

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 Permission and Retention Permission for development on this site of c.257.7sqm at the Hermitage Medical Clinic, Lucan Road Old, Fonthill, Dublin 20

The application seeks temporary permission (5 years) for retention of 1 no. existing single storey cabin measuring c.38.7 sqm. It also seeks temporary permission (5 years) for a new proposed cabin measuring c.125.5 sqm. The total area of the existing retained cabin and the newly proposed cabin will be c.164.2 sqm. The retained cabin and the proposed cabin are to provide IT and Admin support space for the hospital operations. All associated site development works.

A Chara,

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 A) relates to the retention of an existing cabin and the provision of an additional cabin. The second application (Application B) relates the provision of a store building and a canopy. 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 an existing cabin (Cabin 1), a fenced area around this cabin, and a green area.

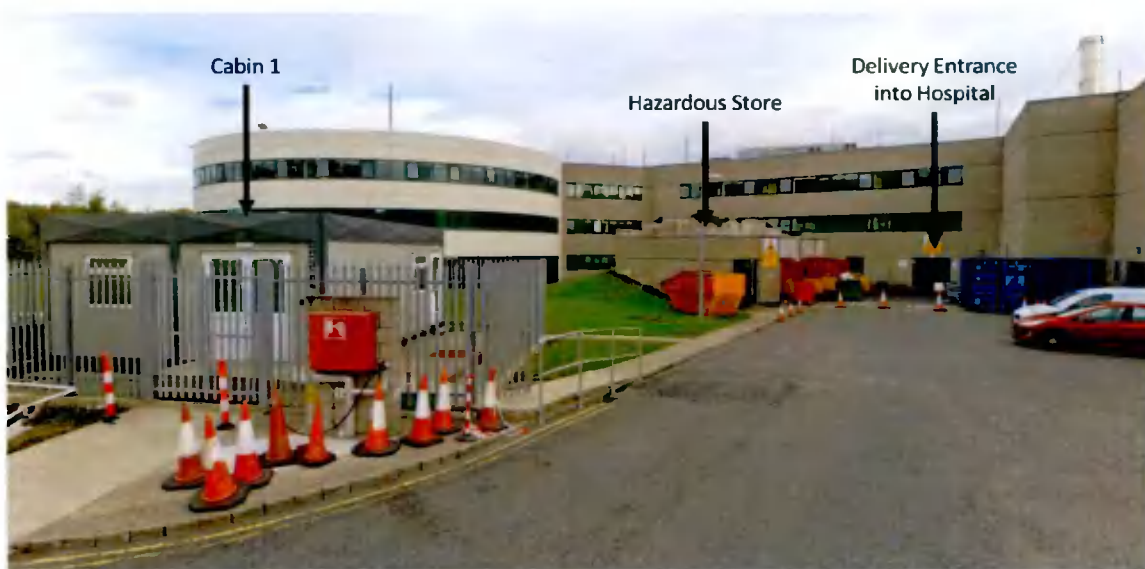


Figure 2 Existing Cabin 1, Store Area, and Delivery Entrance at rear of hospital building

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 single storey cabin to be retained
- The single storey proposed cabin

The proposal is intended to act as IT and administrative support for the existing hospital operations. The proposed cabin will house 5 no. office spaces and a Lobby with a 2 no. WCs. It is intended that the staff members utilise existing facilities within the clinic. The offices will be used to accommodate existing staff already employed within the Hermitage Medical Clinic and as such no additional parking is proposed.

The design of the cabins is in keeping with the style of the existing cabin, please refer to the architectural drawings by Scott Tallin Walker.

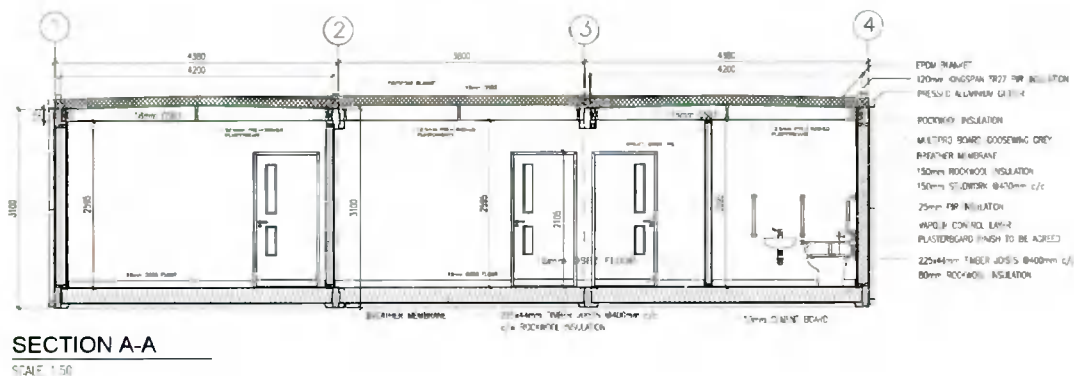


Figure 3 Elevation of the proposed cabin (Scott Tallon Walker)

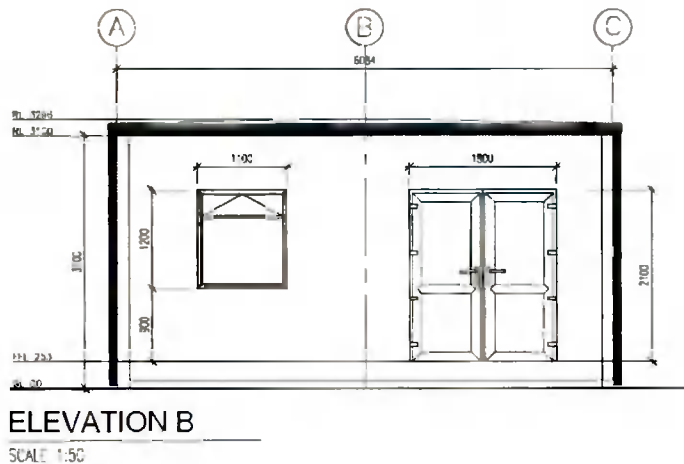


Figure 4 Elevation of the cabin to be retained (Scott Tallon Walker)

Due to the location of the cabins south of the north-western wing and north of the south-western wing, they are concealed from view and will not have a detrimental impact on the existing hospital in terms of overlooking, overshadowing or loss of light. Nor will they have any visual impact on the surrounding area, including the Liffey Valley to the north.

## RATIONALE FOR PROPOSED DEVELOPMENT

The 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. Like many medical facilities across the country, existing hospital accommodation is under pressure due to a variety of reasons such as aging populations etc. The purpose of the proposed development and retention is to provide existing staff with space for a temporary period of up to 5 years.

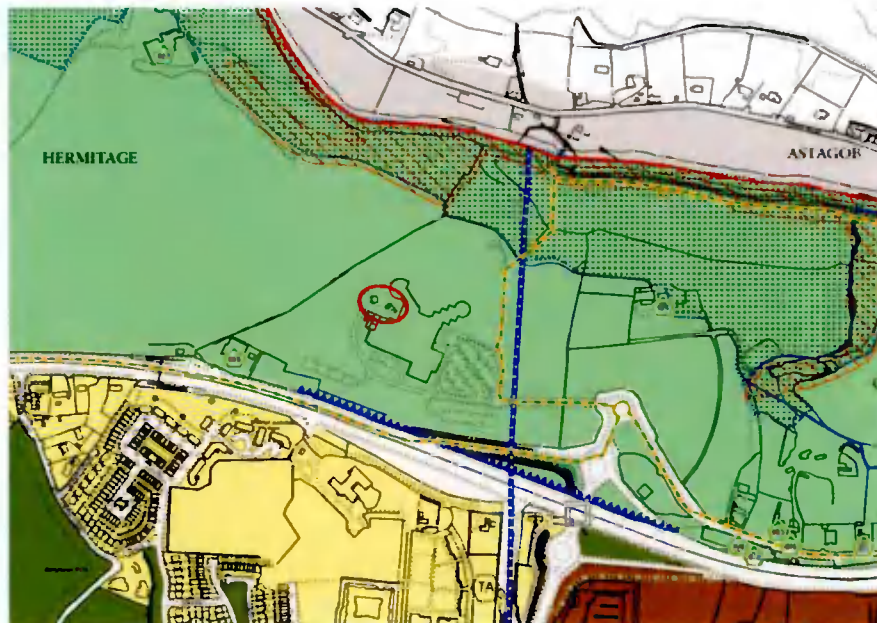
The proposed cabin and cabin to be retained to provide additional administrative and IT support located to the northwest of the hospital building is considered a suitable way to achieve the required improvements to the existing hospital. The proposed development will not result in an intensification 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 5 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 cabin 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 cabin and the retention of a cabin to provide IT and Admin support to the existing hospital building. The development 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

## ENCLOSURES

- 1 no. completed Planning Application Form;
- 1 no. copy of the Newspaper Notice published in The Irish Daily Star on the 27<sup>th</sup> of September 2021;
- 1 no. copy of the Site Notice as erected on the 27<sup>th</sup> of September 2021;
- 6 no. copies of the Planning Letter (this document) prepared by McGill Planning Limited;
- 1 no. cheque totalling €874.80 as payment of the Planning Application Fee for the Cabins application
- 6 no. of the following Architects Drawings prepared by Scott Tallon Walker Architects.

DRAWING TITLE	Size	Scale	Number
SITE LOCATION MAP	A1	1:1000	21063-PLA-001
SITE LOCATION PLAN	A1	1:500	21063-PLA-002
EXISTING REAR YARD LAYOUT	A1	1:100	21063-PLA-003
PROPOSED REAR YARD LAYOUT	A1	1:100	21063-PLA-004
CABINS 1 & 2 ROOF PLAN	A1	1:50	21063-PLA-005
CABIN 2, PLAN & ROOF PLAN	A1	1:50	21063-PLA-006
CABIN 2, ELEVATIONS & SECTIONS	A1	1:50	21063-PLA-007
CABIN 1, PLAN, ROOF PLAN, ELEVS & SECTIONS	A1	1:50	21063-PLA-008
CONTEXTUAL WEST ELEVATION	A1	1:250	21063-PLA-009

## PLANNING APPLICATION FEE CALCULATION

Class Use	Calculation	Fee Payable
Class 4 – Cabin 1 (Retention)	39sqm*€10.80	€421.20
Class 4 – Cabin 2	126sqm*€3.60	€453.60
Class 13 – Area around Cabin 1 (Retention)	€240	€240
	<b>Total</b>	<b>€874.80</b>