

Comhairle Chontae Atha Cliath Theas

PR/0608/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0083 **Application Date:** 25-Mar-2022
Submission Type: New Application **Registration Date:** 25-Mar-2022
Correspondence Name and Address: Kelliher Miller Architects 10, Blessington Court,
Dublin 7
Proposed Development: New enclosure to existing fire escape stairs and new
exit to existing two storey childcare facility.
Location: Fonthill Lodge, Old Lucan Road, Palmerstown,
Dublin 20.
Applicant Name: Fonthill Lodge Childcare
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: Stated as 0.2 Hectares.

Site Visit: 2/5/2022

Site Description

The subject property is located on the Fonthill Road off the N4 with laneway access to the property to the rear to the west. It is a one and half storey detached property with a pitched roof in use as a day care centre and Montessori school with a playground to the rear (north) of the site.

Proposal

- New enclosure to existing fire escape stairs
- New exit to existing two storey childcare facility
- Total works 10sq.m

Zoning

The subject site is subject to zoning objective HA-LV - *'To protect and enhance the outstanding natural character and amenity of the Liffey Valley area'* under the South Dublin County Council Development Plan 2016-2022.

Consultations

Water Services – No objection subject to standard conditions.

Irish Water – No objection subject to standard conditions.

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SEA Sensitivity Screening

- High Amenity Liffey Valley 2016
- Protected Structure Map Ref. 065 Quarryvale House east of subject site and Protected Structures Map Ref. 074 & 077 Deadmans Inn south of subject site.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

Subject Property

SD18A/0182 – **Retention Granted** for the installation of Klargester Biodisc treatment plant plus change of use of store to daycare rooms at first floor of existing two storey childcare facility.

SD17A/0329 – **Refuse Permission for Retention** for change of use of store to daycare rooms at first floor of existing two storey childcare facility.

S98A/0249 – **Permission Granted** to demolish daycare centre and to erect single storey montessori and creche.

18/6136F/REG – **Grant Regularisation of FSC** for material change of use of existing store to childcare rooms at existing childcare facility.

Adjacent Properties

None.

Recent Relevant Enforcement History

No recent relevant enforcement history recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016-2022:

Section 3.10.0 Early Childhood Care and Education

Policy C8 Childcare Facilities

Policy C8 (a)

It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.

Policy C8 (b)

It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.

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Section 3.2.0 Community Facilities

Table 3.1 Appraisal of Existing and Planned Community Facility Provision (with particular provision for Childcare Facilities)

Section 11.3.11 Early Childhood Care and Education

The Planning Authority will have regard to the following in the assessment of proposals for childcare and educational facilities:

- *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.).*
- *Number of children to be catered for.*
- *Intended hours of operation.*
- *Impact on residential amenity.*

Relevant Government Guidelines

Childcare Facilities Guidelines, Department of Environment, Heritage and Local Government (2001)

Child Care (Pre-School Services) (No.2) Regulations Department of Health and Education (2006).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a new enclosure to existing fire escape stairs and new exit to existing two storey childcare facility is consistent in principle with zoning objective HA-LV - 'To protect and enhance the outstanding natural character and amenity of the Liffey Valley area' under the South Dublin County Council Development Plan 2016-2022.

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Residential and Visual Amenity

Residential

The development consists of a metal mesh cladding enclosing an existing steel external fire escape from the first-floor level. The existing fire escape is located to the east elevation of the property. The proposal would not negatively impact the residential amenity of the area.

Visual

The mesh cladding will be visible from the Fonthill Road at first floor level, approximately 1.85m from ground floor level according to the proposed front elevation. The entire north and east elevations and roof of the fire escape will be covered in the mesh cladding also.

Overall, the proposal would not seriously injure the visual amenity of the area.

Conclusion

Given the sympathetic approach to the development in terms of finishes and design, it is considered appropriate and sustainable development subject to conditions.

Water Services

Surface Water Report Flood Risk Report

No objections subject to standard conditions.

Water Report and Foul Water Report

No objections subject to standard conditions.

Conclusion

It is considered appropriate that any issues arising from the Water Services reports be dealt with by way of **conditions**.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within a High Amenity area and comprises of a new enclosure to an existing fire escape and a new exit.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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Environmental Impact Assessment

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Development Contributions Assessment Overall Quantum

Metal mesh covering over existing fire escape	10sq.m
Assessable Area:	0sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 10sq.m

Land Type: Urban Consolidation.

Site Area: 0.2 Hectares

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

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SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Drainage.
 - (i) Water - All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - (ii) Foul - All development shall be carried out in compliance with Irish Water Standards codes and practices
 - (iii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.REASON: In the interest of public health and to ensure adequate water facilities.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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REG. REF. SD22A/0083


LOCATION: Fonthill Lodge, Old Lucan Road, Palmerstown, Dublin 20.



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 13/05/2022



Colm Harte,
Senior Executive Planner