

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0358 **Application Date:** 22-Dec-2021
Submission Type: New Application **Registration Date:** 22-Dec-2021
Correspondence Name and Address: Paul Byrne Architects The Priory, Stillorgan Road,
Blackrock, Co.Dublin
Proposed Development: Change of use to part of the ground floor (98sq.m),
from retail to medical use and changes to the ground
floor elevation to include new glazed screen and
doors and signage to existing facades.
Location: Junction House, Airton Road & Greenhills Road,
Tallaght, Dublin 24
Applicant Name: KTPCC Development Company Limited
Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.0098 Ha

Site Description:

The ground floor (98sq.m.) building on the subject site outlined in red is currently in retail use and is part of the wider HSE Primary Care Centre (medical use) which is outlined in blue. The wider HSE Primary Care Centre has various facilities and accesses to the building on the subject site. North-west of the site is a retail park with a Harvey Norman anchor store and coffee shop located in a standalone building. The subject building is modern and provides an angular bookend treatment to the junction of Airton Road and Greenhills Road.

Proposal:

The proposed development comprises of the following:

- Change of use to part of the ground floor (98sq.m) **from retail to medical use** and changes to the ground floor elevation to include new glazed screen and doors and signage to existing facades.

Zoning:

The site is subject to zoning objective 'REGEN' - 'To facilitate enterprise and/or residential led regeneration'

The site is within the lands of the Tallaght Town Centre Local Area Plan 2020 – 2026.

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

Consultations:

Surface Water Drainage – No objections subject to **conditions**.

Irish Water – No objection, subject to **conditions**.

Environmental Health Officer – Acceptable subject to **conditions**.

Roads Department – No Roads objections.

Submissions/Observations /Representations

None received.

Relevant Planning History

SD15A/0361 : Change of use of part ground floor, part first floor and entire third floor from permitted uses under applications SD06A/0296, SD07A/0106 and SD12A/0157 to medical use.

Decision: **GRANT PERMISSION.**

SD12A/0157 : Change of use of 1747.5sq.m of space spread across ground, first and second floors from office use to healthcare use.

Decision: **GRANT PERMISSION.**

SD06A/0296 : Mixed-use development comprising 4 no. two storey retail warehouse units in separate attached blocks (c.875sq.m., c. 1,812sq.m., c. 1,202sq.m. and c. 1,202sq.m. respectively gross floor area) each with retail warehouse space at ground floor level and ancillary accommodation (storage & office) above (total 5,091sq.m.gross floor area); a four storey plus set back fifth floor building comprising 5 no. retail units at ground floor (c. 120sq.m., c. 243sq.m., c. 154sq.m., c 132sq.m. and c. 115sq.m. respectively net floor area) with 2 no. waste disposal areas at ground level (c.19sq.m. and 19sq.m. respectively), and office accommodation on the upper floors (c. 4.191sq.m. total gross floor area); a 229 no. space surface level car park is provided to accommodate this development; vehicular access to the car park will be via 1 no. access point off Airton Road; service / delivery access and 33 no. space staff parking area will be via 2 no. separate access points on Airton and Greenhills Road forming a one way circulation system to the rear of the site; site development and landscape works.

Decision: **GRANT PERMISSION.**

SD07A/0106: Revisions to previously permitted development under Reg. Ref. SD06A/0296 consisting of the change of use of 5 retail units at ground floor (c. 120sq.m, c. 214sqm, c.147sq.m c. 130sq.m and c. 115sq.m respectively net floor area) to office accommodation measuring c. 1,058sq.m total gross floor area (including 2 waste disposal areas at ground level c. 12sq.m and c. 19sq.m respectively). Permission is also sought for modifications to the previously permitted office floor space on the 1st, 2nd and 3rd floors of the office building so as to accommodate an additional c.670sq.m of total office gross floor area spread across the first, second and third floors of the signature corner building previously approved under application Reg. Ref. SD06A/0296. The total gross floor area for the corner building now proposed is

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

5,919sqm. (The total gross floor area of 5,249sq.m was previously approved for the corner building under Reg. Ref. SD06A/0296). No revisions are being proposed to the 4 two storey retail warehouse units in separate attached blocks (c. 875sq.m, c. 1,812sq.m, c. 1,202sq.m and c. 1,202sq.m. respectively gross floor area); the vehicular access arrangements; car parking provision; landscaping scheme or site development works previously approved under Reg. Ref.SD06A/0296. All on a site of c.1.9 Ha.

Decision: **GRANT PERMISSION.**

Adjacent Site

SD15A/0330 : Airton Road Retail Park, Tallaght, Dublin 24.

Alteration of development approved under SD06A/0296 & SD07A/0688 for retail warehousing for use by a single retailer; the addition of 4 areas of mezzanine floors comprising a total of 419sq.m within the envelope of the existing building for use as staff, ancillary and equipment accommodation; the erection of cladding to the front and side elevations of the existing building and one existing air-frame entrance canopy; the removal of one air-frame entrance canopy; the erection of illuminated fascia panel signage to the front and side elevations and the remaining 4 air-frame canopies; the erection of an illuminated display sign on each road frontage; the erection of a single storey stand alone cafe building of 218sqm with 60sqm external seating area; the erection of illuminated fascia signage to the front elevations of the cafe; the creation of additional parking and internal access areas including reconfiguration of existing car park to provide 257 car parking spaces and 42 cycle park stands; hard and soft landscaping and the creation of a new access and road improvements to Greenhills Road including lane widening, provision of cycle lane, right hand turn lanes, traffic lights, pedestrian and cycle crossing points and traffic management systems.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan (2016-2022)

Chapter 4 Economic Development & Tourism

Policy ET1 Overarching

Policy ET2 Enterprise and/or residential led development in regeneration zones

Chapter 5 Urban Centres & Retailing

Section 5.2.2 Retail Hierarchy

Table 5.1 Retail Hierarchy

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

Section 11.3.0 Land Uses

Section 11.3.3 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 11.4.1 Bicycle Parking

Section 11.4.2 Car Parking

Tallaght Town Centre Local Area Plan 2020 – 2026

Section 3.5 – Broomhill Neighbourhood Area

Section 3.5 – Broomhill Infrastructure Strategy

Objective CF6 - Healthcare

Relevant Government Policy

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

Assessment

The main issues for assessment are

- Zoning & Council Policy
- Visual Impact
- Access & Parking

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

- Services & Drainage
- Environmental Health
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning & Council Policy

The site is subject to land-use zoning objective 'REGEN' – 'To facilitate enterprise and/or residential-led development.'

The application would intensify and extend an existing use on the site – health centre. This use is permitted in principle under the 'REGEN' zoning. The development is therefore permissible in principle, subject to compliance with the other policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the Tallaght Town Centre Local Area Plan 2020 – 2026.

Local Area Plan

The site is in the Broomhill neighbourhood area in the Tallaght Local Area Plan. The proposed land use mix/function of the area is:

“Predominantly business, enterprise and employment area with more mixed use residential development fronting along the southern side of Airton Road, subject to integrating effectively with existing surrounding uses.”

The infrastructure strategy for the Broomhill area lists 'Health' as supporting infrastructure. The strategy contains the following:

“Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided.”

In this context, the proposed use is considered to support the policies and objectives of the LAP.

Visual Impact

The application proposes no major changes to the facades of the building. The only elevational changes are to the ground floor elevation to include for the provision of new glazed screen and doors and signage to existing facades. As the building treatment is glass over a light frame, this will have negligible impact, and certainly no negative impact.

Signage

2 signs are proposed on the western elevation. One sign will be located above the new glazed screen doors 'Entrance Signage'. It will measure a height of c.0.8m and will have a width of c.2.7m. The other sign on the western elevation will be c.3m wide and will have a height of

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

c.0.8m. The sign will be for a GP Clinic. On the eastern elevation the same sign for a GP Clinic will also be in place. The height of lettering will be c.0.4m which would comply with Section 11.2.8 and Table 11:19 Signage of the SDCC Development Plan 2016-2022.

Access & Parking

The proposed development sits within a building and wider site that has been designed with ample parking for all buildings on the site. The proposed development will not require additional provision of parking on the site. The Roads Department concurs and states no objection. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

This application is for the change of use "to part of the ground floor from retail to medical use". The proposed change of use shall not require additional parking space as there is ample of parking spaces on the development.

No Roads objections.

The contents of the above report is noted.

Services & Drainage

Both Irish Water and the Surface Water Drainage have issued reports stating no objections subject to conditions. An extract taken from the Irish Water report states the following:

Water

The applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Reason: In the interest of public health and to ensure adequate water facilities.

Foul

The applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Reason: In the interest of public health and to ensure adequate water facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

Surface Water Report: No Objection:

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Flood Risk No Objection

It is considered appropriate to attach the above **conditions** in the event of a grant.

Environmental Health

The HSE Environmental Health Officer (EHO) has stated the proposal is acceptable subject to **conditions**. An extract taken from the EHO states the following:

Development Summary

This application is for the change of use from a retail use to medical use. Noise pollution and Air pollution restrictions will be necessary for the construction phase.

The above proposal is acceptable to the Environmental Health Department – subject to the following condition(s):

Construction Phase

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday

- Before 09.00 hours on Saturdays.

- After 19.00 hours on weekdays, Monday to Friday.

- After 13.00 hours on Saturdays.

- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

Air Quality

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity. Doctors Surgery/Clinical Waste A suitable location for the storage of clinical waste shall be provided.

Reason: To provide for the appropriate management of waste.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site and consequently a Stage II Appropriate Assessment is not required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the nature of the proposed development, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- The applicant has applied for the change of use of existing floor space (98sq.m) from retail use to medical use.
- No increase in floor area – change of use only.
- Area measures c.98sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Health (change of use)	98 (no increase in floor area, change of use only)
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0098

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the established use on the site, and that the use is permitted in principle under the 'REGEN' zoning objective, and encouraged in this area under the Tallaght Town Centre Local Area Plan 2020 – 2026, the development would accord with the South Dublin County Development Plan 2016 – 2022 and the proper planning and sustainable development of the area.

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 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.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Drainage - Irish Water.
 - (i) The applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - (ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (iii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (iv) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (v) There shall be complete separation of the foul and surface water drainage systems,

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(vi) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

3. Environmental Health.

(a) Construction Phase - Noise

To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

(b) Air Quality

During the construction/demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

REASON: To contain dust arising from construction/demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity. Doctors Surgery/Clinical Waste A suitable location for the storage of clinical waste shall be provided. To provide for the appropriate management of waste. In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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.

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

Comhairle Chontae Atha Cliath Theas

PR/0261/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0358

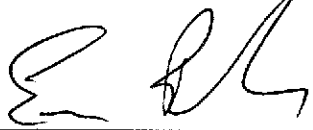
LOCATION: Junction House, Airton Road & Greenhills Road, Tallaght, Dublin 24

jjohnston

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 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: 24/2/22



Eoin Burke, Senior Planner