

Comhairle Chontae Atha Cliath Theas

PR/1516/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0379 **Application Date:** 06-Oct-2022
Submission Type: New Application **Registration Date:** 06-Oct-2022

Correspondence Name and Address: DDA Architects Ltd 62, Brighton Square, Dublin 6.

Proposed Development: 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.

Location: 16 & 17, Main Street, Rathfarnham, Dublin 14, D14 F5X8 & D14 R2T3

Applicant Name: Lily Pad Creche and Montessori

Application Type: Permission

(BC)

Description of Site and Surroundings

Site Area: stated as 0.04132hc on application form.

Site Description

The subject site for the change of use (No. 17) is located on Main Street in Rathfarnham. The subject building is a mid-terrace two storey, two bay dwelling which is adjoined on each side with dwellings of same design and appearance. The 3 residential terrace buildings are listed on the national inventory of architectural heritage (noted as Daly's Terrace) and are protected structures under the CDP 2022-2028. The subject building along with the adjoining terrace buildings have yellow brick walls with red brick dressings and large timber sash windows. The entrance to the dwelling consists of timber panelled door with arched overlight. The roof comprises of a pitched roof with slate finish. The chimney stack to the subject dwelling, No.17 comprises of a brick finish. It is noted that the chimney finish to the existing creche operating from No.16 which is also subject to this application has a rendered finish. The subject site and all 3 of the terrace building have small front amenity space with cast iron fence on granite base to the street.

Evidence of 2 more modern extensions to the original building are evident to the rear of the building, both are 2 storey in height with hipped type roof profile and render finish. A rear

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amenity/open space area exists to the rear of the subject site. The adjoining building No.16 currently operates as a crèche with the subject building used as office space. It is proposed that the same operator use the subject building and No.16 for a combined creche business if the change of use is approved.

The terrace overlooks Rathfarnham Main Street. Public on-streetcar parking is situated on the opposite side of the street to the subject site serving multiple services along the Main Street. Double yellow line (no parking zone) exists on the road/footpath side closest to the subject dwelling.

Proposal:

The proposal consists of Permission for the following:

- Change of use from office use to creche use of No. 17
- Combining proposed creche with existing creche at No 16 (Reg Ref S95A/0124)
- 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;

Zoning

The subject site is subject to zoning objective 'VC': *'To protect, improve and provide for the future development of Village Centres'* under the South Dublin County Development Plan 2022-2028.

County Development Plan Maps 2022-2028:

- Rathfarnham ACA (Architectural Conservation Area).
- Identified on Record of Protected Structures Maps.

Consultations

Water Services –	No objection subject to conditions.
Irish Water –	No objections subject to conditions.
Roads Department – Architectural	Request Additional Information.
Conservation Officer -	Request Additional Information.
Public Realm Section –	no objections/comments.
EHO -	No objection subject to conditions.

SEA Sensitivity Screening –

Record of Protected Structures CDP 2022-2028:

- 220-02: 17 Daly's Terrace, Main Street, Rathfarnham - Terraced Two-Bay Two-Storey House

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- 220-01: 16 Daly's Terrace, Main Street, Rathfarnham - End-Of-Terrace Two-Bay Two-Storey House

Site located within Rathfarnham Architectural Conservation Area (ACA) of SDCC CDP 2022-2028.

Submissions/Observations /Representations

Submission expiry date – 9/11/2022

No submissions or observations were received.

Relevant Planning History

Subject site

Number 17 – No applications evident on APAS/IDOCs

Number 16:

- S95A/0124 - Retention of creche and Montessori facilities.

Grant Permission.

- S99A/0252 - Two storey kitchen and toilet facility at the rear.

Grant Permission.

- SD09A/0106 - Change of use from creche to office use, provision of single storey extension to rear, internal alterations comprising of openings to the new extension and upgrading of toilet accommodation. All the above at 16 Main Street Rathfarnham, Dublin 14 which comprises of a two-storey end terrace protected structure.

Grant Permission.

Adjacent sites

- SD17A/0394 - 14, Main Street, Rathfarnham, Dublin 14 (*Same Applicant*)
Change of use from retail to crèche and childcare facilities. Works to include the demolition of the existing single storey lean-to and the construction of a new single store extension to accommodate a new disabled access w.c. and lobby.

Grant Permission.

Relevant Enforcement History

None identified for subject site on APAS.

Pre-Planning Consultation

None identified on APAS for subject site.

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Relevant Policy in South Dublin County Council Development Plan 2022 – 2028

Section 3.5 Built Heritage

Section 3.5.2 Protected Structures

Policy NCBH19: Protected Structures Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

NCBH19 Objective 1: To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.

NCBH19 Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.

NCBH19 Objective 3: To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.

NCBH19 Objective 4: To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features. To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.

NCBH19 Objective 5: To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.

NCBH19 Objective 6: To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication 'Energy Efficiency in Traditional Buildings' (2010).

Section 3.5.3 Architectural Conservation Areas

11. Rathfarnham Village including Willbrook

The development of Rathfarnham village is closely linked with that of Rathfarnham Castle, built in c. 1583 by the Archbishop of Dublin. During the nineteenth century a series of mills were established on the Owendoher and Dodder Rivers. During the eighteenth and nineteenth centuries, numerous villas and small country houses were built in the environs of Rathfarnham. With the

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arrival of trams, Rathfarnham became a suburb of Dublin, and terraced houses were built to accommodate suburban workers.

Policy NCBH20: Architectural Conservation Areas

Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.

NCBH20 Objective 1: To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.

NCBH20 Objective 2: To prohibit demolition of a structure that positively contributes to the architectural character of the ACA.

NCBH20 Objective 3: To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

NCBH20 Objective 4: To address dereliction and to welcome, encourage and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

NCBH20 Objective 5: To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.

NCBH20 Objective 6: To promote and support the reimagining of public spaces and places within Architectural Conservation Areas as part of improving positive placemaking (refer to Section 3.6.2 subsection Placemaking and the Historic Built Environment).

NCBH20 Objective 7: To ensure proposals for shopfronts and retail signage within ACAs adhere to best practice and achieve high quality designs which respect the character of the area. In this regard, applicants shall be required to have regard and adhere to the principles laid out in South Dublin's Shopfront Design Guide.

3.6 Architectural Conservation, Adaptability and Placemaking

NCBH23 Objective 4: To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.

Section 3.6.1 Adapting and Reusing Historic Buildings

Policy NCBH24: Adapting and Reusing Historic Buildings Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of

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promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

NCBH24 Objective 1: To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.

NCBH24 Objective 3: To encourage and support the delivery of projects that repair and conserve historic structures in accordance with national grant schemes for architectural conservation.

NCBH24 Objective 4: To ensure the reuse, adaptation and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair.

Section 3.6.3 Climate Change Adaptation and Energy Efficiency in Historic Buildings NCBH26 Objective 1:

To support and promote the retention and careful rehabilitation of historic and traditional buildings and other structures in both urban and rural contexts, in order to retain embedded energy and assist in carbon footprint reduction.

NCBH26 Objective 2:

To support and promote the sensitive retro fitting of energy efficiency measures and the use of renewable energy sources in traditional and historic buildings, consistent with RPO 7.40 of the RSES.

NCBH26 Objective 3:

To ensure that measures to upgrade the energy efficiency of historic or traditional buildings are in accordance with conservation principles including minimum intervention, acknowledging their inherent architectural characteristics, techniques and materials and ensure that any upgrading measures do not have a detrimental physical or visual impact.

Chapter 4 Green Infrastructure

Policy GII Overarching

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Policy GI2 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

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Policy GI4 Sustainable Drainage Systems

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

Chapter 8 Community Infrastructure and Open Space

Policy COS7: Childcare Facilities

Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee.

COS7 Objective 1: To support and facilitate the provision of childcare facilities on well located sites within or close to existing built-up areas, including adjacent to school sites, and within employment areas where the environment is appropriate, making provision to encourage sustainable transport, consistent with NPO 31 of the NPF.

COS7 Objective 4: To support investment in the sustainable development of the County's childcare services as an integral part of social infrastructure provision, including support of the Affordable Childcare Scheme; ensuring quality and supply of sufficient childcare places; and support of initiatives under a cross-Government Early Years Strategy, consistent with RPO 9.20 of the RSES.322 SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

Community Infrastructure and Open Space (COS)

COS7 Objective 5: To support the provision of small-scale childcare facilities in residential areas subject to appropriate safeguards to protect the amenities of the area, having regard to noise pollution and traffic and parking management.

Chapter 12 Implementation and Monitoring

12.2.1 Land-Use Zoning Tables

12.3.7 Protected Structures

(ii) Works to a Protected Structure

(iii) Change of Use

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12.3.8 Architectural Conservation Areas

12.7 Sustainable Movement

12.7.4 Car Parking Standards

12.8.4 Early Childhood Care and Education Facilities

Relevant Government Guidelines and Policy

Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011)

Childcare Facilities Guidelines for Planning Authorities, (2001)

3.3.1 New and Existing Residential Areas

Full Day Care Facilities - Suitable Sites

Detached houses/sites or substantial semi-detached properties with space for off-street parking and/or suitable drop-off and collection points for customers and also space for an outdoor play area. In relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site. Consideration of childcare facilities provision should be raised as early as possible in pre-planning discussions for larger housing developments.

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Rationale for Proposed Change of Use
- Impact on protected structure
- Architectural Conservation
- Visual Amenity;
- Drainage and Water Services
- Access and Car Parking
- EHO
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

Zoning

The subject site is zoned Objective Village Centre 'VC' – 'To protect, improve and provide for the future development of Village Centres' under the South Dublin County Development Plan 2022-2028. 'Childcare Facilities' are permitted in principle under the zoning objective for the site

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therefore the proposed use would be consistent in principle with zoning objective. This is subject to the compliance with the relevant plans and policies of the South Dublin County Development Plan 2022 – 2028 (County Development Plan).

Council Policy

Chapter 8 Community Infrastructure and Open Space states the following objective in relation to childcare facilities in South Dublin.

COS7 Objective 1: To support and facilitate the provision of childcare facilities on well located sites within or close to existing built-up areas, including adjacent to school sites, and within employment areas where the environment is appropriate, making provision to encourage sustainable transport, consistent with NPO 31 of the NPF.

The proposed change of use is acceptable under the above policy which supports the location for the creche in the village centre (built up area) which encourages sustainable transport consistent with policy contained within the NPF and RSES.

Section 12.3.8 of the CDP deals with Architectural Conservation Areas (ACA) and states the following:

- *-Retention of original features such as windows, doors, renders, roof coverings and other significant fixtures and fittings is encouraged whilst concurrently promoting energy efficient designs;*
- *-Where proposals include alterations and extensions affecting structures within an ACA, these should be sensitively designed and sited appropriately, should be generally subservient to the main structure, should not be visually obtrusive or detract from the character of the structure or its setting within the ACA;*
- *-All development works within ACAs should seek to limit, reduce and remove urban and visual clutter including building signage, traffic signage, bollards, utility boxes and other free-standing installations. In addition to the general requirements of this Development Plan, signage proposals within ACAs shall have regard to the requirements outlined in Chapter 12 of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011);*

The subject development consists of no changes to the front elevation of the building. Alterations relate specifically to interior doors and W/C's along with the removal of the rear boundary wall with the adjoining building No.16. The proposal would be acceptable under the ACA policy as the retention of original features is maintained and the minor alterations are subservient to the main structure and not visibly detract from the character of the structure. It must be noted that a **condition** can be added to prevent the visual clutter of signage on the building in the event of a grant in permission to align with the policy as stated above in point 3.

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Under Section 12.3.7 Protected Structures, part (iii) Change of Use, the following policy is included for any proposals to a protected structure.

'A Design Rationale and Method Statement should be submitted as part of any planning application for the adaptive reuse or repurposing of a Protected Structure.'

It is considered that the rationale for the proposed development is acceptable in principle as the proposed use is complementary to the already established use in the adjoining building. Under the subject application this use is proposed to be expanded into the subject building No.17. A method statement was not submitted as part of the application in order to fully comply with the policy requirements and to enable an appropriate assessment of the architectural impact of the proposal. This can be obtained by way of request for **Additional Information**.

Section 3.6.1 Adapting and Reusing Historic Buildings states the following objective:

NCBH24 Objective 4: To ensure the reuse, adaption and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair.

The proposed development for the change of use is acceptable in principle with the above objective as it includes interventions such as interconnecting doors in party walls and rear door provision which are reversibly if required. Notwithstanding this, further clarity on the design and construction of the existing walls in original part of the building is required as part of method statement as stated in the previous paragraph.

Rationale for Proposed Change of Use

The applicant has stated that there is a required need for day care for pre-school children and that an opportunity has arisen through local need to increase the capacity of the currently operating creche at No.16. The applicant has obtained signed agreement from the owner of No.17 (same owner as No.16) and hopes to integrate the 2 buildings into a single functioning day care facility with single rear garden. The change of use and alterations to the building would allow for the facility to expand.

There is no objection in principle regarding the change of use of the existing office use building to ensure the needs of the applicant are met by the existing premises at the site.

Impact on Protected Structure

The development would include some interior and exterior works in order to facilitate a single operator. These include:

1. Provision of two interconnecting doors in party wall between No. 16 and No. 17;
 - o The interconnecting doors between No.17 and 16 are located on two levels. The ground floor door is proposed to be 1m in width and located to the right of the main entrance hallway of the building. It will connect with the ground floor entrance hall

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of No.16. A second interconnecting door is located at first floor level at the landing area of the staircase. The door would be 0.8m in width and enter No.16 also on the first-floor landing area.

Both interconnecting doors are deemed appropriate to facilitate the single use operator and are located in common areas of the dwellings. The door are acceptable pending comments from ACO.

2. Provision of universal accessible WC's to No. 17;
 - The provision of 2 accessible WC to No.17 are proposed to be located in the area of 2 existing toilets. The existing toilets are located in a later extension of the building and are c1.26m in width and 3.6m in length. The proposed WC's would be slightly larger with a width of 1.6m and c3.4m in length. A third new WC is proposed on the first floor in a room of 7.7sqm, the room will become a corridor and storage area under the proposed development. The provision of the accessible WC's is deemed appropriate and acceptable in this instance.
3. Provision of new rear door to No. 17 and closure of existing side door;
 - An access door to the rear amenity space is proposed in place of 2 existing windows on the rear elevation. The new door/window will be 1.9m in width and be 2.2m in height. The rear access door is acceptable and will not negatively impact on the amenity of the building. Two side elevation doorways are proposed to be blocked up as part of the application. One at ground floor level serving the room which the new rear door will serve and the second on first floor which will be blocked to allow for the inclusion of the WC. The blocking of the doors on side elevation is deemed acceptable and will not negatively impact on the appearance of the building.
4. Removal of rear party boundary wall to provide one play area;
 - The proposal suggests the complete removal of the rear boundary wall to No.16. The wall is approximately 14m in length which is significant and creates a combined garden area of 1785sqm of open space. Due to the historic significance of the dwellings and site in general, the complete removal of the boundary wall would not be welcomed. The applicant should examine other options in order to retain at least some of the original boundary wall between No. 16 & 17. This can be requested by means of **Additional Information**.

Architectural Conservation

The Architectural Conservation Officer (ACO) has reviewed the application. Their report raises the following points:

- Concerns over precedent of allowing two separate dwellings to be connected in order to provide a creche use especially when residential use should be encouraged within the village in accordance with liveable cities/villages and sustainable development.

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- Further detail required in relation to alterations is required

Recommendation:

*It is considered that **Additional Information** is required in order to address the issues and concerns raised in the ACO's report:*

- 1. A Method Statement is requested based on the Schedule of Works proposed on each floor in order to facilitate the new use and requirements for a creche facility. Details have not been included in relation to any fire safety upgrades/requirements in relation to fire safety control and building regulations. It is proposed to provide a WCs to comply with Part M, details of which should be included as part of the assessment.*
- 2. Details have not been provided with regard to any conservation repairs or enhancements with regard to the repair/retention or reinstatement of architectural features/items. It is considered that there are some improvements that could be considered to the rear of the property to improve the current condition of the built fabric as part of the proposed development. Details should be included in revised assessment to clearly indicate the retention, necessary repairs and all works proposed to include any update or services and facilities.*
- 3. Removal of rear party boundary wall to provide one play area – this is a negative consequence of the proposed development and other options should be looked at in order to retain at least some of the original boundary wall between No. 16 & 17. Details should be included in the AI request with regard to other options and also justification should be provided for the removal of an original boundary treatment.*

The report of the ACO which requests additional information to fully assess the overall architectural impact of the proposed development is deemed appropriate for the subject site which is a protected structure located within the Rathfarnham ACA.

Visual Amenity

The proposed development proposes external alterations to an existing building located within the Rathfarnham Architectural Conservation Area (ACA). The alterations are not proposed on the front elevation but on the side and rear elevations which are not visible from the public domain and are located on an extended part of the building. The front elevation at ground floor and first floor is not proposed to be not altered with original features such windows/doors and boundary treatment to remain intact. The proposal would not have a significant impact on the street front and not have a negative impact on the visual amenity of the area.

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Drainage and Water Services

Water Services

Surface Water Drainage and flood report have no objections and state the following:

- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works*

Irish Water

The Irish water report states no objections to the subject proposal and state the following:

Water

1.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: *In the interest of public health and to ensure adequate water facilities.*

2. Foul

2.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

Reason: *In the interest of public health and to ensure adequate water facilities.*

Surface water drainage and Irish water recommendations are noted and can be obtained by **condition** in the event of a grant of permission.

Access and Car Parking

The application relates to the change of use from office to creche space and the combining with existing crèche at No.16, the adjoining building. The existing building has no on-site parking facilities or provision for on-site or in curtilage car parking provision for the use in set down or pick up of children. It is noted in the applicants' documents that the proposed change of use would facilitate the childcare for up to 35 children and 6 adult carers. This would be a significant increase in the volume of daily trips to the facility in combination with the adjoining permitted creche facility at No.16.

The planning authority is concerned that the lack of parking provision near the proposed facility could lead to congestion and pressure points in the build-up of traffic as no timetable of classes or schedules are provided as part of the application. This could also lead to unsafe activities associated with parking and drop offs on a busy Main Street at certain hours of the day.

The Roads Department of the council has also reviewed the proposed development and have stated the following in the report in relation to the change of use from office space to creche:

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Description

No details of parking for vehicles nor bicycles or number staff/children to attend the Creche/Montessori. The development will consist of fifteen rooms.

Roads request the applicant submits the following Additional Information:

- 1. Number of children attending the Montessori.*
- 2. The time schedule of class sessions.*
- 3. A mobility plan showing the mode of travel used by parents to arrive and leave the development. (car, walking and public transport)*
- 4. The number and time periods for car drop-offs and pick-ups of children.*
- 5. The applicant shall submit a revised layout of not less than 1:200 scale showing a set down area to accommodate the car drop-off and pick-ups from the development.*
- 6. The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of vehicle/bicycle parking spaces to be provided at the development. Please refer to Table 12.25: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2022-2028.*

The above comments from the roads department are deemed appropriate in this instance and the applicant is requested by means of **Additional Information** to submit revised information in relation to the access and parking of the proposed development in order to ensure public safety.

Part of this information overlaps with Section **12.8.4 of the Development Plan** which outlines the following details to be included in Planning Applications for Childcare and early educational facilities and states:

'Planning applications for childcare and early educational facilities should include full details in order to allow understanding of the nature and extent of the proposed development.

Planning applications will be assessed on the basis of the following factors:

- Nature of the facility (full day care, sessional, after school, and so on);*
- Number of children to be catered for;*
- Number of full-time and part-time staff;*
- Intended hours of operation;*
- Impact on residential amenity, taking into account factors such as noise, traffic and parking;*
- Suitability of the site for the type and size of facility proposed;*
- Availability of indoor and outdoor play space;*
- Accessibility to public transport, walking and cycling routes;*
- Local traffic conditions;*
- Access, car parking and drop off facilities for staff and customers'.*

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It is noted that the Cover Letter provided by the Applicant indicates that there are proposals for the facility to accommodate 35 No. children and 6 No. staff. The Applicant does not specify the number currently attending the creche in No.16, Nor are the hours of operation of the facility stated. No information is provided which would facilitate a complete assessment of the potential cumulative impact of the 2 No. facilities. It is acknowledged that there is an existing established use on the site for a Childcare Facility, however having regard to the information provided by the Applicant and the content of Section 12.8.4 of the Development Plan, the Applicant should be requested to provide **additional information** in relation to the total number of staff and children attending the subject site in combination, the opening hours of each of the 2 No. facilities, details of morning/afternoon sessions (where applicable), details of the indoor and outdoor play spaces, public transport accessibility, walking and cycling routes, and car parking and drop off arrangements for staff and customers, to facilitate a complete assessment of the proposed development.

EHO

The EHO department have submitted a report and consider the proposal is acceptable to the Environmental Health Department subject to the following **conditions** relevant during the demolition and construction phase.

Noise

1. *To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:*

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

Reason: *In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.*

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Air Quality

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

***Reason:** To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.*

***Notes to the Developer:** The applicant is strongly advised to consult with Tusla Child and Family Agency prior to the commencement of the development.*

The above report is noted and deemed appropriate and can be achieved through **condition** in the event of grant in permission.

Green Infrastructure

The subject application provides for a change of use and no additional floorspace to the footprint of the subject building on an established village centre site. The site boundary appears to be located within a Primary GI Corridor, Primary GI Corridor No.1 - Dodder River Corridor and the Secondary GI Link, L14 - Whitechurch Stream Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Having regard to the nature and extent of the proposed development i.e. change of use from office to creche, it is considered that the proposed development will not result in a significant loss of any grassland or permeable surfaces. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site, notwithstanding this, A **condition** in the event of grant in permission for surface water shall include for the provision of SuDS measures in the form of water butts and permeable surfaces in any modifications to the rear amenity area. This will ensure that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established village centre and comprises of a change of use and minor alterations.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and

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- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Development Contributions	
Planning Reference Number	SD22A/0379
Summary of permission granted:	150.4qm Change of Use Office to Creche
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	98.76
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	150.4
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	150.4
Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€14,853.50

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
<ul style="list-style-type: none"> Commercial – Change of Use from Office to Creche and combination with existing creche in 	150.4sq.m

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
adjoining building.	
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.04132

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the development proposed it is considered that the change of use and combination of proposed and existing creche facility is considered to be acceptable in principle given the established use on site, However further clarity is required to address the issues raised in relation to access and parking, childcare facilities information and the architectural impact of the proposed development through the inclusion of a Method Statement and justification.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The following details should be provided in order to allow a full Architectural Conservation Assessment of the proposed development:
 - (i) A Method Statement based on the Schedule of Works proposed on each floor in order to facilitate the new use and requirements for a creche facility.
 - (ii) Details should be included in relation to any fire safety upgrades/requirements in relation to fire safety control and building regulations. It is proposed to provide a WCs to comply with Part M, details of which should be included as part of the assessment.
 - (iii) Details should be provided with regard to any conservation repairs or enhancements with regard to the repair/retention or reinstatement of architectural features/items. It is considered that there are some improvements that could be made to the rear of the property to improve the current condition of the built fabric as part of the proposed development.
 - (iv) Details should be included in revised assessment to clearly indicate the retention, necessary repairs and all works proposed to include any update or services and facilities.
 - (v) Options should be looked at in order to retain at least some of the original boundary wall between No. 16 & 17. Details should be included with regard to other options explored and also justification should be provided for the removal of an original boundary treatment.
2. The applicant has not provided sufficient information in relation to the access and parking of the proposed development and is requested to submit the following information:
 1. Number of children attending the Montessori. (Combined and proposed)

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2. The time schedule of class sessions.
 3. A mobility plan showing the mode of travel used by parents to arrive and leave the development. (car, walking and public transport)
 4. The number and time periods for car drop-offs and pick-ups of children.
 5. The applicant shall submit a revised layout of not less than 1:200 scale showing a set down area to accommodate the car drop-off and pick-ups from the development.
 6. The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of vehicle/bicycle parking spaces to be provided at the development. Please refer to Table 12.25: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2022-2028.
-
3. The applicant is required to submit all of the information required as part of Section 12.8.4 of the CDP in relation to planning applications for Childcare and early educational facilities to allow for a full assessment of the proposed childcare facility.

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REG. REF. SD22A/0379

LOCATION: 16 & 17, Main Street, Rathfarnham, Dublin 14, D14 F5X8 & D14 R2T3



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 30/11/22



**Gormla O'Corrain,
Senior Planner**