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Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

13th April 2022

Dear Sir / Madam,

Please find enclosed a planning application for permission for retention at 6 Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22 on behalf of our client Glenaulin Nursing Home Holdings Ltd.

A warning letter was issued by South Dublin County Council on 08th March 2022 (SDCC reference ENF. S8459) in relation to alleged unauthorised development on the site. The unauthorised development consists of the dwelling/garden of 6 Bettysford Terrace being incorporated into the adjacent Lexington House Nursing Home. The current application seeks to regularise the matter by applying for permission for:

- Retention of the change of use of the existing house from residential to use as residential staff accommodation ancillary to the use of the adjacent Lexington House Nursing Home.
- Retention of hard landscaping and the use of a portion of the rear garden of 6 Bettysford Terrace as an overflow carpark to be incorporated into and accessed from Lexington House Nursing Home.
- Retention of a single storey detached storage shed to the rear of the existing house.

The house at 6 Bettysford Terrace is currently being used as residential accommodation for nursing staff. Our client acquired the house in order to mitigate against the effects of the ongoing nursing home staffing emergency. The availability of comfortable and affordable accommodation in close proximity to the nursing home makes it easier for our client to recruit and retain qualified care staff. The problem is particularly acute given the lack of affordable accommodation in the city.

The adjacent nursing home has capacity for 92 residents. 23 parking spaces are provided for staff and visitors as granted by An Bord Pleanála under PL06S.248779 (SD17A/0007). This represents 1 space per 4 residents as per development plan standards. Up to 30 staff are required to operate the building during daytime hours. The area of additional parking ensures that sufficient off-street parking is available for staff during peak times. The overflow carpark will provide a total of 4 additional parking spaces bringing the total for the site to 27 spaces for visitors and staff. 60 square metres of private

amenity space is to be allocated to the rear of the existing house.

In support of this application we hereby enclose the following:

- 1 No. copy of completed application form and application fee
- 1 No. copy of published newspaper notice
- 1 No. copy of site notice
- 6 No. copies of site location map
- 6 No. copies of drawing P401 - plans, elevations & sections

Please accept this application as our clients submission in response to warning letter ENF. S8459

We hope that you will look favourably on this proposal and look forward to receiving your decision in due course.

Kind Regards

Signed : 
Owen Murphy



2016/2017



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