



**LOSCHER MORAN**  
DESIGN PRACTICE

A.I.

Land Use Planning & Transportation

31 AUG 2022

South Dublin County Council

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

25<sup>th</sup> August 2022

**Re: Additional Information – Planning Ref: SD22A/0284**  
**Unit 1B, Tesco Extra, Fonthill Road, Liffey Valley, Clondalkin, Dublin, D22 N6F4.**  
**Planning Permission for change of use of existing ground floor retail unit to a**  
**new Medical Centre.**

Dear Sir / Madam,

Further to your recent request for Additional Information regarding the above planning application (copy of SDCC letter enclosed) please see our response to items 1 & 2 below.

**1. The Applicant is requested to provide the required information for a healthcare facility as outlined in Section 12.8.3 of the South Dublin County Development Plan 2022-2028.**

(i) The proposed Medical Centre will comprise 3 No. Consultation Rooms for the purposes of providing General Practitioner services to the public.

(ii) There is no commercial activity (pharmacy fit-out or otherwise) associated with this development / change of use application.

(iii) It is envisaged that the proposed Medical Centre will comprise 6 No. Whole-Time-Equivalent (WTE) staff. This will include 3 No. WTE Medical Staff consisting of GPs & practical nurse(s) and 3 No. WTE support staff (i.e. receptionist, admin & practice manager).

(iv) The intended operational hours are: 08:00 - 18:00 (Monday to Friday)

(v) The proposed Medical Centre is not intended to be operated as a Primary Care Centre, therefore it is submitted that a mobility management plan & confirmation of support from HSE is not applicable to this Additional Information request.

(vi) The proposed Medical Centre is located within the existing retail centre on the ground floor of Tesco Extra, Liffey Valley. The retail centre benefits from excellent frontage onto the Liffey Valley Shopping Centre ring road directly adjacent to the Liffey Valley Retail Park. The location of the medical centre would serve a large catchment of people that visit the Tesco supermarket whilst it would also offer a convenient & accessible service to the large number of people who are in employment in the surrounding Retail Parks.

The medical centre would also benefit from the excellent public transport links to Liffey Valley Retail Centre, which is currently served by numerous bus routes (e.g. No's. 26, 40 76, 76A, L51 & L53).

Furthermore, there are a limited number of existing GP practices / healthcare facilities in the surrounding area. The closest GP practice that we have identified is Glenfield Family Practice approx. 1km drive from the subject site. Other GP practices & medical facilities include Rowlagh Health Centre (c. 1.3km), Wheatfield Surgery (c. 1.3km), Ballyowen Surgery (c. 2.6km) and Ballyowen Medical Centre (c. 4km). Many of the local GPs in the area have recently retired or are due to retire in the next 5 years and patients already have huge difficulty accessing a GP at present.

Our client has been practicing as a GP in the area for the past fourteen years and is currently based in Palmerstown Park, providing GP services mostly (but not limited to) patients from Palmerstown, Ballyfermot, Clondalkin & Lucan. She holds a GMS contract with the HSE to provide medical services to patients in the area for the past twelve years. Our client's current premises is no longer available so in order to provide a service to her established and new patients she requires a suitable premises in the area. There are no alternative sites currently available in the area.

Given that the site is located within close proximity to many large and well established residential estates to the west & south and there are many schools close by [ i.e. Saint Bernadette's Junior & Senior National Schools (1.1km), St. Kevin's Community College (1.9km), Palmerstown Community School (1.5km) and St. Brigid's Girls N.S. (2.4km) ], it is submitted that this change of use application for a Medical Centre would provide a very welcome service to the local community.

**2. Drainage and Water Services - The Applicant is requested to provide an Existing and Proposed Drainage Layout for the subject site to facilitate a complete assessment of the drainage and water services infrastructure for the proposed development.**

Please find enclosed 6 no. copies of the following additional drawings;

- (i) Site Plan – dwg. No. (S1534-A-003/B)
- (ii) Existing Drainage Layout – dwg. No. (S1534-A-010/A)
- (iii) Proposed Drainage Layout – dwg. No. (S1534-A-011/A)

Note: - The existing vacant retail unit comprises a number of existing waste outlet pipes within the unit that discharge directly to the existing foul drainage system of the ground floor retail centre of Tesco Extra. There are no alterations proposed to the existing drainage layout on site. All new waste pipes from the proposed Tea Station, WC & sinks etc. will be boxed out locally above the existing floor and connected to the existing soil waste outlets within the existing unit. In addition, the existing retail unit has already been fitted a mains water supply as part of the shell & core works constructed as part of the parent permission for the retail centre.

We trust you find the above in order and look forward to a favourable decision.

Yours sincerely,



**Keith Loscher**  
Director

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Providence House  
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Dublin 15

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 1050	<b>Date of Decision:</b> 17-Aug-2022
<b>Register Reference:</b> SD22A/0284	<b>Registration Date:</b> 23-Jun-2022

**Applicant:** Elaine Mulqueen  
**Development:** The development will consist of change of use of the existing vacant ground floor retail unit 1B to a new medical centre, comprising 3 No. consultation rooms, reception and waiting area, canteen and WC facilities and to include alterations of existing double doors on North Elevation to 2 No. single doors.  
**Location:** Unit 1B, Tesco Extra, Liffey Valley, Fonthill Road, Clondalkin, Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-Jun-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Applicant is requested to provide the required information for a healthcare facility as outlined in Section 12.8.3 of the South Dublin County Development Plan 2022-2028.
2. Drainage and Water Services  
The Applicant is requested to provide an Existing and Proposed Drainage Layout for the subject site to facilitate a complete assessment of the drainage and water services infrastructure for the proposed development.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the