

Senior Executive Officer  
Forward Planning Section  
Land Use Planning and Transportation Section  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

Wednesday, 14th September 2021

**RE: SUBMISSION TO DRAFT SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2022-2028 IN  
RELATION TO LANDS AT WESTPARK, GARTERS LANE, CITYWEST, CO. DUBLIN.**

Dear Sir/Madam

**1.0 INTRODUCTION**

Cape Wrath Hotel Unlimited Company<sup>1</sup> (Cape Wrath) have retained Tom Phillips + Associates<sup>2</sup> (TPA), town planning consultants, to make this submission South Dublin County Council (SDCC) in respect of the *Draft South Dublin County Council Development Plan 2022-2028*, published on 7<sup>th</sup> July 2021 (the Draft Development Plan).

Our client is the owner of a significantly sized landholding located across the Fortunestown and Citywest areas (the Citywest Hotel and Conference Centre lands) and also controls the subject lands (identified in Figure 1.1 below) located at Westpark, Garters Lane, Citywest, Co. Dublin.

The subject lands (c. 2.4 ha) comprise 6 no. apartment buildings with 84 No. residential units. These blocks were formerly tourist accommodation associated with Citywest Hotel and previously in a very poor state of repair, with many uninhabitable. Planning permission was permitted to change these units to residential accommodation and a significant refurbishment of the buildings was completed in 2019. The landholdings also include car parking areas for each of the apartment blocks and public open space.

This submission seeks to rezone the lands at Westpark to recognise the existing residential use of these lands. **It is therefore requested that they be zoned Objective RES: To protect and/or improve residential amenity.**

<sup>1</sup> 2<sup>nd</sup> Floor, Europa House, Harcourt Street, Dublin D02 WR20

<sup>2</sup> Tom Phillips + Associates, 80 Harcourt Street, Dublin 2



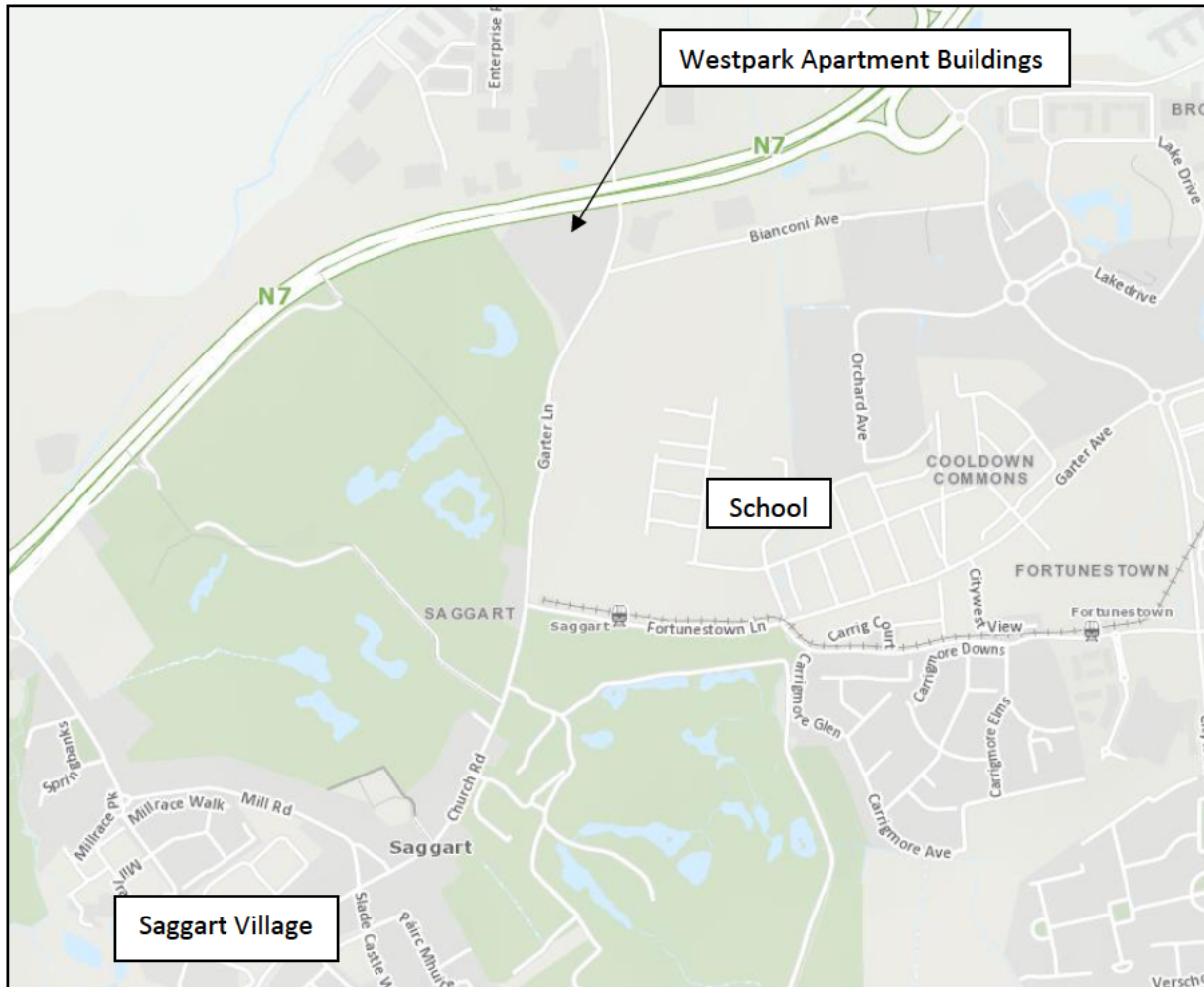
**Figure 1.1 – Extent of subject Lands at Citywest, Westpark Site (Source; Google Earth, Annotated by TPA)**

## **2.0 SITE LOCATION**

The site is situated at Westpark, Garters Lane, Citywest, Co. Dublin. The site is located c. 1km from Saggart Village and c. 1.5km from Citywest Shopping Centre and c. 20 km from Dublin City Centre. These areas provide a mixture of retail, café/restaurant, schools and childcare facilities which are readily accessible by pedestrians and vehicles from the site. The site is also located near the N7 Naas Road and high-quality public transport infrastructure with the Saggart LUAS Stop located within walking distance and Dublin Bus services available at the entrance to the scheme.

The 6 No. blocks are known individually as ‘Thomas Scurlock’, ‘Dean Swift’, ‘Mary Mercer’, ‘James Harold’, ‘James O’Toole’ and ‘Westpark Apartments’. These blocks comprise 84 No. residential units, all of which are social and affordable housing. The 6 buildings were renovated in 2017 changing the use from tourism accommodation to residential units. There are 2 No. blocks to the south and north-east of the site which do not form part of the overall landholding of Cape Wrath but are also in use as residential apartments.

Lands surrounding the complex can be described as mixed use in character with a mix of residential, industrial and retail uses (located in Saggart Village). Residential development in the vicinity of the site generally consists of apartment development with a number of one-off dwellings located along Garters Lane. A number of large-scale Strategic Housing Development’s (SHD’s) have recently been permitted to the east and south-east of the site and are currently under construction which emphasises the general shift in the pattern of the area to a more residential character.



**Figure 2.1 – Site Location in Co. Dublin. (Source; Myplan.ie, Annotated by TPA)**

### **3.0 RECOGNISING THE EXISTING LAND USE OF THE SITE**

The Core Strategy of the South Dublin Development Plan should ensure that sufficient and correct quantum of lands are zoned at suitable locations within the County.

This submission requests that the landholding at Westpark is rezoned from Open Space to Residential under the Development Plan to recognise the existing use within the site and to ensure that it is appropriately zoned to strengthen and support its residential use.

#### **Westpark History**

Planning permission was granted in 2017 (under SDCC Reg. Ref. SD16a/0441) for the change of use of 80 No. short term tourist accommodation units to provide for 84 residential apartment units (34 No. 1 bed, 44 No. 2 bed and 6 No. 3 bed units). Balconies/terraces and new openings for windows/doors to all apartment units were constructed and extensive fire-stopping protection installed as part of the renovation to the buildings. The provision of children's play areas, bin stores and bicycle parking spaces, building improvements, landscaping and boundary treatment works were all carried out as part of this renovation.

All of these 84 No. units were delivered to Clúid Housing on a turnkey basis (for social and affordable housing), following a c. €10 million refurbishment project carried out by Cape Wrath. Images of the renovated apartment blocks are shown in Figure 3.1 below.



**Figure 3.1 Westpark Residential Renovated Apartment Scheme**

The zoning objective relating to the lands under the current (and draft) Development Plan is Objective OS (Open Space) which seeks *‘To preserve and provide for open space and recreational*

*amenities'*. This zoning objective is not appropriate given the existing residential land use of the site and policies and objectives relating to Open Space zoning do not apply.

It is requested that the zoning objective under the *South Dublin County Council Development Plan 2022-2028* be updated to reflect the existing residential use and to provide the appropriate designation to facilitate its ongoing development and operation. It is therefore requested that the lands are zoned **Objective RES (Residential)** which seeks *'To protect and/or improve residential amenity'*.



Figure 3.1: Proposed Amendment to Zoning Map 8 of the *Draft South County Council Development Plan 2022-2028* to provide for Objective RES lands

#### 4.0 CONCLUSION

The Westpark Apartment development and surrounding open space comprise a pocket of residential development at Saggart, Co. Dublin. The subject lands are in close proximity to the Saggart LUAS terminus, Dublin Bus services and the N7 Naas Road which is one of the main access routes in the Country linking Dublin City and the South of Ireland. The lands are also proximate to Saggart village and Citywest Shopping Centre.

Since 2019, the Westpark Apartment development provides for 84 No. social and affordable residential units which are operated by Cluid Housing.

This pocket of land is zoned in the current South Dublin Development Plan as 'Objective OS' (Open Space). This landbank now provides for residential accommodation and requires that the lands be rezoned to reflect this so they can be managed appropriately in accordance with Development Plan policies and objectives. We request that the identified lands are zoned 'Objective RES' (Residential) to further support the existing development of the site.

Your Sincerely...



Stephen Barrett  
Director  
Tom Phillips + Associates