

**South Dublin County Council
Draft Development Plan Submission**



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Block C, Cashel Business Centre,
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September 2021



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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are instructed by our client Orlagh GP Limited C/O Lahiff & Company Block C, Cashel Business Centre, Cashel Road, Dublin 2 to make this submission to South Dublin County Council in response to the Draft South Dublin County Development Plan 2022-2028, which is currently on public display.

We welcome the opportunity to comment on the draft Plan and we trust our input will be considered during the formulation of the Final Plan.

This submission comments on the Draft Plan as it specifically relates to our client's land at Gunny Hill, Rathfarnham, Co. Dublin, pertaining to the development of rural enterprises and the promotion of community and employment generating uses.

The subject site is suitable for the provision of a focused "Retirement and Later Living Facility" within an Eco/Environmentally Sustainable setting that would include:

- Nursing home/assisted care living
- Dementia day centre / community hall (for the benefit of the locality)
- Surgical recovery facilities
- Step down convalescence
- Pre-habilitation/physiotherapy centre
- Key worker accommodation
- Later living units
- Sports facilities including tennis courts and pool therapy facilities

The development proposal at the subject site presents an integrated suite of care and supported residential facilities that would complement the nearby school site and developing residential zoned belt of lands along Stocking Avenue and Hunters Road. The provision of aged care accommodation is seen as a crucial element of a response to the housing crisis through the provision of well serviced, local retirement accommodation as an alternative that would allow existing housing supply to be released to the market that is no longer suitable for older generations. The proposal offers a social and community support infrastructure for the area. It is envisaged the new school site to the west shall be served by foot and cycle paths and public transport. The proposal can link to and extend these provisions to connect the subject lands to the neighbourhood and the city.

The main aspects of this submission are as follows:

1. The subject site is suitable for a Specific Local Objective promoting a Retirement and Later Living Facility, Health Care Facilities and associated community uses on lands at Gunny Hill, Rathfarnham, Co. Dublin. Importantly the subject proposal is removed from Orlagh House and Curtilage, which is a Protected Structure.
2. Development of the site can facilitate significant planning gain through the provision of a greenway link to the Dublin Mountains and associated road upgrades.
3. The landowner is willing to facilitate a bus terminus on their lands to facilitate an extension of the No.15 bus service that could also benefit from an extension to the west of the site as part of the Educate Together Secondary School granted permission on an adjoining site.

2 Client Landholding

Our client's overall landholding is c.17.4 hectares of land at Gunny Hill, Rathfarnham, Co. Dublin. The main house on the land is a Georgian building, Orlagh House and Estate with 1960's extensions and is approximately 2.5ha with the remaining lands in the applicant's ownership in rural use. The total area of land of the overall landholding, to the R113 Gunny Hill frontage of the site, that is envisaged for the retirement and aged care facility is approximately 11.3 hectares. The site is located just south of Firhouse and Knocklyon. The site has one public access point, onto Gunny Hill (R113) with two further agricultural entrances onto the public road. The overall landholding is outlined in blue below with the house and access avenue outlined in red.



Figure 1 – Aerial photo with Orlagh House lands outlined in Red and other lands in applicant's ownership in blue

The owners of Orlagh House have recently expended significant time and expense restoring the House to its original state and have sensitively enhanced the grounds to accommodate a wedding and events venue. The landowner will preserve Orlagh House and associated grounds as a separate independent entity; with the main area for the proposed Retirement and Later Living Facility proposed at the frontage of the site, on lands that have a much lower topography than Orlagh House and therefore can be appropriately set into the landscape without any major visual impacts on the receiving environment.

The proposal is located on land that is closest to the existing built up area and least likely to impact on the green heritage values associated with Orlagh House and curtilage and the uplands of the mountains. The main area for the proposed future development of a Retirement and Later Living Facility is shown below outlined in orange.



Proposed Development Area to Road Frontage of Overall Landholding

The South Dublin Draft County Development Plan 2022-2028 should facilitate appropriate development and rural diversification, as well as employment generation, and our client's landholding and future plans for enhancing the retirement and aged care offering at this location in conjunction with other uses is a tangible means to achieve these objectives.







3 Current Planning Context

3.1 South Dublin County Development Plan 2016-2022 - Zoning

It is worth noting the current zoning for the subject site is “RU” – Rural. Our client’s aspiration is to initially have the provisions of this zone maintained and expanded to allow a range of enterprise uses to be actively considered on Rural Lands OR, the inclusion of a specific local objective which will allow for provision of an aged care facility at this location.

The site is Zoned RU – Rural to “Protect and improve rural amenity and to provide for the development of agriculture.”

As indicated in the County Development Plan, rural enterprises are encouraged on lands within areas zoned as “RU”, provided that:

-  *The scale and nature of the proposed development and associated buildings are appropriate to the rural setting, and are in areas of low environmental sensitivity,*
-  *It is demonstrated that the proposed enterprise is required to be located in a rural area,*
-  *The proposal will not adversely affect the character and appearance of the landscape,*
-  *The local road network and other essential infrastructure can accommodate any extra demand generated by the proposal,*
-  *Where possible, the proposal involves the re-use of redundant or underused buildings that are of value to the rural area, and*
-  *Where safe access to the public road network can be achieved.*

To expand on the wedding and events uses at the subject site to allow a Retirement and Later Living Facility distinct from Orlagh House and the Wedding venue, would provide for further diversification of viable uses and ensure the economic viability for the long term upkeep of the heritage values of Orlagh House. The location of the subject proposal on the lower lying land to the front of the site will allow it to assimilate successfully into the landscape and connect easily to the built up area.

The rural location of the proposal will benefit residents in terms of active recuperation and wellbeing within a green setting. The landowner is willing to contribute to appropriate road upgrades that would provide a logical extension of the infrastructure that will serve the school site to the west including footpaths, bus services and any road upgrades.

A Retirement and Later Living Facility as described in the following sections can support the above policy requirements associated with the “RU” zoning and we ask the Local authority to consider the unique service offering that could be accommodated on this land, without any undue negative impacts on the existing environment surrounding the site.

3.2 Permitted Use

The use as a wedding venue is not listed under the land use zoning table for Rural. The County Development Plan states the following in relation to non-specified uses:

“Uses that have not been listed under the land use zoning tables will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level.”

The Rural Use zone should be expanded to include other uses that would be suitable in a rural setting for health and wellbeing purposes, including:

- housing for older people,
- key worker accommodation,
- nursing homes; and
- associated health care and recuperation uses.

There would be significant benefits to allowing these uses in rural locations such as the subject site that allows for outdoor recovery and recreation in a peaceful setting. A specific local objective attached to the site could explicitly allow for this if an expanded range of land uses is not considered appropriate.

A specific local objective has been added to the land at Woodstown to allow specific development type to take place and a similar approach can be used for these lands at Orlagh/Gunny Hill.

The Specific Local Objective at Woodstown is shown as an effective means to achieve targeted growth and specific development solutions within the rural area and a similar approach would be suitable at the lands the subject of this submission.

The Retirement and Aged Care Facility would provide a significant contribution to addressing the current housing crisis by providing accommodation for the elderly in a refined green setting that would allow for the upmost level of care to residents and with the additional benefit of appropriate facilities being open to the local community. The following sections set out the rationale for the development of the site in future years and seeks to justify the expansion of permissible uses within the Rural Land Use Zone or the provision of a Specific Local Objective at the subject site.

3.3 Ballycullen – Oldcourt Local Area Plan

While the subject site is just outside the southern boundary of the Ballycullen – Oldcourt LAP, Objective GI25 of the Plan is relevant to the subject site:

“the tracks and trails network shall be developed to link with the Dublin Mountains (especially Montpelier Hill) and existing routes towards local historic landmarks and structures including the Hell Fire Club, Saint Colmcille’s Well and Carthy’s Castle.”

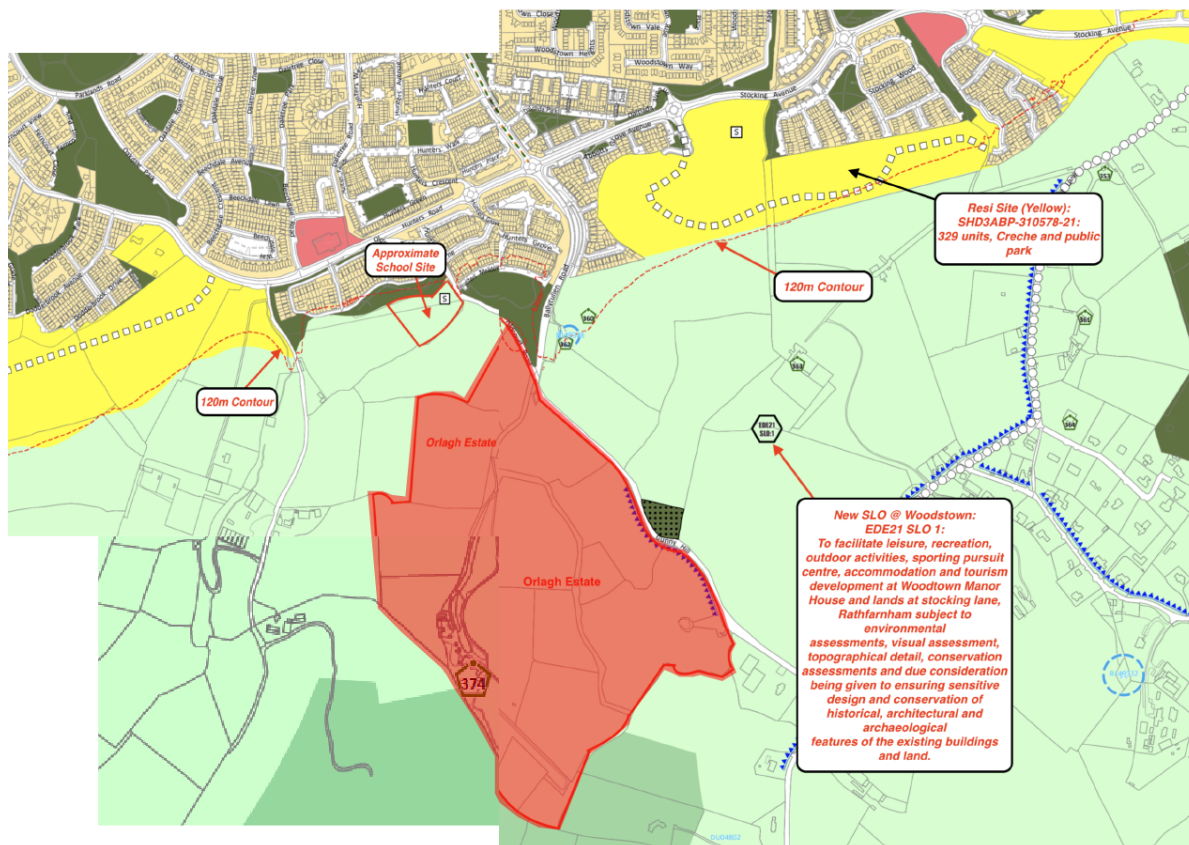
The subject site can provide appropriate land along the Gunny Hill frontage of their site to facilitate a greenway link in conjunction with a Retirement and Aged Care, Eco-friendly development on the low lands of their site.

4 Proposed Planning Context - Draft South Dublin County Development Plan 2022-2028

4.1 Zoning

Under the Draft South Dublin County Development Plan 2022-2028, the “RU” Zoning with the objective “To protect and improve rural amenity and to provide for the development of agriculture” is maintained at the subject site, consistent with the current County Development Plan.

The proposed zoning and surrounding features and sites of note are identified in the figure below.

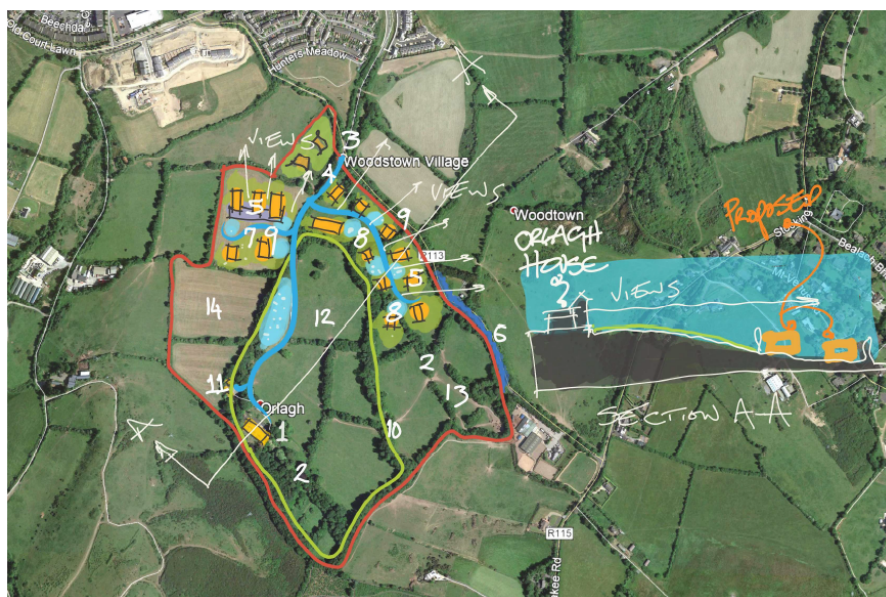


South Dublin County Council, County Development Plan (combined Maps) - Draft 2022-2028

Other notable features of the Development Plan Map directly relevant to the landholding are a “Protect and Preserve Significant Views” objective along the eastern boundary of the site and Protect structure No. 374, which is Orlagh House.

Development Plan Objectives outside of the site include the 120m contour to the north of the site; and Specific Local Objective (SLO) EDE21, SLO1 : “To facilitate leisure, recreation, outdoor activities, sporting pursuit centre, accommodation and tourism development at Woodstown Manor House and lands at stocking Lane, Rathfarnham, subject to environmental assessments, visual assessment, topographical detail, conservation assessments and due consideration being given to ensuring sensitive design and conservation of historical, architectural and archaeological features of the existing buildings and land.”

The provision for a Retirement and Aged Care Facility at the subject site is supportive of these policies and the design strategy for the site is indicated below and in the attached Concept Brochure from James Mitchell Architects:



- 1 Define, protect and improve the demesne of Orlagh House
- 2 Retain as much of the hedgerows and trees that define the field system of the Landscape as possible.
- 3 Build upon the existing access and provide improved access and parking (pale blue)
- 4 Provide a Gate Lodge Site managers residence at the Gateway from Gunny Hill.
- 5 Place all new development on the lower fields, outside Orlagh House's demesne, close to existing residential and education sites.
- 6 Preserve protected views of Orlagh House and the landscape.
- 7 Form a new Health Campus as indicated.
- 8 Restrict height of new development to 3 storeys plus set back (in line with neighbouring residential developments, utilise natural slope of site to preserve views and reduce visual impact.
- 9 Group compatible use groups together to form suites of complimentary use.
- 10 Form site wide, cycle and footways for recreation.
- 11 Refurbish Orlagh House out buildings
- 12 Use middle meadows as event space and parkland.
- 13 Provide for eco landscape in lower meadow with water course adjacent to Rathfarnham Equestrian.
- 14 Create an Estate Vegetable Garden to provide food and therapeutic amenity

Initial Design Concept

The initial design concept maintains key views and visual integrity of Orlagh House through the location of development at lower levels, to the front of the site. Key green features such as cycle links, eco landscape, maintenance and enhancement of meadows, and provision of resident vegetable gardens for local food production and therapeutic amenity are all facilitated within the proposal, consistent with Development Plan Policy.

4.2 Section 9.0.4 of the Draft County Development Plan

Section 9.0.4 of the Draft County Development Plan states the following with respect to enterprise and employment under EDE1, Objective 4:

To support the implementation of the RSES Economic Strategy to create economic opportunity to diversify local and rural economies and create quality jobs, to achieve a sustainable, competitive, inclusive, and resilient region, through the promotion of;

- Smart Specialisation for industry, enterprise agencies, Higher Institutes of Education, communities, and stakeholders;
- Clustering: Create, maintain, or upgrade economic strongholds in a favourable business ecosystem;
- Orderly Growth reflecting the identified strategic employment locations within the County;
- A broad, resilient, economic base.

We welcome the general thrust of this statement which acknowledges the need for diversification of local and rural economies, which can be readily facilitated at the subject site through the provision of accommodation for the elderly as well as health services, recuperation facilities, employment for high skilled/key workers and local amenities to complement the existing provision in the surrounding area. The SLO that identifies provision for additional new local amenities at the adjoining lands at Woodstown can be seen as complementary here with tourism facilities and accommodation potentially providing a synergy of activity for visitors to the proposed Retirement and Aged Care Facility at the subject lands and the Dublin Mountains beyond.

The SLO provided at Woodstown, provides an appropriate template to allow development to take place within the “RU” zone and once which can be readily adopted for the subject lands at Gunny Hill. The Retirement and Aged Care Facility will assist in addressing the housing crisis through the provision of appropriate housing for older generations in a setting where they can enjoy life and receive appropriate care, while also being within easy reach of the built up area including local shops at Woodstown Village.

4.3 Green and Innovative Economy

Section 9.2.1 of the Draft County Development Plan states the following with respect to the Green and Innovative Economy under EDE2, Objective 1:

To ensure that climate action and sustainable development is central to economic development in the County through sustainable land use and orderly growth and a co-ordinated approach to the preparation and implementation of South Dublin County Council Climate Change Action Plan (2019-2024) and the Local Economic and Community Plan (2016-2021)

The Landholder is majorly supportive of the green environment, and this is reflected in the natural features that are at the forefront of the concept Retirement and Aged Care facility developed for the land by James Mitchell Architects. We ask the Local Authority to consider the subject site as a standout opportunity for the development of a Health campus within a green setting that can offer a wide range of benefits to end users and the wider community as set out in the following sections.

We note Policy EDE4 Objective 1 which supports the development of a significant employment generator at the subject site and promotes local living through key worker accommodation:

“EDE4 Objective 1: To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County’s urban centres supporting orderly growth and placemaking.”

We note other policies in the Draft Development Plan that are relevant to the subject site, which seek to promote employment opportunities for a wide range of skills and to build an inclusive economy.

4.4 Transport Infrastructure

The Draft Development Plan repeatedly points to the need to promote sustainable travel practices and we note the Sustainable Movement Chapter Vision as follows:

“Increase the number of people walking, cycling and using public transport and reduce the need for car journeys, resulting in a more active and healthy community, a more attractive public realm, safer streets, less congestion, reduced carbon emissions, better air quality, and a positive climate impact.”

The appropriate development of the subject site would assist in the principal objectives of the Plan in relation to sustainable travel, by creating a Retirement with aged Care Facilities in an eco/environmentally friendly setting - reducing the need for car travel, and appropriate amenities for patients/residents to avoid the need for frequent short trips. The proposal can facilitate an extension of bus services to the site and can enable the provision of a greenway at the site boundary with Gunny Hill to promote cycling links to the Dublin Mountains.

4.5 Summary - Planning Context

The planning context to date suggest significant development potential on the site, a site that, in its current form, is underused and an appropriate low-intensity extension to the built up area of Ballycullen, Stocking Lane and surrounding areas.

The Council repeatedly reinforce relevant development themes that support the sustainable development of suitable sites to support the rural economy.

The followings highlights suggested alterations to the Draft County Development Plan to facilitate such development.

5 Points of Submission

5.1 Development Ambition – Gateway Location

It is important that the Council are aware of our client's ambitions for the subject site. Befitting of the location of the site at the gateway and strategic location at the foot of the Dublin Mountains, it is our client's intention to conceive a high quality proposal with a focus on a quality and landmark design concept that fits appropriately into the rural setting.

The viability of the ongoing upkeep of Orlagh House is also a key consideration of our clients, and ensuring the success of the overall development proposal through broadening of the offer at this location is the only way of guaranteeing the high level Vision and Objectives of the Draft County Development Plan will be met including diversification of the economy, housing for the elderly and job creation.

A retirement and aged care facility proposal with a strong eco friendly theme, a component of key worker accommodation and later living housing alongside integrated care facilities within this rural setting should be supported by Council in the final Development Plan. The details of any proposal can be appropriately confirmed through the formal planning application process and an appropriate quantum of development mix can be identified. The developing Master Plan by James Mitchell Architects is illustrated below for a visual representation of what is considered possible and appropriate at this location.



Developing Master Plan

The developing Master Plan for the overall site, including Orlagh House contains the following elements as referenced by the relevant letters in the above diagram:

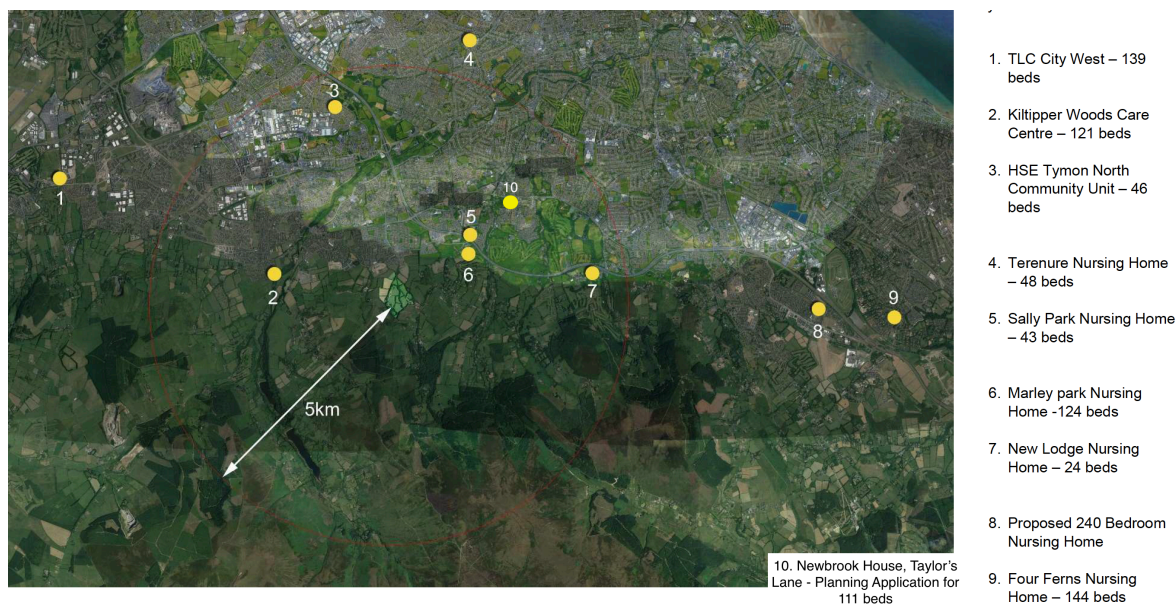
- a) Estate gateway control – this area, along with b), could also incorporate a bus terminus as discussed in the following sections;
- b) Estate Managers Dwelling

- c) Integrated care facility encompassing Nursing Home, Dementia Care and Convalescence that would all benefit greatly from the rural setting; whilst proximity to existing large suburban residential populations that are currently lacking in this later living and aged care infrastructure, which would enable older generations to remain in the community and release family homes for more appropriate use
- d) Key worker residential buildings
- e) Surgical recovery buildings
- f) Pre - habilitation centre with associated pool and aqua therapy
- g) Estate Allotment and Vegetable gardens combining food production and therapeutic activity, maximising the rural setting
- h) Later Living units
- i) Clinic Building
- j) Ancillary parking to health and associated uses
- k) Overspill parking for Orlagh House on reinforced grass to maintain the green theme of the sustainability and eco friendly initiative of the master plan proposal
- l) Tennis Courts and pavilion that could expand to local community facility
- m) Refurbish outbuildings for visitor facilities
- n) Provide network of paths and greenways through the estate
- o) Eco landscape elements including attenuation pond, wildflower meadow and managed native species copse, with links to Rathfarnham Equestrian centre
- p) Provide discreet pedestrian entrance to Woodstown Cemetery with linkages to associated parking within the estate (community benefit)
- q) Preserve protected views at eastern boundary of site
- r) Re-establish existing orchard to rear of Orlagh House
- s) Refurbish and restock fishpond beside Orlagh House
- t) Refurbish and rebuild well within site
- u) Improve internal access road with cycle path, footpath and verge
- v) The development of the above enterprises would support the costly house refurbishments (e.g. replacement of roofs and windows) within the Orlagh House protected structure and ensure the ongoing good condition and functionality of this heritage asset.

We strenuously submit that the current Draft of the LAP is a barrier to the progress of the development of the site with the above elements, and the potential now exists for the site to remain underutilised for another Development Plan cycle. The developing master plan for the site identifies a range of community benefits including significant opportunities for appropriate later living units that would be connected to the local community while also offering a range of health care and rural setting benefits. The current Draft development Plan does not facilitate such a development proposal and we are now seeking Council support for the following alterations to the plan.

5.2 Zoning – Use Classes

There is currently a lack of nursing home facilities within the county and specifically within the area of the subject site. The nursing homes identified in the surrounding area are shown below.



Nursing Homes in Vicinity of Subject Site

As set out in the Issues Paper and Draft Plan, the County Development Plan is required to provide for adequate levels of community infrastructure including for health and wellbeing, which is accessible to all citizens. The subject site could effectively provide for a nursing home facility with other health Campus facilities and recovery accommodation. The rural setting would allow for allotments, greenways and other type of active recreation through the site to enhance recovery and recuperation opportunities.

While the potential for a retirement and aged care facility is proposed within the grounds of Orlagh House Wedding and Events Venue, it is important to note it would be entirely separate to the House and Venue and owing to the low lying topography of the land along the road frontage would not be visible from the house or from the wider local area and would therefore have minimal impact on the integrity of the protected structure and curtilage. This would allow the retirement and aged care facility to be developed and utilised independently, while maximising the use of the landholding by providing essential community facilities for the area.

An integrated suite of care and supported residential facilities that will complement the nearby school site (Granted under Ref. SD21A/0137) and developing residential zoned belt of lands along Stocking Avenue and Hunters Road. The proposal offers a social and community support infrastructure for the area. It is envisaged the new school site will be served by track and trail connections (foot and cycle) and public transport. The subject site can provide synergies and link to these provisions to connect Orlagh House demesne to the neighbourhood and the city.

To facilitate these uses at this location the Rural Use zone should be expanded to include other uses as “Permitted in Principle” or “Open for Consideration” that would be suitable in a rural setting for health and wellbeing purposes, including:

- **housing for older people,**
- **key worker accommodation (in appropriate settings),**
- **nursing homes; and**
- **associated health care and recuperation uses.**

We ask the Local Authority to include these uses as “Permitted in Principle” or “Open for Consideration” under the “RU” Land Use Zoning.

There would be significant benefits to allowing these uses in rural locations such as the subject site that allows for outdoor recovery and recreation in a peaceful setting.

A specific local objective attached to the site could explicitly allow for this if an expanded range of land uses is not considered appropriate. A Specific Local Objective along the following lines is suggested under Chapter 9: Economic Development and Employment:

Suggested wording and numbering: “EDE23 SLO1: To facilitate a retirement and aged care facility within a rural setting, including nursing home, Recovery Facilities, Later Living Units, Key worker Accommodation and associated recreational facilities at Gunny Hill, Rathfarnham subject to environmental assessments, visual assessment, topographical detail, conservation assessments and due consideration being given to ensuring sensitive design and conservation of historical, architectural and archaeological features of the existing buildings and land.”

Inclusion of a Specific Local Objective on the identified lands at the frontage of the site, similar to the SLO provided at Woodstown, would facilitate development at this location. An SLO would be a useful means to allow development of a retirement and aged care facility as described above under the lifetime of the plan.

The provision of a nursing home with complementary health and recovery uses including accommodation for later living would generate a significant level of diverse employment opportunities at this location. A 200+ bed nursing home, with community hall, extensive gardens and parklands, physiotherapy centre, pool therapy and similar uses could provide a significant boost to the local economy while also connecting Orlagh House to the urban area beyond.

While uses such as health centre, community centre, hotels, primary health care centres, are ‘open for consideration’ under the rural land use zoning, this could be expanded to include nursing homes, housing for older people and related uses in certain appropriate circumstances. With over 20% of the working population of South Dublin County in professional or Caring, Leisure and other services, this type of land use would be appropriate to support employment and diverse economic requirements within the County.

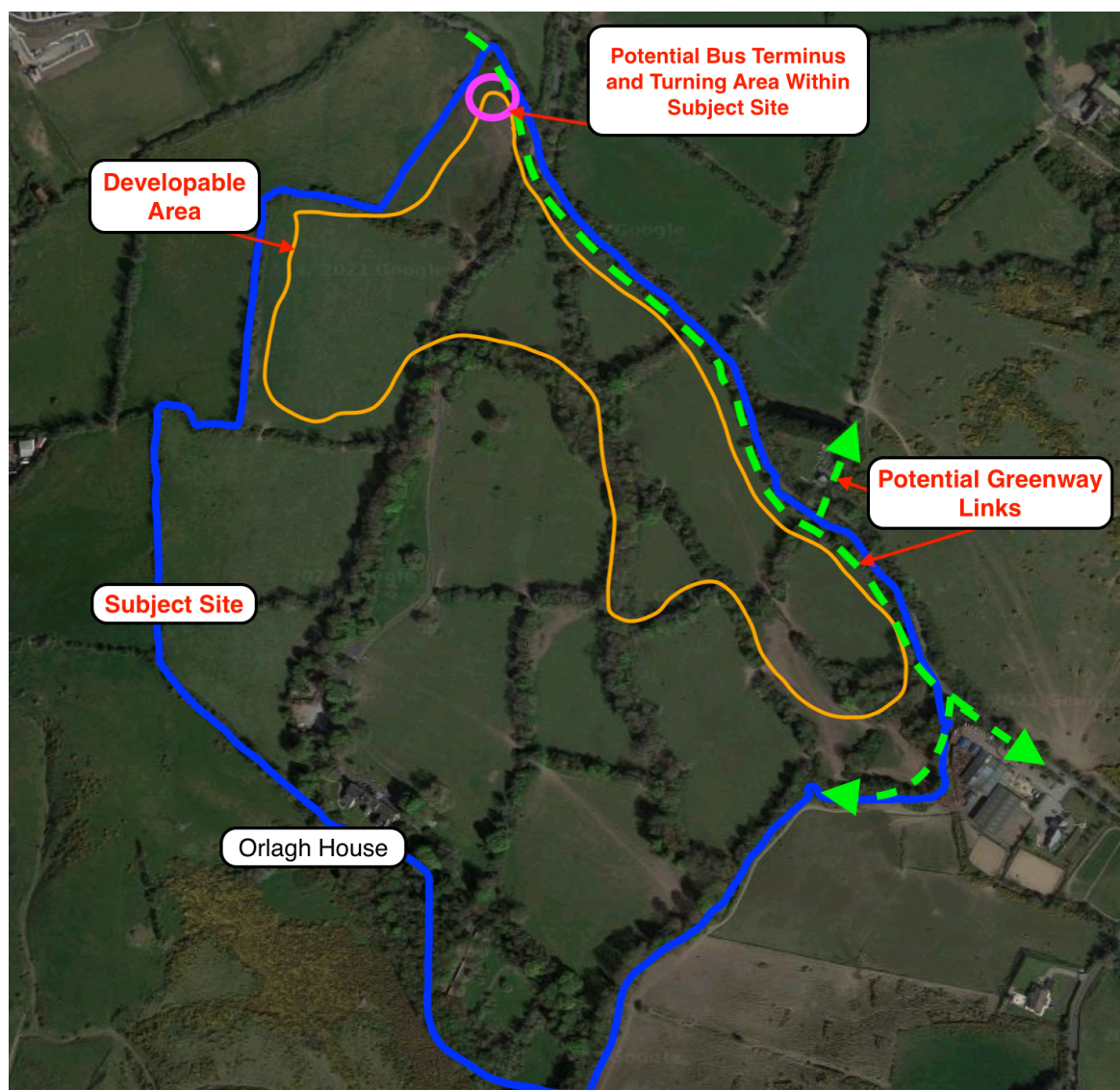
The retirement campus type proposal would be developed independently of the existing Orlagh House wedding venue and event destination, but would also enhance the economic case for the promotion of the long term usability and refurbishment of this protected structure in future years.

5.3 Other Potential Benefits

There are a number of potential planning gains that could be made by bringing forward the subject site for development in the life cycle of the South Dublin County Development Plan 2022-2028. The landowner can facilitate two crucial pieces of infrastructure that would be of benefit to the local and wider area.

One potential item is the provision of a greenway link for cyclists and pedestrians along the Gunny Hill boundary of the site, consistent with the “Tack and Trail” objectives of the Ballycullen-Oldtown LAP to connect to the Dublin Mountains. Details could be worked out as part of any detailed planning application.

The second piece of infrastructure that would benefit the adjacent Educate Together Secondary school Site would be the provision of a bus terminus within the site, including turning area for buses to facilitate the extension of the No. 15 Dublin Bus. This would have numerous benefits including allowing the extension of bus services to serve the school, connect the subject site directly to public transport, promoting sustainable travel practices by connecting the intended elderly residents of the subject site conveniently to the local area, facilitate bus access to the future Woodstown Leisure facility and potentially provide comfort facilities for bus drivers. A graphical representation of these potential planning gains are shown below:



Potential Greenway and Bus Terminus in relation to Subject Site

The development of this land at the gateway to the Dublin Mountains would clearly have numerous benefits to the local area including new linkages, the advantages of providing refined health care services to the locality, the opportunity for the elderly to continue to live in the local area – particularly given the lack of nursing home facilities in the area – promotion of green/eco friendly development setting to the benefit of residents and the wider environment, job creation and strengthening the economic viability of the upkeep of Orlagh House and curtilage. A number of letters of support from local residents are attached to this submission to illustrate the positive impact the subject proposal could have on the local area. We therefore ask that the Local Authority provide for this unique opportunity in the Final County Development Plan for 2022-2028 and revise the permitted uses and/or provide a new SLO for the lands.

6 Conclusion

The current land use zoning of “RU” is somewhat appropriate for rural diversification but could be expanded to allow for additional uses to be considered such as health care, nursing home, housing for the elderly and associated convalescent uses that would benefit from a rural or “green” setting. We would also request the inclusion of a specific local objective supporting such a use.

The landowner has developed an indicative masterplan for the subject site in conjunction with James Mitchell Architects that would significantly enhance the use of the Orlagh House Estate, provide additional economic and employment opportunities in South Dublin County, provide community services, enhance the biodiversity and heritage values and enrich the rural uplands. The development of the site could facilitate additional community planning gain through the provision of greenway linkages and provision for bus services to be extended in the area.

The proposed health care uses at the subject site would provide a connection between the rural area and other uses on the opposite side of Gunny Hill such as schools and existing residential and would provide improved opportunities for the elderly to continue to live in the local area. We ask the local authority to consider these matters when preparing the Final South County Dublin Development Plan 2022-2028 and submit that the provision of flexibility in terms of the range of land uses that could be permitted under the “RU” Zoning would encourage the development of this site, which is ideally located for the uses envisaged. Alternatively, or in addition, we seek the inclusion of the following additional Specific Local Objective within the final plan:

Suggested wording and numbering: “EDE23 SLO1: To facilitate a retirement and aged care facility within a rural setting, including nursing home, Recovery Facilities, Later Living Units, Key worker Accommodation and associated recreational facilities at Gunny Hill, Rathfarnham subject to environmental assessments, visual assessment, topographical detail, conservation assessments and due consideration being given to ensuring sensitive design and conservation of historical, architectural and archaeological features of the existing buildings and land.”

A full copy of the Masterplan document titled “Montpelier Health Care Campus- Architectural Brief Development” by James Mitchell Architect is attached for the information of the Local Authority.

Montpelier Retirement and Aged Care Facility

Architectural Brief Development
September 2021

James Mitchell Architect Ltd have been engaged by Orlagh GP Ltd. to develop a proposal for an integrated Retirement and Aged Care Facility on lands associated with Orlagh House, Gunny Hill, South Dublin.



jma

1.0 Introduction

Orlagh House was built in 1790 by Dublin snuff merchant Lundy Foot, and was originally called “Footmount”. Its construction is contemporary with three other local landmarks:

- The Hermitage (1786) which is now the Pearse Museum in St Enda’s Park;
- Hollypark (1774) now known as St. Columba’s College; and
- Marlay Park House (1750) which was remodelled in 1794.

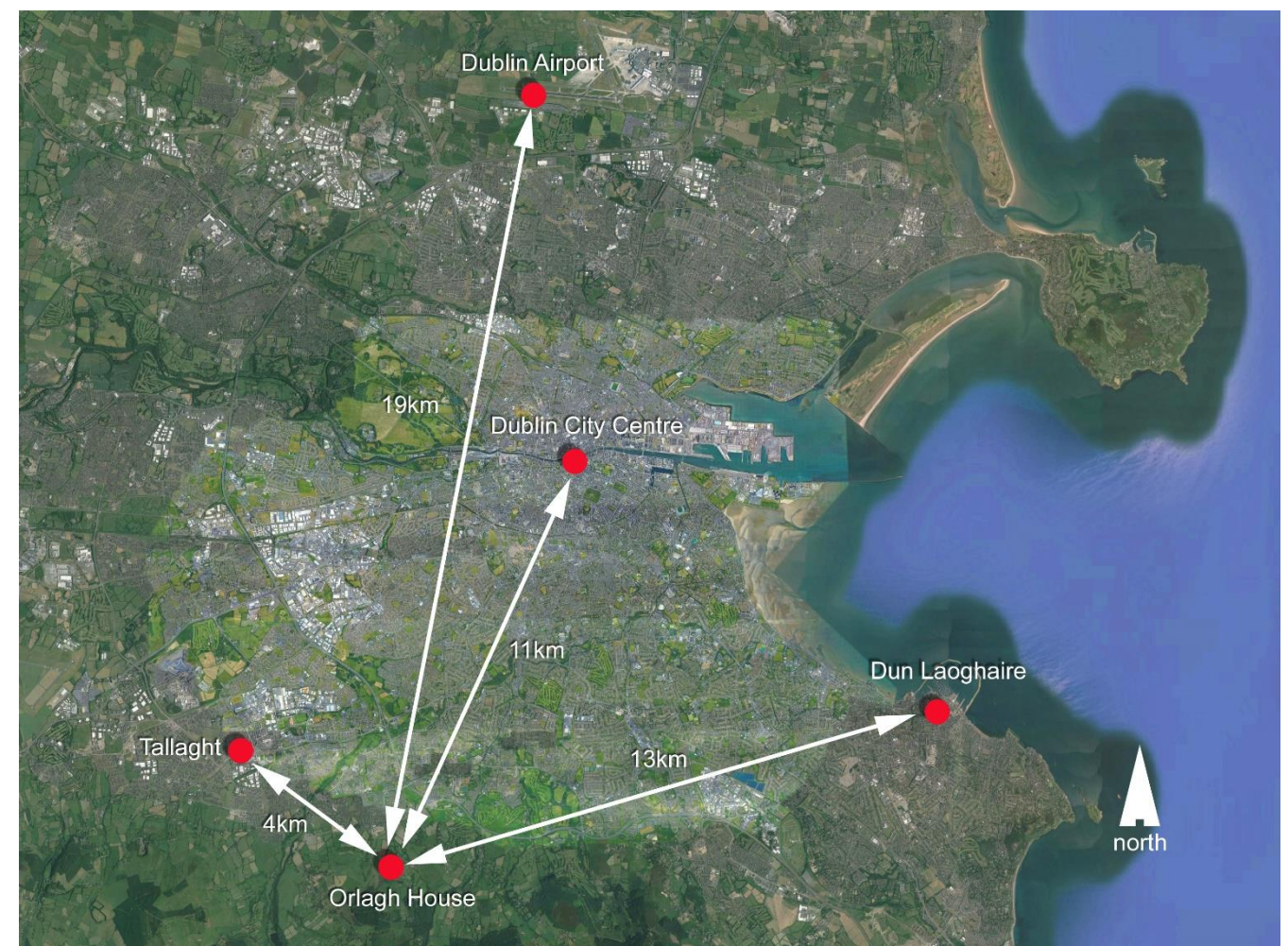
The house was renamed Orlagh by the third owner Andrew Carew O’Dwyer.

Frequent visitors included the Great Emancipator, Daniel O’Connell, Eoin O’Neill, Padraig Pearse and William Smith O’Brian, among many other famous figures from Anglo-Irish history.



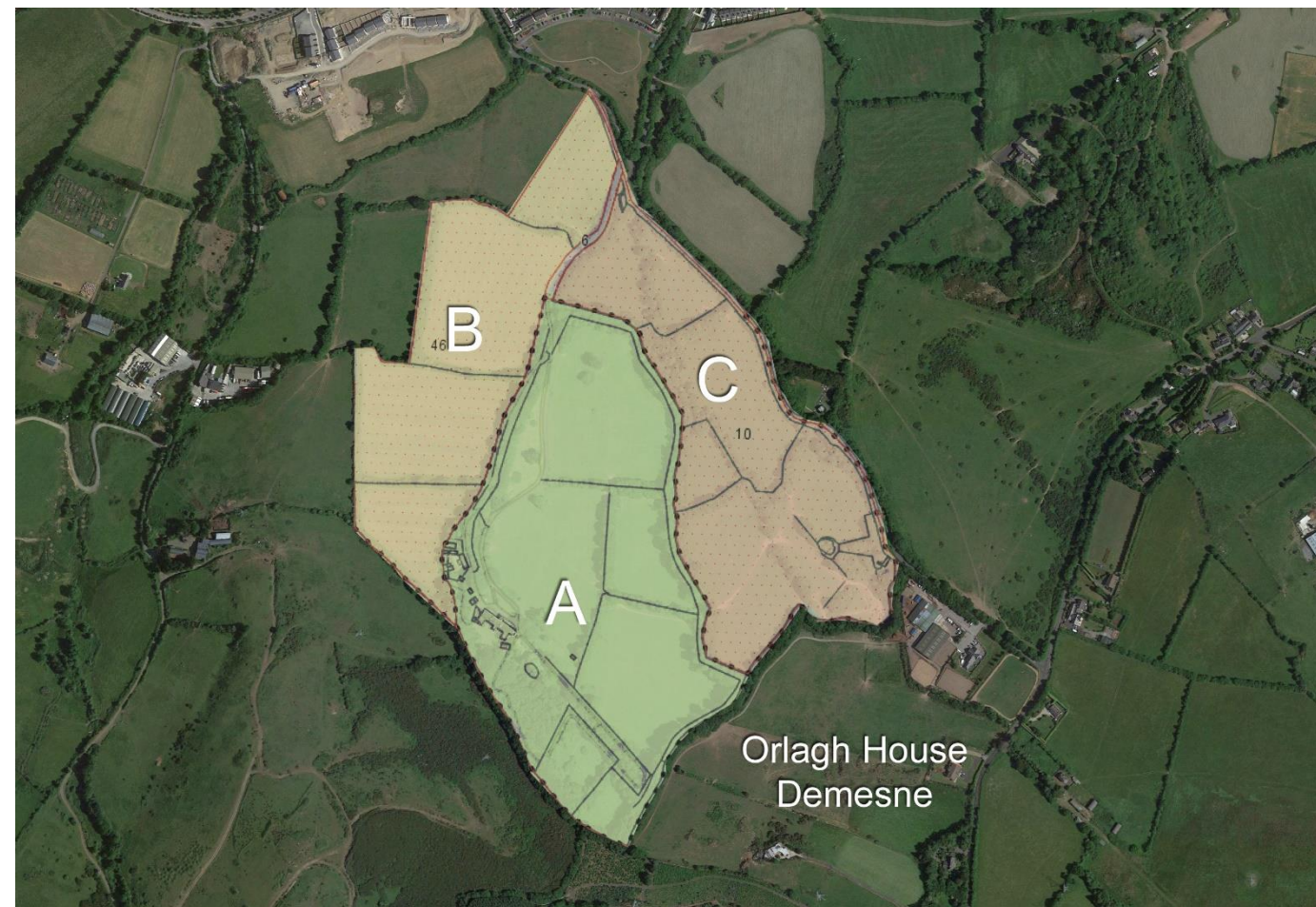
Orlagh House nestled in mature trees on the north east slope of Montpelier

The estate is 11 kilometres from Dublin city centre and well served by the M50. The house has commanding panoramic views of Dublin city, the Irish Sea and Howth Head. The walled estate comprises some 45 acres including forestry and trails and is close to both the infamous Hellfire Club, which is on the top of Montpelier Hill and St. Colmcille’s Well at the entrance on Killakee Road. Another important adjacent landmark is the ruins of Carthy’s Castle which are just to the west of the grounds.



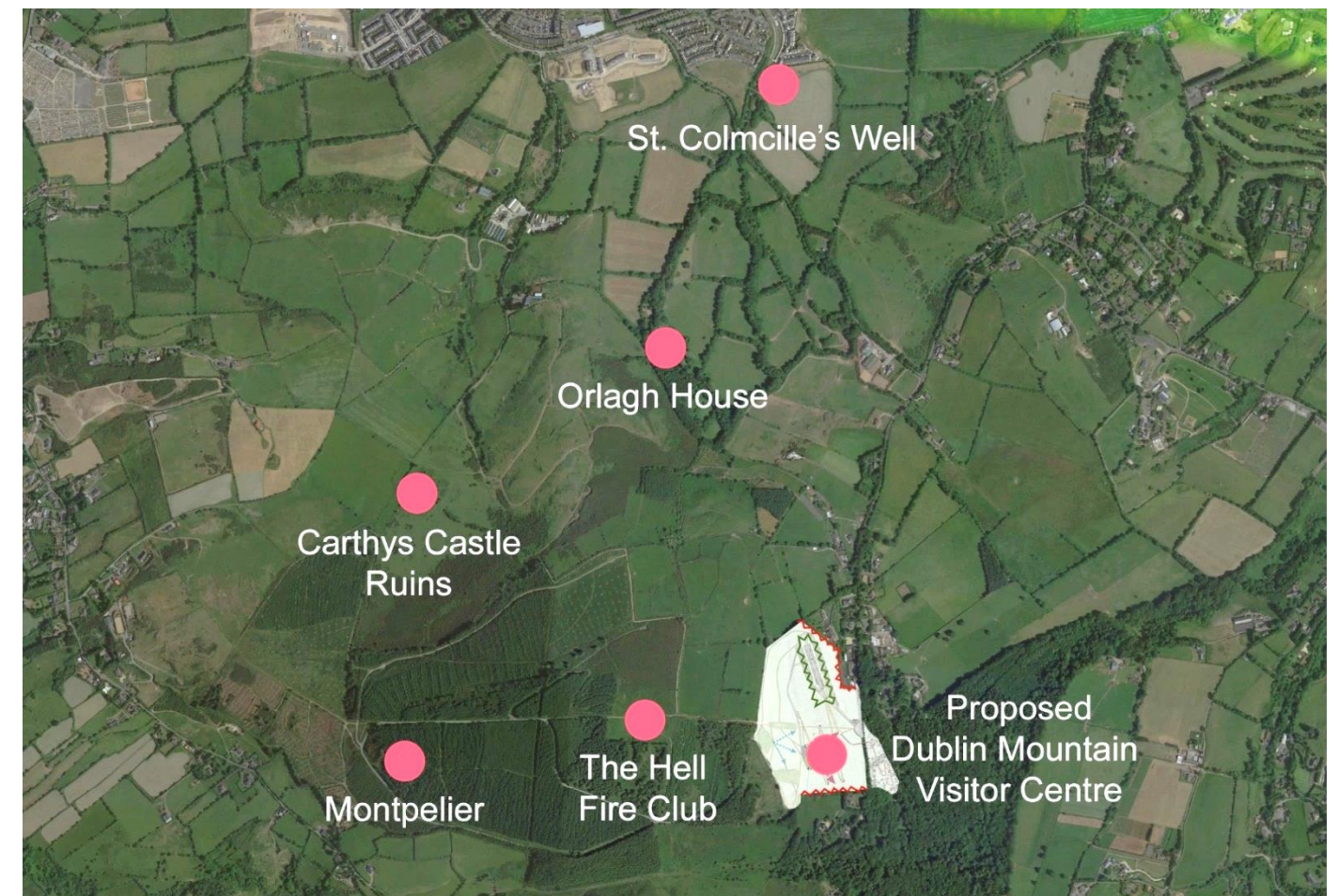
Orlagh House location on the south west edge of the city.

Orlagh House was formerly owned by the Augustinian Religious Order and used as a Novitiate and spiritual retreat. The Augustinians increased the original demesne of Orlagh House (A) with the addition of land parcels B & C as identified in the extract from the Land Registry Ireland below. It most recently changed hands in March 2017 and is currently being refurbished to be used as a private events venue with guest accommodation.



In considering future development it was a fundamental principle that the original demesne of Orlagh House, denoted "A" was preserved.

Orlagh House nestles on the lower north eastern slope of Montpelier and is not visible from the Hell Fire Club. A Dublin Mountain Visitor Centre is being considered by An Bord Pleanala to serve the Hell Fire Club and form an information centre for the Dublin Mountains



Notable Local historic sites and the location of a proposed visitor centre.

2.0 Zoning

“To protect and improve the rural amenity and to provide for the development of agriculture”
Zoning for Residential use is noted in yellow on SDCC Development Plan. The line of blue arrows indicated protected views to Orlagh House and its surrounding landscape.

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective SDZ	To provide for strategic development in accordance with approved planning schemes
Objective REGEN	To facilitate enterprise and/or residential-led regeneration
Objective TC	To protect, improve and provide for the future development of Town Centres
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective DC	To protect, improve and provide for the future development of District Centres
Objective VC	To protect, improve and provide for the future development of Village Centres
Objective LC	To protect, improve and provide for the future development of Local Centres
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture



Extract of SDCC 2016-2022 Development Plan. Site Zoned RU Rural Amenity
Note that Healthcare is an “Open for Consideration” use.

We would suggest the area to consider for future development is that outside the original demesne of Orlagh House and closest to the new residential developments as indicated by the yellow outlined area on the figure below.

This position is suggested as its close to the zoned residential lands.



Site Map

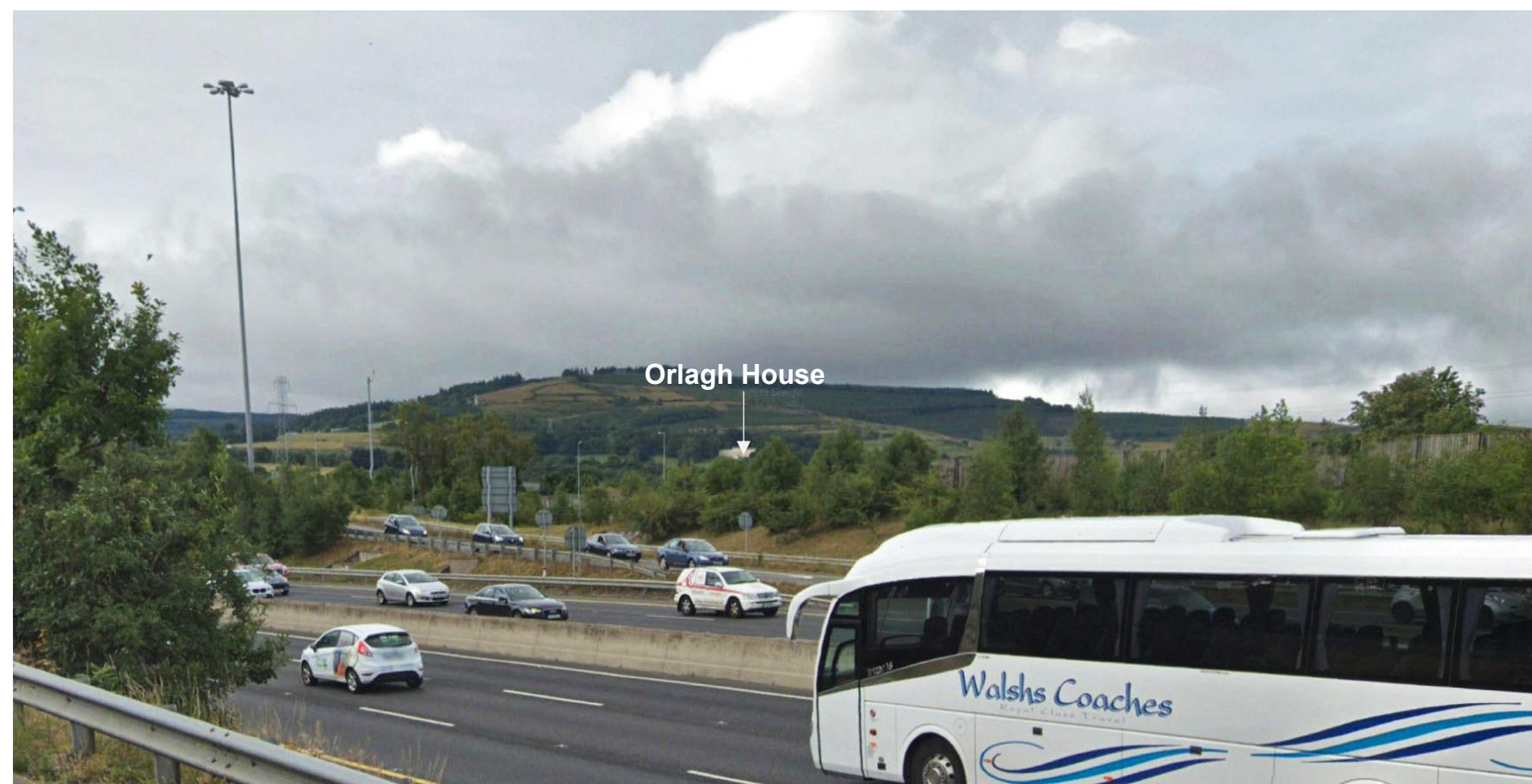
3.00 Preservation of the Existing Visual Amenity

Orlagh House nestles into the lower slopes of the northern face of Montpelier. Careful consideration has been given in developing the proposal that the visual amenity from the Hell Fire Club atop Montpelier and looking from the M50 to Montpelier is preserved. The following images illustrate how that is achieved.



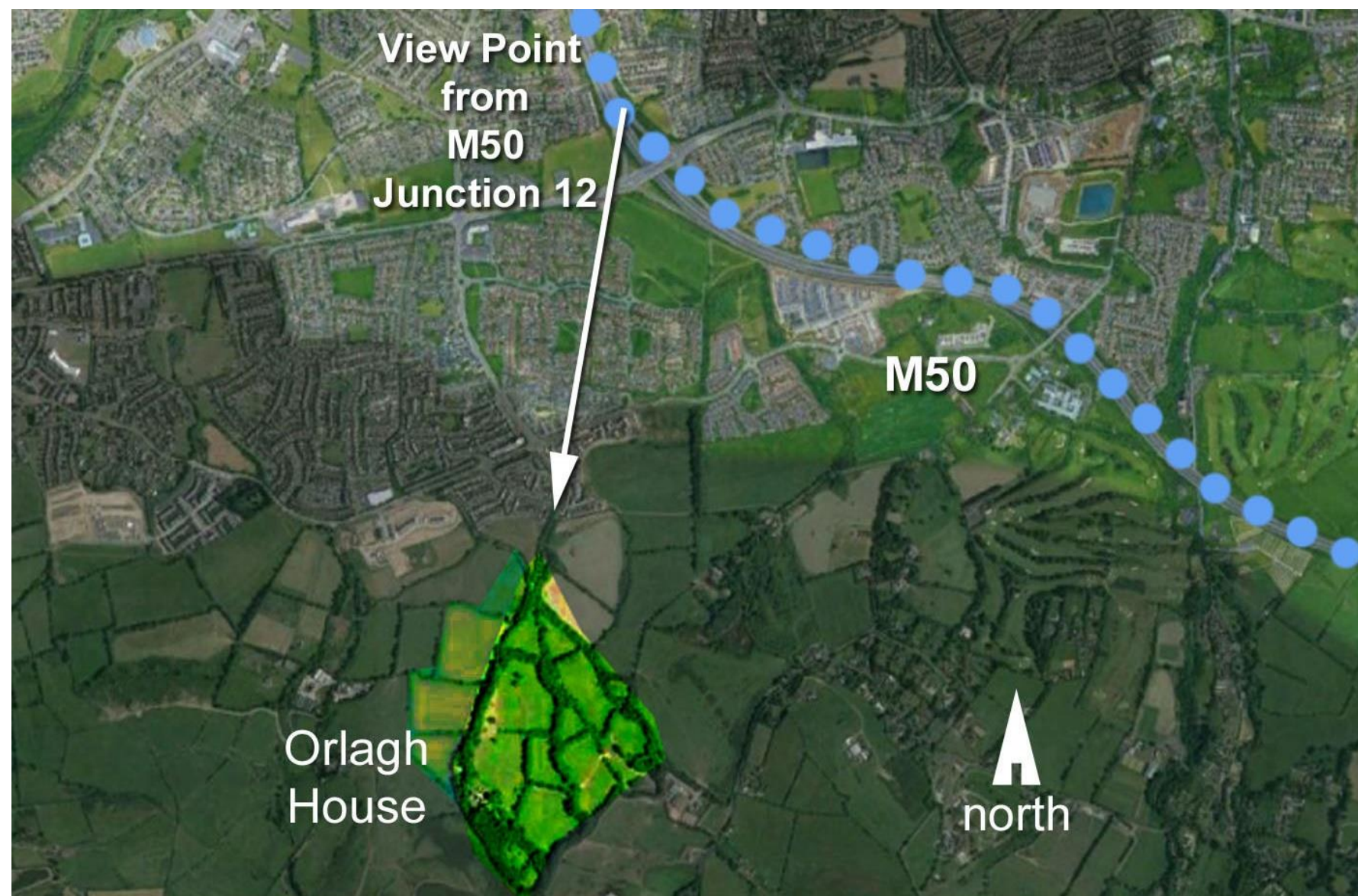
View from the top of the Hell Fire Club on top of Montpelier. Orlagh House Estate is not visible.





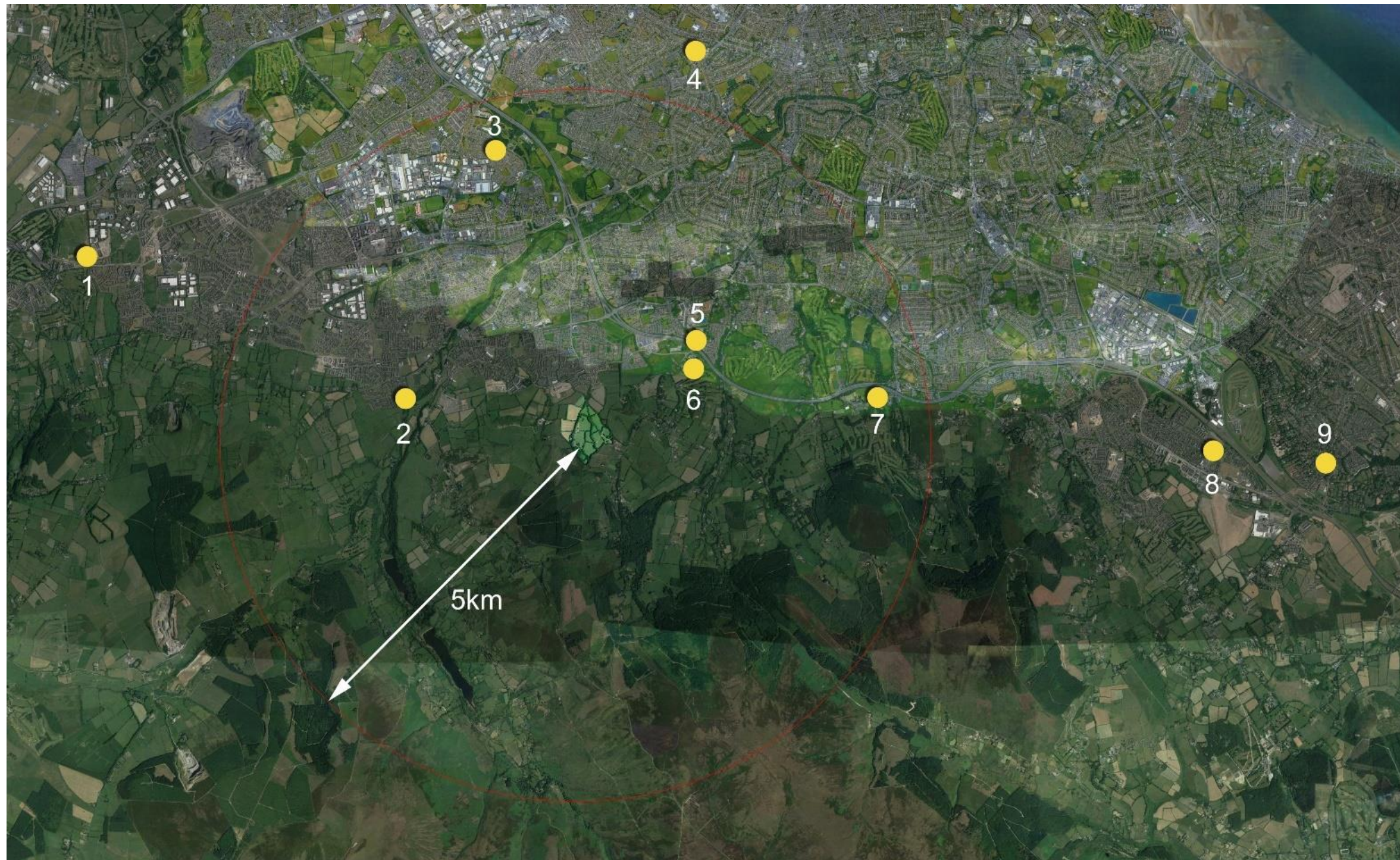
Orlagh House can be glimpsed from the off ramp at junction 12 of the M50 (Firhouse) Once off the M50 Orlagh House is obscured from view.

The proposed development is positioned on the lower slopes of the estate and outside the demesne of Orlagh House and visually subsumed by the building & tree lines of Firhouse and Ballycullen, to ensure it does not impact on the visual amenity of the Orlagh House set against Montpelier.



4.00 Local Nursing Home Provision

Key



1. TLC City West – 139 beds
2. Kiltipper Woods Care Centre – 121 beds
3. HSE Tymon North Community Unit – 46 beds
4. Terenure Nursing Home – 48 beds
5. Sally Park Nursing Home – 43 beds
6. Marley park Nursing Home -124 beds
7. New Lodge Nursing Home – 24 beds
8. Proposed 240 Bedroom Nursing Home
9. Four Ferns Nursing Home – 144 beds

Sources HIQA website register and planning records of DLRCoCo & SDCC

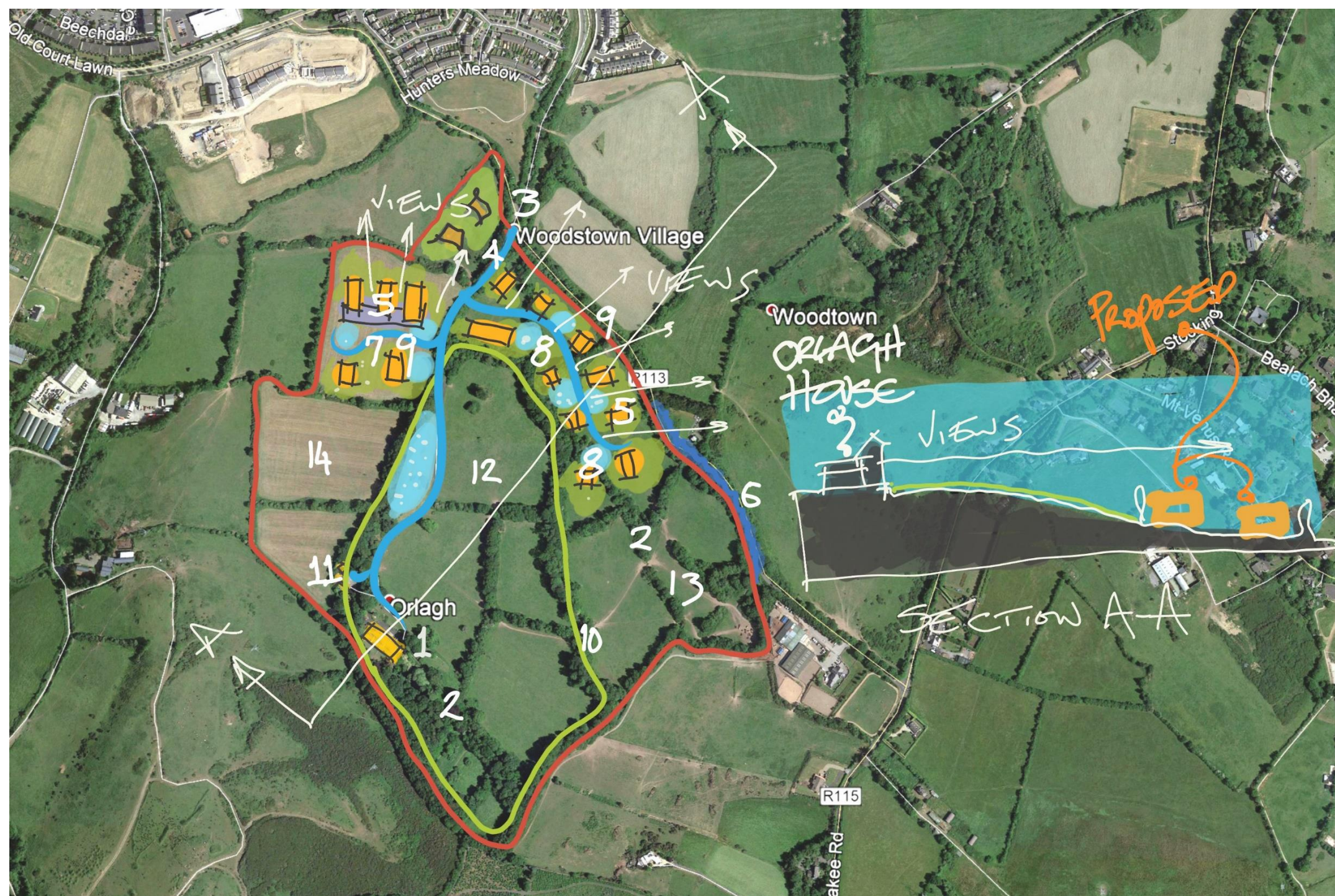
5.00 Photographic Site Survey



1. Main entrance gates from Gunny Hill
2. Gated access to fields
3. Woodstown cemetery
4. Protected Views denoted on the Development Plan
5. View toward Orlagh house from meadows.
6. Open grass field surrounded by mature trees and hedging.
7. Watercourse running along field boundary.
8. Watercourse defining Demesne South Eastern Boundary.
9. Walled Orchard in need of clearing and replanting.
10. Open grazing for horses in front of Orlagh House with views across Dublin.
11. Existing fishpond in need of renovation.
12. Existing Well to be refurbished and water table to be protected.
13. Existing out-buildings with potential for refurbishment to provide complimentary facilities for Orlagh House.
14. High Meadows
15. Lower meadows not visible from Orlagh House
16. Gateway onto Gunny Hill from low meadow.

6.00 Initial Concept:

The below sketch seeks to illustrate key thoughts in developing an appropriate proposal.



KEY

- 1 Define, protect and improve the demesne of Orlagh House
- 2 Retain as much of the hedgerows and trees that define the field system of the Landscape as possible.
- 3 Build upon the existing access and provide improved access and parking (pale blue)
- 4 Provide a Gate Lodge Site managers residence at the Gateway from Gunny Hill.
- 5 Place all new development on the lower fields, outside Orlagh House's demesne, close to existing residential and education sites.
- 6 Preserve protected views of Orlagh House and the landscape.
- 7 Form a new Retirement & Care Facility as indicated.
- 8 Restrict height of new development to 3 storeys plus set back (in line with neighbouring residential developments, utilise natural slope of sight to preserve views and reduce visual impact.
- 9 Group compatible use groups together to form suites of complimentary use.
- 10 Form site wide, cycle and footways for recreation.
- 11 Refurbish Orlagh House out buildings
- 12 Use middle meadows as event space and parkland.
- 13 Provide for eco landscape in lower meadow with water course adjacent to Rathfarnham Equestrian.
- 14 Create an Estate Vegetable Garden to provide food and therapeutic amenity

7.00 Developing Master Plan



- a. Estate Gateway Control.
- b. Estate Managers Dwelling
- c. Integrated Care facility encompassing Nursing Home, Dementia Care and Convalescence circa 12,000m2 over 3 storeys
- d. Key Worker Residential Buildings
- e. Surgical Recovery Facility circa 2500m2 over 2 storeys
- f. Prehabilitation Centre with associate pool and Aqua-Therapy 1250m2
- g. Estate Allotment and Vegetable Gardens combining food production and therapeutic activity
- h. Later Living nominally 3 storeys plus set back in 4 buildings realising approximately 106 apartments
- i. Clinic Building
- j. Form parking in discreet pools near buildings
- k. Form reinforced grass overspill parking for Orlagh house and wider estate.
- l. Tennis Courts & Pavilion
- m. Refurbish existing out buildings to provide associated visitor facilities.
- n. Form a network of paths and cycle green ways throughout estate.
- o. Eco Landscape including attenuation pond wildflower meadow and managed native species copse. Link to Rathfarnham Equestrian Centre.
- p. Existing Woodstown Cemetery Provide discreet pedestrian access from Orlagh Demesne and provide parking for burials
- q. Preserve protected Views.
- r. Re-establish existing Orchard
- s. Refurbish and restock the fishpond
- t. Refurbish and rebuild the Well
- u. Improve access road with cycle way, footpath and verge

8.00 Development Brief:

In developing the placement of each element of the brief on the site, careful consideration was given to locating suites of buildings together that are interdependent or can provide each other with supporting and complimentary services.

The buildings have been sited to protect and maintain the demesne of Orlagh House and be as close as possible to the neighbouring developments on Gunny Hill. This approach yields benefits in rationalising and sharing of parking to minimise the impact of new infrastructure on the existing landscape. The principal of placing new structures in open grassland has been adopted throughout the master plan to maintain the existing field pattern, preserve hedgerows, existing stone walls. The proposal will provide a sustainable economic and ecological future for the demesne with the proper management of trees hedgerows, woodland and water courses as an amenity and improved setting for Orlagh House, Retire/Care Facility and neighbouring developments. Protected Views are preserved. The master plan offers to enhance existing connectivity between the equestrian centre and Orlagh House Demesne and can offer overspill parking and foot access to Woodtown Cemetery. Key existing features such as watercourses, well, fishpond and orchard can be preserved and enhanced. Wildflower meadows and a large pond with reed beds will enhance the natural landscape and promote the sustainable retention of native species of flora and fauna.

This section illustrates the development of the brief and concept layouts for some key building types within the master Plan.

The client has provided the following brief of complimentary facilities to realise a sustainable care campus.

1. Gate House Site Security – A family home 4bed 1350ft2 with garage and small office and control centre with supporting storage.
2. Nursing Home / Assisted Care Living – 7,000m2 210 beds
 - a. This facility is broken down into several buildings
 - b. 160 bed Nursing Home in four separate buildings
 - c. 50 Bed Dementia and High Dependency care in two separate buildings
3. Dementia Day Centre / Community Hall
4. Surgical Recovery - 2,800 sqm 24 rooms
5. Step Down Convalescence – 1,400m2 45 beds approx.
6. Prehabilitation/Sports Injury/ Physiotherapy Centre - 250 sqm
7. Key Worker Accommodation
8. Later Living Units
9. Tennis Courts - 4G all weather surface
10. Pool and Aqua Therapy - 1250m2

The brief presents an integrated suite of care and supported residential facilities that will complement the nearby school site and developing residential zoned belt of lands along Stocking Avenue and Hunters Road. The proposal offers a social and community support infrastructure for the area. It is envisaged the new school site shall be served by foot and cycle paths and public transport. The proposal can link to and extend these provisions to connect Orlagh House demesne to the neighbourhood and the city.

In refining and developing the content of the Master Plan the following facilities were combined:

Nursing Home / Assisted Care Living – 7,000m2	210 beds
This facility is broken down into several buildings	
a. 160 bed Nursing Home in four separate buildings	
b. 50 Bed Dementia and High Dependency care	
c. Dementia Day Centre / Community Hall	
d. Step Down Convalescence – 1,400m2	45 beds approx..

Prehabilitation & Pool Buildings 1250 sq.m approx.

1. Prehabilitation/Sports Injury/ Physiotherapy Centre - 250 sqm
2. Pool and Aqua Therapy - 1000m2



Extract from Orlagh Demesne Master Plan - illustrating the three major care facilities of (A) Nursing Home, (B) Surgical Recovery and (C) Prehabilitation and Pool buildings

8.01 Nursing Home

Nursing Home, Dementia Day Care and Step-down Convalescence are integrated into a series of connected pavilions. The sketch layout illustrates 3 storey care wings joined to a 2 storey spine. This facilitates sharing of care resources and whilst maintaining identifiable segregation vertically and horizontally between each care need. Between wings secure landscaped gardens are provided. The Dementia Day care hub is sited at ground floor by the main entrance and is open to resident and external users.

KEY:

- A. Main Entrance
- B. Dementia Day Care
- C. Step Down Facility
- D. Nursing Home Residential Wings
- E. Resident Lounges
- F. Landscaped Courtyards
- G. Bowling Green
- H. External Terrace/ Amphitheatre
- I. Kitchen
- J. Staff & Service Areas

Rooms are clustered in groups of 8 with associated Lounges, Dining Rooms, Quiet Hobby.



Care Facility Concept Layout

8.02 Surgical Recovery

Surgical Recovery facility will provide a variety of hydrotherapy and physical manual therapy interspersed with rest and leisure time, clients can avail of facilities such as a reading lounge, walk in the grounds, accept visitors, or undergo relaxation therapies such as massage and reflexology. The ground floor shall contain consultation and therapy spaces with some 24 bedroom suites on the upper floors and setback third floor. Associated therapy and treatment rooms are provided on each floor adjacent to the bedroom suites.

KEY:

- A. Main Entrance
- B. Nurse Station
- C. Recovery Rooms
- D. Treatment and Therapy Spaces
- E. Client Restaurant
- F. Kitchen
- G. Landscaped Courtyard

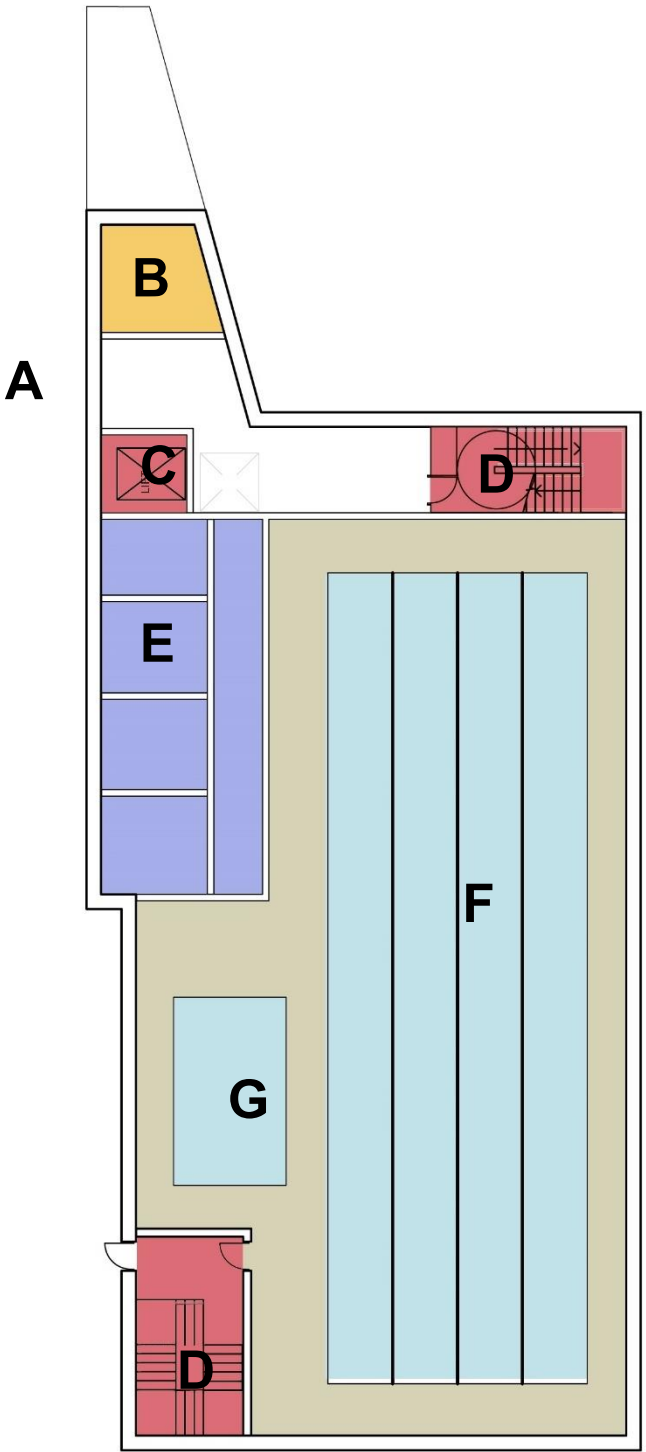
Rooms are grouped overlooking the landscaped courtyard with associated Treatment and Therapy Rooms.



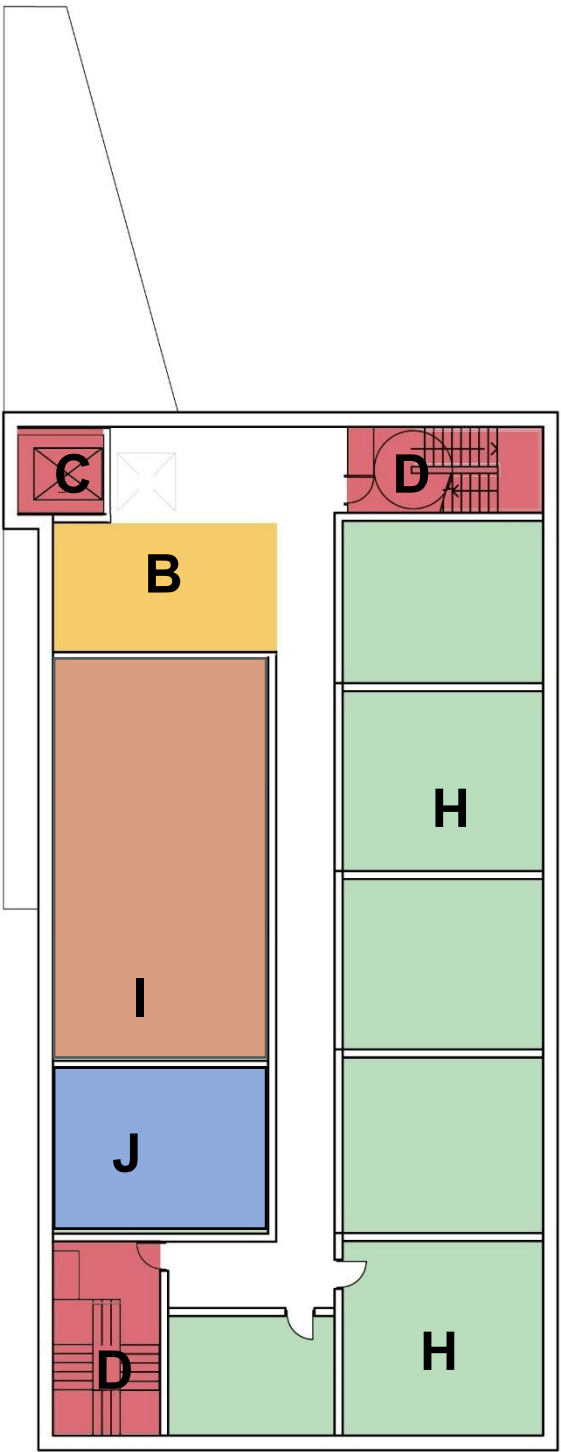
Concept sketch plan of an Upper level

8.03 Prehabilitation Building

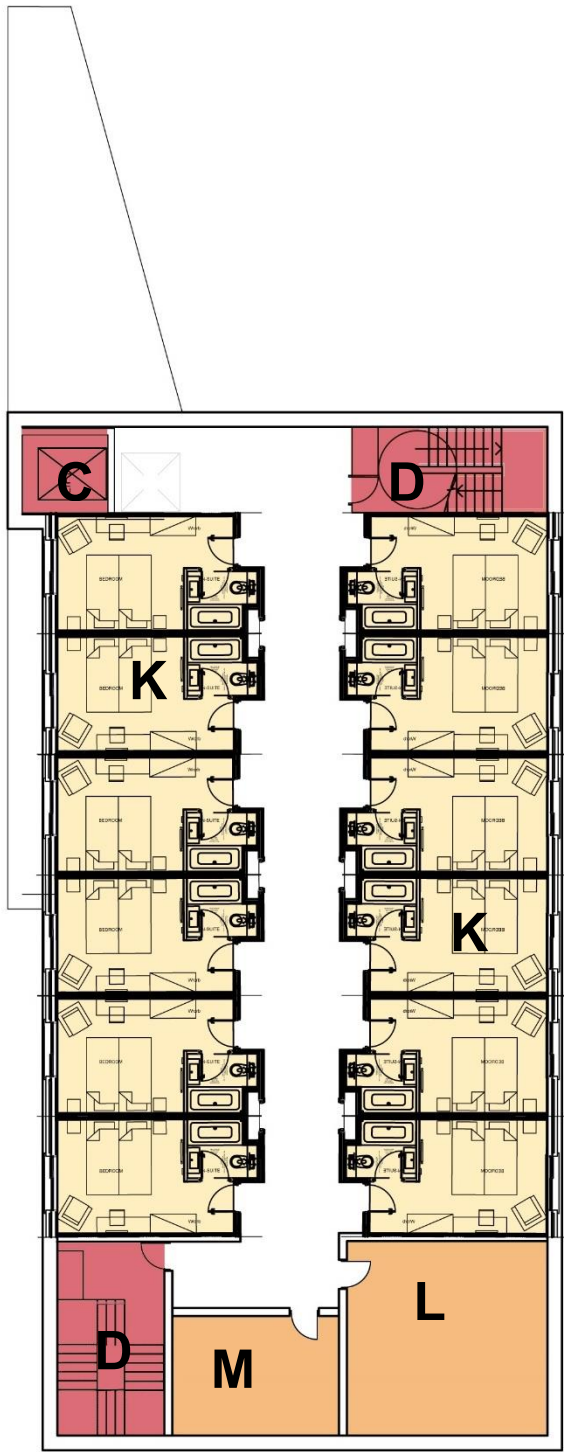
Prehabilitation facility to promote and accelerate healing may include the following therapies - Hyperbaric oxygen, Laser, Infra-Red therapy, Cryotherapy, Magnetic therapy, Biological treatment.



Ground Floor - Aqua Centre



First Floor - Treatment Spaces



Second Floor - Client Rooms

KEY:

- A. Main Entrance
- B. Reception
- C. Lift
- D. Stairs
- E. Changing & Plant space
- F. 25m Pool
- G. Therapy Pool
- H. Treatment Room
- I. Restaurant
- J. Kitchen
- K. Bedroom Suites
- L. Day Room
- M. Kitchenette

8.04 Later Living Blocks

The Master Plan places seven Key Worker and Later Living Buildings nestled amongst mature trees and hedgerows. The natural topography of the site. The buildings are 3 storey plus set back penthouse level on top. Sectional heights are nominally ground to first floor 3300mm and 2850mm on upper floors with an apex height of less than 12m. Landscaped Courtyards face south west.



Typical Later Living Building Section

KEY:

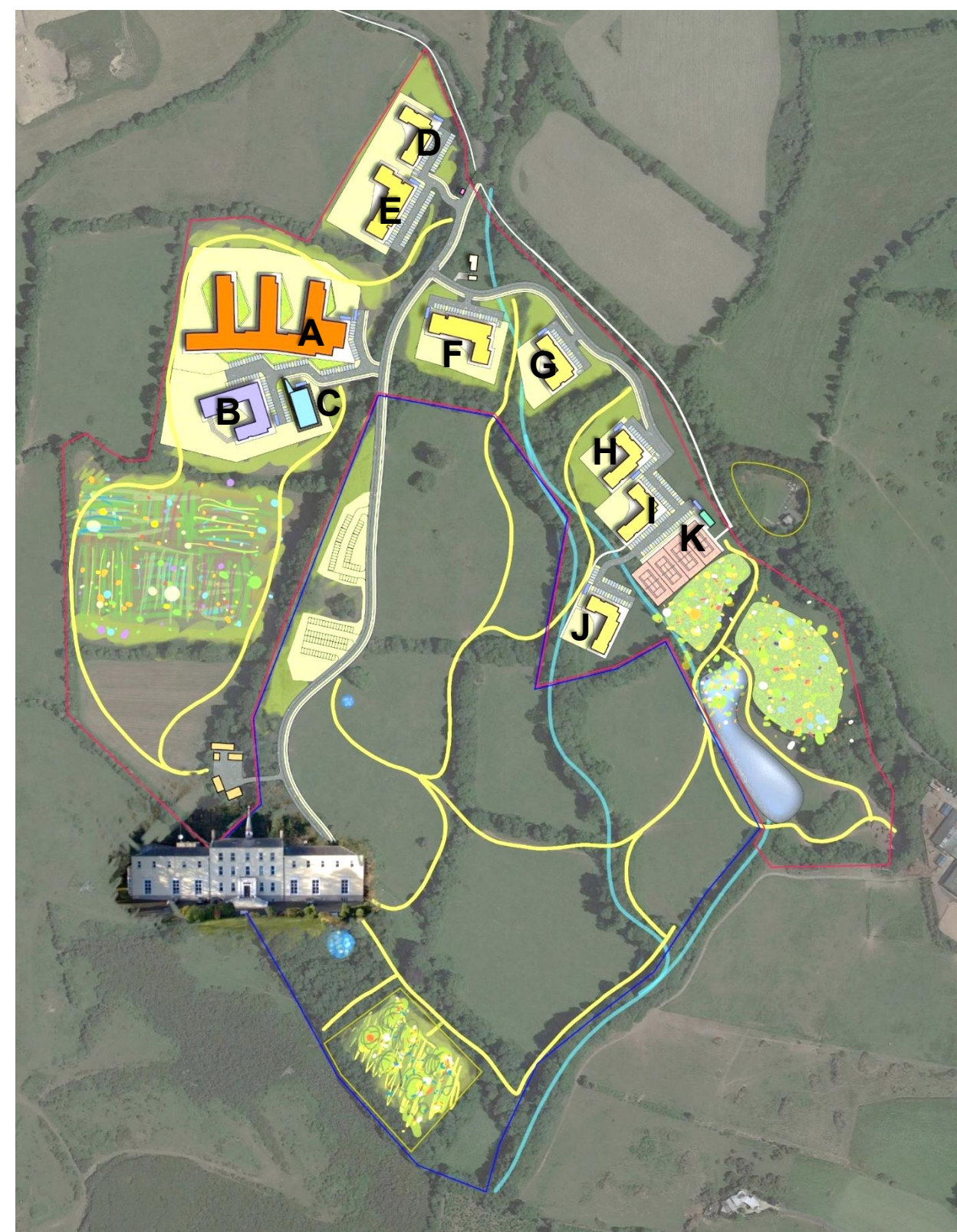
- A. Main Entrance
- B. Stair Core
- C. 2 Bedroom Accommodation
- D. 1 Bedroom Accommodation
- E. Balcony
- F. Landscaped Courtyard



Typical Later Living Building Floor Plan

9.00 Outline Schedule of Accommodation :

Plan Reference	Description	Gross Floor Area SQM	Height in Storeys	Accommodation
A	Combined Nursing Home, Step Down and Dementia Care	11,825m2	3 storey plus 2 storey link	250 Care Bedroom Suites
B	Surgical Recovery Pavilion	2800m2	2 storey plus set back	24 Recovery Bedroom Suites
C	Prehabilitation, Aqua Therapy and Pool	1250m2	3 storey	Aqua Therapy Pool, 1No. 4 lane 25m Pool With 12 Double Rooms at 22m2 each
D	Key Worker Residential Pavilion 1	2085m2	3 storey plus set back	3 No 1 Bed 16 No. 2 Bed No. 3 Bed Penthouses
E	Key Worker Residential Pavilion 2	3720m2	3 storey plus set back	3 No 1 Bed 25 No. 2 Bed 3No. 3 Bed Penthouses
F	Later Living Building 1	3720m2	3 storey plus set back	10 No. 1 Bed 24No. 2 Bed
G	Later Living Building 2	2085m2	3 storey plus set back	10 No. 1 Bed 14 No. 2 Bed
H	Later Living Building 3	2085m2	3 storey plus set back	10 No. 1 Bed 14 No. 2 Bed
I	Later Living Building 4	2085m2	3 storey plus set back	10 No. 1 Bed 14 No. 2 Bed
J	Clinic Building	2085m2	3 storey plus set back	40-50 Bedroom Clinic
K	Tennis Pavilion	90m2	1 Storey	Changing and Sanitary facilities with equipment store
	Totals	33,830m2		6 No. 3 Bed 111No. 2 Bed 46 No. 1 Bed
	Site Area	19.6 hectare within red line		163No. Key Worker & later Living Accommodation 326 Bedroom Suites



Reference Plan

10.00 Context :

Neighbouring recent residential developments and local townlands showing Orlagh House connectivity to an established suburban locale served by the M50.

