

DDA Architects Ltd  
62, Brighton Square  
Dublin 6.

## PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

<b>Decision Order Number:</b> 1516	<b>Date of Decision:</b> 30-Nov-2022
<b>Register Reference:</b> SD22A/0379	<b>Registration Date:</b> 06-Oct-2022

**Applicant:** Lily Pad Creche and Montessori

**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

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-Oct-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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)
    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.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22A/0379

**Date:** 01-Dec-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**