

# Comhairle Chontae Atha Cliath Theas

**PR/1584/21**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21A/0282      **Application Date:** 19-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 19-Oct-2021

**Correspondence Name and Address:** Portal Architects Studio H2, Chapelizod Industrial Estate, Chapelizod, Dublin 20

**Proposed Development:** Retention permission sought for 4 external signs at HSE Primary Healthcare Centre; sign 1 located on right hand side of main entrance pillar from Ninth Lock Road (0.348sq.m); sign 2 located at the left hand side of south-west facade at under-croft archway (1.32sq.m); sign 3 located on the right hand side of the south-west facade at under-croft archway (2.4sq.m); sign 4 located on north-east facade on right hand side of the building (1.109sq.m); total area (5.1773sq.m).

**Location:** HSE Primary Care Centre, Steeple House, Thornfield Square, Clondalkin, Dublin 22

**Applicant Name:** UHPC International Limited

**Application Type:** Retention

(CS)

### **Description of Site and Surroundings:**

Site Area: Stated as 0.1902 Hectares

### **Site Description:**

The site is located at Thornfield Square, off the Ninth Lock Road in Clondalkin Town Centre and to the rear (and east) of County Council offices and associated car park. The application site contains an existing four-storey HSE Primary Care Centre with basement, which is part of the larger Thornfield Square development.

### **Proposal:**

The proposed development consists of the following:

- **Retention** permission sought for 4 external signs at HSE Primary Healthcare Centre.
- Sign 1 located on right hand side of main entrance pillar from Ninth Lock Road (0.348sq.m).
- Sign 2 located at the left hand side of south-west facade at under-croft archway (1.32sq.m).

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- Sign 3 located on the right hand side of the south-west facade at under-croft archway (2.4sq.m).
- Sign 4 located on north-east facade on right hand side of the building (1.109sq.m).
- Total area (5.1773sq.m).

### **Zoning:**

The site is subject to zoning objective - 'TC' 'To protect, improve and provide for the future development of Town Centres'

### **Consultations:**

*Roads Section:* No objection subject to **conditions**.

### ***SEA Sensitivity Screening***

Indicates no overlap with the relevant environmental layers.

### **Submissions/Observations /Representations**

None recorded.

### **Relevant Planning History**

**SD18A/0177:** Change of use of Steeple House (currently vacant) (with access from Ninth Lock Road) from office use to use as a Primary Healthcare Centre. The development will include 19 consultation rooms; 22 offices; 3 clinic rooms; 2 administration/reception; 4 large group rooms and associated ancillary uses. The change of use does not involve any additional floor area. The total existing floor area of the building involved is 1,878sq.m. The existing basement car park allocated to Steeple House contains parking for 66 cars, including 2 new enable car parking spaces and 2 new electric charging spaces for the proposed development. 20 new bicycle parking spaces, new plant space and new storage area will be provided in addition. The existing entrance from the Ninth Lock Road providing pedestrian, cycle and vehicular access will remain as built, including existing landscaping. The existing plant on the roof is to be replaced and upgraded.

Decision: **GRANT PERMISSION.**

### ***Overall Thornfield Square Development***

**SD10A/0037 & ABP Ref. PL06S.237030:** Permission **REFUSED** for (i) change of use of existing office space to retail/commercial space (350sq.m.) split into 2 phases each of 175sq.m; (ii) insertion of new door opening on western elevation; (iii) 2 externally illuminated signs each with an area of 2.7sq.m on western elevation of existing building.

Reason for refusal stated:

*'Having regard to the pattern of development in the area and the lack of access to adequate surface parking to facilitate the proposed retail development, it is considered that the proposed development, which would introduce a retail parking demand into a basement car-park which*

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*has been designed as, and functions as, a parking area for residents and offices only, would conflict with the protection of residential amenity for existing residents of Thornfield Square. In the absence of appropriate parking and access arrangements, the proposed development would therefore seriously injure the amenities of the area and of property in the vicinity and be contrary to the proper planning and sustainable development of the area.'*

**SD03A/0042:** Permission **granted** for amendments and alterations to permitted development S00A/0574 comprising the change of use of four storey Block F from offices to apartments in a 4 storey block consisting of forty-nine 1, 2 and 3 bed apartments and including related elevational, landscaping, drainage, car parking and layout amendments on the 1.42 ha site.

**SD03A/0727:** Permission **granted** for 2 security gates to the permitted underground car park and residential and commercial development (S00A/0574, SD03A/0042 and PL.06S.122127).

**SD02A/0622:** Permission **granted** for single storey ESB double substation with switch room. This constitutes an addition to the permitted development S00A/0574 and PL.06S.122127.

**S01A/0759:** Permission **granted** for change of use from office based industry to offices of existing approved development (S00A/0574). This change of use related to the commercial buildings only and no change envisaged to the approved residential buildings. The change of use does not involve any change of plans, sections or elevations of the approved 3/4 storey commercial building over basement carparking.

**S00A/0574/PL06S.122127:** Permission **granted** for mixed development consisting apartments and 5,747sq.m (gross) office-based industry in a 3/4 storey development over basement car parking on 1.4 hectare site.

#### **Recent Relevant Enforcement History**

No recent relevant enforcement history recorded for subject site.

#### **Pre-Planning Consultation**

No pre-planning consultation recorded.

#### **Relevant Policy in South Dublin County Council Development Plan 2016 – 2022**

Policy UC 1: Urban Centres Overarching

Policy UC2: Town Centres

Policy R3: Tallaght Town Centres

Policy CS1 Consolidation Areas within the Gateway

Policy CS2 Metropolitan Consolidation Towns

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Policy CS3 Emerging Moderate Sustainable Growth Town

Policy CS4 Small Towns

Policy CS6 Local Area Plans

*'It is the policy of the Council to prepare Local Area Plans as appropriate, and to prioritise areas that are likely to experience large scale residential or commercial development or regeneration.'*

Policy CS6 Objective 1:

*'To prepare Local Area Plans for areas that are likely to experience large scale residential or commercial development or regeneration.'*

Policy CS6 Objective 2:

*'To support a plan led approach in Local Area Plan areas by ensuring that development complies with the specific local requirements of the Local Area Plan, in addition to the policies and objectives contained in this Development Plan.'*

Policy H6 Sustainable Communities

Policy H7 Urban Design in Residential Developments

Section 3.2.0 Community Facilities

Policy C11 Healthcare Facilities

*'Policy C11a*

*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.*

*Policy C11b*

*It is the policy of the Council to support and encourage the integration of healthcare facilities within new and existing communities that are appropriate to the size and scale of each settlement.'*

Section 6.3.0 Walking and Cycling

Policy TM3 Walking and Cycling

Section 6.4.3 Road and Street Design

Policy H12

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

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Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater  
Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management  
Policy IE3 Flood Risk

Section 8.0 Green Infrastructure  
Policy G1 Overarching  
Policy G1 Green Infrastructure Network  
Policy G3 Watercourses Network  
Policy G4 Public Open Space and Landscape Setting  
Policy G5 Sustainable Urban Drainage Systems  
Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites  
Policy HCL12 Natura 2000 Sites

Section 11.2.9 Shopfront Design

Section 10.0 Energy  
Policy E4 Energy Performance in New Buildings

Section 11. Implementation  
11.3.13 Healthcare Facilities

*'Large medical centres and group practices will be favourably considered in town, district, village and local centres. Small scale medical surgeries/practices (doctor/dentist/physiotherapist, etc.) are open for consideration in established areas, subject to appropriate safeguards to protect the residential amenity of the area. The applicant will be required to demonstrate a spatial rationale for the conversion of a full dwelling in the context of the availability of alternative sites in the area, the location of schools and employment, public transport services and existing healthcare facilities.'*

*'Planning applications for medical surgeries/practices/centres should include details of proposed professional medical (commercial) activities, proposed number of practitioners and support staff, and intended hours of operation. In instances of partial conversion from residential to healthcare, the proposal shall be assessed as a Home Based Economic Activity.'*

Section 11.4.3 Car Parking for Electric Vehicles

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### **Relevant Government Policy**

*Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, 2007.

*Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities*, Department of Environment, Heritage and Local Government (December 2008).

*Regional Planning Guidelines for the Greater Dublin Area 2010-2022*, Dublin Regional Authority & Mid-East Regional Authority, (2010).

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009).

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009).

*Waste Management Plan for the Dublin Region 2005-2010*, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

*Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020*, Department of Transport, (2009).

**National Cycle Manual** – National Transport Authority (June 2011)

### **Assessment**

The main issues for assessment are

- Zoning & Council policy,
- Legal Interest - Letter of Consent,
- Visual impact,
- Access & Parking,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

### ***Zoning & Council Policy***

The site is subject to zoning objective 'TC' 'to protect, improve and provide for the future development of Town Centres'. The application for the retention of signage is 'Permitted in Principle' in accordance with the provisions of the 'TC' zoning matrix and associated definitions contained within the County Development Plan. The use of *Advertisements and Advertising Structures* are considered acceptable in principle, subject to compliance with the relevant policies and objectives contained within the 2016-2022 County Development Plan.

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### ***Legal Interest – Letter of Consent***

A letter of consent was submitted from the land owner (Infrastructure Investment Fund ICAV) as part of this application for retention permission on behalf of the UHPC International Ltd. This is considered to be acceptable.

### ***Visual Impact***

The application seeking retention permission comprises the retention of 4 signs for the HSE Primary Care Centre. Sign no. 1 is located on the right hand side of the main entrance pillar from the Ninth Lock Road and measures an area of c.0.348sq.m (0.59m x 0.59m). Sign no. 2 is located on the left hand side of the south-west façade at under-croft archway measures an area of c.1.32sq.m (1.2m x 1.3m). Sign no. 3 is located on the right hand side of the south-west façade at under-croft archway measures an area of c.2.4sq.m (1.2m x 2.0m). Sign no. 4 is located on the north-east façade on the right hand side of the building and measures an area of c.1.109sq.m (1.88m x 0.59m). The application seeking retention is considered to comply with the SDCC Development Plan 2016-2022 and would be visually acceptable

### ***Access and Parking***

A report was received from the Roads Section recommending no objection subject to **conditions**. An extract taken from the Roads Section states the following:

***Roads Assessment:*** *The site is located at Thornfield Square, off the Ninth Lock Road in Clondalkin Town Centre and to rear of County Council offices and associated car park. The applicate site contains an existing four-storey office building with basement, which is part of the larger Thornfield Square development.*

*No Roads objections subject to the following conditions:*

- 1. The proposed retention shall meet the criteria for signage as outlined in SDCC CDP section 11.2.8. and table 11.9.*

Having regard to scale, material and location of the signage, it is considered that the proposed development will not have a significant adverse impact on Access & Parking.

### **Screening for Appropriate Assessment (AA)**

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

### **Screening for Environmental Impact Assessment (EIAR)**

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of

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development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### ***Other Considerations***

#### ***Development Contributions***

- Retention for 4 signs measuring a total area of c.5.1773sq.m.
- Assessable area is nil.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Commercial – 4 signs	5.1773sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.1902

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

## **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.



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### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.  
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Restrictions on Signage.  
Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the Steeple House building or within the curtilage of the site, unless authorised by a grant of planning permission.  
REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.


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**REG. REF. SD21A/0282**

**LOCATION: HSE Primary Care Centre, Steeple House, Thornfield Square, Clondalkin,  
Dublin 22**

  
\_\_\_\_\_  
**Jim Johnston,  
Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** \_\_\_\_\_

9/12/21

  
\_\_\_\_\_  
**Eoin Burke, Senior Planner**