

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

27<sup>th</sup> September 2022

**Re: Planning permission for the redevelopment of Saint Claires Villa, Lucan Road. The Development will consist of the following: (1) Demolition of the existing two storey detached dwelling house and outbuildings. (2) The construct of a new purpose built three storey mixed used building with: (a) A new physiotherapy practice, consisting of 5 consultation rooms, office space, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels. (b) A one bedroom apartment with own door access and dedicated private balcony area at the second floor level. (3) 5 No. Car parking spaces and secure bicycle parking for 6 bicycles all on site. (4) Back lit signage to the front facade of the building. (5) All associated site development works. All at Saint Claires Villa, Lucan Road, Lucan, Co. Dublin. K78 X0N1**

Dear Sirs,

On behalf of our clients John Shenton & Margaret Hanlon we wish to make an application for Planning Permission for the redevelopment of Saint Claires Villa, Lucan Road as out lined above. The proposal involves the demolition of the existing two storey two bedroom detached dwelling on the site and the construction of a new three storey mixed used development of a new physiotherapy practice on the ground and first floor, with a new one bedroom apartment located on the second floor. Plus all associated site development works including new car parking spaces, secure and sheltered bicycle parking and bin storage all as shown on the attached drawings.

We note that the proposed redevelopment of the site includes for the demolition of an existing dwelling and we can confirm that it is not a listed building under SDCC's current development plan nor is it in an Architectural Conservation Area, furthermore it is our opinion that the this building is not of any local historic interest.

**Land Use Planning & Transportation**  
  
**2 8 SEP 2022**  
  
**South Dublin County Council**

- Project Feasibility
- Planning Applications
- Full Design Service
- Fire Safety Certificates
- Site Supervision
- Opinions of Compliance
- Property Surveys

## **Background**

Our client John Shenton & Margaret Hanlon are the owners of Saint Claires Villa. They also currently run City Physio (formerly Lucan Physiotherapy), which operates out of Vesey Terrace, Lower Main Street in Lucan Village. The practice has operated in Lucan Village for the past 30 years providing a service to the whole community representing all age groups.

They are now at a junction with the Physiotherapy Practice where they wish to relocate to a new purpose built premises. In selecting a new location they considered option of co location with other medical services in out of town centre sites but would prefer to play a part in supporting the vitality of Lucan town centre and utilise the convenience of the good public transport service for patients, particularly elderly patients who can use same. Therefore the decision was made to relocate within the existing geographical area of their well established practice.

This relocation will allow them to continue to evolve the services which they provide to their clients within the local community. The new premises will provide them with more space for consultations and allow them to offer additional services and treatments to what they currently have on offer for their clients.

## **Site Planning History**

As can be seen below, grants of planning permission for development on the subject site have previously been issued by the local authority, but none of these have been carried out over the years.

**SD10B/0022** Lodged 1-02-2010

*Proposed vehicular access and hard standing for driveway and off-street car parking.*

Grant Permission 4-5-2010

**SD06A/0552** Lodged 30/06/2006

*Demolition of existing dwelling & construction of 1no. 2 storey, 5-bedroom detached dwelling with balcony, bay windows and main entrance facing south-east together with 1no. skylight facing north-west and the provision of 2no. Car parking spaces and disabled ramp access facing south/east and all landscaping, boundary treatment and site development works.*

Grant Permission 20/11/2006

It is also noted that in 2004 that An Bord Pleanala granted permission, on the adjoining site, to demolish an existing bungalow and construct an apartment development over 3 storeys.

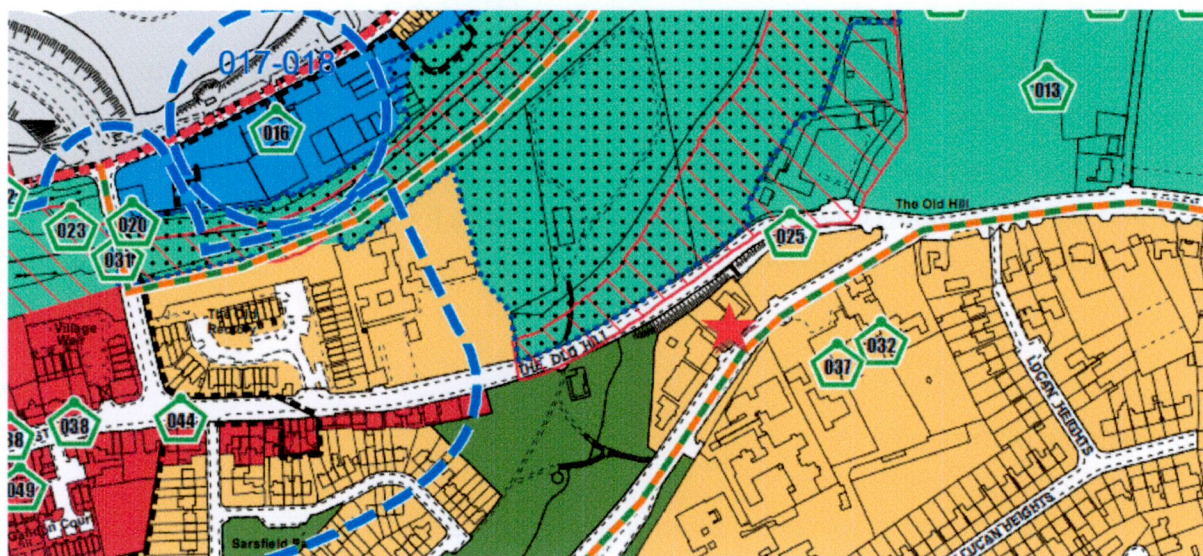
**Adjoining Site - SD03A/0462** Lodged 04/07/2003

*Demolition of the existing bungalow and the construction of 3 no. separate apartment blocks consisting of 1 no. block of 2 storeys; 1 no. block 2 to 3 storeys; 1 no. block of 1 to 2 storeys with a total of 25 no. apartments of 1 no. one bedroom apartment and 24 no. two bedroom apartments over basement car parking for 46 cars and surface parking for 4 cars, including an ESB substation, landscaped open space, boundary treatment and all associated site works.*

ABP Grant Permission 05/02/2004

**Zoning & Development Plan Policy**

We note that the site is located within an area zoned Existing Residential with RES zoning –  
*To protect and/or improve residential amenity.*



Health Centre is a use that is open for consideration under this zoning class.

The SDCC County Development Plan states the following in relation to Health Centres:

*11.3.13 HEALTHCARE FACILITIES Large medical centres and group practices will be favorably considered in town, district, village and local centers. Small scale medical surgeries/practices (doctor/dentist/physiotherapist, etc) are open for consideration in established areas, subject to appropriate safeguards to protect the residential amenity of the area.*

**COMMUNITY INFRASTRUCTURE (C) Policy 11 Healthcare Facilities**

*Policy C11b It is the policy of the Council to support and encourage the integration of healthcare facilities within new and existing communities that are appropriate to the size and scale of each settlement.*

*C11 Objective 4: To direct healthcare facilities into town, village, district and local centres and to locations that are accessible by public transport, walking and cycling, in the first instance.*

This site has unique location on the Lucan Road, it is noted that the area is not predominantly residential – there is a funeral home to the north and schools to the east and only the land immediately south is residential. Therefore as per the extracts above from the CDP, the principle of the proposed physiotherapy clinic would be meet the requirements of the SDCC County Development Plan at this location as it will not have any adverse affect on the residential amenity of the area but will in fact add to the amenities available in the area. Furthermore we note that the site is located in Lucan Village, an area which is well serviced by public transport, has ample pedestrian and cycling routes to the adjoining residential areas and we have included in our documentation, drawing P-02, a “Public Transport and Parking Location Map” highlighting the location of public transport and the frequency of service, plus the location of car parking that is currently available to the general public within 300m of the site.

We note that the proposal will result in the loss of the existing dwelling on the site, so it is proposed to include a new own door one bedroom apartment at second floor level of the new building. This apartment has been designed to meet all the requirements of SDCC’s CDP and the Sustainable Urban Housing: Design Standards for New Apartments (2020). See areas comparison sheet for further information.

### **Pre Planning Discussions**

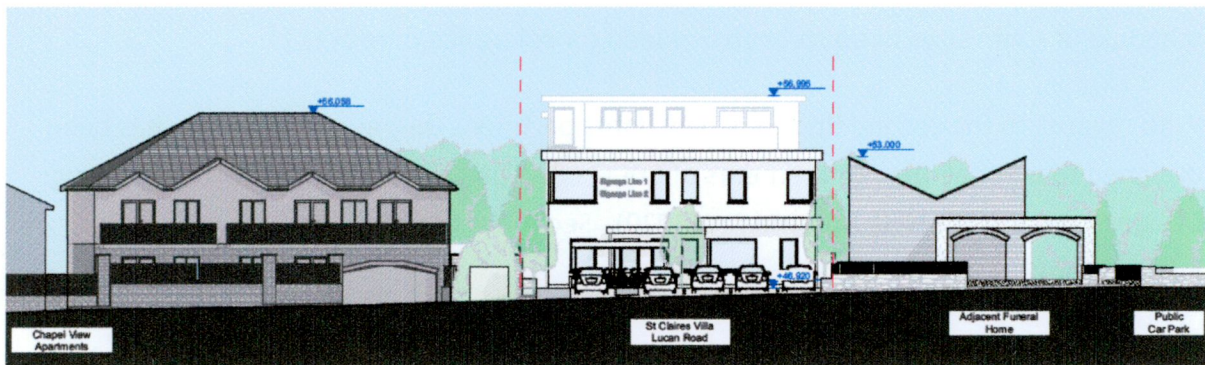
It is noted that a pre planning consultation was under taken with Ms. Sarah Watson Executive Planner for SDSCC during March and April of 2022 and positive feedback was received in relation to the proposed development.

As part of the progressed design and the preparation of this planning application which has taken place since our pre planning discussions we have undertaken where possible all of the recommendations which were given / discussed.

### **Proposed Design**

The proposed design has been sympathetic to the adjoining properties and the existing streetscape, as can be seen on the attached contextual elevations, 3D visualizations and the Photomontage the height and scale of the proposed new building will be in keeping with the existing buildings in the vicinity. The heights of the apartments to the south and the school

opposite are all of a similar height to that of the proposed building, as can be seen on the contextual elevations (extracts below).



Elevation to Lucan Road



Sectional-elevation Across Lucan Road

The two storey element of the building which forms the main portion of the street elevation has been kept to a similar height to that of the funeral home to the north of the site, with the second floor apartment set back c.4m from the main two storey front facade, thus reducing the visual impact of the third storey from street level and ensuring that the proposed building fits into the existing streetscape seamlessly. The height of the third storey has been kept in line with that of the apartments to the south and Scoil Naomh Mhuire on the opposite side of the street. A single storey projection to the front elevation further helps to reduce the overall scale of the building by allowing for further breaking up of the front elevation onto Lucan Road.

As part of our assessment of the proposed design we have also undertaken a shadow analysis to review the shadows which would be cast on adjoining properties. This assessment, as is standard practice, was under taken at the spring equinox and the results of the assessment have been included on drawing P-16 "Existing & Proposed Shadow Assessments". This drawing shows the shadow lines for both the existing and proposed buildings on site between 07:00 and 17:00 at two hour intervals. As can be seen the additional shadows which will be created by the proposed building will be negligible and we are of the opinion that it will not adversely affect the enjoyment of the adjoining properties.

The proposed physiotherapy practice which will be occupied by our clients is to be located on the ground and first floor of the new building and has been designed to meet their current and future needs; it will also meets all the required regulatory standards. (A schedule of room sizes has also been included for reference purposes.)

With regards to the second floor one bedroom apartment this, as stated above, has been designed to meet all the requirements of SDCC's CDP and the Sustainable Urban Housing: Design Standards for New Apartments (2020). See areas comparison sheet for further information.

We have also undertake a review of transportations links in the area to demonstrate how the site has good accessibility to Public Transport and existing public car parking within the immediate area. This can be seen on drawing P-02, "Public Transport and Parking Location Map" it highlights the location of public transport and the frequency of service, plus the location of car parking that is currently available to the general public within 300m of the site.

Physiotherapy enables and encourages people to move and exercise. To this end, at City Physio patients that are able to walk and cycle to their treatment session are encouraged to do so. However, there are patients who are unable to either walk or cycle to their treatments and with the proposed building being located on a high quality public transport corridor it offers these clients the option of availing of the frequent bus services that are available. As with all services of this nature there will be a need from some patients to either drive or get a lift to their appointments for treatment.

Our clients have undertaken a recent access survey to examine the modes of transport used by their patients and a breakdown of the results of is shown on the table below.

<b>Patients Access Survey</b>	
Walking	20%
Bicycle	10%
Bus	25%
Taxi	12.5%
Drop Off	12.5%
Self Drive	20%

This is consistent with the physical status of City Physio's wide range of patients, some being very fit, while others need assistance to access the practice.

From the above data we estimate that, on average, 20% of the patients will need parking facilities. This equates to just 1 car parking space, as there will be a maximum of five patients attending the practice for half hourly appointments at any one time. Our opening hours are 8.00am to 8.00pm. Therefore his demand will be spread out over 12 hours in the day.

City Physio currently operates with a total of 8 members of staff who work in rotation, and it is envisaged that this set up will be replicated in the new premises. Therefore there will be a maximum of only 5 staff members on the premises at any one time. Only two members of staff access the practice by car, with the remainder arriving by public transport, bicycles or on foot. At the practice current location there are only 2 car parking spaces, both of which are used by staff. Patients avail of the public parking that is available locally on street and within car parks which are open to the general public.

Within the proposed site design we have allowed for the inclusion of five car parking spaces one of which will be an accessible parking space. This meets the SDCC CDP requirements for medical and apartment developments. The development site is in a Zone 2 area and the table below shows the maximum number of spaces that can be provided.

Car Parking		
	Zone 2	Requirements
Clinics and Group Practices	1.5 per consulting room	1.5 x 5 = 7.5
Gymnasium	1 per 40sqm GFA	58 /40 =1.45
Apartments	0.75 per one bed	0.75
	Total	9.7 spaces Max

Due to the location of the proposed development we are of the opinion that the max number of required car parking spaces is easily catered for with local on street parking and the additional proposal of 5 new car park spaces will supplement this further.

In addition to the car parking allowance we have provided space for six secure bicycle parking spaces under a covered canopy area. These bicycle spaces will also be monitored by the CCTV system that will be installed for the building. We are of the opinion that the proposed bicycle parking meets the SDCC CDP requirements for bicycle parking for medical and apartment developments. The development site is in a Zone 2 area and the table below shows the number of spaces that should be provided and we adequately cover this within the scheme design.

Bicycle Parking		
	Zone 2	Requirements
Clinics and Group Practices	1 per 5 Staff	$(1 \times 8) / 5 = 1.6$
	0.5 per consulting room	$0.5 \times 5 = 2.5$
Gymnasium	1 per 50sqm GFA	$58 / 50 = 1.16$
	Total	5.26 spaces

### **Drainage**

It is proposed that the building will incorporate a SUDS drainage system in the form of a green roof and a permeable paving system to all new paved areas. All of which have been designed by the engineer, see enclosed drainage report and engineers drawing.

An initial flood risk assessment was under taken and due to the site topography and its location of the site on a steep hill it has been determined that the risk to flooding of the site is extremely low and a therefore a further more detailed flood risk assessment was not under taken at this time.

### **Tree Survey**

We have also commissioned a tree survey of the existing trees on the site and as can be seen from the attached report the quality of the trees that are to be removed to facilitate the development are all of a relatively low standard / quality.

### **Bat Survey**

A Bat Survey was also undertaken of the existing house due to its age and of the site due to its location to establish if there was any evidence of bats on the site and to verify if there is any possible restriction to the development of the site. The report concluded that there was no evidence of bats in either the existing house or on the site. However it was noted in the report that the fieldworkers at the time of the survey did observe two bats fly over the site. A copy of this report has been included in the application documents.



## Conclusion

We are of the opinion that the proposed redevelopment of this underutilised site in a prime location along the Lucan Road will provide a high quality propose built health care facility and will breathe new life into this site. The proposed new building will provide the local community with a state of the art physiotherapy practice at a location which is well serviced by public transport and is within easy walking and cycling distance of the numerous housing developments in the area.



Photomontage from Lucan Road

With all of the above in mind we feel that the granting of permission for the proposed development would be in keeping with the current South Dublin County Council Development Plan. We have demonstrated above that this will have a positive impact on the local area by way of providing a much need additional healthcare services to the local area, therefore we hope that the application can be dealt with positively and as speedily as possible.

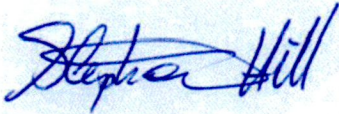
In support of our application, we hereby submit the following information:

- Completed Planning Application Form.
- 6 number copies of drawings as per attached schedule.
- A copy of newspaper notice outlined in red.
- Payment to South Dublin County Council for the amount of €1,366.20 for the application fee.

- A copy of site planning notice (marked 'X' on the site location map) that is erected on the site.
- 6 number copies of Engineers Drainage drawing and report.
- 6 number copies of Consultant Ecologist's Bat Report.
- 6 number copies of Tree Survey drawing & report.

We look forward to a speedy and successful resolution to this application.

Yours faithfully,



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**Stephen M. Hill**  
*For GAP Architects*