

**CUNNANE STRATTON REYNOLDS**

Kiltipper Woods Care Centre  
Kiltipper Road  
Bohernabreena  
Dublin 24  
D24 A248

## **Planning Compliance and Consistency Statement** To accompany planning application for development

An extension and alterations consisting of; a two storey extension at the front main entrance of the existing building (371.5 ground floor addition, 367.5 sqm first floor addition), the extension will match the existing mansard roof profile; reorganisation of the first floor over an area of 272.2 sqm with the addition of 9 no. dormer windows; and all associated services connections and ancillary site works.

Prepared for  
**Stanford Woods Care Centre Ltd.**

by  
**Cunnane Stratton Reynolds**

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CSR Ref. 21593

3 Molesworth Place, Dublin 2

Tel: 01 661 0419

Fax: 01 661 0431

Email: [info@csrlandplan.ie](mailto:info@csrlandplan.ie)

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# 1.0 Introduction and purpose of report

This report is submitted in support of a planning application for an extension to an existing nursing care facility *Kiltipper Woods Care Centre* at Kiltipper Road, Bohernabreena, Dublin 24, D24 A248 on behalf of its operator Stanford Woods Care Centre Ltd.

The purpose of this report is to set out the planning compliance performance of the proposed development against relevant development policy, guidance, objectives and standards. The remainder of this report therefore takes the following format:

- 2.0 Subject Site Location and Description
- 3.0 Proposed Development Motivation & Rationale
- 4.0 Description of Proposed Development
- 5.0 Strategic Planning Context
- 6.0 Local Planning Context
- 7.0 Conclusion

This proposal has regard to; site characteristics and history; the provisions of the current and draft County Development Plans; relevant national and regional guidance; and specialist assessments, including advices from the applicant who is an expert in the delivery of nursing care in a residential setting.

Accompanying information submitted in support of this application includes; statutorily prescribed planning application form, fee, notices, maps and drawings all prepared by the Project Architects and Lead Designers GI Martin Architects. In addition, the review of strategic and local development policy and objectives together with pre-planning review, including request for planning authority consultation (made in June 2021), has resulted in the preparation of a further specialist input of a landscape plan with planting schedule prepared by Beth Moore, Landscape Architect. The specialist inputs of are referred to throughout the report where relevant to address specific policy requirements.

We submit that the proposed development is a considered, suitable and desirable addition to the existing nursing care home at this location that is in the interests of the sustainable development of the county and surrounding areas currently underserved Health Information and Quality Authority (HIQA) registered nursing care facilities.

The proposed development will complement and enhance the quality of service offered by the existing nursing care facility in an area that underserves those seeking residential nursing care by an increase in bedroom, office, day room, accommodation, the provision of a dedicated hairdressing room, storage rooms and a bereavement room, and rationalising and reorganising of existing internal space. In addition, the proposed extension will improve the appearance of the entrance to the facility and thus the experience of residents and visitors.

It is submitted that this application and report demonstrates the development has regard to the site and its surroundings current characteristics and presents a well designed minor addition to Kiltipper Woods Care Centre that can be delivered within the social, environmental and services carrying capacities of the site and area.

## 2.0 Subject site location and description

The site the subject of the accompanying application is part of *Kiltipper Woods Care Centre* located at Kiltipper Road, Bohernabreena, Dublin 24, D24 A248 (coordinates ITM 709981, 725359 | [53°16'02.2"N 6°21'57.3"W](#)). See Strategic Location Map at Figure 2.1.



Figure 2.1 Strategic Site Location © 2021 Google

The subject application site is approximately 1.2785 ha encompassing the landholding associated with the existing *Kiltipper Woods Care Centre* that consists of an avenue (approx. 250 metres) that runs north – south from Kiltipper Road to access the main portion of the site that holds the existing care centre building. This main portion of the site is roughly rectangular in shape bounded by Ellensborough mature residential development (open space) to its north and west (rear gardens of mature residential dwellings off Ellensborough Drive), open space and the River Dodder to its east and south.

The existing nursing care centre building is a contiguous two storey building of different sections, including courtyards that occupies much of the north western portion of the main site area. The building is generally two stories in height with a pitched and mansard roof. The building main entrance is on its north eastern corner where a set down area with parking is located. The eastern side of this main portion of the site is given over to car parking and some landscaped open space on site.

The main works the subject of the accompanying application will take place within a limited footprint of approximately 450 sqm at the existing front entryway of the *Kiltipper Woods Care Centre* building. This area encloses the footprint of the proposed two storey extension (approx. 370 sqm.) and a proposed internal courtyard to be enclosed by this extension. The two storey extension will match the existing mansard roof height and profile of the existing care centre building.



Figure 2.2 Site Location Map prepared by GI Martin Architects (not to scale) alongside Google Earth Image with site approximately outlined © 2021 Google

## 2.1 Subject site history

A review of the online planning history for this site, summarised at table 2.1, reveals the history of Kiltipper Woods Care Centre that traces the original conversion of Kiltipper House to 'a residential care unit' under Reg. ref. S02A/0084. Since this original conversion, there have been five taken up planning permission for extensions and alterations to the facility.

Reg. Ref.	Description of Development	Decision
SD18A/0018	Extension in 4 no. areas	Grant by local authority (SDCC) 30.04.2018
SD17A/0162	138 sqm extension to previously approved extension	Grant by SDCC 28.08.2017
SD09A/0457	Alterations to SD08A/0577	Grant by SDCC 11.03.2010
SD08A/0557	Add 22 no. single ensuite bedrooms etc.	Grant by SDCC 31.03.2009
SD07A/0477	Add 44 no. bedrooms	Refusal upheld on appeal 25.04.2008 (ref. PL06.225382)
SD05A/0779	1 <sup>st</sup> floor extension & additional car parking	Grant of retention by SDCC 16.03.2006.
S02A/0084	New residential care unit and renovation and conversion of existing Kiltipper House, to provide residential staff accommodation etc.	Grant by SDCC 23.07.2002
S99A/0193	50 no. residential units	Application withdrawn (by Durkan New Homes Ltd.) 21.06.1999

Table 6.1 Planning history summary

It is noted that the facility, since its creation in 2002 has been under the management of the same operator.

## 3.0 Proposed development motivation and rationale

The Health Act, 2007 brought the requirement for the registration of all nursing and long term care facilities. Registration of nursing home facilities is complete and a prescribed process administered by HIQA (Health Information and Quality Authority), also set up by this Act. Once registered, all facilities become known as Designated Centres in accordance with the Act.

HIQA also provide guidance on aspects of the development of Designated Centres to sit alongside the Building Regulations and more particularly, on the observation of standards of care and reporting. The proposed development has had regard to *National Quality Standards for Residential Care Settings for Older People in Ireland*, 2009 and the standards revision that came into effect 1<sup>st</sup> July 2016.

Kiltipper Woods Care Centre has been registered since the requirement for same came into being and is assigned identification reference no. 53 under that registration.

### 3.1 The need for the extension

The requirement for the proposed extension is twofold: incremental increase in accommodation for additional residents and a reflection of the operator's continuous focus on improved environment for its residents as a means to maintain operator focus on best and improving care standards.

The general population is ageing and living longer. The Health Service Executive (HSE) therefore require a broad range of short and long term and dementia specific services to be provided. The proposed extension will assist the HSE as they face very difficult mandate challenges, due to a lack of supply.

There is an existing acknowledged gap in supply versus demand is universal in Ireland and recognised as one of the challenges of HIQA in their penultimate 2016 – 2018 Corporate Plan *"The economy and public finances in Ireland continue to emerge from the financial crisis of recent years, however demands for resources are unlikely ever to be fully met."*

There have been a number of reports conducted at national level by the Department of Health, HSE, ERSI, Age Action Ireland on the needs in this area. The consensus viewpoint is the promotion of health care facilities and services with *"Active and Older"* and *"Care in the Community"* as the priority. Most recently, the Department of Health, *Health Service Capacity Review 2018 (Report Review of Health Demand And Capacity Requirements In Ireland To 2031 – Findings And Recommendations)* identifies that the biggest issue facing the State is the expected significant increases in the over 65 and 85 age groups. Those age groups typically require higher levels of acute care. Nursing Home accommodation is in the next most required healthcare category for the older person.

A range of needs are required to be catered for, including various stages of dementia. Service providers must offer a broad spectrum of services to older people, prior to any requirement for long term residential care. Additionally, long term care facilities (when required) must be designed to cater for a range of dependency levels and not just deliver a 'one size fits all' approach. The applicant, as an experienced provider of elder and nursing care facilities, recognises too that the needs of the older population and HSE expectations are evolving all the time.

HIQAs 2019 – 2021 Corporate Plan was published in August 2019 and aims to address its responsibilities under Sláintecare set up in 2016. The Sláintecare Implementation Plan of 2018 has 10 Strategic Actions: including Action 4 to bring 'care closer to home'. Sláintecare now has an Action Plan,

launched in 2019, to transform our health and social care services. This has 4 workstreams. Workstream 1 is *Service ReDesign and Supporting Infrastructure* and includes delivery of “community infrastructure including long-term and short-term residential beds in community nursing homes” under the Capital Planning Implementation Programme directly supported by the NDP.

The ageing demographic profile and demand for nursing home capacity mean that it is vital that the public and the private sector work together to provide the full range of short and long term and specialist range of facilities and services that are urgently needed.

In line with Sláintecare’s care in the community objectives, each admission to nursing care facility is by a multidisciplinary team, consisting of specialist healthcare professionals, the resident, their family, GP’s and nursing home staff. The proposed extension will improve the services accommodation areas of the existing building for these actors, future residents and their visitors.

## 3.2 The applicant

HIQA overseen standards for residential care facilities is the baseline from which the applicant and operator Stanford Woods Care Centre Ltd operates.

As noted at section 2.1, Kiltipper Woods Care Centre has had the same operator since its creation in 2002 when the original building on site was converted. The operator has always sought to deliver the best standards of care for its residents on a discretionary basis and is due to celebrate 20 years at this location in 2022. Since the facility opened, legislation for the standards of care provision in residential settings has exponentially increased. The establishment of standardised levels of resident care over this time is welcomed by the operator, though the emphasis on continuous improvement sought to be underpinned by that legislation and regulation has always been at the core of business practice for the operator.

Mentioned at the outset of section 3.0 of this report was that The Health Act, 2007 brought the requirement for the registration of all nursing and long term care facilities as *designated centres*, a process managed and overseen by HIQA.

Kiltipper Woods Care Centre has been registered since the requirement for same came into being and is assigned identification reference no. 53 under that registration. It is noted that there are publicly available two HIQA inspection reports of the facility; published in 2020 and 2021 repetitively. The reports were generated under separate circumstances; the earlier a report following unannounced inspection of the facility for the purpose of establishing compliance with avoidance of restrictive practices for residents under the Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) Regulations 2013. The outcome of that report was that the facility was compliant; “Residents enjoyed a good quality of life where the culture, ethos and delivery of care were focused on reducing or eliminating the use of restrictive practices.” The later, more recent, report was a standard quality inspection on short notice. This report is more wide ranging and reports on compliance of the facility with all relevant regulations associated with the Health Act. Under each regulation the facility was found to be compliant.

It is submitted that the outcomes of the above reports, both arising from ad hoc site inspections (i.e. not as a result of complaint), evidence the high standards that the facility operates to. This is especially true when one compares its performance to others. In August 2021, 61 no. inspection reports were published by HIQA: 356 no. of those had instances of non-compliance<sup>1</sup>.

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<sup>1</sup> The Irish Times, Mon 23.08.2021. *Hiqa finds compliance issues at 35 of 61 nursing homes inspected*



The long and site-specific learning that the operator has acquired over their continuous management of the facility from its creation in 2002 means that the facility operator is intimate with the profile of the people in the area and their needs. The alterations to the facility over time have all been promoted by the dual impetus of increasing demand and care improvement focus of the operator.

Kiltipper Woods Care Centre was awarded Nursing Home of the Year by in 2018 at the Healthcare Awards and the proposed extension and rationalisation of the existing building's layout will seek to maintain this operator and Kiltipper Woods Care Centre as a standard setter in residential care.

In summary, it is with the above matters in mind that the authority's attention is drawn to the current extension proposal. In providing 18 additional no. bedrooms at the facility, the extension will help to meet extant demand outlined at section 3.1. the extension will also allow for reorganisation of the ground and first floors at the entryway of the building thus accommodating the care needs and dependencies of residents through the accommodation of their service providers, a situation that has arisen from the multidisciplinary approach to care in regulation also outlined at section 3.1. Finally, in reflection of the beyond best practice approach of the operator, it is noted that the proposed extension will formalise the main entryway to the building to redress the visual impression of form over function. Stanford Woods healthcare Ltd. have a special focus on the physical environment of their residents and their visitors which is evident in their landscaped grounds and activity driven courtyards. The proposed extension will improve the visual appearance of the entryway to match the standards of hard and soft landscaped environment already at Kiltipper Woods Care Centre. The extension will match in height, massing, mansard roof and finishes of the existing building and will therefore be readily visually absorbed.

## 3.2 Pre-planning interactions and iterations

Pre-planning interaction was sought 14 June 2016 with South Dublin County Council by means of submitting out the Application Form For Pre-Planning Consultation with strategic site location, site location and site layout plans. The submission of that pre-application consultation was acknowledged by letter 17 June 2021 that assigned the request ref. PP 070/21 with undertaking that a planning officer would contact the report writer. Despite follow up telephone call reminders, no pre-planning contact has been returned. A copy of this acknowledgment is at Appendix 1.

Notwithstanding, the proposal is understood and acknowledged to be relatively minor and in keeping with the established use and form of the existing development on site.

## 4.0 Description of the proposed development

The succeeding sections of this report aim to demonstrate the congruence of the proposed development of the lands with sustainable development principles as enunciated in strategic and local planning and development policy.

The description of development provided for notices is: an extension and alterations consisting of; a two storey extension at the front main entrance of the existing building (371.5 ground floor addition, 367.5 sqm first floor addition), the extension will match the existing mansard roof profile; reorganisation of the first floor over an area of 272.2 sqm with the addition of 9 no. dormer windows; and all associated services connections and ancillary site works

As noted at section 2.0 of this report the application site reflects the Kiltipper Woods Care Centre landholding but the above proposed development is over a small footprint of about 450 sqm. At the front entrance to the building i.e. it's north eastern corner.

The proposed development is a two storey extension that wraps around the entrance area of the building over an area of 371.5 sqm on the ground floor and 367.5 sqm on the first. By wrapping the extension around the front of the building an intentional internal courtyard of just over 100 sqm is created.

Subsequent to the June 2021 pre-planning request, upon detailed review of local planning policy as part of the proposal's design and by the applicant's insistence on highest standards of development proposals and living and environment for its residents; the services of Beth Moore Landscape architect were retained in order a detailed scheme for the formal landscaping of the courtyard area to the rear of the proposed extension be provided. This scheme and its planting schedule is supplied on submitted drawing by Beth Moore.

The proposed landscaping scheme for the courtyard proposes paving and seating with raised planters to hold plants and a central tree for visual inter and sensory stimulation. The surface is hard to facilitate access by persons with mobility issues and the raised planters are used to deliver the soft landscaping elements in a way that will not interrupt at grade ground finishes for access.

The proposed ground floor 371.5 sqm extension will hold 5 no. bedrooms; a small visitor's room and an extension of the existing daycare room along the eastern elevation. To the front (north east) the internal front lobby will be extended and an additional side office off this extension is also proposed. To the very north eastern corner of the ground floor is proposed a bereavement room.

The proposed 367.5 first floor extension is also indicated to hold 5 no. bedrooms; two storerooms; an office and a further small day space / dining area. This day space / dining area already exists on the first floor but is to be relocated as part of the proposal.

The proposed ground and first floor extensions are to be fully integrated with the existing building. In the case of the ground floor, the proposed extension does not result in significant reorganisation of existing spaces, aside from the enlarging of the existing day room and lobby and provision of a dedicated bereavement room. On the first floor, the proposed extension allows for the reordering of the attached internal space into 8 no. bedrooms; a hairdressers and small quiet room. The submitted proposed first floor drawing by GI Martin Architects has been highlighted to indicate the reorganisation of the first floor.

All proposed bedrooms are ensuite and single occupancy. The proposed 18 no. bedrooms will increase current 125 no. beds in the building by 14%.

The proposed extension is to match the existing roof height by use of mansard roof with integrated dormer windows to provide light at first floor level. 9 no. first floor dormer windows are proposed, all to the front external face of the building and thus avoiding any overlooking of existing proposed bedrooms or other office, day, dining or hairdressing rooms.

## 5.0 Strategic planning context

18 no. Government Departments, their agencies and bodies implement government policy in accordance with statute that itself provides for plans, policies and guidance. Government department administration occurs at central (civil service) and local (public service) levels. The government operates as part of the European Union, codifying EU Directives and Regulation via statute.

Any statutory policies or plans have the ability to effect land use planning to a greater or lesser extent, dependent on the location and characteristics of the development. In this instance;

- the planning application this report supports will be assessed by South Dublin County Council after policies, plans and guidance effected under the Planning and Development Act 2000, as amended. The planning authority function of the local authority is devolved from the Department of Housing, Local Government and Heritage (DoHLGH);
- the subject site is not at a location holding a strategic land use; transport; environment or heritage objective.

This section of the report identifies the primary planning and development national and regional policies, plans and objectives in relation to the proposed development land use at the subject location in order to provide a rendition of the development's response to same for the assessment of the local authority.

In this regard it is noted that the proposed development is a for a residential care facility and as such will be regulated on behalf of the HSE by HIQA by regulation and oversight as a Designated Centre. As noted at section 3.0, the development has regard to guidance issued by the HSE and HIQA as agencies of the Department of Health. In particular, the design of the proposed development has had regard to *National Quality Standards for Residential Care Settings for Older People in Ireland*, 2009 and the revision that came into effect 1<sup>st</sup> July 2016.

## 5.1 Strategic spatial planning context

Provided for under statute, planning guidance for land development proposals in the Republic of Ireland is governed by national and regional policies attaching to particular geographically defined areas and / or land uses and takes the form of Plans and Guidelines.

The policies and objectives of these national and regional documents underpin the policies and objectives of local Development Plans, Local Area Plans (LAPs) and other non statutory Plans that in turn, set the detailed local statutory planning context of particular sites.

This section of the report highlights the Strategic Planning Context of the subject site i.e. this section identifies the key National and Regional Planning and Development Plans, Policies and Guidelines where they relate to the spatial organisation of land use at the subject location and the land use proposed.

### 5.1.1 National Development Plan (NDP) & National Planning Framework, both 2018

The National Development Plan (NDP) called *Project Ireland 2040* was adopted to allocate €115 billion over the following decade. Capital funding is allocated under this Plan for Department of Health objectives as set out in the *Sláintecare*, that include provision of nursing home places, as recorded at Section 3.1 of this report. The NDP is undergoing review at the moment, with final revision imminently due. That review sought to extend the budget of the NDP over a longer period as committed to in the *Programme for Government 2020*.

A National Planning Framework (NPF) called *Ireland 2040 Our Plan* was adopted in conjunction with the NDP that identifies Strategic Outcomes and Investment Priorities that include Access to Health Services; *“Good access to a range of quality education and health services, relative to the scale of a region, city, town, neighbourhood or community is a defining characteristic of attractive, successful and competitive places. Compact, smart growth in urban areas and strong and stable rural communities will enable the enhanced and effective provision of a range of accessible services.”*

It is submitted that the proposed development for additional residential care bedrooms and increased related services and recreational spaces at an established nursing care centre addresses this Strategic Outcome.

Access to proportionate healthcare services is recognised throughout the NPF as an essential ingredient to successful urban places and settlements. At Section 6.4 the NPF echoes the findings of the Department of Health and records the expected doubling of people over 65 and a quadrupling of people over 85 by 2040 leading to a greater demand for services and facilities to support that population. This finding leads to National Policy Objective 30 *“Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.”*

*Ireland 2040 Our Plan* recognises Ministerial Guidelines as underpinning the policy context for planning decisions. Those Guidelines relevant to the proposal and site are identified at section 5.2 here.

### 5.1.2 EMRA Regional Spatial and Economic Strategy (RSES), 2019

Local government reform in 2014 rationalised the former 8 no. regions into 3 no. Regional Assemblies. At this time Dublin authorities were amalgamated into the Eastern & Midland Regional Assembly (EMRA). The region is urban, peri-urban and rural and therefore 3 no. sub-regions called Strategic Planning Areas (SPAs) have been formulated: Midland Region (Longford, Westmeath, Offaly, Laois); Eastern Region (Louth, Meath, Kildare and Wicklow); and Dublin Region (Dublin local authorities).

Each Regional Assembly was tasked with preparing new regional plans called Regional Spatial & Economic Strategies (RSESs). Each RSES sees a greater integration of socio-economic and land use considerations as in the Local Economic and Community Plans (LECPs).

The RSES follows the NPF and amongst the key elements of the growth strategy identified at the national level is *“A focus on contained growth and reduced sprawl by targeting infill and brownfield lands in existing built-up areas”*.

The RSES recognizes EMRAs *“young but ageing population”* and that; *“By 2031 there will be a significant increase in the regional population aged over 65 and we need to plan for adequate healthcare, accommodation and services to enable independent living for as long as possible, encourage active lifestyles and address isolation for our older residents.”* The Regional Policy Objective for Healthcare RPO 23 matches that of the NPF under Provision of Health Services; *“Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans.”*

The hierarchical settlement strategy (RSES figure 4.2) broadly follows that of the preceding Regional Planning Guidelines (RPGs) but refines the strategy to be *“asset-based”* where Core Strategies of each Development Plan are to identify key characteristics (sale, function, human capital, place making, eco system enterprise, connectivity, natural capital and infrastructure) of each settlement in order to assign its settlement hierarchy position.

The RSES recognises 5 level settlement hierarchy: Dublin city and suburbs; Regional Growth centres (3 no. Dundalk, Drogheda and Athlone); Key Towns (11 no. Maynooth and Naas in Kildare); Medium to Large Sized Settlements; and Small Towns, Villages and the Countryside. Medium to Large Sized Settlements and Small Towns and Villages are to be identified in each Core Strategy.

The RSES contains at Section 5.0 Dublin Metropolitan Area Strategic Plan (MASP) that focuses on the development of strategic development areas around strategic transport infrastructure and infill areas, Regional Policy Objective 5.1 supports the delivery of "Enabling Infrastructure" including social infrastructure like health care services also recognised as essential to a good quality of life at Chapter 9 of RSES. In terms of the subject site, it is noted that the Dodder Valley Greenway from Grand Canal Dock to Bohernabreena bears special mention also under "Enabling Infrastructure" as part of the *Metropolitan Greenway Network*. It is recognised that South Dublin have already invested in their stretch of this greenway close to the subject site and that further investment to formalise the path and cycleway has been announced in February 2021.

It is submitted that the proposed development is on brownfield lands and for a use that is already established on site. The proposed use to service the healthcare needs of, in particular, the ageing population is a piece of desired enabling social infrastructure recognised as required and under RPO 23 of the RSES and Objective 5.1 of MASP as an ingredient to delivering a good quality of life in the region.

The remainder of this report sets out the proposal's compliance with, and in most instances exceedances of, guidelines and standards of Nursing Care Home development on zoned and serviced lands and is thus submitted to represent a sustainable and desirable use at this location.

### ***5.1.3 Sustainable Travel & Transport: and National Cycle Manual, 2011; Permeability Best Practice Guide, 2015; and Greater Dublin Area Transport Strategy 2016-2035; and Design Manual for Urban Roads and Streets (DMURS)***

Maintained and improved transport links alongside hard and soft services infrastructure are necessary to facilitate development. The National Transport Authority (NTA) under the aegis of the Department of Transport, Sport and Tourism (DTST) is tasked with promoting sustainable travel modality and setting and implementing multi modal transportation for non national roads and future rail schemes.

The NTA, as recorded at their *NTA Statement of Strategy 2018-2022 and Integrated Implementation Plan 2013-2018* that prioritises sustainable modes of transport over the private car.

The **Transport Strategy for the GDA 2016 – 2035** sets priorities for roads, rail, bus, cycling and walking including considerations of demand management through parking supply. It does not provide specific objectives for the subject site specifically but does encourage the use of walking, cycling and public transport over the private car.

In 2011 the NTA produced their **National Cycle Manual** that in turn, informs the Greater Dublin Area (GDA) **Cycle Network Plan, 2013** later published as part of the GDA Transport Strategy. This Plan sets spatial priorities for a hierarchy of safe cycleways and has been reviewed having regard to the site's location within the GDA. The GDA Cycle Network Plan mapped existing facilities and demand and then proposed an overall network providing greater detail for Dublin City and suburbs areas and the towns within the GDA. The subject site is part of Map N6 Proposed Cycle Network, Dublin South West that indicates Kiltipper Road as a Secondary cycle route, the Dodder Greenway as a greenway and a 'feeder' route though Ellenborough housing estate to the west of the site.

It is submitted that the proposed development will have no impact on the delivery of this cycle network.

It is further submitted it will not impact the works to be undertaken by South Dublin County Council to this greenway under 2021 funding directed through the NTA for the formalisation of the path and cycleway.

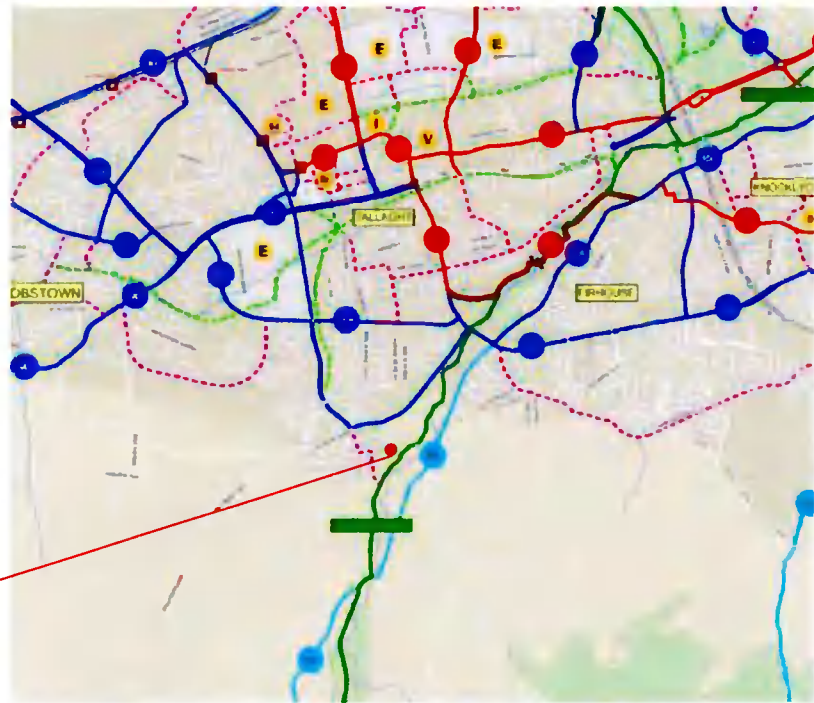


Figure 5.1 Extract of Map N6 of the GDA Cycle Network Plan.  
Subject site indicated via red dot.

Legend:			
<span style="color: red;">—</span> Primary/Secondary	<span style="color: red;">- - -</span> Feeder	<span style="color: green;">■</span> Employment Zones	<span style="color: yellow;">■</span> Town Centre
<span style="color: blue;">—</span> Inter-Urban	<span style="color: green;">- - -</span> Minor Greenway	<span style="color: red;">■</span> Hospitals	<span style="color: blue;">■</span> University
<span style="color: green;">—</span> Greenway	<span style="color: yellow;">P</span> Permeability Link	<span style="color: red;">■</span> Institute of Technology	<span style="color: blue;">■</span> Village Centre
<span style="color: red;">—</span> Dublin - Primary	<span style="color: red;">—</span> County Council Boundaries	<span style="color: yellow;">■</span> Shopping Centre	<span style="color: blue;">■</span> Stations
<span style="color: blue;">—</span> Dublin - Secondary			

## 5.2 National planning guidelines

At national level, the DoHPLG, sometimes in concert with other Departments or agencies, regularly publish Guidelines for Planning Authorities to aid them in administration of planning applications and preparation of Development Plans.

The Guidelines generally refer to standards for development of certain land use categories and are therefore useful guides in designing schemes. The requirements of the Planning Guidelines are incorporated into the current Fingal County Development Plan however, in the interests of clarity, here we set out the response of the development to the requirements of certain of those Guidelines which may be considered by the planning authority to be relevant to the proposed development at the subject location.

### 5.2.1 Appropriate Assessment (AA) of Plans and Projects in Ireland, 2009

Appropriate Assessment (AA) consists of sequential steps as set out under Articles 6(3) and 6(4) of the Habitats Directive with its purpose described in the guidelines as; "...to determine, on the basis of preliminary assessment and objective criteria, whether a plan or project, alone or in combination with other plans and projects, could have significant effects on a Natura 2000 site in view of the site's conservation objectives." Article 6(3) is concerned with strict protection of sites by virtue of their having inherent special characteristics or being a special habitat for protected species and 6(4) allows certain limited derogation. The network of sites that are protected by EU Environmental Directives are called Natura 2000 sites, part of the Natura 2000 Network.

Where AA determines that significant effects may occur on Natura 2000 Network it is incumbent upon an applicant to perform a site and development impact assessment presented as a Natura Impact

Statement (NIS). The subject site does not contain nor is it adjacent to any Natura 2000 sites nor is it bounded by nor transversed by any pathways to same.

The Office of the Planning Regulator (OPR) has published planning practice notes with no. 01 being *Appropriate Assessment Screening for Development Management*, 2021.

The subject site is within 1km (north) of the Glenasmole Valley Special Area of Conservation (SAC) (site code 00129).

The proposed development is to take place on a an already developed site and is to utilise existing services. Having regard to the source-pathway-receptor approach of assessment recommended in OPR Practice Note 01 (where the sensitive receptor is the qualifying interests and management objectives of the SPA) it is submitted that no impact to the SAC will occur as a result of the development as no pathway exists and the development is not of a scale or type to result in fugitive emissions with the potential to impact the SAC.

As such it is submitted not necessary to undertake any further stage of the Appropriate Assessment process.

### ***5.2.2 The Water Framework Directive, Floods Directive & The Planning System and Flood Risk Management Guidance and Guidelines for Planning Authorities, 2009***

The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011. This programme, together with the OPW delivers on the National Flood Policy (2004) and implements the EU Floods Directive (2007).

The Water Framework Directive (2000) focused on water quality had organised the country into 8 no. River Basin Districts (RBDs). CFRAM was organised on that RBD basis. Each of the 8 no. RBDs began cyclical planning for the period 2009 -2014. Following reorganising of the RBDs into an effective single national River Basin District broken down into 46 catchment management units the *National RBMP 2018 – 2021* was published in April 2018.

In addition, as required under the Flooding Guidelines, a Strategic Flood Risk Assessment (SFRA) was been prepared to accompany the South County Development Plan that used CFRAM and RPG sources. The design of the development drainage and water supply proposals has had regard to Sustainable Urban Drainage Systems (SuDS) methods and standards and defers to local authority standards including the Greater Dublin Regional Code of Practice for Drainage Works, Ver. 6.0. Please refer to the separately submitted drawings by GI Martin Architects that detail the drainage arrangements for the proposal that in summary, propose utilising existing site services.

We note too that an updated SFRA has been prepared as part of the draft South County Development Plan 2022 -2028.

No flood hazard or historic incidents of flooding are recorded on or in the vicinity of the site nor is the subject site indicated transversed nor bounded by any watercourse or within any flood areas nor within areas for further study.

Having regard to eh above and the proposed development being proposed on already developed land, it is submitted that the proposed development will not cause nor contribute to flooding.

## 5.3 Strategic planning context executive summary

It is submitted that the proposed development will go some small way to address the nursing care shortages recognised by central and regional government. As such the proposal in principle is submitted to address the gap in nursing home supply identified at the strategic level.

The proposed development is an extension to a residential care facility and as such will be regulated on behalf of the HSE by HIQA by regulation and oversight as a Designated Centre. As noted at section 3.0 of this report the development has regard to guidance issued by the HSE and HIQA as agencies of the Department of Health. In particular, the design of the proposed development has had regard to *National Quality Standards for Residential Care Settings for Older People in Ireland, 2009* and the standards revision of 2016. In addition, the content of section 3.0 is reiterated as regards the existing facility and operator being recognised as operating to and beyond required standards.

The especial value of the Dodder River and its associated greenway is recognised at the strategic level and by the applicant for its delivery of both strategic amenity and NTA cycleway functions. The proposed development will not impact this amenity and it is submitted that the proposed development design has had regard to the requirement to maintain the existing low profile of the building and is proposed tight to the existing building footprint so as to not increase the visual presence of Kiltipper Care Centre in its immediate or wider settings.

The NDP allocates funding for access to health services that are to be delivered through the Department of Health's Sláintecare initiative mentioned at section 3.1 of this report. The Sláintecare Action Plan includes the provision of nursing home care. It is submitted that the provision of the proposed nursing care home at a location currently not served by this essential service addresses the NPF Strategic Outcome no. 10 of Access to Health Services.

Access to proportionate healthcare services is recognised throughout the NPF as an essential ingredient to successful urban places and settlements. At Section 6.4 the NPF echoes the findings of the Department of Health and records the doubling of people over 65 and a quadrupling of people over 85 by 2040 leading to a greater demand for services and facilities to support that population. This finding leads to National Policy Objective 30 "*Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.*"

It is also submitted that the proposed development is on lands that are brownfield, the redevelopment of which in the pursuance of a compact urban form is a principle of the EMRA RSES development strategy. The proposed use to service the healthcare needs of, in particular, the ageing population is a piece of desired enabling social infrastructure recognised as required and under RSES Objective RPO 23 and MASP Objective 5.1 as an ingredient to delivering a good quality of life in the region.

*Appropriate Assessment (AA)* and *Flooding Guidance* has been reviewed and it is submitted that the development will not compromise the Natura 2000 network nor increase the potential for flooding within or without the site.



## 6.0 Local planning context

The proposed site is located wholly within the planning administrative area of South Dublin County Council. Thus, the proposed development is subject to the provisions of the current South Dublin County Development Plan 2016 - 2022.

In addition to the Development Plan local authorities are empowered under the Planning and Development Act to make Local Area Plans (LAPs) for smaller areas within their boundaries. Together with Development Plans, LAPs constitute the only statutory Plans for local authorities. South Dublin also prepares other plans for certain lands called masterplans, the boundaries of which are indicated on County Development Plan maps. The subject site does not fall within the boundaries of any LAP or masterplan.

The County Development Plan policies, standards and objectives in relation to the subject lands and land use proposal are set out below with the aim of demonstrating the proposed development's compliance with the provisions of the Plan. The current Development Plan has been subject to 5 no. variations. The latest variations of the plan had an impact on the land uses that are scheduled as permitted in principle, open for consideration and not permitted according to their land use zoning objectives.

The County Development Plan consists of a written statement, appendices, environmental reports and a set of maps.

For ease of reference and to demonstrate exhaustive approach, this section of the report generally follows the order of the Development Plan beginning with and excerpt of the Sheet no. 9 of the Plan and then moves through the relevant provisions of the County Development Plan Volume 1 whose content is scheduled at table 6.1.

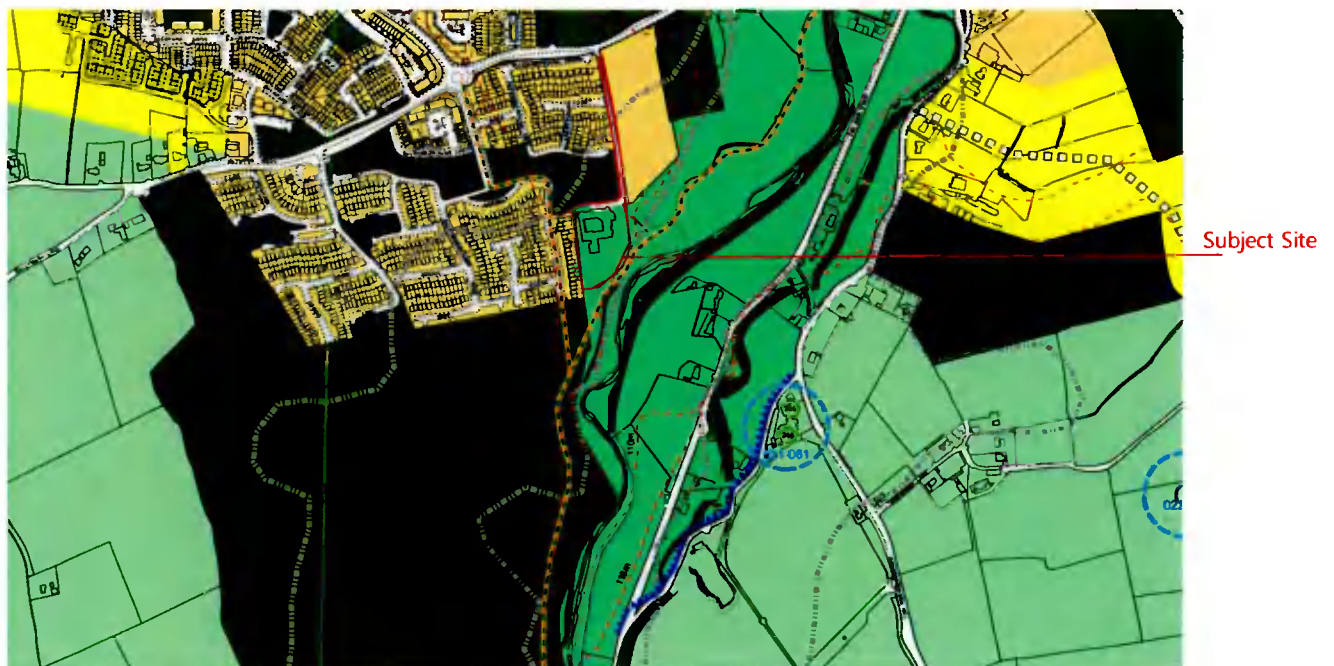
Chapter No. & Title	
1 Introduction & Core Strategy	7 Infrastructure & Environmental Quality
2 Housing	8 Green Infrastructure
3 Community Infrastructure	9 Heritage, conservation & Landscapes
4 Economic Development & Tourism	10 Energy
5 urban Centres and Retailing	11 Implementation
6 Transport & Mobility	

**Table 6.1 South Dublin County Development Plan 2017-2023 (Vol 1 Written Statement Contents)**

It is noted that the draft 2022 -2028 Development Plan is being prepared and was on display until 21<sup>st</sup> September 2021. The provisions of that plan are referred to in this section for the purposes of future-proofing.

## 6.1 Development Plan mapped objectives

Figure 6.1 below is an excerpt of Sheet no. 9 of the current Development Plan Map with the subject site outlined in red with site and surrounding designations scheduled below.



### Use Zoning Objectives

	Objective RE-B	To protect and/or improve residential amenity
	Objective RES-N	To provide for new residential communities in accordance with approved area plans
	Objective SDZ	To provide for strategic development in accordance with approved planning schemes
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration
	Objective TC	To protect, improve and provide for the future development of Town Centres
	Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
	Objective DC	To protect, improve and provide for the future development of District Centres
	Objective VC	To protect, improve and provide for the future development of Village Centres
	Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective RW	To provide for and consolidate retail warehousing
	Objective EE	To provide for enterprise and employment related uses
	Objective OS	To preserve and provide for open space and recreational amenities
	Objective NA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
	Objective RU	To protect and improve rural amenity and to provide for the development of agriculture

### Specific Objectives:

	Proposed Post Primary School
	Proposed Primary School
	Seveso Sites
	Specific Local Objectives (See Written Statement for Details)
	To provide for Traveller Accommodation Sites to be Selected
	To provide for Traveller Accommodation
	To protect and / or provide for a Burial Ground
	Contour Lines
	SDZ Planning Scheme Boundaries
	County Boundary

### Transport

	Junction Proposals
	Road Proposals - Long Term
	Road Proposals - 6 Year
	Long Term High Capacity Public Transport (RPA Preferred Route)
	NTA Greater Dublin Cycle Network Plan
	Proposed Local Cycle / Pedestrian Link

### Conservation

	To Preserve Prospects
	Tree Preservation Order (See Written Statement For Details)
	Record of Protected Structures (See Written Statement for Details)
	Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
	Protect and Preserve Significant Views
	Geological Sites for Protection
	Bohernabreena Reservoir Catchment
	Architectural Conservation Areas (ACA)
	Proposed Natural Heritage Areas (pNHA)
	Special Protection Areas (SPA)
	Liffey Valley Special Area Amenity Order 1990 (SAAO)
	Special Area of Conservation (SAC)

Figure 6.1 Excerpt of Development Plan Map Sheet no. 9 of the South Dublin County Development Plan 2016-2022

The site is ascribed land use zoning of *High Amenity* (HA) with the objective 'to protect and enhance the outstanding natural character and amenity of the Liffey Valley (LV), Dodder Valley (DV) and Dublin Mountains (DM) area.'

The site holds no specific objectives but the presence of the 'NTA Greater Dublin Cycle Network Plan' line south east of the site is noted as is a 'contour line' close to that route. The presence of NTA cycle routes and the Dodder Greenway are identified at regional level and referred to at section 5.0 of this report. The proposed development will not impact these specific objectives.

The site is subject to one conservation objective; it is majority indicated within a 'geological site for protection'. The proposed development of an extension to the existing building within an established nursing care home site will not impact this objective.

The above designations do not alter it the Draft plan (Map 9)

## 6.2 South Dublin County Development Plan - Land Use Zoning Objectives (Chapter 11)

As at figure 6.1, the underlying land use zoning for the site is *High Amenity (HA)* with the objective 'to protect and enhance the outstanding natural character and amenity of the Liffey Valley (LV), Dodder Valley (DV) and Dublin Mountains (DM) area.'

The Plan provides a set of land use zoning tables for each land use zoning objective and provides interpretation guidance for these tables at section 11.1.1. It is noted that proposed land uses are listed in each land use zoning table under the categories of 'permitted in principle, open for consideration and not permitted'. Each of these headings is indicative only with each development proposal required to meet outer standards of the plan dependent on its typology and location. As noted above the proposed development will not impact any specific or conservation objectives of the current Plan.

Section 1.1.1 goes on to note guidance for 'transitional area, other uses (those not listed) and non-conforming uses'. It is noted that in relation to non-conforming uses that the authority recognise that some uses may be pre '63 or benefit from planning permission and therefore constitute a legitimate established land use but further development within non-conforming land use categories "...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."

The latest variations of the plan had an impact on the land uses that are scheduled as permitted in principle, open for consideration and not permitted according to their land use zoning objectives. Table 11.4 of variations nos. 4 and 5 is the schedule for land use zoning objective 'HA-DV' that indicates only *open space* permitted in principle and *nursing home* amongst those uses not permitted in principle.

It is submitted that the scale, form, massing and appearance of the proposed extension is minimal. It is further submitted that in the context of the existing, established care centre land use for this site that the proposed development will not present a significant material intensification of the existing, established land use.

It is submitted that the development as a minor extension of an existing established facility in its utilisation of existing installed services; appearance; *de minimus* scale; on a brownfield site accords with sustainable development principles. It is further submitted that the development delivers recognised undersupplied residential care accommodation and improves the existing communal and resident service spaces of the facility that will ensure Kiltipper Woods Care Centre continues to deliver outstanding care to residents.

Further into chapter 11 are set out minimum bicycle parking rates (table 11.22) and maximum parking rates (non residential) (table 11.23). Having regard to the zones identified for parking it is noted that car parking is required at a rate of 1 space per 8 residents. The proposed extension therefore generates a maximum of 2 no. parking spaces that are not required as the existing on site car parking is sufficient.

## 6.3 South Dublin County Development Plan Nursing Care Home land use

The category of land use that accords with the existing established use of Kiltipper Woods Care Centre and the proposed development is 'nursing home'. Where this land use is mentioned in the Plan, it is referred to below.

Chapter 2 of the Plan is concerned with Housing and includes subsection consideration of Housing for Older people as Housing Policy 3 that has 4 no. Objectives and 3 no. Specific Local Objectives. The plan differentiates between independent, semi-independent and nursing home accommodation in this sub-category encouraging the provision of a range of housing for older people in areas where they already live. Though the subject site is not zoned for residential use nor mixed use as preferred in the Plan for housing for older people it is a dedicated care centre that has existed at this location for 20 years. It is therefore an established community asset within the wider, predominantly residential and amenity, area and thus an accepted and well subscribed residential alternative for local people.

It is noted that the draft Plan 2022 – 2028 continues to consider nursing homes as a sub-category of residential land use under Chapter 6 *Housing* and continues to promote multiple housing options for older people e.g. Draft H3 Objective 6 *"To promote 'aging in place' and opportunities for right sizing within communities and require an evidence base for proposed new nursing homes in areas which appear to be well served by them."*

Chapter 7 of the Plan *Infrastructure and Environmental Quality* holds Policy 8 relating to Casement Aerodrome and policy 9 relating to Weston Aerodrome. Amongst the objectives under those policies is *IE8 Objective 6* and *IE9 Objective 4* that notes a preference for noise sensitive se such as nursing homes to be outside the Noise Significant Area delineated for the Aerodromes. This site is not proximate to either aerodrome.

## 7.0 Conclusion

It is submitted that the proposed development of a two storey extension to the two storey Kiltipper Woods Care Centre is of a scale and built form as to be readily absorbable into the existing soft and hard environmental carrying capacity of the sit and its surroundings. The development is submitted to be in the interests of the sustainable and proper planning and development of the area area in view of the established use on site

Kiltipper Woods Care Centre is an established land use at this location and provides a service that is in high demand and short supply for the generally ageing population generally. Kiltipper Woods Care Centre currently delivers levels of service in excess of comparable operations and does so on a dedicated site which has been designed in its soft and hard landscaping to deliver the best quality of living environment for its residents.

The proposed extension to deliver a further 18 no. bedrooms to a 125 bed home with upgraded dayroom, hairdressing, bereavement and office spaces and a private courtyard will ensure that Kiltipper Woods Care Centre will continue to be able to ensure its physical setting matches the continually improving care services of the facility.

Appendix 1 – Copy of acknowledgement of pre-planning request  
17.06.2021

**Cliona Ryan,**  
**Cunnane Stratton Reynolds,**  
**Planning and Landscape Architecture Consultants**  
**3 Molesworth Place**  
**Dublin 2.**

**Date: 17-Jun-2021**

**Register Reference:** PP070/21

**Development:** The proposed development (detailed design ongoing at present) consists of a rationalisation and extension of the existing Kiltipper Woods Nursing care home facility and includes: a proposed alteration of existing ground and first floors to accommodate 12 additional bedrooms; a proposed extension to front entrance of building over two floors and addition of dormer windows at first floor level; and all associated site development works.

**Location:** Kiltipper Woods Care Centre, Kiltipper, Dublin 24.

**Applicant:** Stanford Woods Health Care Ltd.

**App. Type:** Pre Planning-Other

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your application for a **Pre-Planning consultation** received on 14-Jun-2021.

Your request has been assigned to a planner, who will contact you in due course.

**Please note:** Advice or opinions offered at consultation(s) is given in good faith and cannot prejudice the determination of a subsequent planning application: Section 247 of the Planning and Development Act, 2000 (as amended) states the following in this regard:

*'The carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings.'*

Should you have any queries, you can contact our office at:

Email: [preplanning@sdblincoco.ie](mailto:preplanning@sdblincoco.ie)

Phone: 01-4149000

**Please include the Register Reference above in all correspondence.**

Yours faithfully,

*Julie Cummins,*  
*Pre-Planning Co-ordinator*

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*for Senior Planner*