

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Equator Architects Ireland Ltd.
Pavillion House
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Dublin 2

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1326	Date of Decision: 07-Oct-2021
Register Reference: SD21A/0226	Registration Date: 13-Aug-2021

Applicant: Mridul Sharma

Development: Partial change of use of the ground floor of an existing dwelling to a childcare facility; proposed ground floor extension to form part of the childcare facility; new side entrance; proposed rear extension to the existing ground floor measuring 12sq.m; Internal alterations to include proposed accessible wc and minor demolition to accommodate new extension; all associated ancillary site works.

Location: 4, Griffeen Glen Drive, Griffeen Glen, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-Aug-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Roads Department has recommended refusal due to ‘The proposed development lacks an adequate drop off/pick up facilities on site and would intensify the use of the access and increase vehicular movements, increasing the risk of a traffic accident, thereby endangering public safety by reason of a traffic hazard.’
The Planning Authority notes the concerns that the Roads Department has raised. However, having regard to current County Development Plan Policy the applicant is afforded an opportunity to

demonstrate how the Roads Department concerns can be overcome. The applicant may wish to liaise directly with the Roads Department prior to responding to this Additional Information request.

2. The applicant has not provided supporting documentation for the proposed change of use to a childcare facility to demonstrate compliance with County Development Plan policy and objectives. Having regard to current County Development Plan Policy and the Planning Authority's support for childcare facility provision throughout the County, the applicant should be afforded an opportunity to demonstrate compliance with Development Plan policy (Policy C8 – Childcare Facilities and section 11.3.11 Early Childhood Care and Education), in particular:
 - Suitability of the site for the type and size of facility proposed.
 - Availability of indoor and outdoor play space.
 - Local traffic conditions.
 - Access, car parking and drop off facilities for staff and customers.
 - Nature of the facility (full day care, sessional, after school, etc.).
 - Catchment area for children, include any details of expressions of interest to date. Include projected proportion of children within a walkable distance.
 - Intended hours of operation.
 - Impact on residential amenity.

The applicant is requested to submit a suitability report for the proposed use on the site addressing each of the above issues.

3. (1) Regarding the additional floor space of 12sq.m, it is unclear if additional children are proposed. The applicant is requested by way of additional information on the floor plan to clarify what this space will be used for and if additional children to the 14 confirmed will be accommodated.
(2) In terms of outdoor space, the applicant has not provided specific details for the 71.81sq.m rear garden. Further information is requested to outline the outdoor childcare facilities and the rear residential garden area, to be included on the site layout plan.
(3) It is unclear regarding the internal layout of the residential element of the house. The applicant is requested to delineate individual room details and include dimensions on the existing and proposed floor plan drawings by way of additional information. (particularly the location of the kitchen, dining and living areas)

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0226

Date: 08-Oct-2021

Yours faithfully,


for **Senior Planner**