

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



24/10/2022

**PLANNING APPLICATION**

**Applicant:** Greenacre Residential DAC  
**Development:** Cuil Duin Creche and Community Facility  
**Site Address:** Cuil Duin Avenue, Citywest, Co. Dublin

Dear Sir/ Madam,

On behalf of the applicants - Greenacre Residential DAC, please find enclosed a planning application in respect of the above reference development.

**PROPOSED DEVELOPMENT**

The current application site comprises lands at Cuil Duin Avenue, Cuil Duin, Citywest.

The lands at Cuil Duin Avenue are located within the Cuil Duin residential development and bound by Cuil Duin Avenue to the south, Citywest TLC Nursing Home to the east and Citywest & Saggart Community National School to the west and north. There are no existing structures on the site. The site is accessed from Cuil Duin Avenue. The site is irregular in shape with a boundary of c.63m to Cuil Duin Avenue. The southern boundary to Cuil Duin Avenue includes a footpath and grass verges. The western boundary is defined by a fence with the Vershoyle Stream outside this fence along the western boundary of the site. The boundary to Citywest TLC Nursing Home to the north and east is defined by a fence.

The development the subject of this planning application is described as follows in the statutory public notices:-

*The development will consist of permission for the construction of a 3 storey creche and community centre facility of 1,610sq.m gross floor area with associated external play area. Permission is also sought for car & cycle parking, hard and soft landscaping, bin storage, a revised layout to the northern edge of Cuil Duin Avenue to accommodate access to the proposed development including amendments to the existing footpath and cycle track and provision of set down car parking spaces and all associated site and development works.*

A detailed schedule of accommodation and a description of the design concept for the proposed creche and community facility are provided within the submitted **Architectural Design Statement** [Darmody Architecture].

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AGRICULTURE  
WASHINGTON, D. C.

Details of the proposals for pedestrian and vehicular accesses, car parking and cycle parking are provided within the enclosed **Infrastructure Design Report** [DBFL Consulting Engineers].

The proposed surface water strategy and details of connections to water supply and drainage networks are also provided within the enclosed **Infrastructure Design Report** [DBFL Consulting Engineers].

The design and layout of the proposed external play area to serve the creche facility are set out within the landscape drawings [CSR Landscape Architects].

## LAND USE ZONING & PRINCIPLE OF DEVELOPMENT

The subject site is zoned '*Objective RES-N – To provide for new residential communities in accordance with approved area plans*' in the **South Dublin County Development Plan 2022 - 2028**. 'Childcare Facilities' and 'Community Centre' are 'Permitted in Principle' on 'Res-N' zoned lands.

The site of the proposed creche and community facility at Cuil Duin Avenue was previously permitted as a creche under Reg. Ref. SD14A/0121. That permission has expired. The current application will re-establish permission for childcare use on the site and provide a community facility.

## AA SCREENING

No nature conservation designation applies in the application site. The requirement for an Appropriate Assessment for the proposed development has been considered.

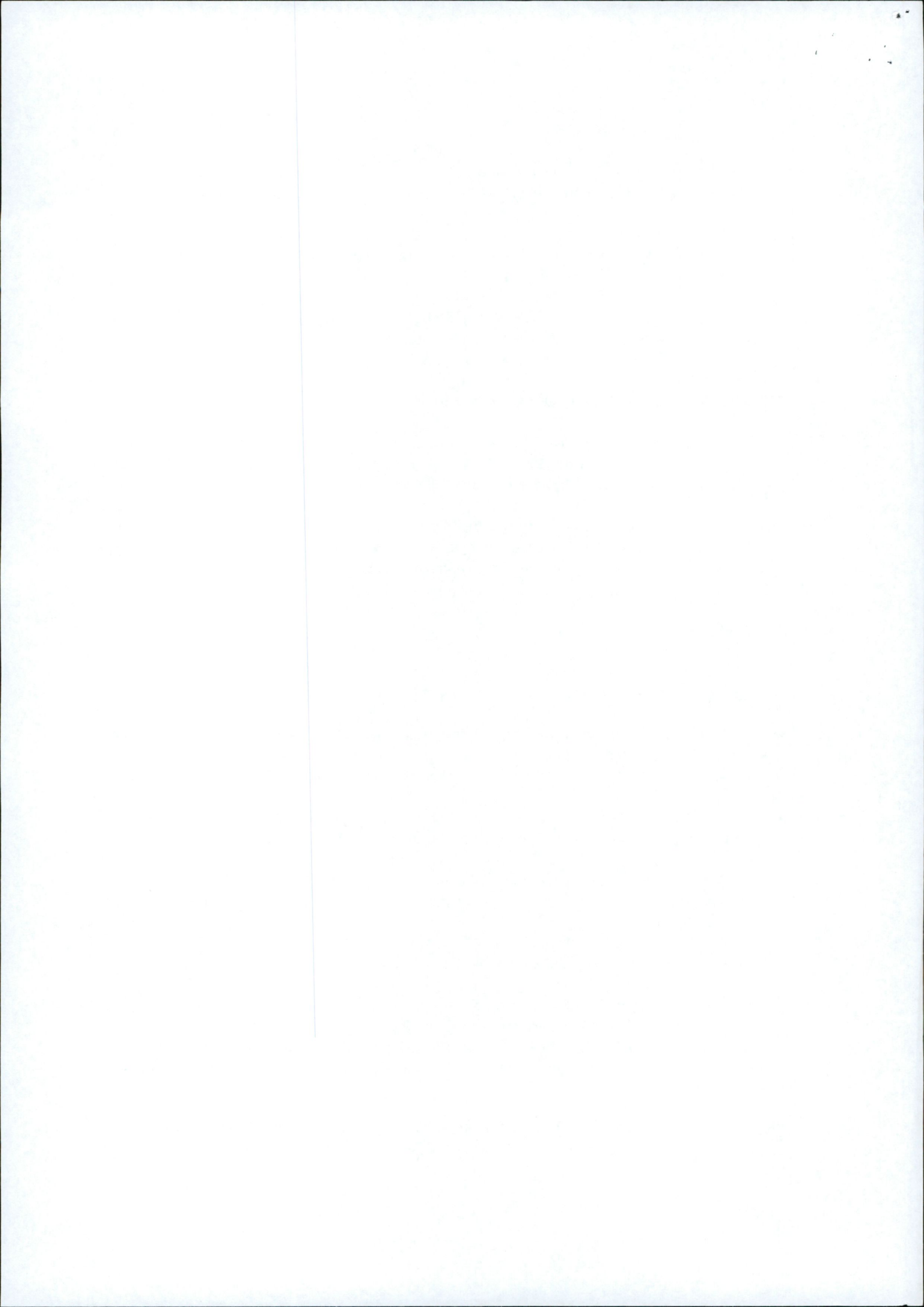
Stage 1 Screening is to ascertain whether the proposed development will have significant effects on a Natura 2000 site based on an evaluation of risks. In this instance, an assessment is based on a desktop assessment of existing published information and guidance provided in the following sources:-

- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC produced by the European Commission in November 2001.
- The DoEHLG National Parks and Wildlife Services (NPWS) Guidance entitled "Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities" in December 2009.
- DoEHLG Circular NPW 1/10 & PSSP 2/10 entitled "Appropriate Assessment under Article 6 of the Habitats Directive: Guidelines for Planning Authorities" published in March 2010.

The assessment of likely effects is based on consideration of how the project or plan is likely to affect the Natura 2000 site(s) and consideration of other projects or plans that together with the project or plan being assessed could affect the site. For an effect to occur there must be a pathway between the source development site and the receptor SAC or SPA site. In the absence of pathway an impact cannot occur.

The proposed development, as described in the public notices, will be constructed within an established urban area and the site has previously been the subject of permission for development.





The application site is not located within or adjacent to any Natura 2000 site. Within a c.15km radius of the application site, the Natura 2000 sites are as follows:-

Special Area of Conservation (SAC)

- Wicklow Mountains (8km)
- South Dublin Bay (10km)
- North Bull Island (12km)
- Baldoyle Bay (17km)

Special Protection Area (SPA)

- South Dublin Bay and River Tolka Estuary SPA (9km)
- Wicklow Mountains (10km)
- Baldoyle Bay (17km)
- Dalkey Islands (18km)
- Malahide Estuary (19km)

In ecological and environmental impact assessment, for the risk of an impact to occur there must be a 'source', such as a construction site; a 'receptor', such as a designated site for nature conservation; and a 'pathway' between the source and the receptor, such as a watercourse that links the construction site to the designated site. There is a pathway from the site via surface water flows through the Vershoyle Stream to Dublin Bay however there is no source of pollution, from either waste water or surface water that could result in impacts in this area. For this reason Natura 2000 area in Dublin Bay are considered to be beyond the zone of influence of this project and negative effects cannot occur.

Having regard to the nature and scale of the proposed development, its relationship to the urban area, its remote location relative to the nearest Natura 2000 sites and the fact that no Natura 2000 site will be affected by the construction or operational phases of the development it has been assessed that the project will not result in any likely significant effects on any Natura 2000 site. Therefore, Stage 2 of the Appropriate Assessment Process – a Natura Impact Statement – is not required.

## ENCLOSURES / SUPPORTING INFORMATION

The following are enclosed:-

### Particulars

- Completed Planning Application Form
- Planning application fee (€5,796) - Class 4 (€3.60 per sq.m of gross floor area).
- Copy of Site Notice
- Newspaper Notice - Full page extract (Irish Daily Star)

### Drawings

- Architectural Drawings - refer to enclosed Darmody Architecture schedule
- Engineering Drawings – refer to enclosed DBFL Consulting Engineers schedule
- Landscape Drawing – CSR Landscape Architects.



Reports

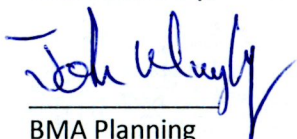
- Architectural Design Statement – Darmody Architecture
- Infrastructure Design Report – DBFL Consulting Engineers
- Transport Statement – DBFL Consulting Engineers.

It is considered that the plans and particulars contained within this application comply with the requirements set out in the Planning & Development Regulations 2001, as amended. If there is any question in relation to validation of this application, we would appreciate if you would contact BMA Planning as the agents.

**CONCLUSION**

I trust the enclosed is in order and look forward to receiving your decision in due course.

Yours sincerely,

  
BMA Planning





**DESCRIPTION OF PROPOSED DEVELOPMENT****(For Purposes of Application Form Question & as per newspaper notice)**

**South Dublin County Council.** Greenacre Residential DAC intend to apply for Permission for development on lands at Cuil Duin Avenue, Citywest, Co. Dublin.

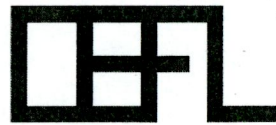
The development will consist of permission for the construction of a 3 storey creche and community centre facility of 1,610sq.m gross floor area with associated external play area. Permission is also sought for car & cycle parking, hard and soft landscaping, bin storage, a revised layout to the northern edge of Cuil Duin Avenue to accommodate access to the proposed development including amendments to the existing footpath and cycle track and provision of set down car parking spaces and all associated site and development works.

This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.



DBFL Consulting Engineers

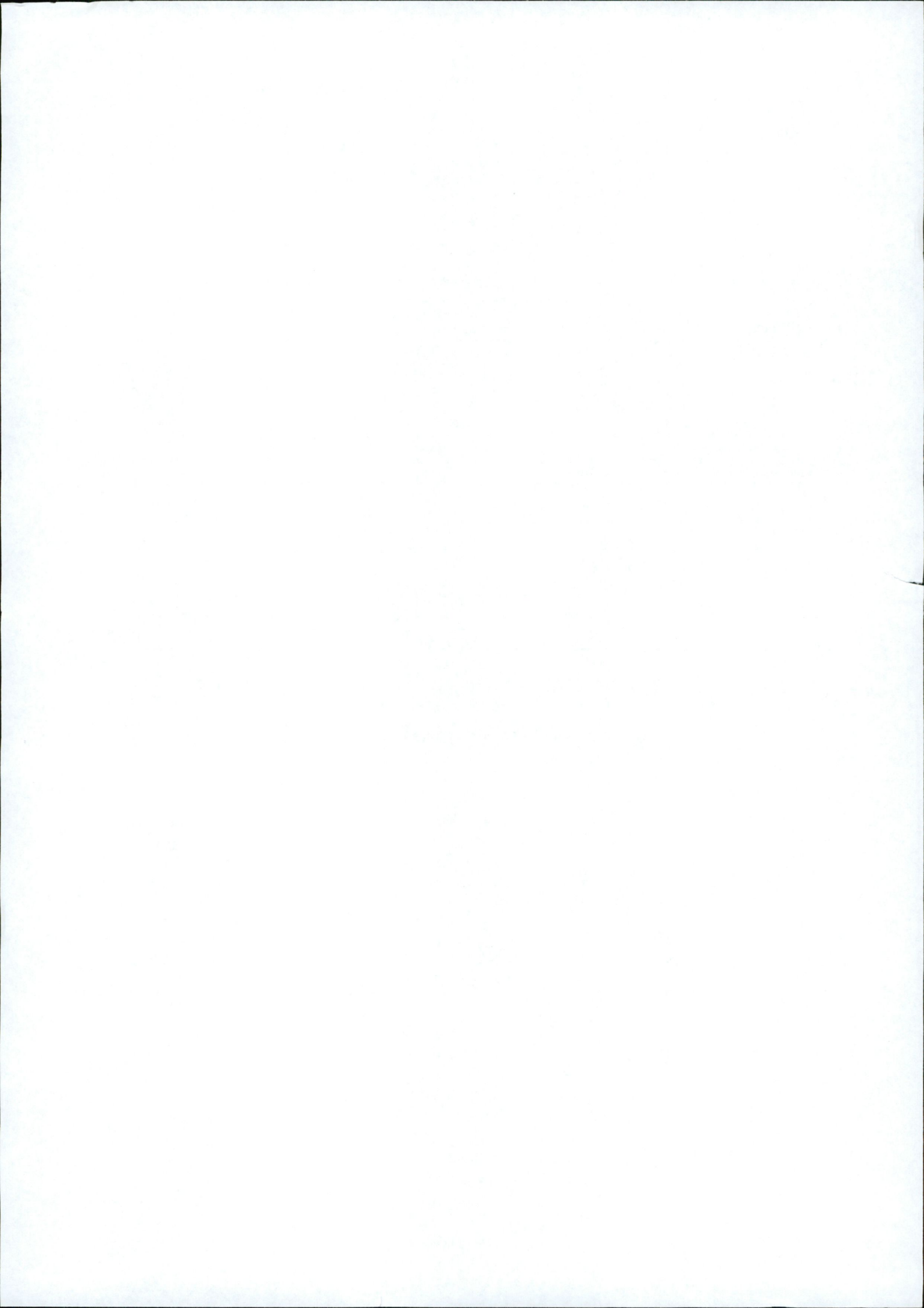
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DBFL CONSULTING ENGINEERS

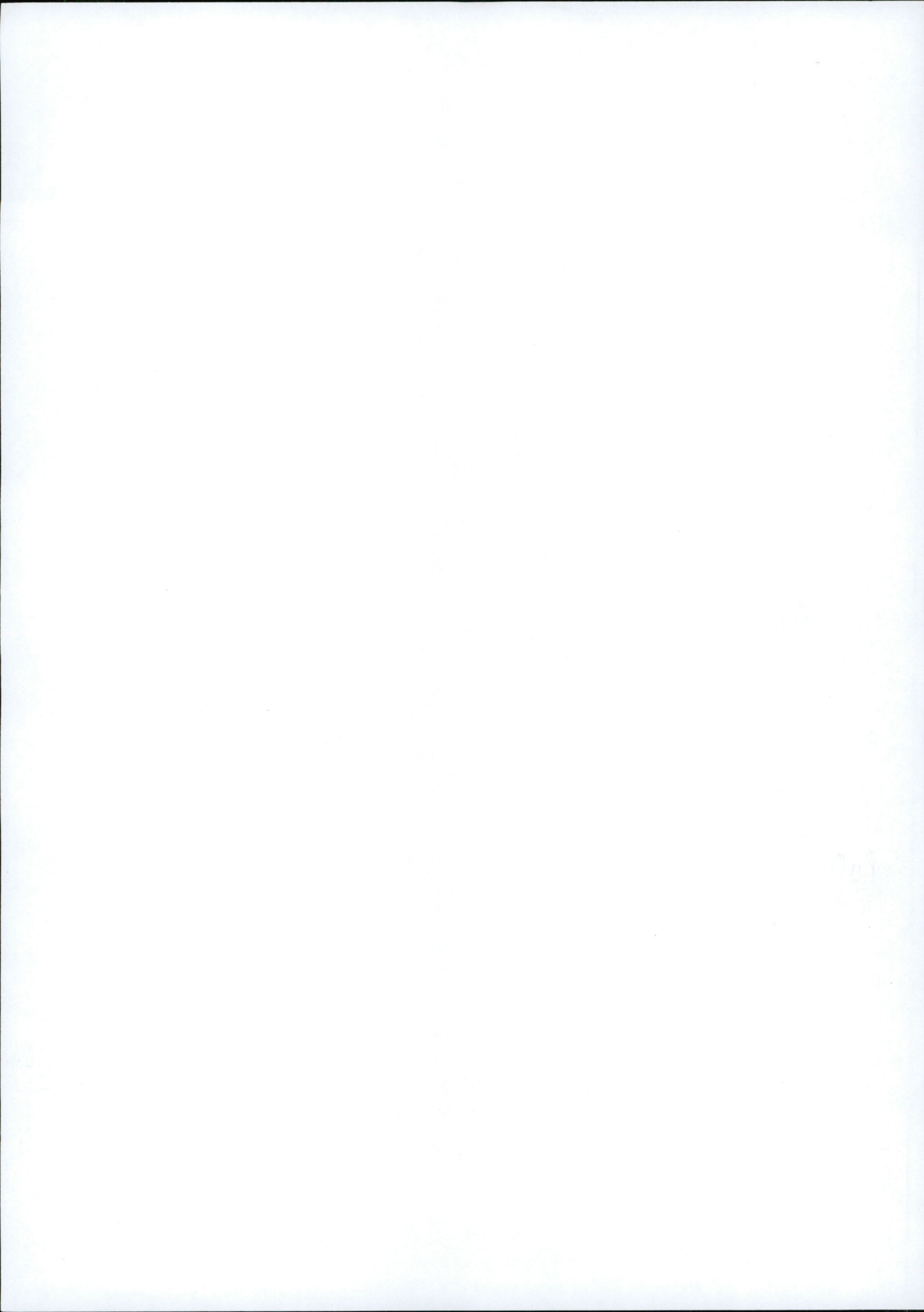
**Issue 14**

Project 132071 - Citywest Residential						
<b>PLEASE ACKNOWLEDGE RECEIPT OF DRAWINGS</b>		ISSUE NO.	13	14		
Reasons: A - A Approved, B - B Partially Signed Off, CR - CR Construction Record, D1 - D1 For Costing, D2 - D2 For Tender, D3 - D3 For Contractor Design, D4 - D4 For Manufacture Procurement, FC - FC Construction, P1 - P1 Information, P10 - P10 Handover, P2 - P2 Coordination, P3 - P3 Planning Permission, P4 - P4 Fire Safety Certificate, P5 - P5 Disability Access Certificate, P6 - P6 Building Control Compliance, P7 - P7 Pre-Tender Submission, P8 - P8 Tender, P9 - P9 Contract/Construction, S0 - S0 WIP, S1 - S1 For Coordination, S2 - S2 For Information, S3 - S3 For Comment, S4 - S4 For Stage Approval, S6 - S6 PIM Authorisation, S7 - S7 AIM Authorisation, MU - Multiple		ISSUED BY	KM	KM		
		DAY	7	14		
		MONTH	10	10		
		YEAR	22	22		
		ISSUE REASON	S1	S4		
DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE			
<b>Civil Engineer</b>						
132071-DBFL-CS-SP-DR-C-1001	Site Services Layout	A1	1:200	P01	P02	
132071-DBFL-CS-SP-DR-C-5301	Typical Drainage Details	A1	As Noted	P01	P02	
132071-DBFL-RD-SP-DR-C-1001	Road General Arrangement Layout	A1	1:200	P01	P02	
132071-DBFL-RD-SP-DR-C-5201	Typical Road Construction Details	A1	As Noted	P01	P02	
132071-DBFL-TR-SP-RP-C-0001	Transport Statement	N/A	NTS	P01	P02	
132071-DBFL-XX-SP-RP-C-0001	Infrastructure Design Report	N/A	NTS	P01	P02	
<b>DISTRIBUTION</b>		CD - CD, DH - Download and Hardcopy, DL - By Download, E - Email, EH - Email and Hardcopy, EX - Extranet Issue, HC - Hardcopy, MS - Memory Stick, UL - Upload, MU - Multiple				
<b>BMA Planning</b>						
	John Murphy				6DH	
<b>ELECTRONIC FORMATS</b>						
	pdf			x	x	
<b>DOCUMENT AND DRAWING ISSUE REGISTER</b>						









## Schedule of Accommodation

Application: Cuil Duin Creche & Community Centre  
Date: 06/10/2022



Creche								
Classroom	Age Range of Accommodation*	Min. Required Space	Spaces	Min. Classroom Required	Proposed Classroom	Store	Toilets 2No. per classroom	Total Net Area
No.		[sqm]	[No.]	[sqm]	[sqm]	[sqm]	[sqm]	[sqm]
01	1-2 Years	2.8	25	70	70.7	4	8	82.7
02	2-3 Years	2.35	24	56.4	56.5	3	8	67.5
03	0-1 Year	3.5	13	45.5	45.8	5.7	8	59.5
04	0-1 Year	3.5	13	45.5	46	5.7	8	59.7
05	2-3 Years	2.35	25	58.8	58	5.5	8	71.5
06	3-6 Years	2.3	25	57.5	59	4	8	71
Total			<b>125</b>		<b>336</b>			<b>411.9</b>

Other Accommodation	Total Net Area
	[sqm]
Sleeping Room	25
Office/Reception	19.5
Staff Room	18.2
Disabled WC	6.2
Stores	25.6
Entrance lobby	35.2
Circulation	56.5
	<b>186.2</b>

Total Creche Net* Area	<b>598.1</b>
Total Creche GFA** Area	<b>613</b>

Community Centre					
First Floor	Multifunctional Space 01	Room	92	282	
		Kitchen	9		
		Store	8		
	Multifunctional Space 02	Room	98		
		Kitchen	9		
		Store	9		
	Multifunctional Space 03	Room	57		
	Toilets	Female	14		33.3
		Male	14		
		Disabled	5.3		
	Circulation		124		157
Staircore 01		16			
Staircore 02		17			
Community Centre First Floor			Net Area*	<b>472.3</b>	
Community Centre First Floor			Gross Area*	<b>510</b>	
Second Floor	Activity Room 01		35	144	
	Activity Room 02		37		
	Activity Room 03		19		
	Gym		36		
	Changing & Shower Room		17		
	Toilets	Female	14	33.3	
		Male	14		
		Disabled	5.3		
	Canteen / Café		23		
	Staff Room		18		
	Office Room 01		28		
	Office Room 02		24.6		
	Meeting Room		31.5		
	Circulation		107	140	
	Staircore 01		16		
Staircore 02		17			
Community Centre Second Floor			Net Area*	<b>317.3</b>	
Community Centre Second Floor			Gross Area*	<b>487</b>	

Total Community Net* Area	789.6
Total Community GFA** Area	<b>997</b>

<b>Total Net GFA (GF, 1st &amp; 2nd Floor)</b>	<b>1387.7</b>
<b>Total GFA (GF, 1st &amp; 2nd Floor)</b>	<b>1610</b>

\*Net area excluding wall thickness

\*\*Total GFA is measured from the perimeter of all external walls



