

**Register Reference:** SD23A/0047 **Date:** 31-Mar-2023  
**Development:** 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 community geriatric daycare centre (Ageing Well Centre) with all associated ancillary accommodation (1267sq.m); 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 minor alterations to existing windows and doors to facilitate new escape routes; All ancillary site and development works associated.  
**Location:** Presentation Convent, New Road, Clondalkin, Dublin 22  
**Applicant:** Bartra Property (NH) Limited  
**App. Type:** Permission  
**Planning Officer:** CAITLIN O'SHEA  
**Date Recd:** 10-Mar-2023  
**Decision Due Date:** 04-May-2023

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Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

### **Description**

The addition of a day care facility to an existing planning application for nursing home. There are no alterations to the vehicle access or parking arrangements.

A traffic and transport assessment has been submitted as part of the application. The assessment uses the original 2017 traffic surveys and brings them forward by using link based traffic growth forecasting to the year 2023. It then assesses the vehicular traffic generated by the development on five of the closest junctions in the area. the largest impact is on the developments own access junction at 1.8% increase. All the surrounding junctions' increases are below the TII threshold of 10% for additional junction analysis, therefore the applicant has not carried out any further analysis.

The traffic assessment contains a car parking assessment for the additional of use. It uses TRICS trip generation from similar locations (although all are based in England) to calculate the hourly car arrivals and departures. This assessment is used to compare the permitted nursing home and proposed day care to show there is no over lap in the peak vehicle use. The nursing home will have peaks at 07:00 – 08:00 and 15:00 – 16:00 the day care will have peaks at 09:00 – 10:00 and 11:00 – 12:00. The applicant contends that the maximum amount of parking required at the development will be 38no. The amount of

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Signed: Graham Murphy *Graham Murphy* 19/04/2023

Endorsed: \_\_\_\_\_ DATE

parking provided in the previous planning permission is 39no. therefore no additional parking is proposed.

The addition of 8no. consulting rooms would require an additional 1.5no vehicle spaces per room equating to 12no additional parking spaces according to the development plan.

The applicant has stated that the parking at the development will be managed by company. Priority will be given to staff working nights and all other staff will be encouraged to utilise other modes of transport. the applicant has noted the importance of the mobility management plan this should be updated to reflect the additional personal and visitors generated by the new development.

The bicycle parking provision has been increased by 10no from 60no to 70no.

### **Should the permission be granted, the following conditions are suggested:**

1. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.

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Signed: Graham Murphy *Graham Murphy* 19/04/2023

Endorsed: \_\_\_\_\_ DATE