

**Register Reference:** SD22A/0314 **Date:** 26-Aug-2022  
**Development:** Provision for a louvre feature panel wall enclosure and access door to front elevation recess porch area, provision for a recycling bin enclosure utilizing one designated car parking space to creche; creche signage on the west & south elevations; metal clad fascia and soffit at the entrance to match existing finishes; safety louvre enclosure to air to water unit on the north elevation; new fall arrest system to the existing roof including all associated site works and internal works to layout to accommodate creche facility requirements within the existing grey box construction.

**Location:** SD22A0314 - Creche Building, 33, Dodderbrook Rise, Dublin 24, D24 NYP9  
**Applicant:** Tiger Time Limited - Tiger Childcare  
**App. Type:** Permission  
**Planning Officer:** NEAL MURPHY  
**Date Recd:** 26-Jul-2022  
**Decision Due Date:** 19-Sep-2022

---

*Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

### **Description:**

- Provision for a louvre feature panel wall enclosure and access door to front elevation recess porch area
- **provision for a recycling bin enclosure utilizing one designated car parking space** to creche
- **creche signage** on the west & south elevations
- metal clad fascia and soffit at the entrance to match existing finishes
- safety louvre enclosure to air to water unit on the north elevation
- new fall arrest system to the existing roof including
- **all associated site works** and internal works to layout to accommodate creche facility requirements within the existing grey box construction.

### 1. Carparking/Bin storage

As per SD17A/0121, and in accordance with the CDP 2016-28 tables, a maximum number of spaces can be provided. There are two classrooms provided and the maximum rate for creches in Zone 1 is 1no. space per classroom. Therefore, the max parking provision is 2no. spaces. 7no have been provided. Therefore, a reduction from 7no. to 6no. is acceptable to SDCC Roads Department.

Roads have concerns that the proposed Bin Storage unit will hinder drivers who park along side the unit. Unit will have to be recessed into the allocated space. Detailed drawing to be submitted showing how carpark users can open doors when parked beside the proposed unit.

10% of spaces must be allocated and equipped for Electrical Vehicle charging (1no space to be allocated).

5% of spaces must be allocated as mobility impaired (1no space to be allocated).

### 2. Bicycle parking

Bicycle parking has not been provided for. As per CDP 2016-28 tables, a minimum number of spaces must be provided. 1 per 5 members of staff and 1 per 10 children. **Applicant to provide staff and child numbers, calculations and detailed drawing by way of AI.**

All outdoor bicycle parking must be covered and constructed as per the National Cycling Manual 2010.

### 3. Creche signage

Creche signage is proposed with no mention of illumination.

### **Roads recommend that additional information be requested from the applicant:**

1. Detailed drawing to be submitted showing:
  - a. bin storage unit recessed back into the carpark space's extents
  - b. how carpark users would open car doors when parked beside the proposed unit, and
  - c. door locations/swept path when opening/closing.
2. Applicant to submit a revised drawing showing a minimum provision of 1no mobility impaired spaces, and a minimum of 1no. spaces for EV (Electrical Vehicle) charging.
3. Applicant to submit information regarding the provision of bicycle parking:
  - a. Numbers of children and staff who will use the facility
  - b. Revised drawing showing the minimum required number of bicycle spaces as per SDCC CDP 2022-28. All outdoor bicycle parking must be covered and constructed as per the National Cycling Manual 2010.
  - c. Bicycle EV charging points to be provided as per SDCC CDP 2022-28 and this must be indicated on the drawing as per 3(b) above.

**Should the permission be granted, the following conditions are suggested:**

1. The level of illumination of the lighting for illuminated signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.
2. All items and areas for taking in charge shall be undertaken to a taking in charge standard.