



TECTON SERVICES
JARRETSTOWN CROSS
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TECTON SERVICES

Date: 3rd December 2022

Job Ref: Planning application
4 Griffeen Glen Drive
Griffeen Glen
Lucan Co Dublin
K78N277

Dear Sir/Madame

Please find enclosed planning application for the above site and cover letter from applicant, explaining her business plan and approach for the above facility. Below is a schedule of drawings enclosed and all documents. Hope this is to your satisfaction, should you have any queries I can be contacted at the above telephone numbers.

Cover letter

Clients cover letter.

Application form

Copy of site notice

Newspaper notice

No 6 Sets of drawings

No 6 Ordnance survey maps

DRAWING SCHEDULE:

| | |
|--|-------------------------|
| Drawing No 1 ordnance survey map | Scale 1:1000 |
| Drawing No 2 site plan | Scale 1:200 |
| Drawing No 3 site plan set down area | Scale 1:200 |
| Drawing No 4 front drive plan | Scale 1:100 |
| Drawing No 5 existing plans | Scale 1:100 |
| Drawing No 6 plans | Scale 1:100 |
| Drawing No 7 south elevation | Scale 1:100 |
| Drawing No 8 north elevation | Scale 1:100 |
| Drawing No 9 east /west elevations | Scale 1:100 |
| Drawing No 10 drainage plan | Scale 1:100 |
| Drawing No 11 rear garden plan <i>section AA</i> | <i>Scale 1:100/1:50</i> |

Yours Sincerely

John Rochford

Hello,

My name is Mridul Sharma. I am working as a childminder for 6 years. I started working as a childminder when my daughter was 2. At that time, we couldn't find a local childminder, so I gave up my job and became one myself. Since then, I usually had 1 or 2 kids from my local area to mind. Last year few parents approached me and asked about ECCE service for the kids I was minding. After some research I found that there is a shortage of ECCE providing places in my area. Considering that we decided to start our own place to provide ECCE service. To achieve that, we applied for a planning permission in August 2021 with PP reference number SD21A/0226. That planning permission was not approved. In this letter I am going to try and cover some of those points that were raised during my last planning permission application specifically around traffic and drop off areas. Now, I am minding 8 kids of which 6 are from Griffeen Glen and Moy Glas area. All 6 walk to/from me. I can provide reference from those parents if needed. When it comes to general enquiries regarding available places, on average every 2 out of 3 kids who approached me lives in my local area (Elm, Moy Glas, Griffeen Glen and Old bridge) and are on walkable distance.

Regarding drop off/ pick up and traffic, we have been doing our own research for the last 3 months. As you can see in the drawings on page 3, we have highlighted 3 drop off areas.

Drop off area 1: We propose to build our driveway and skimming the footpath. This will allow up 2 cars to park up and will give enough space for 3rd one to manoeuvre. As I live close to proposed creche, I walk to work. So, driveway will always be clear.

Drop off area 2: This area is within twenty meters of the proposed creche. This space is used by residents of Griffeen Glen Grove. After observing for last 3 months, I can say that 90% of the times, there is no car there after 8.10am.

Drop off area 3: This area is within twenty meters of the proposed creche. This area is busy till around 9.10am. Roads around here are busy due to kids drop offs to 2 schools and a creche.

- 8.30am – 1.10pm – 2.10pm Traffic from Griffeen Valley Educated together school
- 8.40am – 1.20pm - 2.20pm Traffic from Lucan east Educate together school
- 9.00am-12.00pm 12.30pm-3.30 pm: Drop offs at creche 1, Griffeen Glen Drive.

The whole area goes quite by 9.10 am.

Considering things above, we propose our Day Care Centre's timing from 9am to 6pm. The proposed creche will host 14 pre-schoolers at one time divided into 2 batches of 7. As per the regulation we need $14 \times 2.3 = 32.2$ sq. meters.

1st batch will run from 9.20am to 12.20pm.

2nd batch will run from 9.50am to 12.50pm.

Few of the parents want to leave their kids after ECCE service. We propose to provide a full day care/after school centre till 6.00pm. After completing their ECCE sessions, kids will be minded there until picked up by their parents.

Due to proximity of schools, some parents have approached and asked if its ok for their kids to walk up to me from school, so I can mind them until parents are back from work.

After our proposed construction we will have approx. 43 sq. meters floor space available. This space will be more than the required space.

https://www.citizensinformation.ie/en/education/pre_school_education_and_childcare/health_safety_and_welfare_of_preschool_childcare_services.html

| Pre-school service | Age of children | No. of adults | No. of children | Floor area per child |
|--------------------------|-----------------|---------------|-----------------|----------------------|
| Full/part-time day care* | 0-1 year | 1 | 3 | 3.5 sq metres |
| | 1-2 years | 1 | 5 | 2.8 sq. metres |
| | 2-3 years | 1 | 6 | 2.35 sq. metres |
| | 3-6 years | 1 | 8 | 2.3 sq. metres |


Regarding the residential unit, I am proposing to keep it the way it is. Right now, there are 2 people in the house. A guy from Cavan and a girl from Croatia. The guy from Cavan is a builder. He has been living in the house for over a year and a half and the girl from Croatia is living there for over a year. Two of them are working full time. They are usually gone before 7 am and not back till 5.30ish. Both use public transport only. The arrangements will stay like this after getting the planning permission for creche. After the construction is complete, kitchen will be moved to front of the house. Existing living room will be converted to kitchen/dining/living room area. Tenants will have access to outdoor space during evening and weekends while creche is closed.

For the outdoor space I have plans to convert about 30 square meters into soft tiles play area and rest will stay as grassed area

I really hope this cover letter satisfy all needs to get a planning permission. I am really looking forward to getting a positive reply from SDCC.

Kind Regards

Mridul Sharma


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