

PLANNING REPORT

RATHCOOLE BOY FOOTBALL CLUB

RETENTION OF CHILDCARE USE



AKM Design
Unit 6
Kingswood Business Centre
4075 Kingswood Road
Citywest Business Campus
Dublin 24
D24A068

Job Title: Rathcoole Boys FC

Report Title: Planning Report

Job Number: 20064

Report Ref: 21064-001

Author: Jong Kim MIPI

Date: April 2022

Revision	Issue Date	Description	Prepared	Reviewed	Approved
B	26/04/22	JK	JK	JK	JK

Contents

1.0	Introduction	5
1.1	Site Location	5
1.2	Proposed Development	5
1.3	Planning History	5
1.4	Reasons for Retention Planning	6
1.5	SDCC Development Plan Planning Policy	6
1.6	National Planning Guidelines	7
2.0	Planning Assessment.....	8
2.1	Zoning.....	8
2.2	Childcare Facility	8
2.3	Traffic.....	8
2.4	Visual impact.....	8
2.5	Residential Amenity	8
2.6	Appropriate Assessment.....	8
3.0	Conclusions.....	9

1.0 Introduction

This planning report is prepared by AKM Design on behalf of the applicant, Rathcoole Boys Football Club to support the planning application to SDCC.

The planning report should be read in conjunction with the architectural plans and drawings submitted in the planning application. We ask the planning authority to grant permission for the works subject to conditions.

1.1 Site Location

The application site lies within the car park of Rathcoole Boys Football Club, which is located adjacent to the residential areas of Peyton Close and Forest Hills. It contains an existing single storey, flat roofed prefabricated structure, which was previously granted planning permission as a temporary pre-school/creche on.

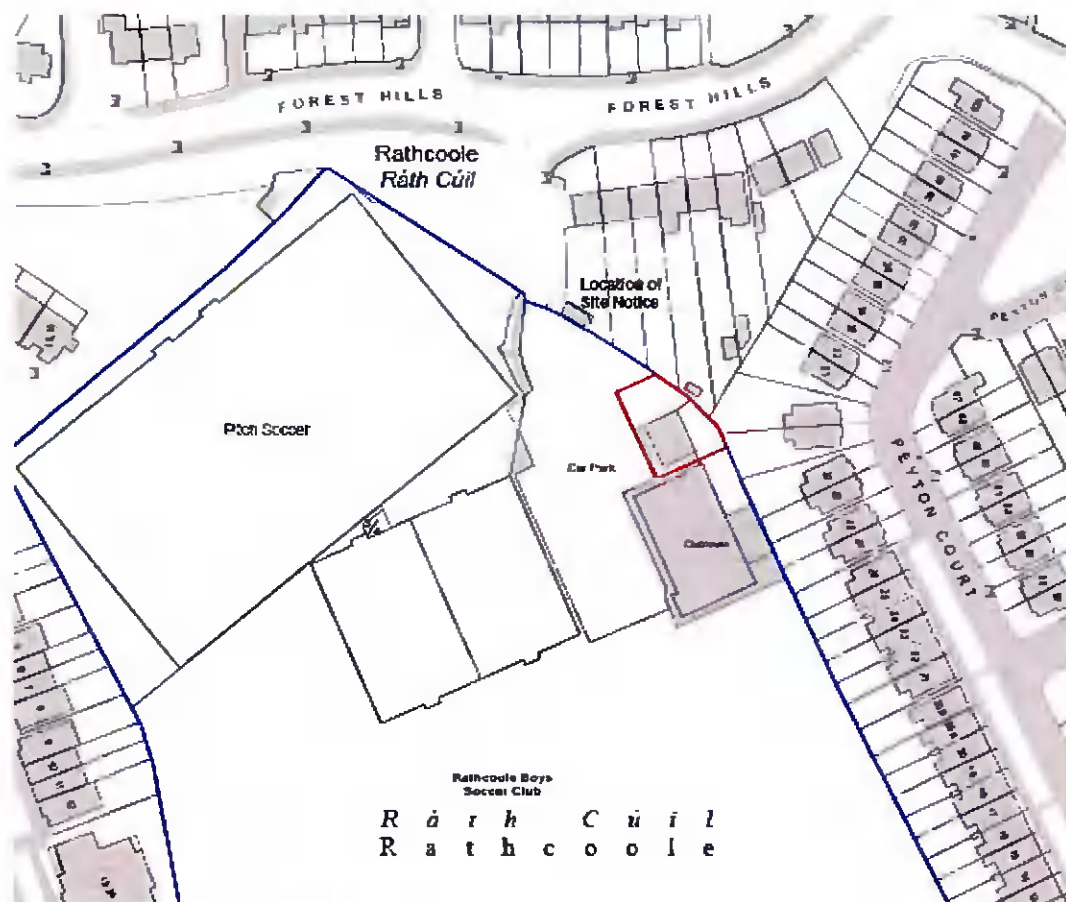


Figure 1 – OS map of the subject site

1.2 Proposed Development

Sd16A/0175 granted permission and permitted the use of existing portacabin building for childcare use. Sd19A/0288 granted permission for a portacabin building for childcare use. Retention planning permission is sought to continue to use both premises for childcare use and retain permission for minor changes to the layout of buildings and all associated works.

1.3 Planning History

There is planning history on the site and in the area.

Sd19A/0288 refer to permission for Portacabin unit to the side of existing clubhouse, connection to existing services and all associated site works.

SD16A/0175 - Temporary permission of five years duration sought for the change of use of an existing single-storey flat-roofed pre-fabricated temporary building from education use to a commercial (pre-school/creche) use. The existing building is located within the grounds/front car-park.

SD14A/0076: Holy Family National School Rathcoole, Killeel Road granted a temporary permission of two years duration for a single storey unit of prefabricated temporary classroom accommodation and all associated site works.

SD09A/0420 - Single storey extension and improvements to existing clubhouse and associated site works, also retention permission sought for single storey detached shed/store as built on same site.

1.4 Reasons for Retention Planning

Sd16A/0175 granted permission and permitted the use of existing portacabin building for childcare use. Sd19A/0288 granted permission for a portacabin building for childcare use. Retention planning permission is now sought to continue to use both premises for childcare use and retain permission for minor changes to the layout of buildings and all associated works

1.5 SDCC Development Plan Planning Policy

The following are relevant policies in the SDCC Development Plan:

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.

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.

1.6 National Planning Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Childcare Facilities – Guidelines for Planning Authorities 2001.

2.0 Planning Assessment

The proposed development is assessed against the South Dublin County Council Development Plan and National Planning Policy guidance set out above. The main issues are as follows:

- Zoning
- Childcare Facility
- Traffic
- Residential Amenity

2.1 Zoning

The subject site is subject to land-use zoning objective 'OS' - 'To preserve and provide for open space and recreational amenities'. The use is in line with the zoning.

2.2 Childcare Facility

Permission was granted on the site under Sd19A/0288 and Sd16A/0175 for childcare use. This is a community facility for families and should be supported by the planning authority.

The operator of the childcare facility is happyfeat. The proposed development operates as a childcare facility for local families and has been approved by TULSA.

The typical age of children attending is between 3-5 year full care time / ECCE. The hours of operation are typically 7:30am -6:00pm.

There will be 6 full time staff working at the childcare facility. The total number of children accommodated in the buildings is 46 children. There are 2 outdoor play areas.

2.3 Traffic

The Rathcoole Football Club own the car park. Children are collected over staggered periods of time in the morning and evening time. It should be noted that most of the children's families members also attend holy family school. Therefore, the majority of the children travel by walking to the premises. There are sufficient car spaces that are available in the car park that adjoins the facility. The SDCC roads department have previously requested information on drop off and collection. The drop off and collection times are outside of the Rathcoole football club clubhouse operational times. See enclosed letter confirming the use of the car park from Sd19a/0288.

2.4 Visual impact

The proposed works do not have any adverse visual impact on the area. The works are visually compatible with adjoining dwellings.

2.5 Residential Amenity

In terms of impact on residential amenity, we ask the planning authority to consider that the proposed works are minor in nature and do not have any adverse impact on the adjoining residential amenity. The proposed works to the dwelling integrate onto the site and do not give rise to overlooking, overshadowing or any other issue that could cause an adverse impact on adjoining dwellings.

2.6 Appropriate Assessment

Having regard to the modest nature of the proposal, there is no likelihood of impacts on the environment from the proposal development. The need for further environmental impact is excluded.

3.0 Conclusions

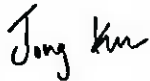
Permission was granted on the site under Sd19A/0288 and Sd16A/0175 for childcare use. This is a community facility for families and should be supported by the planning authority.

Having regard to the 'OS' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan, the proposed development would, subject to the conditions attached hereto, comply with the South Dublin County Development Plan and the proper planning and sustainable development of the area.

In our view the proposed works do not detract from the residential amenity of neighbouring properties. The proposed works do not give rise to overlooking, overshadowing or any other issue that could cause an adverse impact on adjoining dwellings.

Having regard to the provisions of the South Dublin Development Plan and the nature and scale of the proposed development, it is considered that subject to the compliance with conditions; the proposed development would not result in undue impact on residential amenity and would not materially contravene the policies of the SDCC Development Plan.

The proposed development would therefore be in accordance with the property planning and sustainable development of the area.



Jong Kim MIPI
AKM Design



RATHCOOLE BOYS F.C.



PDS Carlow
Lismard House
Tullow Street
Carlow.

Frank Cox Park
Forest Hills
Rathcoole
Co. Dublin


Date: 03-03-2020

Applicant: Rathcoole Boys Football Club.
Register Reference: SD19A/0288.

Dear Sir/Madam.

We are please to confirm that we have given Happy Feet permission to use our car park for details provided in their letter attached herewith.

Yours Faithfully


(Dermot Byrne)

