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**Planning Department
South Dublin County Council
County Buildings
Town Centre
Tallaght
Dublin 24**

14th September 2022

RE: proposed development at 4 Weston Lawn, Lucan, Co. Dublin

Dear Sirs,

I refer to the above and on behalf of the applicant, Ms. Laura Farrelly, please find attached a completed application form together with the relevant drawings and documents for the following:

The development will consist of the use of the existing ground floor pre-school facility to cater for an increase in the number of childcare spaces from the already South Dublin County Council planning approved 10 no. childcare spaces to a total of 16 no. childcare spaces in line with the approved Tusla certification.

The County Council will note from the planning application form that the applicants were granted permission to use a portion of the property as a pre school under register reference SD06A/0320. While the application was for 15 no. spaces the County Council reduced this number to 10 as a result of an existing pre school operation at no. 2 Weston Lawn (2 doors away from the subject property).

We have been advised by the applicant that the pre-school/montessorie at no. 2 Weston Lawn ceased trading in circa 2010/2011. The operation at no. 2 Weston Lawn catered for a total of 6 no. children under their permission.

We would advise the County Council that the registration body for pre-school operations, Tusla, have certified the property to operate with a total of 16 no. children. A copy of the Tusla certification is attached.

In light of the above our client wishes to apply for an increase in their number of children for the existing 10 no. to a maximum of 16 no. children as approved by Tusla and in light of the fact that the second childcare facility at no. 2 Weston Lawn is no longer trading for some time now.

We would advise that there are no alterations proposed for the existing internal arrangement or external fabric of the property.

CONCLUSION

In light of the above we believe that the proposed increase in the number of children attending the pre school is acceptable and we look forward to a favourable decision on the application.

Yours sincerely,

Liam Cullen M.I.E.I.