

Suitability Report

Proposed ECCE Development | 4 Griffeen Glen Drive | Lucan | Co. Dublin

24th March 2022 | Rev A

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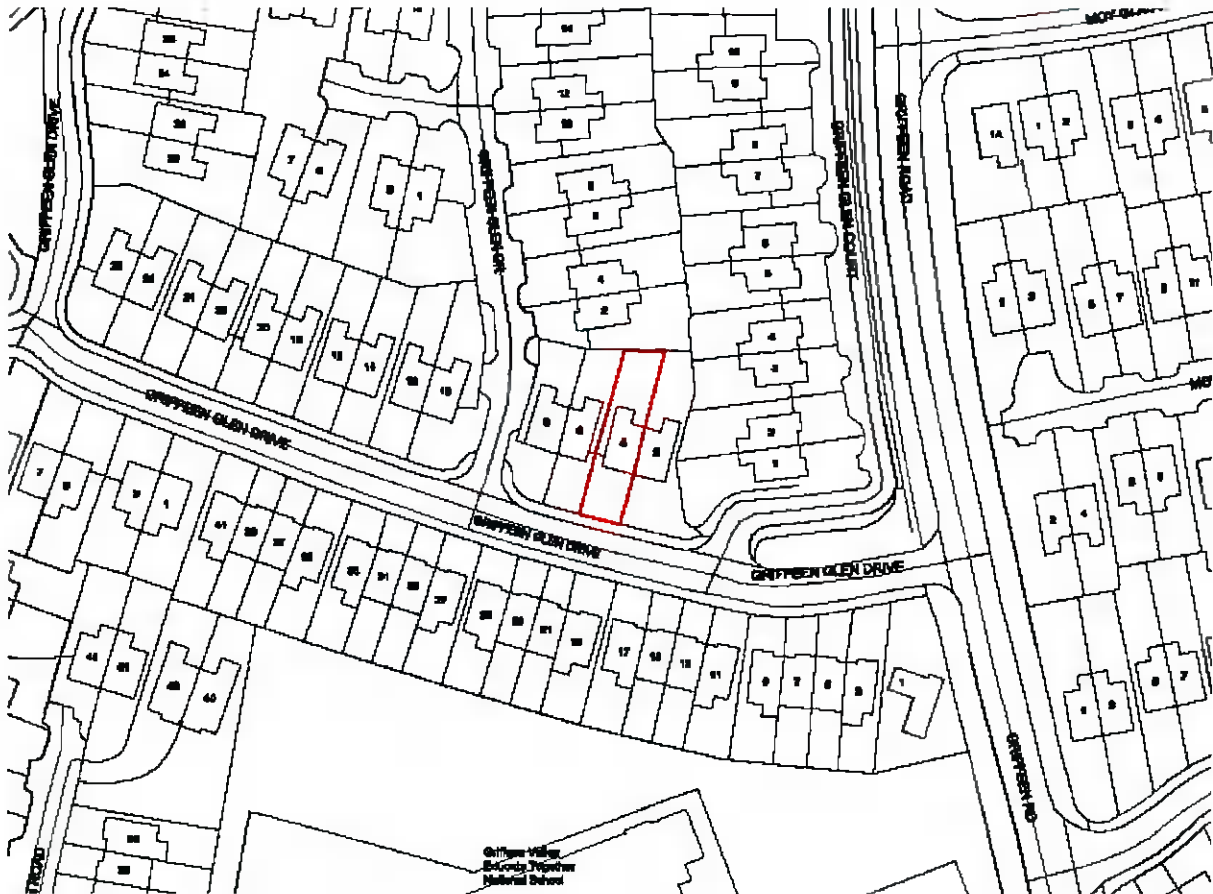
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01 | Suitability of the Site for the Proposal



The facility will be located at No. 4 Griffeen Glen Drive, Griffeen Glen, Lucan, Co. Dublin. The proposed facility is located within an existing mature neighbourhood. Over the last few years, the area has experienced an increase in the population. The reason for this is in part due to the existing infrastructure, transport links to the city centre and the local amenities.

With the increase in population and demographic growth, the proposed facility will aim to provide for the needs of new and young families within the locality. The size and scale of the proposal will aim to create a warm and inviting environment for all those that use the facility. It is envisaged that with the proposed staggered approach, this will enable to facility to mitigate against disruption to the neighbouring properties and surroundings.



02 | Indoor and Outdoor Provisions

The proposed facility will cater for circa 14 no Kids between 3 and 5 years of age. Depending on the hours chosen by the students, this may stagger at times which minimise any disruption to the local environment.

The proposed internal area proposed is 33.9m². The general standards provided within the 'Childcare Facilities Guidelines for Planning Authorities' stipulates a minimum area of 2.32m² per child between the age of 2 to 6 years. The proposed facility will cater for no more than 14 children and falls within the guidelines for the space provisions as per the above.

The external play area proposed is located in the rear garden space. The proposed area is 35m² and will be secured and fenced off of the remaining area of the garden proposed to be used by the residential component and bicycle parking. With the staggered number of children, the external play area provided will cater for the needs of the children that will use the facility.

03 | Traffic, Transport Conditions and Management

Please refer to the desktop study carried out in relation to the traffic and mobility conditions and management of the proposed creche facility.

The following areas are dealt with in the study:

- Local Traffic Conditions
- Access
- Car Parking
- Drop-off and collection zones
- Pedestrian Access
- Review and Monitoring
- Bicycle parking
- Public Transport
- Traffic Management

04 | Nature of the Facility

The proposed facility will be that of The Early Childhood Care and Education Programme (ECCE) programme which is a universal two-year pre-school programme available to all children within the eligible age range. It provides children with their first formal experience of early learning prior to commencing primary school. The programme is provided for three hours per day, five days per week over 38 weeks per year and the programme year runs from September to June each year.

The programme will be available to all children who have turned 2 years and 8 months of age before August 31st as long they won't turn 5 years and 6 months of age on or before June 30th of the programme year.

The facility will provide an appropriate pre-school educational programme which adheres to the principles of Síolta, the national framework for early years care and education. The staff and associated support staff will be fully qualified and competent in executing their duties as early educators.

05 | Catchment

The proposed facility will aim to cater for the needs of new and young families within the local community. At present, we understand that there is significant interest from the local area however,

the space and numbers to be provided for are limited. The aim of the facility will be to service the needs of the immediate surrounding before others. The roster has not been finalised but as mentioned previously, the facility will cater for no more than 14 children at any one time.

The operating times for the facility is proposed to be between 09h30 to 16h00. The operator believes that these hours of operation will contribute to limiting additional vehicular traffic as these hours are outside peak times of 08h00 to 09h00 and 16h30 to 17h30. The operator has indicated that the anticipated critical operational times for the proposal is at 09h30 - 12h30 and 13h00 - 16h00. These times by itself is isolated and it is anticipated that there will potentially be a 20/80 split in transportation requirement i.e.: 20 vehicular traffic and 80 walking and cycling movement.

06 | Impact on Surrounding

The proposed facility will cater for a low volume of children. Depending on the hours chosen by the students, this will be staggered which will contribute to the low volume of anticipated vehicular traffic and the impact on the local area. As mentioned above, the operator's ambition to use local services and reduce vehicular impact. The operator will encourage the use of public transport, cycling and walking to limit any impact on the neighbouring environment and traffic conditions.

07 | Report Qualifications

- This report is based on the instruction of the client, Mridul Sharma.
- The site visit consisted of a visual inspection only.
- The report is limited to, in general, illustrations and documentation as part of the planning permission application.