

Job Ref: 22-16

5th October 2022

Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24

62 BRIGHTON SQUARE
RATHGAR
DUBLIN 6

(01) 490 0499
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Type: Planning Permission Protected Structures

Development: The development will consist of the change of use from office to creche use of No.17 and combining proposed creche with existing creche at No 16 (Reg Ref S95A/0124), alterations to facilitate a single operator including;

- provision of two interconnecting doors in party wall between No. 16 and No. 17,
- provision of universal accessible WC's to No. 17,
- provision of new rear door to No. 17 and closure of existing side door
- removal of rear party boundary wall to provide one play area,
- minor internal alterations, and all associated site works.

Applicant : Lily Pad Creche and Montessori.

Location: 16 and 17 Main Street Rathfarnham, Dublin 14, D14 F5X8 and D14 R2T3 both are Protected.

Dear Sir/Madam,

On behalf of our client, Lily Pad Creche and Montessori, we wish to apply for permission for development consisting of the change of use from office to creche use of No.17 and combining proposed creche with existing creche at No 16 (Reg Ref S95A/0124), alterations to facilitate a single operator including;

- provision of two interconnecting doors in party wall between No. 16 and No. 17,
- provision of universal accessible WC's to No. 17,
- provision of new rear door to No. 17 and closure of existing side door
- removal of rear party boundary wall to provide one play area,
- minor internal alterations, and all associated site works.

Our Client has been operating the Lily Pad Crèche and Montessori at No.16 Main Street since 2010. As we are all aware the need for day-care for preschool children is a huge problem and this opportunity has arisen by local need to increase the capacity of the currently operating creche. If planning is successful it is her hope to integrate the 2 buildings into a single functioning day-care facility with a single rear garden space.

The existing footprint of No. 16 is 148.5 sqm and No. 17 is 150.4 sqm a total floor area of 298.9 sqm.

For the purposes of this application we will only address the accommodation provision to be provided in No.17 as No 16 has all its own approvals and is operating successful on its own merit.

Accommodation Schedule

Age	Adult Requirement	Children Proposed	Adults Required	Space required/ Child in m ²	Space provided In m ²
0-1 year	1:3	4	2	3.5	14
1-2 years	1:5	0	0	2.8	0
2-3 years	1:6	12	2	2.35	28.2
3-6 years	1:8	19	2	2.3	43.7
Total		35	6		85.9

From the above table it is noted that the total accommodation required is approx. 85.9 m² excluding ancillary items such as toilets kitchen and circulation space. The current building is 150.4 m².

Car Parking

No. 16 and No.17 Main Street have no dedicated parking, there is a public car parking to the south of No.18 Main Street in the centre of Rathfarnham Village and there is public street parking opposite the terrace.

Drainage , Foul and Surface water. .

As it is proposed to only replace existing toilets with new, the foul will be connected to the existing foul drainage system.

Surface water drainage is not affected as there is no extension to the existing building.

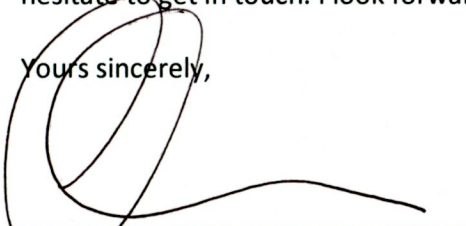
Enclosures

- 10 copies of Architects Drawings and drawing register.
- 10 Copies of Drainage record.
- 10 Copies pf Protected Structures report.
- Completed application form.

- Cheque made out to South Dublin County Council €541.44
Calculation based on the floor area of No.17, the change of use application element,
150.4 sqm x €3.60 = €541.44
- A copy of the site notice erected on 30th September 2022
- A copy of the Dublin Gazette newspaper published on the 29th September 2022

We trust the enclosed is in order but should you have any further queries, please do not hesitate to get in touch. I look forward to a successful outcome to this planning application.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'L' followed by a horizontal line that tapers to the right.

Lisa Queen,

B. Bdg.A., B Arch M.R.I.A.I
On behalf of DDA Architects