

PLANNING REPORT

PREPARED AS PART OF A

LARGE SCALE RESIDENTIAL DEVELOPMENT PLANNING  
APPLICATION FOR ALTERATION / AMENDMENT TO A RESIDENTIAL  
DEVELOPMENT PERMITTED  
UNDER ABP Ref.: 310570-21

ON SITE AT

Unit A, Tramway Lane, Citywest View,  
Citywest, Dublin 24

SUBMITTED ON BEHALF OF

**Cairn Homes Properties Ltd**

PREPARED BY



November  
2023

# Table of Contents

Introduction .....	3
The Proposed Development .....	3
Site Location and Context .....	4
Planning History .....	5
Rationale for Development.....	7
Pre application consultation with South Dublin County Council .....	9
Statement of Consistency Planning Policy Review .....	11
Conclusions .....	20

# Introduction

On behalf of the applicant, Cairn Homes Properties Ltd., this planning report accompanies an amendment application to South Dublin County Council under Section 32D 34 of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development for an amendment to unit A, Tramway Lane (previously referred to as Block E1 under the permitted scheme) of permitted Strategic Housing Development at Cooldown Commons Phase 3, Fortunestown Lane, City West, Dublin 24 (310570-21) in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The application has been prepared by a multidisciplinary team on behalf of Cairn Homes Properties Ltd. as set out in the table below.

Company Name	Documents Prepared
McGill Planning	Planning Report including
Reddy Architecture	Design Statement
	Architecture Drawings
DBFL	Infrastructure Design Report

*Table 1 Design Team and Documents Prepared*

# The Proposed Development

## Statutory Notices

The proposed development is described in the statutory notices as follows:

**Cairn Homes Properties Ltd intend to apply for Permission for a Large-Scale Residential Development at this site at Unit A, “Tramway Lane”, Citywest View, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).**

**The development will consist of amendment to Unit A of “Tramway Lane” (Block E1 of the permitted Strategic Housing Development (SHD) (Ref. ABP-310570-21)). Unit A has permission for commercial/ retail use. The proposed amendment is for change of use to Dentist. The development will also include a single storey plant area located to the rear / north side of the premises. The proposed amendment includes all associated site services and development works required to facilitate the proposed change of use.**

## Summary of the Development

The site is located in Cooldown Commons, Fortunestown, Citywest and extends to a size of 0.01946ha. It is part of a wider development that was granted permission for 405 no. residential units, public open spaces and retail and office facilities. The construction of this permission is currently underway. This proposal is an amendment of Unit A in Tramway Lane for a change of use to Dentist from Retail/ Commercial use along with a small area of ancillary plant.

## Site Location and Context



Figure 1 Site location – red star

Tramway Lane (Block E1 of SHD Permission ABP-310570-21) is located to the southern end of the permitted development site, immediately to the north of the redline line luas stop, Fortunestown Lane. It is located along the southern road into the site. The subject application site is c. 194.6 sqm and is an irregular shape.

The overall permitted SHD site, of which it is part, is located immediately north of the Fortunestown Lane Luas stop and the Luas line bounds the site to the south and east. The adjacent lands to the north, north-east and west of the site are currently under construction or have planning permission. The small triangular site to the southeast of the site is currently undeveloped. The Citywest Shopping Centre is located south of the subject site, on the opposite side of Fortunestown Lane and the Luas tracks and benefits from a recent grant of permission for additional development.

The delivery of the permitted development is progressing on site. Blocks E1, E2, D1+D2 are completed. D3+D4 are nearing completion. Duplex blocks have commenced blockwork and timber frame kits installed. All of the site roads have been completed to base course with drainage lines completed below. All the attenuation tanks and wider site services have been installed. The site compound is currently located in the east corner of the site in the location of the open space.

The site is free from any protected structures or monuments, and it is not located within a Conservation Area or an Architectural Conservation Area. The site is not within a Special Area of Conservation (SAC) or Special Protection Area (SPA).

The surrounding area has seen significant development in recent years with the extension of the Luas red line and the construction of new residential developments. The area is well served by existing social and employment infrastructure with numerous industrial and business parks, public transport, schools (primary and post-primary), retail units (existing and permitted), and parks all within 1km of the subject site.

## Planning History

As noted above the area around the site is changing from greenfield area to an area under the guidance of the Local Area Plan and the Development Plan for the area. There are currently several permissions on the site and within the wider area, granted by both South Dublin County Council and also An Bord Pleanála. The table below sets out the details of the permissions granted in the area to date.

Application number	Description
<b>LRD23A/0012</b>	Planning application for ancillary plant to rear of unit B.
<b>LRD23A/0007</b>	Permission was granted for the inclusion of an off-licence within the permitted retail unit B.
<b>SD22A/0133</b>	Permission was granted for an amendment to Block D4 for a reduction in height to 9 storeys and reduction in the number of units to 405 residential units in total.
<b>ABP- 310570</b>	Permission was granted for the amendments to previously permitted SHD permission ABP-302398 for the replacement of 32 no. duplex apartments with the construction of 421 no. apartments
<b>ABP-302398</b>	Permission was granted for 459 units plus a creche, the majority of this development has been completed.
<b>SD15A/0095 (SD14A/0121)</b>	Permission was granted for 224 residential units. These have now been completed
<b>SD16A/0210</b>	Permission was granted for 111 no. dwellings
<b>SD15A/0127</b>	Permission was granted for 399 no. residential units, a creche, kiosk and retail unit.
<b>ABP 305556</b>	Permission was granted for 290 no. apartments and a creche, 4 retail units and 2 no. café/ restaurants
<b>ABP300555 (SD18A/0420)</b>	Permission was granted for 524 no. residential units and a creche and community room
<b>ABP 305563</b>	Permission was granted for 488 no. residential units, 6 retail units (total 1,180 sqm), a café unit (188 sqm) and a creche (431 sqm).
<b>ABP 306602</b>	permission was granted for 463 no. residential units and a creche
<b>SD18A/0014</b>	Permission was granted for 78 no. residential units comprising houses and apartments
<b>SD18A/0015</b>	permission was granted for 52 no. houses

### Subject Site

Cairn Homes Properties Ltd was granted permission for an amendment SHD application on the SHD subject site for the replacement of 32 no. duplex apartments with the construction of 421 no. residential units, 3no. retail units, an office unit and a residential amenity area on the 18<sup>th</sup> June 2021 (Reg. Ref ABP-310570-21 ). The application was granted permission on the 7<sup>th</sup> of October 2021.

The Board deemed the proposed development including the provision of retail and commercial uses on the site was in the urban location and would not injure residential or visual amenity. The proposed Tramway Lane with its retail units on ground floor was deemed acceptable in terms of design and building height and therefore, acceptable for pedestrian, traffic and aviation safety.

Condition 4 of the grant of permission stated that:

*“The use of the three retail units at ground floor levels of Blocks D3 and E1 shall be within the definition of “shop” in the Planning and Development Regulations 2001, as amended.*

*Reason: in the interests of clarity and to protect the amenity of the area.”*

Condition 5 of the grant of permission stated that:

*“Details of external shopfront, lighting, security shuttering and signage for the retail and office units shall be submitted to and agreed in writing with the planning authority prior to occupation of the retail and office units.*

*Reason: in the interests of the amenities of the area and of visual amenity.”*

Subsequently planning permission was granted for the inclusion of an office licence within retail unit B.

The current proposal seeks to amend the SHD permission (ABP-310570-21) to change the use of Unit A to a Dentist and provide a small area of ancillary plant to facilitate the use as a dentist.

## Rationale for Development

The subject site is zoned for residential use within the South Dublin County Development Plan (Development Plan) and the Fortunestown Local Area Plan (LAP).

The proposed development seeks to amend unit A of Tramway Lane of the permitted SHD scheme on the site by providing a Dentist in Unit A which has permission for a retail / commercial use. The signage for this unit can be discharged in line with the parent permission condition 5 of ABP-310570-21. The plant proposed is ancillary to its use as a dentist. This will provide a modest increase in the footprint of the building by 0.8sqm and will be located to the north façade/ rear of the building. This will only alter the appearance locally and will not alter the overall character and appearance of the block.

The proposed amendment will not alter the permitted layout, open spaces (public, communal or private), the drainage infrastructure, or car/cycle parking. It will also not alter the permitted blocks D1, D2, D3, D4, E2, F1, F2 or G and will therefore not alter the permitted retail/commercial/ office units elsewhere in the development.

It is worth noting that of the permitted blocks, blocks E1, E2, D1+D2 are completed while the rest of the site is under construction. Therefore, there are no proposed changes to the overall elevations of these blocks, other than a small area of plant at ground floor level to the rear of unit A.

This is a new residential development within an area undergoing transition. As well as being able to access existing services it is also necessary and appropriate that the development provides for new services. To this end a retail convenience shop with off license is being provided in unit B. It is proposed to also provide a Dentist in this unit.

As can be seen from the map below, and the analysis set out in the Statement of Consistency of the Development Plan there is no existing dentist on this side of Fortunestown Lane Road, or to the northside of the luas track. Indeed, there appears to only be one dental practice within 1km of the site which is Slade Castle Dental and Implant Clinic. Indeed, there are no dentists within 2km of the site. To access a dentist the new residents of this and the adjacent developments would have to go east to Tallaght Village and Town Centre. This proposed Dentist will fill this existing gap in health infrastructure in the area.





No. on Map	Dental Practice
1.	Slade Castle Dental + Implant Clinic
2.	Rathcoole Dental
3.	Springfield Dental Surgery
4.	Crystal Smiles Clinic
5.	Smiles Dental Tallaght
6.	The Square Dental Practice
7.	Aylesbury Dental

The dentist will provide 5 consulting rooms and will accommodate 7 members of staff. There is no proposed alterations to the elevations or the footprint of the building other than to provide a small plant area to the rear. Therefore, the character and appearance of block E1 will remain the same, and indeed will the overall appearance of the development as a whole.

The permitted car and cycle parking under the SHD is sufficient to accommodate this change of use. Indeed, as set out in the DBFL report supporting this application, the demand as a result of the dentist is less than that created by the retail unit. Furthermore, it will not alter any of the drainage, foul or surface water, roads or utilities.

Finally, it will have no impact on the parks or open space provided. The plant area, which measures 0.8sqm is immediately to the rear/north side of unit A. It is 0.52m deep and 1.08 wide, and is in essence similar in size to a window. It projects from the building to a depth less than that of an open door. It is located discretely between two doorways, and adjacent to the internal plant room for the dentist. This plant, due to its location to the rear, between units A and B will not impact on any residential development as there is no residential use in this location at ground floor. Furthermore, the enclosure around it and the type of unit ensures that there is no undue noise or smells because of this development.



# Pre Application Consultation with South Dublin County Council

Prior to the submission of this amendment application consultation was carried out with South Dublin County Council. The Planning Authority facilitated a Microsoft Teams meeting on the 20<sup>th</sup> October 2023. Feedback was provided following this meeting. The comments were as follows:

## Land Use Matrix

ZONING: The site is zoned Zoning Objective ‘RES-N’: *‘To provide for new residential communities in accordance with approved area plans’*

LAND USE MATRIX: Doctor / Dentist is permitted in principle under this zoning objective. Offices less than 100 sq.m are also permitted in principle under this zoning objective.

## Applicants’ response

This is noted. This planning report provides a full assessment against the proper planning and sustainable development principles for the inclusion of the Dentist.

## **Key considerations:**

### *Planning*

- The site is zoned with a Zoning Objective ‘RES-N’: *‘To provide for new residential communities in accordance with approved area plans.’*
- Refer to dentist use rather than dentist office – dentist permitted in principle under zoning objective.
- Ensure bicycle parking is per Development Plan standards – indicate permitted provision and provide for any additional spaces required.
- Any alterations to the red line or proposal on basis of bicycle parking, or other consideration, can be facilitated by future 247(7) email consultation.

## Applicants’ response

This is noted. The planning report and all statutory notices, and supporting documents refer to dentist. The reference to office has been removed.

Please see the supporting report by DBFL. This confirms that the permitted bicycle parking under the SHD grant is sufficient to accommodate this use and no additional spaces are required. It states that *“In terms of cycle parking, the South Dublin County Council development plan requires at least 1 long-stay bicycle parking space for every 5 employees and 0.5 short stay cycle parking space per consulting room for the now proposed dental surgery land use. As the dental surgery is expected to accommodate 7 employees and has 5 consulting rooms, this results in a requirement for the provision of 1 long-stay bicycle space and 3 short-term bicycle spaces. This is slightly less than the retail requirement currently permitted which provides a total of 10 spaces (1 long stay and 9 short stays) for the two retail units in E1.*

*Accordingly, the cycle parking provided under the SHD permission is considered sufficient, and no additional cycle parking is proposed as part of the subject planning amendment”*

There is therefore no requirement to alter the redline submitted as part of the S247 Request.

**Additional Departmental Advice:**

*Parks*

- No comments – covered in parent permission.

*Roads*

- Bicycle parking in accordance with DP standards, Table 12.23.

*Drainage*

- Comply with previous conditions and scheme

Applicants' response

These are noted.

# Statement of Consistency Planning Policy Review

This chapter provides an overview of local planning policies which are relevant to this development.

## South Dublin County Development Plan 2022 - 2028

The South Dublin County Development Plan 2022-2028 identifies Citywest as MASP Residential Growth Area. It acknowledges that Fortunestown/ Citywest area has been development over the last number of years at pace and is one of the most active areas in terms of housing delivery in the 2016-2022 Development Plan.

The subject site is zoned RES-N *“To provide for new residential communities in accordance with approved area plans.* In addition to residential use, health centres and primary health care centres are permitted in principle. A dental use falls under the category of health centre.

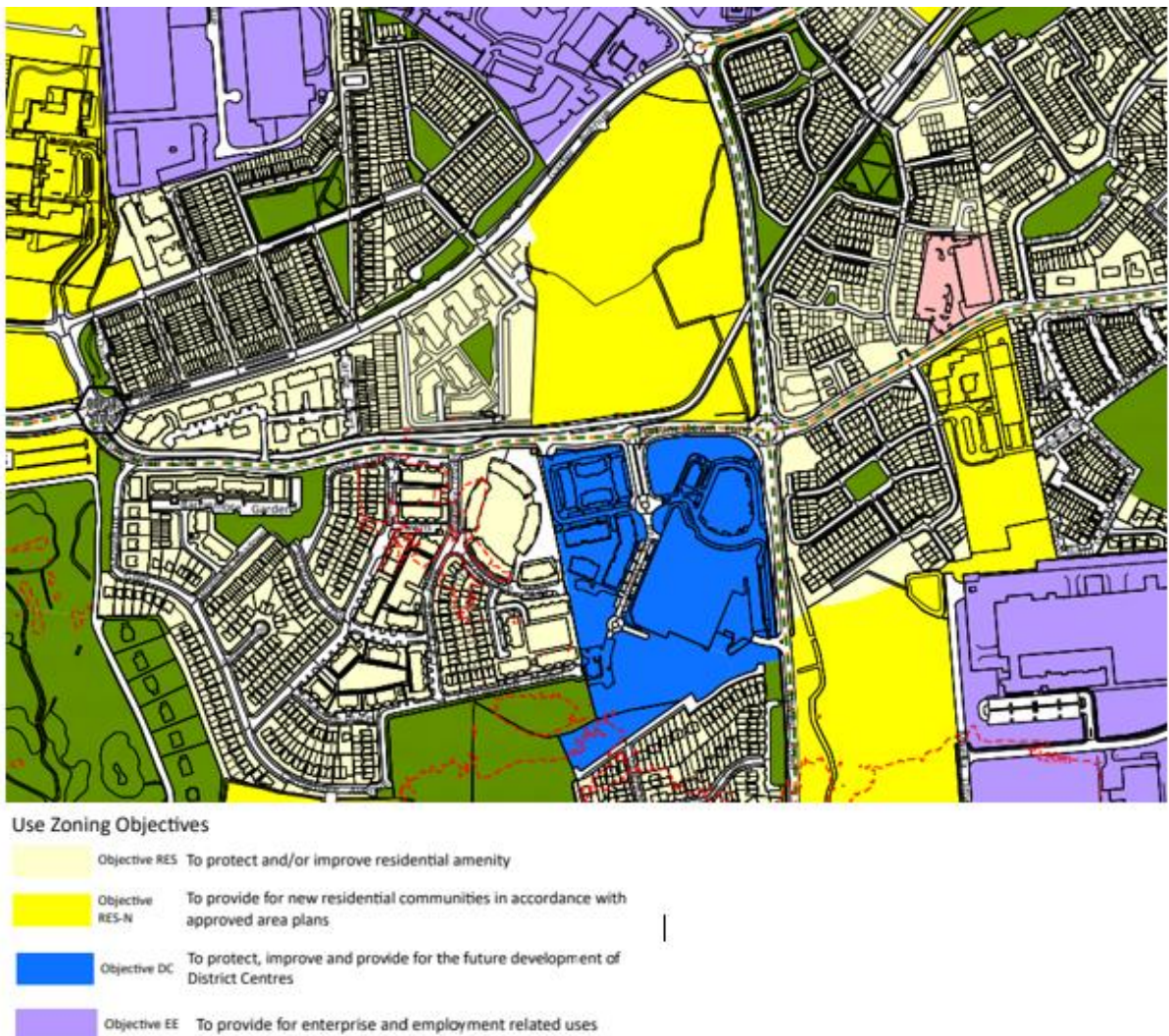


Figure 2 Extract from SDCC Development Plan 2016-2022 Map 8 showing subject site and key retail zonings within 1km.

Use Classes Related to Zoning Objective	
<b>Permitted in Principle</b>	Childcare Facilities, Community Centre, Cultural Use, Doctor / Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Housing for Older People, Industry-Light, Nursing Home, Offices less than 100 sq m, Open Space, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential, Restaurant / Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Sports Club / Facility, Stadium, Traveller Accommodation, Veterinary Surgery.

Figure 3 Use class zoning matrix

The provision of health care uses are permitted in principle in this area. A dentist falls under this broad category and therefore it is permitted in principle in this location.

It is also noted that while the site is currently zoned Res-N, once completed in future development plans these shops surrounding the plaza are likely to be zoned LC, to protect and improve local centres. Under this zoning a dentist would also remain permitted in principle.

Chapter 9 addresses Economic Development and Employment in the Development Plan.

Section 9.5.6 Local Centres identifies that local centres have an important aspect of retail provision for the residents’ providing services and facilities day to day for the local catchment.

Policy	Assessment
<p>Policy EDE14: Retail – Local Centres <i>Maintain and enhance the retailing function of Local Centres.</i></p> <p><i>EDE14 Objective 1: To support the development and enhancement of local centres as sustainable, multifaceted, retail led mixed use centres, enhancing local access to daily retail needs, which do not adversely impact on or draw trade from higher order retail centres.</i></p> <p><i>EDE14 SLO 1: To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop - neighbourhood to no more than 5 units which may include a supermarket of no larger than 800 sq m gross retail floor area.</i></p>	<p>The three permitted retail units within the SHD development are to provide a local centre. These will provide the daily retail needs for residents on the northside of the luas tracks. Unit B will provide a retail convenience food store with an off licence which will facilitate the daily needs of locals.</p> <p>The use of Unit A will provide the multifaceted form of development which is required for local centres. Thereby creating a diverse range of facilities in this area which is not overly reliant on only retail use. It will also enhance the service provision to the future and existing occupants of residential uses in the area.</p> <p>Finally, as can be seen from the map above, there are insufficient dentists in the area, so this will address an existing need in the area.</p>
<b>12.8.3 Healthcare Facilities</b>	
Large medical centres, including Primary Care Centres (PCC) and group medical practices will be favourably considered in town, district and	This is not applicable to this proposed dentist which is only a small local dentist. However, it is noted that medical centres are considered



<p>village and in local centres where appropriate. The Council supports the provision of primary care facilities in accordance with the Department of Health standard of one facility per 7,000-10,000 population.</p>	<p>appropriate to local centres, which these permitted/ commercial facilities in this location will provide.</p> <p>It is also noted that this area has seen a huge growth in housing and population in recent years. Therefore, in accordance with the Department of Health Standards it is appropriate to provide more primary care facilities, such as a dentist in this location.</p>
<p>All planning applications for health facilities including medical practices and primary care centres should include full details to allow an understanding of the nature and extent of the proposed development, including the following:</p> <ul style="list-style-type: none"> <li>- Details of proposed medical or related professional activities (for example, GP, dentist, physiotherapist);</li> <li>- Any associated commercial activity (for example, pharmacy);</li> <li>- Proposed number of practitioners and support staff;</li> <li>- Intended hours of operation; à Confirmation of support from HSE (in the case of Primary Care Centres);</li> <li>- Mobility management plan (in the case of large Primary Care Centres).</li> </ul>	<p>This proposal is for a change of use of unit A from a retail/ commercial unit to a dentist.</p> <p>There is no proposed associated commercial activity with the use of Unit A as a dentist.</p> <p>The dentist will provide 5 no. consulting rooms, with 7 staff in total. This is made up of 3 dentists, 3 dental nurses and a receptionist.</p> <p>The proposed hours of operation are 8am to 8pm Monday to Friday and a half day on a Saturday.</p> <p>This is not a large primary care centre, so a Mobility Management Plan is not required. However, it is noted that Unit A is located immediately adjacent to the Fortunestown Redline Luas stop and the site has excellent access to bus facilities with an interchange on the opposite side of the Fortunestown Lane Road. It is also noted that there are short term bike parking facilities in this area for both the Luas and the retail/ commercial units in block E1. Therefore, this is considered to be a highly accessible site. This ensures that the dentist can be attended via a wide range of sustainable modes of transport including walking, cycling or public transport and it is not reliant on the private car.</p>
<p>Location, siting and design should take account of the following elements:</p> <ul style="list-style-type: none"> <li>- Location that maximises accessibility to public transport, walking and cycling;</li> </ul>	<p>As set out above, Unit A is located immediately adjacent to the Fortunestown Redline Luas stop and the site has excellent access to bus facilities with an interchange on the opposite side of the Fortunestown Lane Road. It is also noted that there are short term bike parking facilities in this area for both the Luas and the retail/ commercial units in block E1. Therefore, this is considered to be a highly accessible site. This ensure that the dentist can be attended by a</p>

<ul style="list-style-type: none"> <li>- Architectural design that adds visual interest and sense of place;</li>   <li>- Inclusion of universal design principles;</li>   <li>- Incorporation of climate action measures including siting and design to take advantage of solar gain and the use of renewable energy and technologies (for example, solar and wind power, heat pumps).</li> </ul>	<p>wide range of sustainable modes of transport including walking, cycling or public transport and it is not reliant on the private car.</p> <p>The proposal is for a change of use from a retail/commercial use to a dentist. This building is already completed. There is no proposed alterations to the south or western elevations. A small area of plant is proposed on the northern elevation; however, it is 0.8sqm and is discretely located between two existing doors. The proposed change of use and ancillary plant will not alter the overall character and appearance of block E1 or the development as a whole.</p> <p>As a recently completed development, and as a ground floor unit, block E1 and unit A have been designed to be universally accessible to all. Indeed, the entire development meets all Part M and DAC requirements.</p> <p>The building has windows to all consulting rooms and also faces south and west ensuring that all of the consulting rooms have passive lighting and heating. The building, block E1, has been built with the best available technology to ensure appropriate insulation and BER ratings are achieved. The proposed ancillary plant room providing an A/C unit is proposed to ensure it makes the best use of available technologies and allows the efficient functioning of the dentist facility.</p>
<p>Small scale medical surgeries / practices (for example, doctor / dentist / physiotherapist) are open for consideration in established areas, subject to appropriate safeguards to protect the residential amenity of the area. The applicant will be required to demonstrate a spatial rationale for the conversion of a full dwelling in the context of:</p> <ul style="list-style-type: none"> <li>- The availability of alternative sites in the area;</li> <li>- The location of schools and employment;</li> <li>- Public transport services;</li> <li>- Existing healthcare facilities.</li> </ul>	<p>This is not applicable; however, the points have been considered for the sake of thoroughness.</p> <p>This proposal is for the conversion of a retail/commercial unit to a dentist and is not within an established area, rather an area under construction.</p> <p>As set out above it is envisaged that once completed these set of retail/ commercial units will be considered a local centre.</p> <p>However, there is excellent public transport, schools, retail and employment facilities in the area and it is therefore considered an excellent location for this service.</p>



	As noted above there are no existing healthcare facilities proposed within this development or the adjacent development to the north. It is therefore considered appropriate to provide this additional service to this new community which is being built.
In instances of partial conversion from residential to healthcare, the proposal will be assessed as a Home-Based Economic Activity.	N/A
Policy COS6: Healthcare Facilities	
Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with Sláintecare and relative to the scale of each settlement and community, and facilitate other statutory and voluntary agencies, and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement	The provision of a dentist within unit A will enable the HSE to meet its aim, in line with Sláintecare. The size of this dentist is considered to be of an appropriate size to this new development.
COS6 Objective 1: To facilitate the development of community-based care including primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with the Development Plan core and settlement strategy, consistent with RPO 9.23 of the RSES	Again, the provision of this dentist, within the heart of this new community, within the hub of the development, adjacent to the plaza and next to the Luas stop will support this area from activity and vitality while also providing the community with a dentist within an easily accessed location.
COS6 Objective 2: To promote healthcare facilities of an appropriate scale to be provided in new communities on a phased basis in tandem with the delivery of housing, in accordance with the phasing requirements of Local Area Plans and approved Planning Schemes and in locations that are accessible by public transport, walking and cycling.	This is a highly accessible location, which can be reached by foot, bike, Luas, bus or car.  The proposal will be delivered as part of the overall SHD development permitted, which will provide this new population with an appropriate service in line with the scale of the development.
COS6 Objective 3: To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure.	Due to its location and accessibility, this dentist could also be used by the existing community within the wider area.
COS6 Objective 4: To support the provision of primary care facilities with relevant agencies, in accordance with the standard of one facility per 7,000-10,000 population as identified by the Department of Health.	This is noted and considered to be in line with this objective.

<p>COS6 Objective 5: To liaise with the Health Service Executive and all relevant bodies to support, promote and attract potential GP, Dental, Pharmacy and all other necessary medical services, to locate within the Adamstown and Clonburris SDZs, in order to urgently meet basic growing healthcare demands of the community.</p>	<p>Noted. While this site is not within one of these SDZ locations, it is considered equally important that a dentist is provided in this new community which has seen as significant amount of growth in recent years.</p>
<p>COS6 SLO 1: To engage with stakeholders and to investigate the possibility of providing senior accommodation on the Rathcoole Health Centre site (protected structure RPS 316), ensuring that any future development is appropriate, having full regard to the setting and integrity of the protected structure, the location of the site within the Rathcoole Architectural Conservation Area, and the amenities of adjoining housing and other land-uses.</p>	<p>N/A</p>

Section 12.7 addresses Sustainable Movement.

Section 12.7.1 sets out minimum bicycle parking and storage rates for all new developments. This is divided into long term and short term stays. Table 12.23 sets out minimum bicycle parking requirements.

<b>Medical</b>	Clinics and Group Practices	1 per 5 staff	0.5 per consulting room
	Hospital	1 per 5 staff	1 per 10 beds
<b>Retail and Retail Service</b>	Café Restaurant	1 per 5 staff	1 per 10 seats
	Bar Club <sup>2</sup>	1 per 5 staff	1 per 150 sq m GFA
	Retail Convenience	1 per 5 staff	1 per 50 sq m GFA
	Retail Comparison	1 per 5 staff	1 per 50 sq m GFA
	Retail Warehousing	1 per 5 staff	1 per 100 sq m GFA
	Vehicle Service Station	1 per 5 staff	-

Section 12.7.4 Car Parking standards

This sets out the maximum parking rates for development. It is categorised into zone 1 and 2. This site is classed as zone 2 as it is within 800m of a train or luas station. Table 12.25 sets out the parking provision.

<b>Medical</b>	Clinics and Group Practices	2 per consulting room	1.5 per consulting room
	Hospital	1 per 100 sq m GFA	1 per 150 sq m GFA
<b>Retail and Retail Service</b>	Café Restaurant	1 per 15 sq m GFA	1 per 20 sq m GFA
	Bar Club <sup>10</sup>	1 per 30 sq m	1 per 40 sq m
	Retail Convenience	1 per 15 sq m	1 per 25 sq m
	Retail Comparison	1 per 25 sq m	1 per 35 sq m
	Retail Warehousing	1 per 50 sq m	1 per 50 sq m
	Vehicle Service Station	1 per 250 sq m GFA	1 per 250 sq m GFA

As set out in the DBFL Infrastructure note there is no alteration to the internal floor area and no additional vehicle parking is required. There is no alteration to the Mobility Management Plan required. Also, the cycle parking provided under the SHD permission is considered sufficient, and no additional cycle parking is proposed as part of the subject planning amendment.

### Fortunestown Local Area Plan 2012



The Fortunestown Local Area Plan (LAP) was adopted in May 2012 for a period of 6 years. The LAP was subsequently extended in 2017 for a further 5 years. As a result, this LAP will remain in place until 2022.

The aim of the LAP is to develop the lands and to ensure that the main concentration of retail and service uses occurs close to the centre of the LAP at the Citywest Shopping Centre (section 3.1)

The LAP identifies a district centre at the intersection of Fortunestown Lane and Citywest Road. Section 5.4.2 states that *the District Centre will act as a mixed use hub and will serve surrounding residential and commercial neighbourhoods (existing and proposed) with retail, civic, recreation and service facilities whilst accommodating a residential density of circa 50 dwellings per hectare, which will help ensure for the efficient use of facilities and the Luas.* Retail and service uses that accord with the Retail Planning Guidelines are encouraged within the Fortunestown Centre (section 5.4.5).

Section 5.4.2 notes that the *neighbourhoods that emanate from the District Centre will be relatively mono-functional but will include local nodes that accommodate small scale local retail and service uses.*

Section 5.4.5 also identifies that retail and services uses are encouraged within the Fortunestown Centre. While table 6.1 of the LAP identifies retail as an appropriate use in the area.

Table 6.1: Neighbourhood Functions

Neighbourhood	Location/Axis	Function
Fortunestown Centre	Central Hub	Civic, community, retail and service centre, with library facility and healthcare facility for Plan Lands and surrounding neighbourhoods with residential population. Primary school provision.

The LAP includes the following objective in relation to this centre set out in 6.1.3:

- *Ensure that an identifiable centre develops around the junction between Citywest Road and Fortunestown Lane/Way and the Fortunestown Luas stop with a vibrant mix of retail, service, civic, community and residential uses. Retail floorspace shall comply with Retail Planning Guidelines. (Objective FC5)*

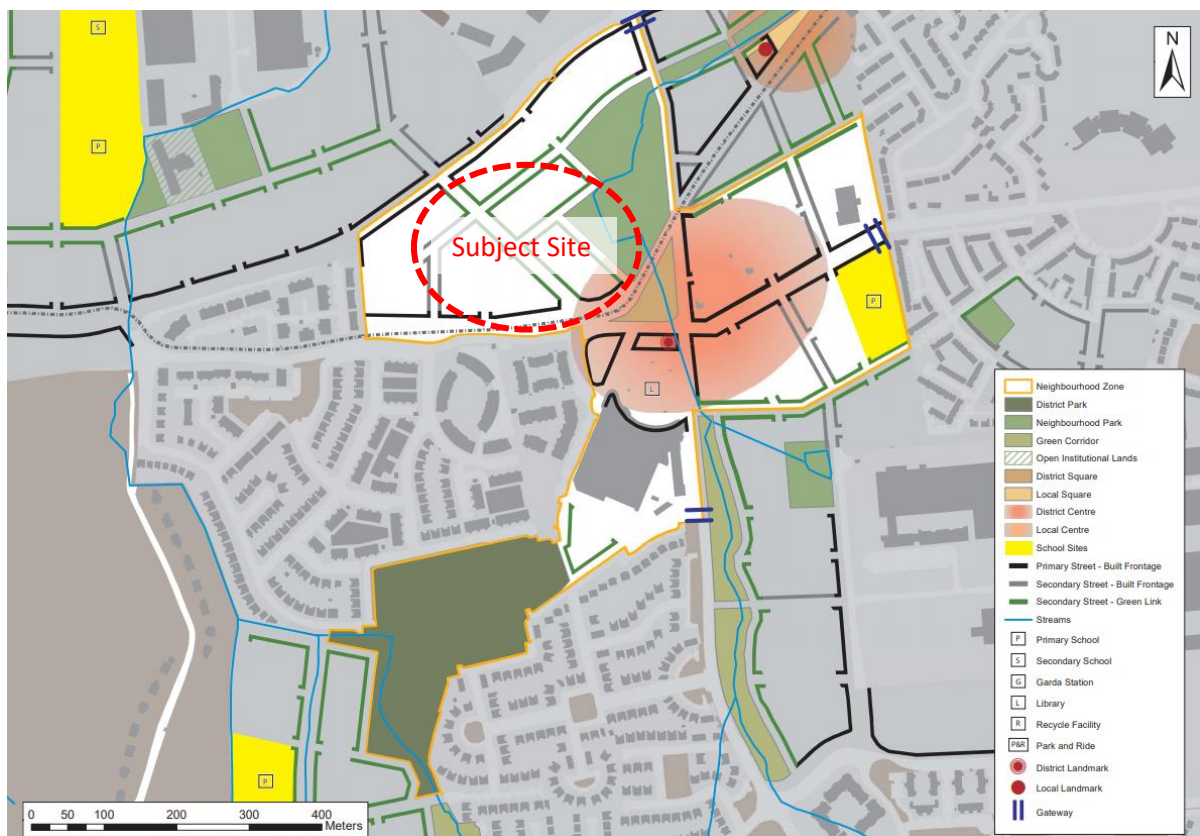


Figure 4 Subject Site identified on Fig 6.6 Fortunestown Centre Neighbourhood Framework

The location of the subject site in relation to this district centre is shown in the map above. Unlike the SDCC Development Plan, this district centre extends beyond the Citywest Shopping Centre and includes a portion of the subject site, including the area where the plaza, and retail and service providing units are permitted which would include uses such as dentist. As part of the wider District

Centre Zoning, which is “to protect, improve and provide for future development of District Centres” the provision of a dentist or health care use is permitted in Principle.

## Conclusions

In conclusion, the principle a residential building has been granted under ABP 310570-21 and through the zoning of this site for residential development.

This is an amendment to change the use of the existing permitted retail/ commercial unit to a dentist along with the provision of a small area of ancillary plant within unit A of Tramway Lane. As demonstrated above there are no dentists on the northside of Fortunestown Lane Road. The inclusion of this dentist will enhance the services and facilities for future residents of this area. This area has seen significant development in recent years and this additional use will support the residents in this area.

In conclusion, it is respectfully submitted that the proposed development is consistent with the proper planning and sustainable development of the area, and with all relevant national, regional, and local planning policies and guidance and will provide a high-quality living environment and services to the future occupants of this and adjacent developments.