



**Planning Department,**  
South Dublin Co Co.,  
County Hall,  
Tallaght  
Dublin 24

22<sup>nd</sup> March 2022

**Re : Permission for:**

**New enclosure to existing external fire escape at Existing Childcare Facility at Fonthill Lodge,  
Old Lucan Road, Dublin 20**

Dear Sir/Madam,

On behalf of the applicant, Fonthill Childcare Centre, we hereby submit a planning application for the above development.

We enclose the following documents as part of the application:

Drawings – 6 copies:

1714/P/001- Ground Floor Plan 1:100

1714/P/002- First Floor Plan 1:100

1714/P/003- Elevations 1:100

1714/P/004- Elevation and Section AA 1:100

1714/P/005- Contextual Elevations, Site Layout 1:500, 1:200

OS Map – 1:2500

1714/S/01 - Existing Fire Escape Stairs 1:100

Documents:

Newspaper Notice- The Irish Daily Mail -

Site Notice

Cheque

Application Form

**Site:**

The existing building is a two storey detached structure constructed as part of planning application ref no. S98A/0249 for a crèche and Montessori.

A later permission was granted for the conversion of the attic space to staff and store facilities, pl. ref. no. S99A/0533.

Since then the crèche has established itself as a permanent successful community resource.

- (f) be made within a period of one month beginning on the day of the decision of the building control authority on an application

## **SCHEDULE OF CONDITIONS WITH REASON**

### **Conditions and Reasons Condition 1:**

**Additional information requested 4th February 2021 and received 10th June 2021 is to be incorporated in the development.**

#### **Reason:**

**To comply with the provisions of Part B of the Second Schedule to the Building Regulations, 1997 to 2019.**

### **Condition 2:**

**This Fire Safety Certificate (FSC) is granted solely for the material alterations/extensions as described in the Compliance Report and as illustrated on the drawings.**

#### **Reason:**

**To comply with the provisions of Part B of the Second Schedule to the Building Regulations, 1997 to 2019.**

### **Condition 3:**

**The sheltered external stair is to comply with Section 1.3.9 and Diagram 8 of TGD B. The stair is to be constructed of materials of limited combustibility in accordance with Section 1.4.4.1 of TGD B.**

#### **Reason:**

**To comply with the provisions of Part B1 and B3 of the Second Schedule to the Building Regulations, 1997 to 2019.**

### **Condition 4:**

**The emergency lighting system, complying with I.S. 3217: 2013 + A1: 2017, is to be extended to include the sheltered external stair.**

#### **Reason:**

**To comply with the provisions of Part B1 of the Second Schedule to the Building Regulations, 1997 to 2019.**

**as Entered by BCA**

**Proposal:**

A fire safety certificate FSC ref no. 168/21 has been obtained for pl ref no. S99A/0533. However, in order to cater for the permitted occupants of varying age groups at first floor a second fire exit is required.

The existing external fire exit stairs is permitted to be used as an alternative exit provided it is altered so that it is protected from the elements.

**Occupancy:**

The existing planning permission proposed a total occupancy of 122 no. children and 18no staff. See breakdown included.

The use of the external stair as a second exit, provided it is protected from the elements in compliance with conditions of FSC ref no. 168/21, means that a full occupancy can be achieved at first floor in compliance with Part B of the Building Regulations.

**Conclusion**

In summary the proposed development shall enhance an existing essential service within a safe environment.

We trust the above is satisfactory and look forward to a favourable response.

Yours Sincerely,



Katherine Kelliher BArch DipArchScMRIA

**KELLIHER MILLER ARCHITECTS**

Encl.