

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

14th December 2022
JSA Ref. 21039

Dear Sir/ Madam,

RE: PLANNING PERMISSION FOR DEVELOPMENT OF A CRECHE FACILITY (778 SQ.M.) TO SUPPORT AN LRD APPLICATION WITHIN THE TOWNLAND OF NEWCASTLE SOUTH, AT THE JUNCTION OF NEWCASTLE BOULEVARD, BURGAGE STREET AND LYONS AVENUE, 'GRAYDON', NEWCASTLE, CO. DUBLIN.

1.0 INTRODUCTION

On behalf of the applicant, Cairn Homes Properties Ltd, 45 Mespil Rd, Dublin 4, we hereby apply for planning permission for a 2-storey crèche facility of 778 sq. m. with associated open space play area on lands located south of Newcastle South and Ballynakelly, Newcastle, Co. Dublin.

The development will consist of the construction of a 2 storey creche/childcare facility of c. 778 sq. m as well as single storey bin store and connections to existing services. Access will be from the existing constructed entrance onto Newcastle Boulevard and cycle and car parking are as permitted (under TA06S.305343 & ABP305343-19). This application will replace and supersede the permitted creche of c. 518 sq. m (under ABP References: TA06S.305343 & ABP305343-19).

The following documentation accompanies this planning application:

1. JSA
1 no. planning fee cheque of €2,800.80;
1 no. planning application form;
1 no. copy of the site notice;
1 no. original copy of the newspaper notice;

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Associate Offices:

London

Manchester

Leeds

2. MOLA
6 no. copies of this Cover Letter prepared by John Spain Associates;
6 no. copies of Architectural Drawings and Schedule of Areas prepared by Mola Architecture;
3. DBFL
6 no copies of Engineering note and drawing

The planning application fee has been calculated as follows:

South Dublin County Council planning application fees notes a cost of €3.60 per sq. m. for a commercial development. Based on an area of 778 sq.m. the planning fee is €2,800.80.

Having regard to ABP-313814-22, the site notices are on a yellow background.

2.0 SITE LOCATION

The subject lands are located in Newcastle, Co. Dublin to the south of the Main Street and to the west of housing and apartments dating from the 2000s. The wider site is currently under construction.

The subject site is located

Figure 2.1: Aerial View of Subject Site with Approximate Extent of Site Outlined in Red



Source: Google Earth (approximate site outline)

The eastern boundary of the site adjoins a junction on the main access road through the adjoining housing scheme from a roundabout on the R120 which in turn leads to the N7 Naas Road. The overall site area comprise c. 0.07 hectares.

Figure 2.2: Site Location Map Extract



3.0 RELEVANT RECENT PLANNING HISTORY

The following provides details of the relevant recent planning permissions relating to the subject site.

Reg. Ref. SHD-ABP-305343-19

Planning permission was granted on the 23rd of December 2019 for the strategic housing development. The development comprised the demolition of five structures on site and construction of 406 residential units; childcare facility; commercial unit; reservation of a school site; new vehicular, cycle and pedestrian access from Main Street; continuation of Newcastle Boulevard forming part of east-west link street; new public park and associated site development works.

Reg. Ref. SD20A/0178

On the 30th of November 2020, South Dublin County Council granted permission for the following amendment application on the wider site:

“Amendments to the development permitted under Reg. ABP 305343-19 at Newcastle South (development to be known as Graydon) as required under Condition 6(d) of An Bord Pleanala’s decision. Amendments consist of: (a) re-alignment of Graydon Drive; (b) provision of 9 three bedroom two storey houses as previously proposed and omitted by Condition 6(d) of permission Reg. ABP 305343-19; (c) extension of Graydon Row by 4m and the provision of 1 additional three bedroom, two storey terraced house; (d) minor revisions to the positioning of 6 houses, necessitated by re-alignment of the road and (e) all associated and ancillary works associated with the development. Proposed amendment will result in the provision of 16 houses where there were 15 previously proposed.”

Reg. Ref. SD21A/0038

On the 15th of April South Dublin County Council refused permission for development comprising revisions to the permitted 3-4 storey apartment and duplex apartment building (under planning Reg Ref ABP-305343-19) comprising: omission of the permitted commercial unit at upper ground floor level; reconfiguration of the internal floor plans.

Reg. Ref. SD20A/0186

On the 28th of October 2020, South Dublin County Council granted permission for the following amendment application on the wider site:

“The option of the inclusion of an ancillary single storey garden room structure (c. 12.5sqm) in gardens of permitted dwellings under planning reg. ref. ABP305343-19.”

SD21A/0247

An application for the demolition of existing derelict dwelling and the construction of a replacement two storey, four bedroom detached dwelling (169.97sq.m) together with all associated landscape, boundary, site and development works was lodged by Cairn Homes Properties Ltd., on the 3rd of September. SDCC granted permission on the 14th of December 2021.

ABP-313814-22 – Phase 2 SHD Cairn Lands

Cairn Homes Properties Ltd., applied for permission on the 16th of June 2022 for an SHD residential development comprising 280 no. residential units consisting of 128 no. 2-storey semi-detached and terraced houses providing 2, 3 4 and 5 bed units, 18 no. 3-bed duplex units over 18 no. ground floor 2-bed apartments in 3 separate no. 3-storey blocks and 116 no. apartments (1, 2 and 3 bed units) provided within 2 no. 5-storey buildings, all associated site work, access, infrastructure, car parking, open space a creche and boundary treatments.

A decision was due on the 5th of October 2022.

4.0 PROPOSED DEVELOPMENT

The Creche that forms part of this application is a replacement to the permitted Creche (c. 518sqm) in 'Graydon' (ABP References: TA06S.305343 & ABP305343-19) to now provide a 2 no. storey Creche of c. 778 sq. m. The parking is as per previously permitted, with some additional cycle spaces (6 no.) provided.

Figure 4.1 – Creche 3D Visualisation

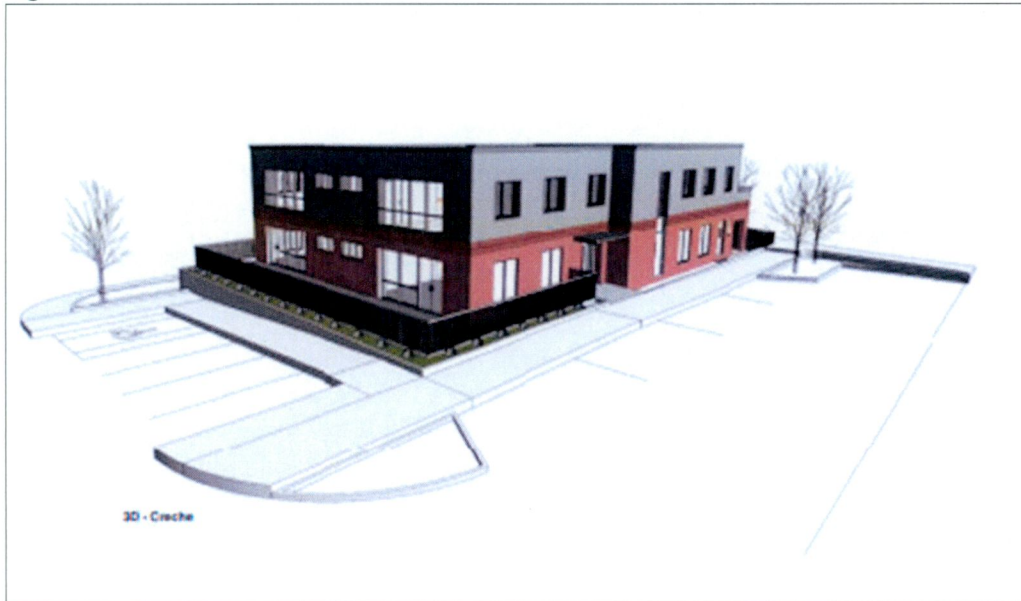
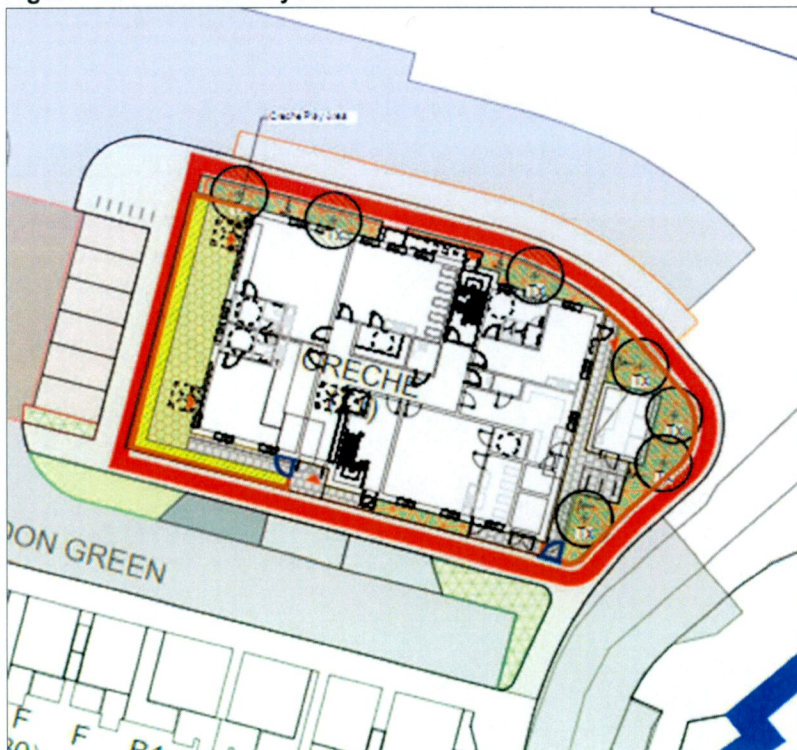


Figure 4.2 – Creche Layout



Services

We refer the Planning Authority to the enclosed letter from DBFL Consulting Engineers which states that the:

“subject application benefits from primary road, drainage and watermain infrastructure granted under planning reference ABP-305343-19. No significant changes are proposed to this previously granted infrastructure as part of this planning submission as outlined in the following paragraphs.

Surface Water Drainage

The surface water drainage design approved under planning Reference ABP-305343-19 was designed to include the area within this planning application. It is proposed to connect the proposed creche to the surface water sewer network constructed under planning reference ABP-305343-19 as shown on drawing number 210026-DBFL-CS-SP-SK-C-1201 Site Services Layout - Childcare Facility . The surface water attenuation and outfalls have been approved and constructed under planning reference ABP-305343-19.

Foul Drainage

Similar to the proposed surface water drainage, the foul drainage design submitted under planning reference ABP-305343-19 and approved by Irish Water was designed to include the area within this planning application. The constructed foul sewer drainage has capacity for the revised creche.

Water Supply and Distribution

The watermain design submitted under planning reference ABP-305343-19 and approved by Irish Water was designed to include the area within this planning application. The constructed watermains have capacity for the revised creche.

Flood Risk

The OPW Eastern CFRAM flood maps have been consulted to establish the flood zone of the subject site. It can be seen from the flood maps (Appendix A) that the subject site is in Flood Zone C (low risk).”

5.0 NATIONAL AND LOCAL PLANNING POLICY CONTEXT

5.1 GUIDELINES FOR PLANNING AUTHORITIES ON CHILDCARE FACILITIES (2001)

Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed.

The subject proposal comprises amendment to the permitted creche in to provide an increased size childcare facility of 778 sq. m to serve Graydon and the phase 2 lands to the west.

The combined Graydon and Phase 2 comprises:

Table Error! No text of specified style in document..1 – Combined no. of Units – Creche provision

	1 bed	2 bed	3 bed	4 bed	5 bed	Overall
Graydon	6	87	237	47	-	377
Phase 2 SHD	54	88	112	25	1	280
	60	175	349	72	1	657

Source: Mola

Excluding the 1 bed units the total of 2-4 bed units is 597, which equates to potential childcare requirement of c. 160 no. children.

It is estimated that the creche of c. 778 sq. m can cater for in the order of 172 children having regard to an accepted industry average of c. 4-5 sq. m gross floor space (gross) per child (4.5 sq. m) depending on the type of childcare offered by the end user. The exact capacity of the proposed childcare facility will only become apparent when an operator comes on board and will be subject to operator's particular requirements and will be dependent on what types of childcare facility are already available in the area. In this regard flexibility is required in respect to the future fit out and type of childcare facility proposed within the development.

5.2 SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

The subject site is located within the administrative boundary of South Dublin County Council and is therefore subject to the policies and objectives of the South Dublin County Development Plan 2022 – 2028 (CDP).

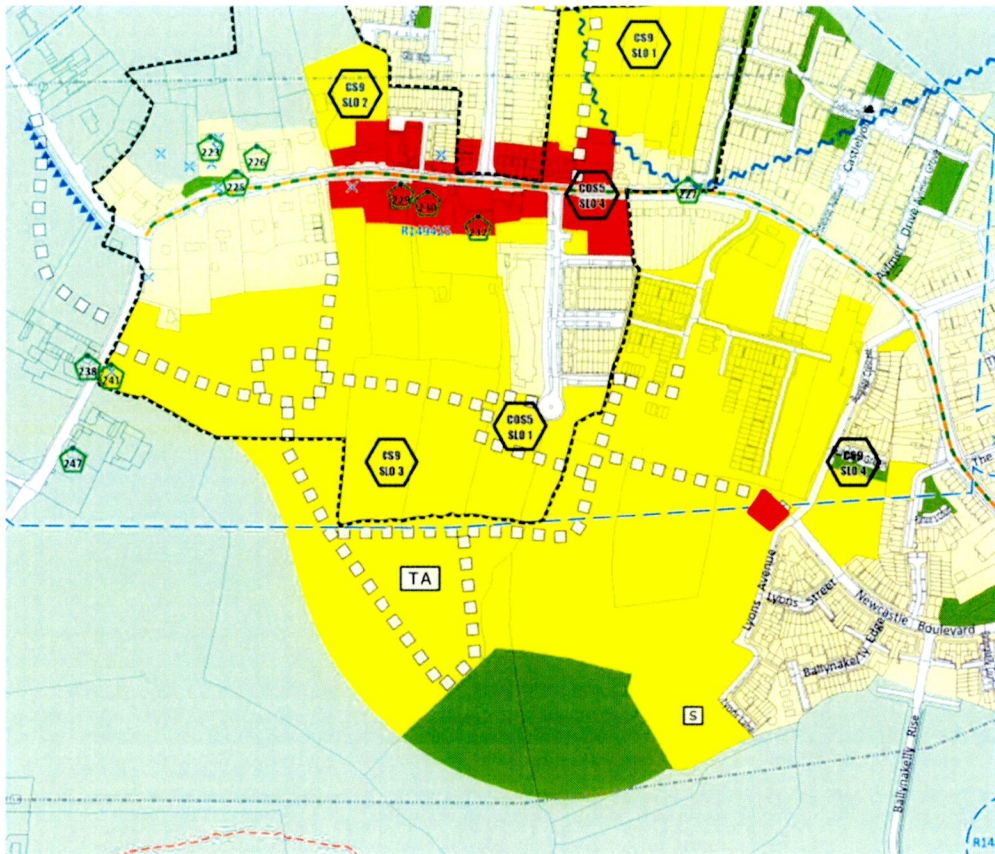
Land Use Zoning

The lands are zoned Objective 'RES-N' in the South Dublin County Development Plan, 'to provide for new residential communities in accordance with approved area plans'.

Childcare facilities are a "permitted in principle" use as per Table 12.3 of the SDCC Plan.

Land uses that are listed as 'permitted in principle' in the land use zoning tables are considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under the Plan.

Figure 5.1: Extract from Zoning Map of South Dublin County Development Plan 2022 – 2028



Map 7 Extract

Section 12.8.4 of the County Development Plan sets out the requirements with regard to Early Childhood Care and Education Facilities.

According to the CDP, applications for childcare facilities should be assessed with regard to the requirements of the 'Childcare Facilities: Guidelines for Planning Authorities', DEHLG (2001) and Circular Letter PL 3/2016 (DECLG), 2016) and any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments.

A creche of c. 778 sq. m is proposed which will cater for both Graydon and the phase 2 lands to the west. Excluding the 1 bed units the total of 2-4 bed units is 597, which equates to potential childcare requirement of c. 160 no. children. It is estimated that the creche of c. 778 sq. m can cater for in the order of 172 children having regard to an accepted industry average of c. 4-5 sq. m gross floor space (gross) per child (4.5 sq. m) depending on the type of childcare offered by the end user.

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, etc.);	Full day care
Number of children to be catered for;	Up to 172
Number of full-time and part-time staff;	Staff as required depending on end user mix of children
Intended hours of operation;	07.00-19.00 operating hours
Impact on residential amenity, taking into account factors such as noise, traffic and parking;	The facility would primarily serve residents of Graydon and the SHD application to the west and is located in Graydon. It is not anticipated that the proposal would attract additional car trips
Suitability of the site for the type and size of facility proposed;	The site is located at a convenient location, easily accessible using the existing and proposed road, cycle and pedestrian network. Also located between existing School and future school sites.
Availability of indoor and outdoor play space;	Indoor and outdoor play space is provided – located close to Taobh Chonaic which will provide further open space.
Accessibility to public transport, walking and cycling routes	The site is located at a convenient location, easily accessible using the existing and proposed road, cycle and pedestrian network and to bus stops on the Main Street.
Local traffic conditions;	Not anticipated to be an issue having regard to the TTA submitted with the application.
Access, car parking and drop off facilities for staff and customers.	13 no. car parking spaces are assigned for the creche (as part of Graydon SHD) No additional spaces are provided notwithstanding the increase in the size of the permitted creche. Cycle parking is provided as well.

6.0 CONCLUSION

The development will consist of the construction of a 2 storey creche/childcare facility of c. 778 sq. m as well as single storey bin store and connections to existing services. Access will be from the existing constructed entrance onto Newcastle Boulevard and cycle and car parking are as permitted (under TA06S.305343 & ABP305343-19). This application will replace and supersede the permitted creche of c. 518 sq. m (under ABP References: TA06S.305343 & ABP305343-19).

It is respectfully submitted that the proposed development is in accordance with the proper planning and sustainable development of the area and request that it is granted permission.

Yours faithfully,



 John Spain Associates