



**SIMON CLEAR & ASSOCIATES
PLANNING AND DEVELOPMENT
CONSULTANTS**

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

17 August 2022

Re. Proposed Development at Boot Road/Convent Road, Fonthill Road and St. John's Road, Clondalkin, Dublin 22

Bus Shelter and External Stair Core

Dear Sir Madam

On behalf of Valley Healthcare Fund, I wish to apply for permission for modifications to the permitted Primary Healthcare Centre currently under construction at Boot Road/Convent Road, Fonthill Road and St. John's Road, Clondalkin, Dublin 22.

The application has been prepared in conjunction with Reddy Architecture & Urbanism (RAU).

The revisions are minor and technical in nature and have no material planning implications.

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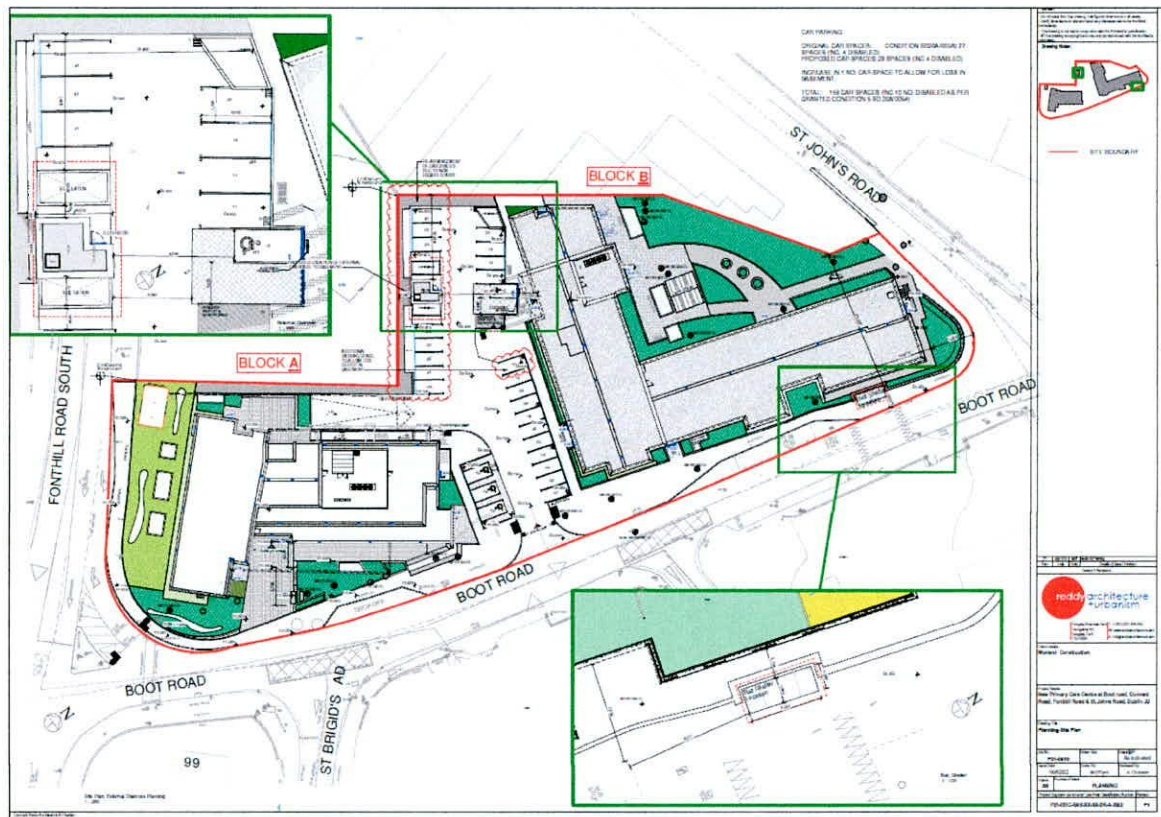
Description of Development

The development will consist of modifications to the Primary Healthcare Centre as permitted under planning Reg. Refs. SD11A/0135 (An Bord Pleanála Ref. PL06S.239890) and SD20A/0054. The modifications will comprise:-

- Relocation of existing bus shelter on Boot Road (Bus Stop No. 3465) by c. 75m northwards and construction of a new stainless steel and glass bus shelter including a double-sided internally illuminated advertising panel
- Construction of an external stair core from the basement car park to surface level, with associated changes to car parking layout.

Bus Shelter

The new bus shelter will be located on Boot Road at a location approximately 75m north of the existing shelter. The new location facilitates sight lines and has been agreed in consultation with NTA/Dublin Bus.



Proposed Site Plan (RAU Drawing No. P21-051C-RAU-XX-XX-DR-A-3002)

The footprint of the shelter will be 5.2m x 1.85m with a height of 2.8m. A double sided internally illuminated advertising panel, each of 2m², will be incorporated. A separate panel will provide timetable information. Full details of the proposed bus shelter are shown on RAU Drawing No. P21-051C-RAU-XX-XX-DR-A-3003.

An example of the type of shelter proposed is shown below.



External Staircore

Fire Regulation requirements necessitate the provision of an external staircore from the basement to surface level. This will require works internally within the basement and externally to accommodate the stairwell. The dimensions of the external structure will be c. 5.5m x 4.3m with a height of 2.4m. Full details of the proposed external staircore are shown on RAU Drawing No. P21-051C-RAU-XX-XX-DR-A-3004.

As the staircore will be constructed on permitted parking spaces, a revised parking layout is proposed. The overall number of spaces will remain as permitted (153 no.). There will be one less space at basement (125 no.) and 1 additional space at surface level (28 no.).

Full details are shown on RAU Drawing Nos. P21-051C-RAU-XX-XX-DR-A-3004 and P21-051C-RAU-XX-XX-DR-A-3005.

Request for Permission

The proposed revisions are minor and technical in nature and have no material planning implications.

It is requested that permission be granted subject to the attachment of appropriate conditions.

Yours sincerely,

Darran Quaile