

Planning Department
South Dublin County Council
County Hall Tallaght
Dublin 24
D24 A3XC



01st April 2022

Dear Sir/Madam,

Project No.: 21038

Description: Change of Use Application – No. 4 Griffeen Glen Drive

On behalf of our client, Mridul Sharma, please find enclosed and below, the response to the Further Information Request received:

Point No. 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.

Please refer to the enclosed Desktop Study carried in response to request for further information as per the above. The study carried out an analysis of the existing facilities in close proximity as well as public transport networks, walking and cycling facilities.

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Directors
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As per the write up, it is envisaged that the operator will be encouraging the use of public transport, cycling and walking to the facility to alleviate any possible impact on the existing context. At present, there is an existing facility located at the corner of Griffeen Glen Drive and Griffeen Glen Road, close to the junction however, this particular proposal is located further down Griffeen Glen Drive and will not create added pressure nor create vehicular congestion at the junction.

Point No. 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.

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Please refer to the enclosed Suitability Report in response to request for further information as per the above.

Point No. 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.

Refer to Drawings No.: PL-101 enclosed. As per the response on the drawing, the operator will cater for a maximum of 14 children as per their resources and space provisions. The 33.9m² provided is inclusive of the existing and proposed 12m² as per the reference above. No additional children can nor 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.

Refer to Drawings No.: PL-003 enclosed for clarity in response to request for further information as per the above. It should be noted that the play area will be equipped with fixtures and play apparatus appropriate to the age of the children that will make use of them.

(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)

Refer to Drawings No.: PL-100 (Existing Floor Plans) and PL-101 (Proposed Floor Plans) enclosed for clarity in response to request for further information as per the above.

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PLANNING PERMISSION APPLICATION
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The drawings have been updated to include room sizes and uses that were previously not shown.

We trust the above to be in order to evaluate this planning application, however should you require clarification on any issue, please do not hesitate to contact our office. We look forward to a positive outcome.

Yours sincerely,



GAVIN VEERAN

Director

For and on behalf of Equator Architects Ireland Limited

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