

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

14th July 2021

Re: Planning permission for the retention of the use of the childcare facility from the previous planning approvals Reg. No. SD11A/0278 and extended and amended by Ref. No. SD16A/0343 to facilitate the increase in the permissible number of children attending daily from 42 to 56 at one time. No additional construction work is proposed at Sunflowers , Ballyowen Lane, Lucan, Co Dublin. K78 F4E3

Dear Sir or Madam:

Please find enclosed a planning application for the retention of the above works, at Ballyowen Lane, Lucan.

The documents enclosed are;

- South Dublin County Council Planning Application Form
- 1 No. Copy of Site Notice
- Cheque for € 240 as per the schedule of fees, as a minimum fee for retention where there is no development
- 1 No. copy of the Newspaper Advertisement, (The Irish Sun, 14th July 2021)
- 6 No. copies of Drawing as per included schedule

Drawing No	Drawing	Scale
21106_1_000	ORDINANCE SURVEY MAP	1:1000
21106_1_100	EXISTING SITE PLAN	1:200
21106_1_110	EXISTING GROUND & FIRST FLOOR PLANS	1:100
21106_1_120	EXISTING SECTIONS & ELEVATIONS	1:100
21106_1_121	EXISTING ELEVATIONS	1:100

- 6 No. copies of Appendix's Including Traffic Survey & Client Traffic Management Plan

Applicant

The applicants, John & Lynn O'Dwyer, are owners of the Sunflowers Childcare facility, which they have operated successfully over this past two decades providing an essential service to the local community.

Previous Applications

Two applications have been approved for the property which has allowed for the facility expand its numbers in both space and capacity to the current approved level of being able to accommodate up to 42 children across the day.

Planning Ref No: SD11A/0278

Planning was granted on 24 Jan 2012 for (a) Change of use of part of the ground floor to existing dwelling from residential use to use as childcare facility (to extend use from existing detached Sunflowers Childcare facility to rear of dwelling); (b) construction of entrance porch extension for proposed childcare facility to rear of dwelling and all alterations associated with the change of use to childcare facility; (c) alterations to existing hardstanding to side / front of dwelling to provide additional carparking and associated hard and soft landscaping; (d) conversion of the attic space of the existing dwelling to create bedroom, study and en-suite with the construction of a flat roofed dormer roof window to front of dwelling, Velux roof windows, new replacement entrance porch to side of dwelling and all associated internal alterations.

Planning Ref No: SD16A/0343

Planning was granted on 24 Nov 2016 subject to nine conditions for (a) Construction of flat roofed single storey extension (35sq.m) to rear and side of existing childcare area in the rear section of existing dwelling at ground floor. (b) Construction of covered buggy store to rear of existing entrance to childcare area to rear of existing dwelling at ground floor. (c) All associated internal and external alterations;

The conditions (No.2) of this application limited the number of children within the premises. The number of children to be accommodated shall not exceed 42 on any day, as per Condition 3 of SD11A/0278. Any increase in the number of children shall be the subject of a separate planning application.

Proposal

The proposal is to formalise the number of service users for which facility can accommodate. The facility has been expanded subsequent to the approval of the 2016 planning application. This application provided additional internal space for primarily the accommodation of an after school club for children which are brought to the childcare facility from adjoining schools in the afternoons.

It was an anomaly of this application that the applicant did not signify that there would be a potential increase in numbers, using the service across the day . As noted, condition 2 of this application decision capped the numbers in accordance with the 2011 decision.

The increased area of accommodation and with recent intervening amendments to the services provided, and the ratios of space per child in compliance with Tusla regulations, it is now feasible that the facility can accommodate up to a maximum of 56 children in the assigned rooms. It is a necessity of Tulsa that each childcare facility has distinct planning approval for the number of children using the facility

The application seeks to formalise this and provide for an increase in the number of children who can be accommodated.

Transit Module

The applicants have set out a schedule detailing where the service users are living and the means by which they come to and leave the facility in attached Appendix A. It is noted that in recent years there has been a significant increase in the number of children walking to the childcare facility with their parents from

these surrounding estates as work methodologies have changed with more people working from home, as opposed to previously having a significant number of drop-offs on the way to city centre working.

Traffic management

As part of the 2011 submission a detailed traffic management plan for the site was submitted, setting out the traffic movements of the parents of then children to the facility, broken down across time of day and the percentage of drop-offs that were made by foot, car or other.

A survey was provided of the number of cars on the site at 5-minute intervals throughout the day and how the distribution of visits for both drop-off & pick up were across an extended period in the morning, lunchtime and evening depending on sessions.

Herein in Appendix B is an update of traffic survey carried out on the site on 21st June 2021.

It is noted that there are never more than five cars present on site during the day, with all cars performing a turnaround of circa five minutes.

It is noted that in completion of the works as part of the previous extension in 2017 the carparking has been slightly amended to provide for 10 No. carparking spaces on the hardstanding to the fore of the house as per layout plans.

Number of children

The applicant has set out a schedule of the services provided at the facility, which in total has circa 70 children in total on the books. It should be noted, however, that these do not all use the facility at the same time. Presently the business accommodates up to 56 children which the application proposes to regularise.

Types of care provided

Sunflowers Childcare provides three different types of childcare options to their service users:

- Fulltime care from 07:30 – 18:30 for up to 25 children.
- ECCE sessional care for up to 30 children from 09:15 to 12:15 (term time only)
- Afterschool Care – collecting and providing care for up to 30 children from 7 local schools via mini-buses from approx. 13:30 – 18:30

Hours of Operation

The hours of operation are between the hours 7.30am – 6.30pm, Monday to Friday

Impact on Residential Amenity

The facility has little or no impact on the existing residential amenity enjoyed by the occupying residence as it is a family business.

The facility is on a stand-alone site with sufficient car parking to ensure there is no impact on the surrounding residential amenity by way of nuisance carparking.

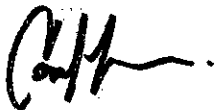
Site works

There are no proposed works as part of the application. It is noted that the approved layout of the carparking area has been amended to allow for an additional two spaces.

We trust that this application is in order and look forward to receipt of an acknowledgement at your earliest convenience, and subsequently, to an early and favourable response from the Planning Authority.

Please revert to me should you require any further clarification in relation to this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Malone', with a long horizontal flourish extending to the right.

Michael Malone (Registered Architect)