

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 YNN5



PLANNING APPLICATION

RE: Proposed Change of Use and associated works
AT: Presentation Convent, New Road and Convent Road, Clondalkin, Dublin 22, D22WF67
APPLICANT: Bartra Property (NH) Limited

Dear Sir / Madam,

On behalf of the applicant, Bartra Property (NH) Limited, please find enclosed a planning application for development at Presentation Convent, New Road and Convent Road, Clondalkin, Dublin 22, D22WF67.

Planning History and Proposed Change of Use of Convent Building – “Ageing Well Centre”

The site is located on the eastern side of Convent Road and contains the Presentation Convent and Church of the Immaculate Conception, (Protected Structures Ref: 158). Presentation Convent is a Gothic-style church and convent dating from the 1850’s that is an important building complex within the Clondalkin area.

The previously permitted development under SD18A/0328 (ABP-304708-19) comprised of a 155-bedroom nursing home and a 14-bedroom retirement home and internal improvements and alterations to part of the existing convent building (Protected Structure) which was to be used as staff accommodation and facilities associated with the nursing and retirement home uses.

Based on the previous planning application, the Nursing Home / Retirement Home building has commenced and is nearing completion.

This application relates to part of the Convent building only and is to facilitate a new user for this building namely a proposed geriatric daycare facility (Ageing Well Centre).

The previous application proposed a schedule of works and a use for the convent building and the proposal was that it be used as staff accommodation and facilities associated with the nursing and retirement home uses. This involved a schedule of interventions and improvements to the building to modernise it and adopt it for use as living accommodation. In particular, it involved the insertion of 25no. en-suites into the various rooms.

Following the grant of permission on the previous application and based on negotiations with the Nursing Home operator and discussions with the Presentation Order in relation to their needs as part of the retirement home, it became clear that the Convent building far exceeds the requirements of the staff accommodation needs of the Nursing Home/ Retirement Home and was not viable from a commercial perspective. The Nursing Home operator confirmed that their on-site accommodation needs were limited and that their staff members were either resident in the local community or preferred to seek accommodation through private rental in the general area. Therefore, the staff accommodation requirements for night staff could be accommodated within the new build elements.

On this basis, the applicants engaged in a search for a suitable use for the convent building and that search has culminated in the current application for the proposed geriatric daycare facility (Ageing Well Centre) which is considered to be an ideal use for the building and a compatible use with the adjacent nursing home/ retirement home uses.

The facility is a satellite for Tallaght University Hospital (TUH). A key element of the TUH strategy for the future is to improve access to care delivery to the most vulnerable group of patients, the over 75's, by moving suitable age-related services from the acute setting into the community and delivering those services under the clinical expertise and executive governance of TUH. This proposal is for one such facility to be located at the heart of Clondalkin village. A separate letter from TUH is enclosed and provides further background on the proposed use in the context of their overall operations.

In brief, working with Bartra, TUH is proposing to create an "Ageing Well Centre" in the heart of Clondalkin village. Given the key location of the convent building, the ageing well centre will be a community-based centre where older people will be able to access clinical and social care closer to home in a holistic environment.

The TUH Ageing Well Centre will provide vital services for the local community in one facility, ensuring no matter what stage of care they need that they can access it locally without any delays. All individuals care needs whether physical, mental, cognitive or social, will be met under one roof.

Services will be provided on an out-patient basis under the governance of the Dept. of the Department of Age Related Health in TUH. The unit will be staffed, and services delivered by TUH employees. Services will be delivered across a multidisciplinary team of TUH healthcare professionals including doctors, nurses, healthcare assistants, physiotherapists, occupational therapists, speech and language therapists, social workers, dieticians, and psychologist. The Chief Operations Officer (COO) in TUH is responsible for service delivery on a day to day basis. Services will be delivered Monday-Friday between 9am-5pm.

The adjacent nursing home onsite will offer the opportunity to provide localised healthcare to people residing there in addition to allowing for the development of the Step Up/Step Down model of care as set out in the Government's "Slaintecare" initiative.

Additionally, the nearby HSE Primary Care Centre (currently under construction) offers a further stream of services for the cohort within what will be a hub of geriatric services.

Proposed Development

The proposed development is described in the public notices as follows:-

The development will consist of: change of use of part of existing convent building (Protected Structure - Ref. 158) from staff accommodation ancillary to the adjacent nursing home/ retirement home permitted under Ref: SD18A/0328 (ABP-304708-19) to geriatric daycare centre (Ageing Well Centre) with all associated ancillary accommodation; internal alterations and improvements to the interior of the convent at ground, first and second floors; external alterations to accommodate two stair cores (one includes a lift) within the courtyard space and alterations to two existing windows to form escape doors and blocking up a second floor window. Permission is also sought for all ancillary site and development works associated with the above.

The alterations and improvements to part of the existing convent building at ground, first and second floor levels include the following:

- a) subdivision of Convent Chapel to provide quiet room (accessed from the adjacent Church only) and a new Physio/Therapy Room within the Chapel,
- b) internal works and adjustment, removal and addition of partition walls, services and fittings to including new Part M toilet on the ground & first floor, with Staff toilets/change located on the second floor (Note: the 25no. proposed bedrooms at ground, first and second floor levels are no longer proposed resulting in a reduced level of intervention)

- c) sundry internal modifications, refurbishment and improvements to rooms and circulation areas, upgrading of flooring, walls and internal doors to meet fire regulations, draughtproofing windows and improving window safety,
- d) sundry refurbishment works to allow for conservation and repair of building fabric, roof finishes, structure and retained fixtures
- e) alteration of two existing windows to form new escape doors: GW20 and GW21 and removing second floor window FW46 and blocking up
- f) removal of the existing metal external stairs and replacing with new stairs and lift which requires a new opening to be formed in the existing external walls and associated internal modifications

The application relates to the convent building only and floorareas involved are as follows;

Convent Building Area:	Existing	Proposed
Ground Floor Area:	491m ²	491m ²
First Floor Area:	484m ²	465m ²
Second Floor Area:	212m ²	182m ²
Convent Proposed Extensions		129m ² (New Stairs & Lift)
Total Convent Building	1187m ²	
Total TUH Floor Area:		1267m²

As before, the Order have facilitated retaining the existing Parish Offices and meeting rooms within the Convent building and these areas are therefore not included in the current application and will remain as they are.

Planning Assessment

- The *South Dublin County Council Development Plan 2022-2028* is the relevant statutory development plan and the subject site is zoned 'RES' 'To protect and/or improve residential amenity.' Chapter 11 of the Written Statement includes, the land use 'Public Services' is 'Permitted in Principle' and "open for consideration uses include Health Centre, Primary Health Care Centre. The proposed use is not comparable to any use defined as "Not Permitted". The proposed use is therefore compatible with the zoning objective for the site.

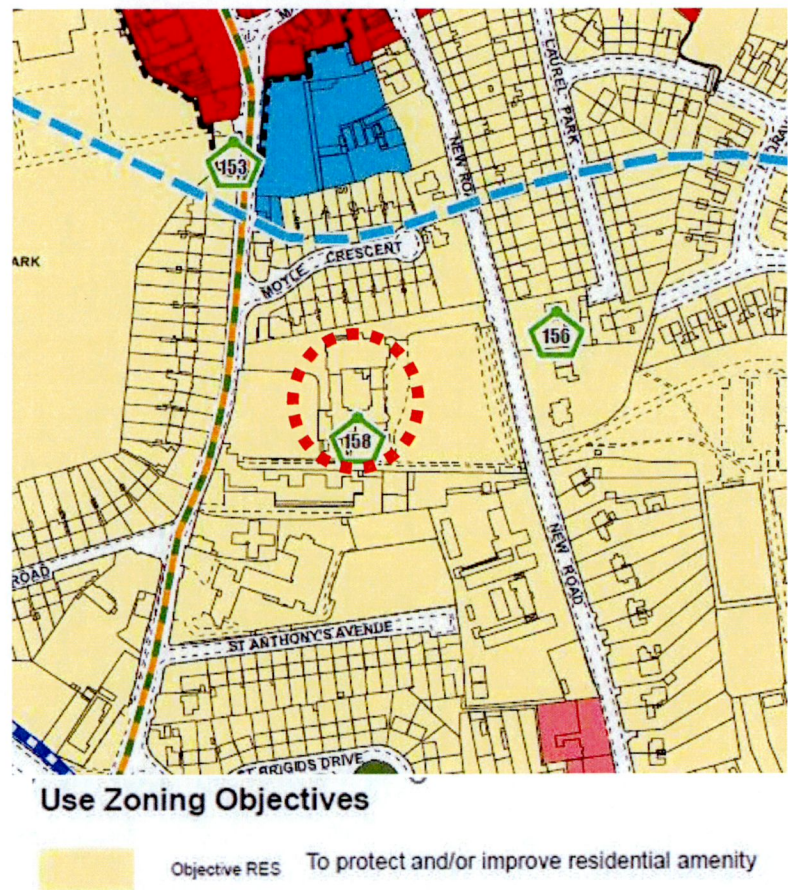


Figure 1 –Zoning Map & Land Use Objectives (Subject Site shown in Red Circle)

- Section 9.1.4 of the Development Plan establishes the policy objectives for the preservation of older buildings and structures within the County. Policy HCL5 Objective 3 encourages the re-use of older buildings, as follows.

HCL5 Objective 3 – *“To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.”*

- Section 9.1.2 of the Development Plan also outlines the policy objectives pertaining to protected structures and their curtilage and is also of relevance in the context of the proposed development. Policy HCL3 Objectives 1 and 2 are complied with in this instance
- The re-purposing of the existing convent accommodation includes interventions to the Protected Structure that are similar to the “works” permitted in the previous application. The conservation principles for this building discussed with the Council’s Conservation Officer at pre-planning stage on the previous application. Overall, the level of intervention is reduced and will be in sympathy with its historic conservation status. The architects – CCK

- have worked with the conservation architects - Sheahan & Barry – who have detailed and assessed the proposals and reported on them in the '**Conservation Report and Architectural Assessment**' enclosed.

- The proposed use will be accessed via the new vehicular and pedestrian entrance from New Road and no additional parking spaces are proposed over what was previously approved. Refer to **Engineering Services Statement** by CS Consulting enclosed for details and justification for how the parking demand will be met.
- The proposed development will connect into existing services infrastructure already in place to serve the area. These issues are also addressed in the **Engineering Services Statement** by CS Consulting enclosed.
- Landscape proposals for the courtyard area have been revised by Ronan MacDiarmada Landscape Architects and are enclosed. Refer to Drawings and **Landscape Rationale** by RMDA enclosed for details.
- Also enclosed is a Mechanical, Electrical and Lift Services Statement by JV Tierney
- Appropriate Assessment Screening - Given the nature and scale of the current application which is similar to the previously permitted development, it is considered that no significant effects to the Natura 2000 network are likely to arise from the proposed scheme.

Enclosures

We enclose the following in support of the application (10 copies): -

- Cover Letter (this letter)
 - Application Fee EFT confirmation—€4562 (€1267sqm x 3.60/ sqm)
 - Letter of Consent
 - Description of Proposed Development (Ref: Planning Application Form Question)
- Site Notice
- Newspaper Notice (Full Page)
- Planning Application Form

Drawings (CCK)

- Schedule of Drawings, Schedule of Accommodation and Drawing Pack (CCK Architects)
- **Conservation Report and Architectural Assessment** by Sheehan and Barry Architects
- Landscape Drawing and **Landscape Rationale** by Ronan MacDiarmada
- **Engineering Services Statement** by CS Consulting Engineers;
- Mechanical. Electrical and Lift Services Statement by JV Tierney

Conclusion

We look forward to your decision in due course. If there are any questions in relation to any aspect of the information submitted with this application, please feel free to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to be the initials 'PS'.

BMA PLANNING

Planning Application Fee – EFT Payment

Bank of Ireland 
BUSINESS ON LINE

Payment Details

Payment Reference No. 177094229

Printed On
Thursday, August 11, 2022
11:57:17 AM

Pay From > BP NH CLONDALKIN , BALLSBRIDGE DUBLIN 4 ,
88730947

Pay To > SDCC BONDS AND CONTRIBUTIONS ,
IBANIE14AIBK93331731000029

Payment Details > €4,562.00 on 11/08/2022, SEPA Payment

Payment Currency: EUR
Payment Type: Standard
Payment Amount: 4,562.00
Payment Date: 11/08/2022
End to End Reference: BARTRA
Payment Message:

Status > Payment Processed

*Presentation Convent
New Road
Clondalkin
D22 WF67*

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 YNS5

12/08/2022

RE: Planning Application for Proposed Change of Use and associated works at
Presentation Convent, New Road and Convent Road, Clondalkin, Dublin 22
D22WF67
APPLICANT: Bartra Property (NH) Limited

To whom it may concern,

We hereby consent to the inclusion of lands within our ownership at the above address as part
of the above referenced planning application by Bartra Property (NH) Limited.

Yours sincerely

Sr Frances Crowe

Presentation Sisters North East Province

Description of Proposed Development
(Ref: Planning Application Form Question)

South Dublin County Council – Bartra Property (NH) Limited intends to apply for planning permission for Proposed Change of Use and associated works At Presentation Convent, New Road and Convent Road, Clondalkin, Dublin 22, D22WF67

The development will consist of: change of use of part of existing convent building (Protected Structure - Ref. 158) from staff accommodation ancillary to the adjacent nursing home/retirement home permitted under Ref: SD18A/0328 (ABP-304708-19) to geriatric daycare centre (Ageing Well Centre) with all associated ancillary accommodation; internal alterations and improvements to the interior of the convent at ground, first and second floors; external alterations to accommodate two stair cores (one includes a lift) within the courtyard space and alterations to two existing windows to form escape doors and blocking up a second floor window. Permission is also sought for all ancillary site and development works associated with the above.

This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application