
A general storeroom and a canopy located to the northwest of the hospital building is considered a suitable way to achieve the required improvements to the existing hospital associated with pharmaceutical deliveries. The proposed development will not result in an intensification of use on the site.

## LOCAL PLANNING CONTEXT

The following section outlines that the proposed development is in accordance with local planning policy and legislation, as set out hereunder.

### South Dublin County Development Plan 2016-2022

The site is zoned Objective HA (LV, DV, DM) under the South Dublin County Development Plan 2016-2022 for which it has a specific objective *'To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas'. To improve, encourage and facilitate the provision and expansion of medical/hospital uses and services.'* We refer to Figure 2 below which illustrates the location of the subject sites shown in red.











- |   |  |   |
|---|--|---|
|  | Objective HA (LV, DV, DM)                                      | To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas |
|  | Objective RES  | To protect and/or improve residential amenity   |
|  | County Boundary  |   |
|  | Long Term High Capacity Public Transport (RPA Preferred Route) |   |
|  | NTA Greater Dublin Cycle Network Plan                          |   |
|  | Protect and Preserve Significant Views                         |   |
|  | Proposed Natural Heritage Areas (pNHA)                         |   |
|  | Liffey Valley Special Area Amenity Order 1990 (SAAO)           |   |

Figure 3 Extract from SDCC County Development Plan 2016-2022 Map 2. Approximate Site location outlined in red

The Liffey Valley Special Area Amenity Order (SAAO) and a Proposed Natural Heritage Area (pNHA) are located north of the site. There is an objective to protect and preserve significant views from the south of the site down towards the Liffey Valley. The lands to the south of the site are zoned residential.

There are no protected structures, national monuments, or Tree Protection Orders on the site. The site is not within an Architectural Conservation Area (ACA).

Section 11.1.1 (vi) of the South Dublin County Development Plan provides guidance on non-conforming uses. It states

*'There are instances throughout the County where land uses do not conform with the zoning objective of a site. These include instances where such uses:*

- 1. were in existence on 1st October 1964 (i.e. prior to planning legislation), or*
- 2. have valid permission, or*
- 3. have no permission and may or may not be the subject of enforcement proceedings.*

*Development proposals that relate to uses referred to under categories 1 and 2 above, particularly those that would intensify non-conforming uses, **will be permitted only where the proposed development would not be detrimental to the amenities of the surrounding area and would accord with the principles of proper planning and sustainable development. This includes the integration of land use and transport planning.***

SDCC granted permission for the Hermitage Clinic on this site in 2001 (S01A/0539). In addition, several subsequent applications relating to the clinic have been granted permission by SDCC. The proposed developments represent a very minor expansion to the medical clinic and would not be detrimental to the amenities of the surrounding area. It is also considered that the proposed storeroom and overhead canopy would improve services at the existing medical facility on the site. Therefore, although the proposed developments do not conform with the land use zoning, the proposed developments are considered acceptable.

The proposed development in this instance are contained within the development footprint of the existing hospital and will not be visible from wider Liffey Valley Higher Amenity zoning.

In this regard it is not considered that the proposed development will impact the natural character and amenity of the Liffey Valley to the north and therefore will not prejudice the zoning objective for the wider lands. Indeed the consolidation of the services area to the rear of the hospital with permanent, well designed structures is considered a positive proposal with regard further improving the relationship between the hospital grounds and the Liffey Valley amenity area to the north.

Policy C11a of the Development Plan notes that *'it is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.'*

In summary it is considered that the proposed development is in accordance with the zoning and other relevant policies of the County Development Plan and with the proper planning and development of the area.

## CONCLUSION

Hermitage Medical Clinic is an ever-evolving medical centre offering a range of services such as high-tech surgical procedures, medical treatments and ground-breaking diagnostics.

In summary, the proposed development consists of a minor additional storeroom and canopy to the existing Hermitage Medical Clinic, and It will accommodate deliveries to the existing hospital. The proposed storeroom will be almost entirely screened on all sides by the existing buildings to the north, south and east. As such, the proposal will have no visual impact on the surrounding area, including the Liffey Valley to the north.

We trust that everything is in order. We would be pleased to supply any further information as required and look forward to a favourable decision on this application in due course.

Yours faithfully,

*Saoirse Kavanagh*

Saoirse Kavanagh  
McGill Planning Limited