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COMPANY NUMBER: 661535

Planning Report

Proposed Change of Use of 2no. Existing Ground Floor Retail Units

To

A Day Services Centre for Walkinstown Association Ltd.

At

Coric House, Courthouse Square, Tallaght.

Paul Keogh Architects

July 2022

1. Introduction

1.01. **Introduction.** This report has been prepared in support of a planning application being made by Paul Keogh Architects on behalf of Walkinstown Association for people with Intellectual Disabilities Ltd. Trading as 'WALK', in respect of Coric House, Courthouse Square, Tallaght.

1.02. The application is for a change of use of the two vacant ground floor retail units facing onto Courthouse Square to a Day Services Centre for 'WALK'.

2. Site Description.

2.01. Coric House is a mid-twentieth century commercial property on the Old Bawn Road and is located on the western boundary of Tallaght's historic village centre.

2.02. The vacant retail units at ground floor level face onto Courthouse Square and car park. They were built as part of a two-storey extension to the rear of the original Coric House structure in the early 2000's by it's previous owner, the late Mr. O'Reilly of Brian O'Reilly Solicitors. Unfortunately, the units were never developed past shell and core and have remained vacant for some time. The timber shopfront has begun to show signs of delamination due to prolonged disuse of the premises.

2.03. Most of the other commercial developments around the east and south side of Courthouse Square were constructed at the same time as the extension to Coric House.

2.04. The existing Courthouse Square elevation is of no particular architectural significance. It comprises single glazed timber frame and PVC windows and doors at ground floor level, a projecting painted timber fascia with decorative cornice and hipped finials, and a wall mounted metal frame planter box at first floor level, centred over the fascia. There is a ground floor entry on the far right providing access to the stairway leading to the first floor offices. The first-floor uPVC windows have a more traditional appearance and resemble nineteenth century sash windows. The building comprises a render and painted finish with the exception of the two outer gabled sections to the roof which are red brick.



Fig. Existing shopfront – Court House Square.

2.05. Court House Square contains 85no. parking spaces, with vehicular access from the South, via Westbrook. There is also a pedestrian access way to the south of Coric House which links the Old Bawn Road to Court House Square.

3. Zoning and Policy.

3.01 The relevant Development Plan is the SDCC Development Plan, 2016 – 2022 and the Tallaght Local Area Plan, 2020. Coric House is in an area with land use zoned VC ‘Village Centre’: *To protect, improve and provide for the future development of Village Centres.*

3.02 Land use zoning objective VC permits a very wide range of uses, including residential, appropriate retail, walk to services, cultural, civic, recreational, community and other uses which support the evening economy.

3.03 The development plan parking standards in South Dublin have been drawn up to reflect the contemporary planning philosophy and discourage use of private cars in town and village centres. The SDCC Development Plan 2016-22 sets out minimum parking rates, rather than the minimum provision. In the Development Plan Coric House is Zone 2 (non residential) for parking purposes, which applies to Village Centres. Maximum parking provision in Zone 2 is as per Table 11.23: Maximum Parking Rate:

- Community Building category: 1 per 50sq.m. GFA
- Education category: 1per 2 Staff + 1 per 30 students.



Fig. Site Location Plan

4. Planning History.

4.01. The premises at Coric House were occupied by AIB from the 1960’s until acquired by the solicitors, Brian O’Reilly and Co. Coric House was development and extended on foot of planning permission granted in 2003 per Reg. Ref. SD03A/0447. This was a

permission granted to the late Brian O'Reilly solicitor. It included construction of the two storey extension toward Court House Square, with two shops on ground floor and offices at first floor.

4.02. Planning permission was granted in May of 2019 to the current premises owner Mr. Mark FitzGerald for internal alterations and a new projecting ground floor shopfront to the Old Bawn Road elevation. Planning Reg. Ref. SD19A/0013.

4.03. Planning permission was granted in June of 2019 to the current premises owner Mr. Mark FitzGerald for a change of use of the two vacant ground floor retail units (subject site) for a change of use to a single licensed restaurant premises. Planning Reg. ref. SD19A/0348. Works were never realised following grant of this planning permission. Covid-19 restrictions followed in March 2020 and the delivery of a successfully operating restaurant at this location was determined as being not commercially viable.

5. The Proposed Development.

5.01. Planning permission is sought for change of use of the 2no. existing ground floor retail units to a Day Services Centre for Walkinstown Association for people with Intellectual Disabilities Ltd. Trading as 'WALK'. The development will incorporate internal fit out works accommodating meeting rooms, open plan learning spaces and toilet and staff facilities. The proposed external works comprise replacement of the existing shop front at ground floor level incorporating the removal of the existing single glazed timber and PVC windows and doors, removal of the existing delaminating timber fascia, removal of the wall mounted planter at high level centred over the fascia and the installation of new double/triple glazed timber/aluminium windows and doors, new painted timber fascia and signage and the resurfacing of the access terrace providing level entry to both units.

5.02. The premises will operate normal office working hours, between 8:00am and 6:00pm Monday to Friday and, 8:00am – 2:00pm on Saturdays.



Fig. Vacant retail units - interior photo.

6. Conclusion

6.01. The proposed development complies with the policies of the current Development Plan and would ensure the use of the two vacant retail units, introducing activity to an otherwise neglected location.

6.02. The perspective tenants 'WALK' are part of a larger community which actively works toward improving the quality of life for all of their members. Operating from Coric House, Courthouse Square, 'WALK' will contribute positively to the local community and Tallaght Village Centre.

Signed

Paul Keogh FRIAI FRIBA

July 14th 2022