

The Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 YNN5

Land Use Planning & Transportation

1 0 AUG 2022

South Dublin County Council



Bell Associates,  
Whitestown Road,  
Rush,  
Co. Dublin.

E [bellassociates@eircom.net](mailto:bellassociates@eircom.net)  
T 01 843 0267  
M 087 237 1984  
[www.bellassociates.ie](http://www.bellassociates.ie)

9<sup>th</sup> August, 2022.

Project: **Planning Application, SD22A/0261  
56 Wainsfort Road, Terenure, Dublin 6W.**

Description: **Retention to Increase the number of children attending  
the preschool facility, previously granted permission  
under SD12A/0101 from 6 children to 8 children.**

Client : **Helen & Greg O'Toole**

Dear Sir or Madam,

Further to a request for further information, please find the following revised drawings and information in relation to the application.

Please find enclosed the following drawings & information:

- 1. 54-31-0 1 – Existing Plans, Existing Elevations & Existing Contiguous Elevations,**
- 2. 54-31-02 – Section & Site Plan**
- 3. Site Location map - Ordnance Survey**
- 4. Application form & fee**
- 5. Site Notice**
- 6. Planning paper advert**

#### **Item 1**

*(a). The applicant is requested to submit a revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development. Please refer to Table 11.23:Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.*

*(b). The applicant is requested to submit a revised layout not less than 1:200 scale showing bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.*

#### **Response:**

Please find revised site plan indicating 4no. existing car parking spaces. Due to the very small nature of the crèche, we do not have bicycle parking provision, or internal pedestrian routes within the property as it is a small domestic dwelling catering for childcare provision.

#### **Item 2**

*The applicant is requested to confirm the number of existing staff members and the number of any proposed additional staff members to provide for the proposed increase in the number of children to attend the childcare facility.*

**Response**

Please note that there are no new staff proposed, and our client Helen O'Toole will operate on her own . The maximum allowed ratio is 11 to 1 . The proposed operation will continue to have a ration of 8 to 1 well within operation guidelines.

Item 3

*A survey/ details of the predominant mode of transport used for the existing families with places in the preschool.*

**Response**

The survey conducted confirms that 50% of the parents walk to the preschool, with the balancing 50% driving to the location.

We hope the information given is adequate for you to reach an affirmative decision. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,



Roger Bell dip.arch.tech.BSc CAD RIAI(arch.tech.)MCIAT MSCSI/MRICS MCIQB



Bell Associates,  
Whitestown Road,  
Rush,  
Co. Dublin.

E [bellassociates@eircom.net](mailto:bellassociates@eircom.net)  
T 01 843 0267  
M 087 237 1984  
[www.bellassociates.ie](http://www.bellassociates.ie)