

Cover Letter
Katie Healy
16 Mountdown Road, Manor Estate,
Dublin 12. D12 FY66

South Dublin County Council,
Planning Department, County Hall,
Town Centre, Tallaght, Dublin 24.
21/04/2022

Dear Sir/Madam,

Re: 16 Mountdown Road, Manor Estate, Dublin 12; Planning Permission is sought for the material change of use of a residential dwelling at 16 Mountdown Road, Manor Estate, Dublin 12 to a Childcare Facility. The development is to facilitate a full time day care service catering for a maximum of 30 children. Opening 9.5 hours per session, Mon- Fri. 49 weeks per year.

The Montessori Service is to provide;

- Full Time Day Care Service
- 30 Children Maximum & 3 Staff Maximum
- Age Group between 2.5 - 12 year olds
- The hours will be 8.30am – 6.00pm (9.5 hours per session) between September – August.
- Off Street Allocated Parking Provisions – 1 staff parking spaces & 1 customer drop off points.

This premises is located on a quiet street in the secluded Manor Estate in Dublin 12. It is conveniently situated within easy reach of public transport nodes with buses available from Limekiln Road (15a), Wellington Road (15a, 150, 54a). Mountdown Rd provides safe off-street flexible pull-in & drop off points for children & parents, directly in front of the premises.

The premises is currently a derelict residential unit due to recent change in ownership and has not been occupied since 2019. Prior to 2019, previous occupations of the unit include a Creche & Montessori School and Beauty Clinic. The building is owned by Brookrush Ltd. and attached is a Letter of Consent outlining their permission for planning permission for change of use to be sought at the above address. The siting of this new Montessori will have no adverse effects on the immediate area and will in fact provide a much-desired amenity in this secluded neighbourhood.

The proposal contains no alterations to the buildings footprint but will require the erection of new internal partitions to provide for the installation of two small WC's and the rearrangement of the existing kitchen facility and associated drainage works. All new internal drainage will discharge into the existing external manholes and drainage system.

I, Katie Healy have obtained qualifications including BSocSc/ HDip Early Childhood Education Qualifications/ 8 years experience working in various Early Childhood Education/ Special Needs settings.

Please find enclosed the following information for your perusal in support of this application:

01. Completed Application Form
02. Planning Application Fee of 381.60 euro
03. Cover Letter
04. Letter of Consent
05. Copy of the Newspaper Notice
06. Copy of the A4 Site Notice
07. Original Ordnance Survey Location Maps
08. Copy of Architectural Drawings

If you have any queries, require any further information please do not hesitate to contact me, I look forward to a favourable response,

Katie Healy