

Job Ref: 22-16

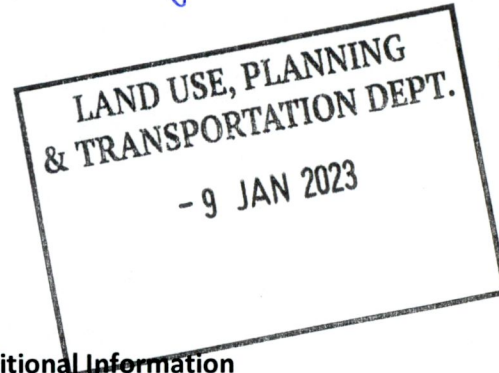
5th January 2023

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Add information

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Reg Ref: SD22A/0379 - Request for Additional Information

Type: Planning Permission Protected Structures

Development: The development will consist of the 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.

Applicant : Lily Pad Creche and Montessori.

Location: 16 and 17 Main Street Rathfarnham, Dublin 14, D14 F5X8 and D14 R2T3 both are Protected.

Dear Sir/Madam,

On behalf of our client, Lily Pad Creche and Montessori, we wish to respond to the request for Additional Information as requested on the 1st December 2022.

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.

Response

See Attached conservation report denoting all the interventions proposed and as noted in the method statement included below.

LAND USE PLANNING
& TRANSPORTATION DEPT.
JAN 2023

SCHEDULE OF INTERVENTION AND ASSESSMENT OF IMPACT OF INTERVENTIONS

The nature of the works proposed and the areas that it affects does not substantially affect the character of the building. In particular it is noted that there are no works proposed to the front elevation or any of the existing features in the house besides the door opening between the 2 units.

SCHEDULE OF INTERVENTIONS

REF	DESCRIPTION / INTERVENTION	COMMENT
1.	Provision of two interconnecting doors in party wall between No. 16 and No. 17. GF and FF.	This intervention is into the original historic fabric of the building. An opening will be made into the original brickwork wall, Propped and supported until a new concrete lintel can be inserted. The opening will be finished with a new timber architrave, frame and fire door set to match the existing as closely as possible.
2.	Provision of universal accessible WC's to No. 17	Installation of new toilets and partitions is in the element of the building that was built in 1998 and therefore does not affect the historic fabric of the building.
3.	Provision of new rear door to No. 17 and closure of existing side door	Opening is being formed in recent c. 1998, extension and therefore does not affect historic fabric of the building
4.	Removal of rear party boundary wall to provide one play area	This concrete block wall was built in c. 2005 and the timber fence erected on top of that approx.. 2008 Therefore there is no effect on the historical fabric but the notional dividing line is being removed between the 2 properties.
5.	Minor internal alterations, and all associated site works	There is an opening on the ground floor between room 1 and 2 of NO. 17 that was previously partitioned closed, we are proposing removing the boards and opening the room back into one room.

CONSERVATION APPROACH

Works are to be carried out in accordance with the Department of Environments conservation guidelines and DOEHLG Architectural Heritage Guidelines where appropriate and under professional supervision. The methods of conservation are outlines below:

1. Design of work to cause minimum interference with the historic sections of the building structure and fabric.
2. Design to allow works to be reversible in historic section of the building.
3. Professional supervision of works and as per Department of the Environment, Heritage and Local Government Conservation Guidelines.
4. Works to be carried out by craftsmen with appropriate building experience.
Work will enable the retention, repair, and re-use of the original historical fabric elements of the building, and this is acceptable conservations.

- (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.

Response

The layouts indicate the Part M. WC on the ground floor. Please see attached DWG. 22-016-P-4.001 indicating a more detailed plan of these WC's. As per standard practice on receipt of a planning permission will we be applying for a DAC and FSC as part of the requirement prior to commencement on the site. A Fire Safety Consultant will be appointed to complete a full review including all safety signage, alarms, etc. As per our planning submission there is very little intervention into the existing fabric of the building proposed.

- (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.

Response

As noted in the submitted conservation report the existing features of the house have been recorded, room per room, I attach the same again for your reference. We do not propose any other intervention to the existing fabric other than those noted below. We have also noted the electrical and heating changes to be made, these are all superficial and will not be disturbing the existing fabric.

The entire units will be fitted with a new floor finish and the walls shall be painted. None of the original floorboards are being removed. All the existing fireplaces will be boxed in in accordance with the Guidelines for Childcare safety, but are not to be removed.

We note that the rear part of the building is a modern extension, permission was granted for a single storey rear extension in 1997 and then a subsequent permission granted for a 2 storey element Reg Ref. S97A/0762 granted 26th March 1998. It is proposed, as per the application drawings to increase the window/door on the ground floor to improve access to the rear garden. We also note that it is proposed to internally insulate this element to improve the thermal properties of the rear extension. There are no architectural features to this rear element of the property.

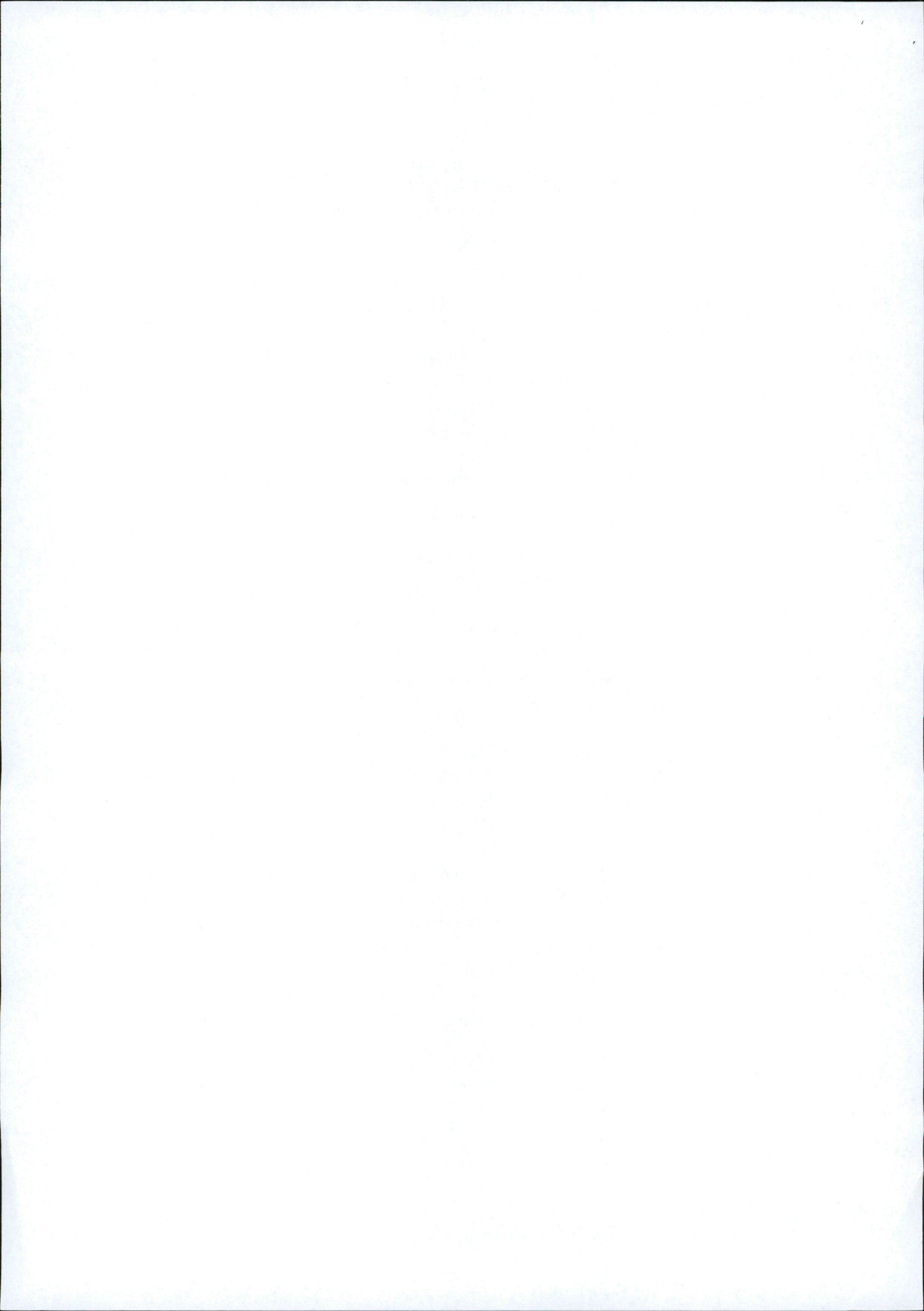




Image of rear elevation indicating the 2 storey extension built in 1997.

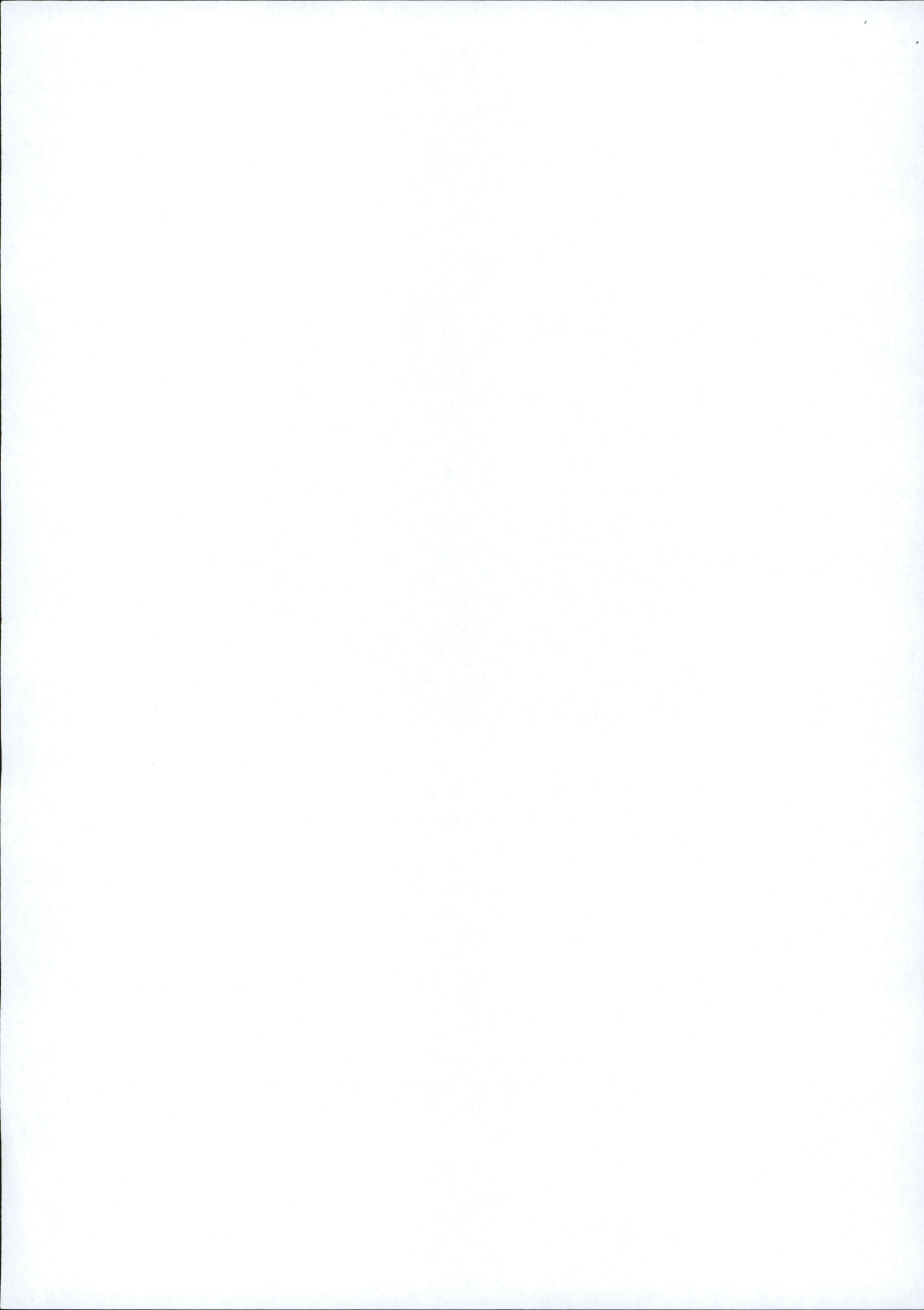
- (iv) *Details should be included in revised assessment to clearly indicate the retention, necessary repairs and all works proposed to include any update or services and facilities.*

Response

As part of the proposed build works to make the building suitable for childcare, there will be a full upgrade of the M&E installation in the property. Particular care to be taken to ensure that this work has no impact on any of the existing architectural features.

Please note that internal works are only proposed to unit No.17 as this is the unit that the change of use application relates to, No.16 is a fully operational creche at present.

The existing heating system of No.17 is a gas fired boiler with radiators, it is proposed to remove the entire system and replace the heating system with low energy electric radiators with centralised thermostats to ensure that a constant 20



Deg. C is maintained as per the requirements of Tusla. These units will be wall mounted.

The electrical wiring of Unit 17 at present is outdated with old sockets mounted on the skirtings and then cable trunking running around the rooms at approx. 800mm above the floor level. It is proposed to remove the entire system and provide for new trunking at a higher level in the rooms according to childcare best practice. All new wires will be pulled through existing penetrations in the walls. No cornices will be damaged during these works.

- (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.

Response

Please refer to the photograph below denoting the rear boundary wall that we are proposing to remove. This wall is a fair faced concrete block wall with timber panels at the higher level, probably constructed in the last 10 -15 years. There is no historical value to the wall.

No. 16 and No. 17 Main Street will be operated as a single creche facility and it is best practice to have the garden used as a single entity for supervision and for the maximum enjoyment of all the children in one well designed space.

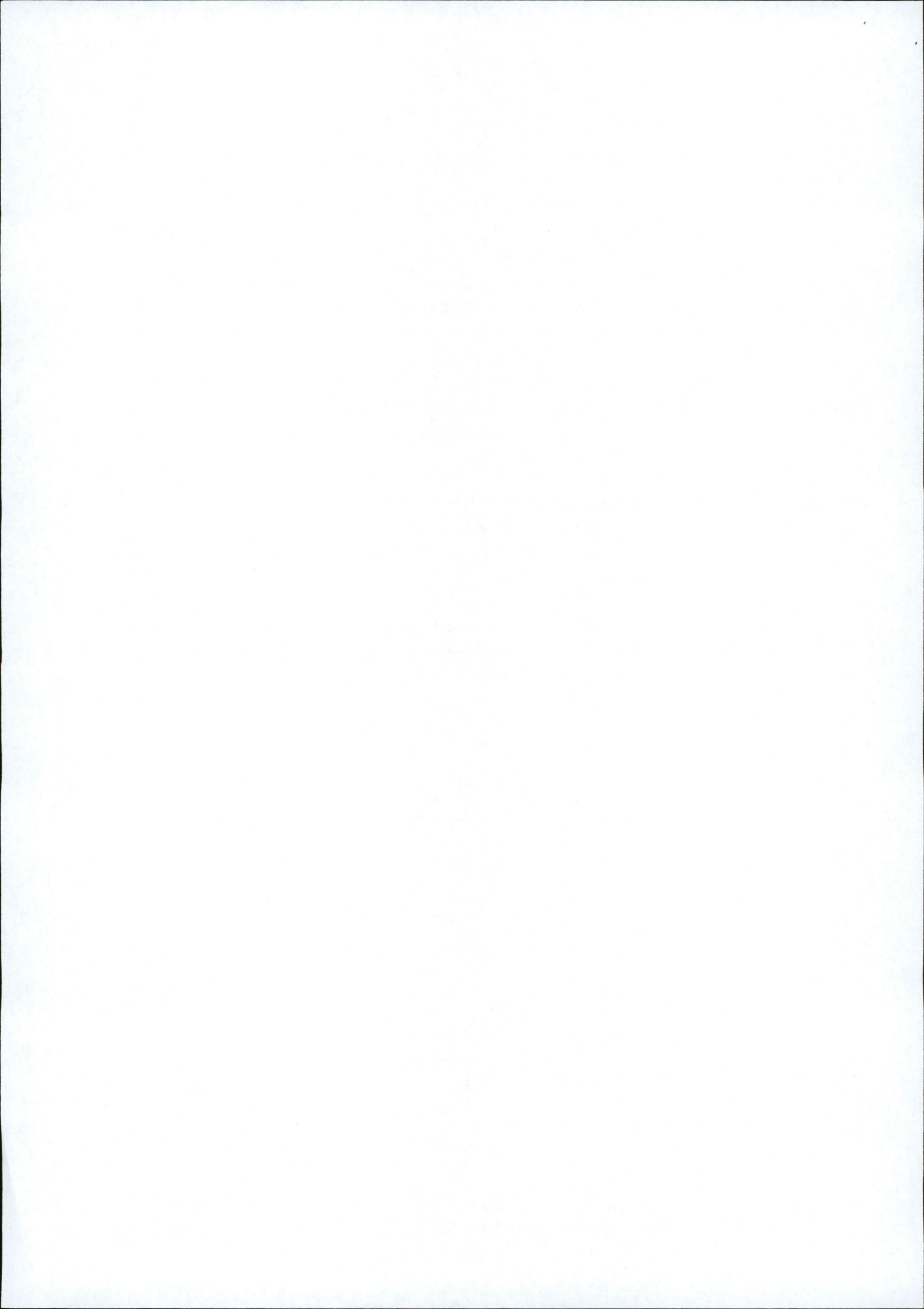
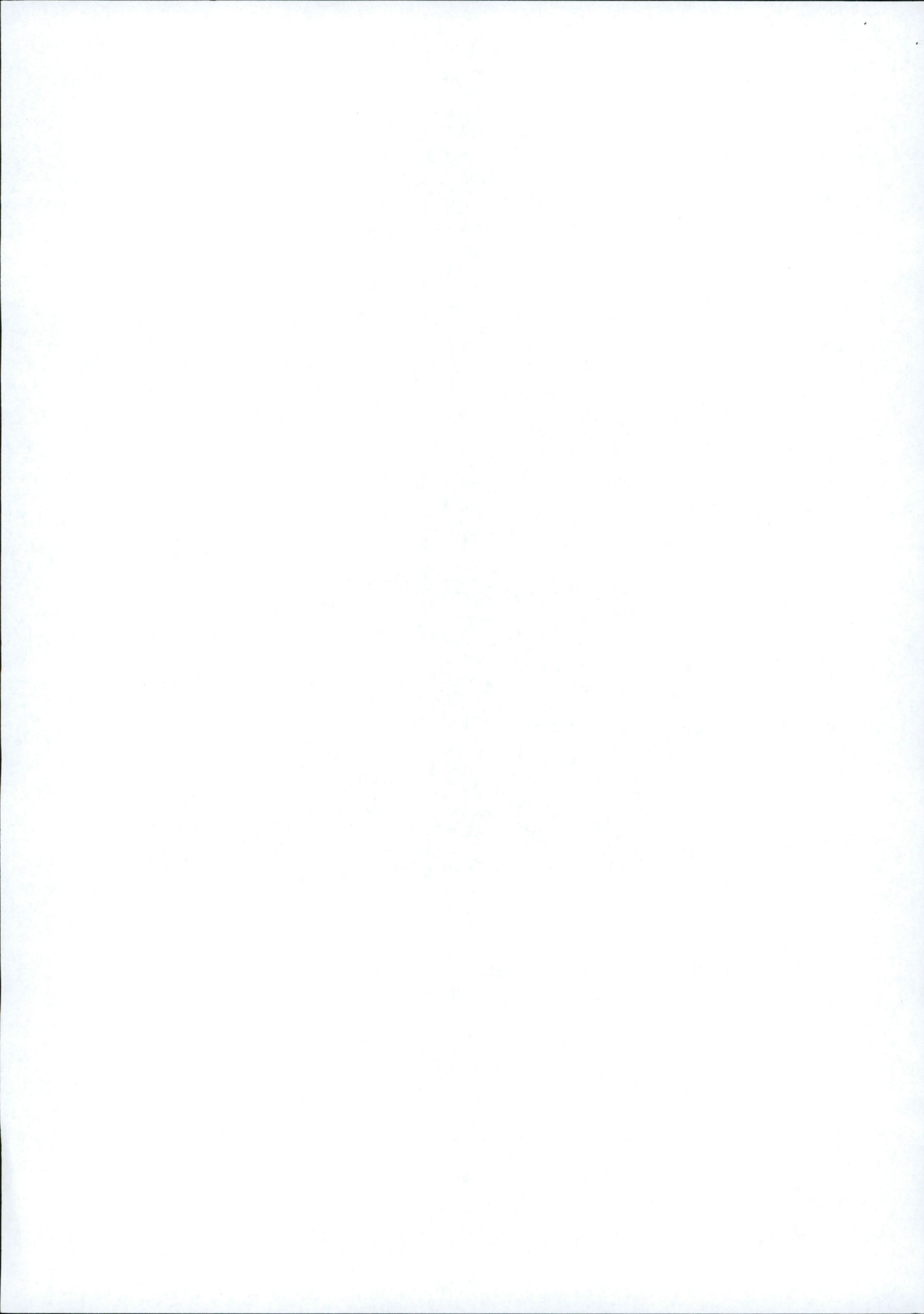




Image of rear boundary wall between No.16 and No.17 proposed to be removed.

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).
Current Creche capacity 50 children and Proposed Creche 30 - 35 children a total of approx. 80-85 children.



2. The time schedule of class sessions.

The creche operates from 8.00am - 5.30pm Monday to Friday.

3. A mobility plan showing the mode of travel used by parents to arrive and leave the development. (car, walking and public transport)

Please refer to attached DWG 22-016-P-1.005 indicating the public car parking within a 1-2 minute walk of the crèche facility. Rathfarnham is a one-way street system which implies there is a very efficient flow of traffic through the village. Drop-off in the morning is prior to the retail function of the village commencing.

Of the parents that do drive, i.e. do not avail of public transport, walk or cycle (of which, on average a minimum of 50%+ utilise this method based on informal parent surveys), there is ample parking in the village.

There are 57 off street parking spaces, 3 disabled spaces. A carpark in the main village (Pay & Display) and across from the crèche is the Castle car park, and also Castle Court apartments at the end of the Village have ample parking.

The areas in which the children from the current creche live:

24 children live in D14

10 children live in D6W

13 children live in D16

1 child lives in D18

1 child lives in D24

Within 1 min walk there is a bus stop serving the 15B,15D,16,17 and 17D bus routes.

4. The number and time periods for car drop-offs and pick-ups of children.

Drop-off in the morning is prior to the retail function of the village commencing, from 8:00am and pickup is before 5:30 pm

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.

Please note that No.16 and No 17 Main Street Rathfarnham are both Protected Structures and together with No.18 Main Street form Daly's Terrace. The 3 units are set back from the back of the footpath by approx. 3.8 metres to create a front garden with the original granite plinths and railings still in place on No. 17 and 18, whilst the railings have been replaced on No. 16.

It is not possible to provide for a drop off area at this location and as noted the site is well served within in 1 minute walk by secure public car parking, on the same side of the road hence no crossing of roads required, providing safe access for drop off.

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.

As per Table 12.25 this site falls into Crèche/ School, we are presuming Zone 2 as the site is a village centre site well served by a QBC within 400 m of the site, the rate applicable is 0.5 per classroom for car parking. There are 15 classrooms in total for the overall development of both No. 16 and No. 17 Main Street, resulting in a max requirement of approx. 8 car parking spaces.

As per the response in item 5 above, these buildings form part of a protected structure with historical value as a terrace of 3 units in the heart of Rathfarnham Village. There is no space available to provide on site car parking. The units are well served by public transport and safe public car parking.

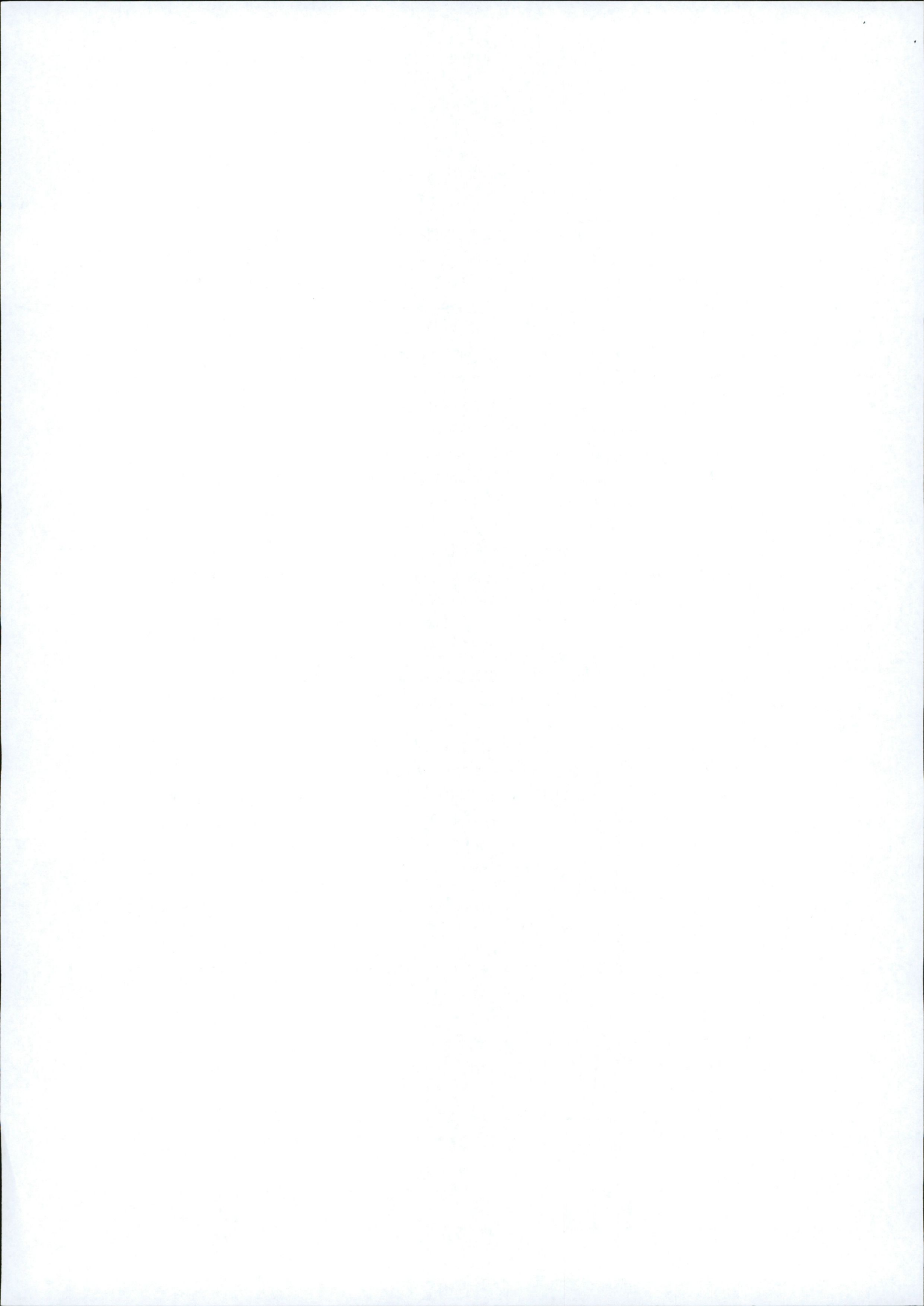
The units have 3.8 m deep front gardens and can provide for 2 bicycle spaces in each garden. There is also a side passage to Unit No. 16 that can access the rear garden for further cycling parking if required.

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.

Response

In relation to the requirements noted in Section 12.8.4 please note our response below:

1. *Nature of the facility (full day care, sessional, after school, and so on)*
The creche caters for full day care facility 8:00 am to 5:30 pm Monday to Friday.
2. *Number of children to be catered for*
Current Creche capacity 50 children and Proposed Creche 30 - 35 children a total of approx. 80-85 children.
3. *Number of full-time and part-time staff.*
Current staff are 11 full time staff members and 6 new staff members to be employed. A total of 17 staff members for 80 children.
4. *Intended hours of operation.*
8:00 am to 5:30 pm Monday to Friday
5. *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.*



No 16 Main Street, Lilypad Crèche has been operating in this location for 13 years. The combined site of 16 and 17 Main Street is bounded to the east by the busy Rathfarnham village centre, to the south is a commercial office use and to the north is the Delhi Lounge Indian Restaurant, with some residential units backing onto the garden of the existing creche. To the west of the site, backing onto the rear garden of the overall site is a large warehouse unit with no overlooking into the garden of the creche.

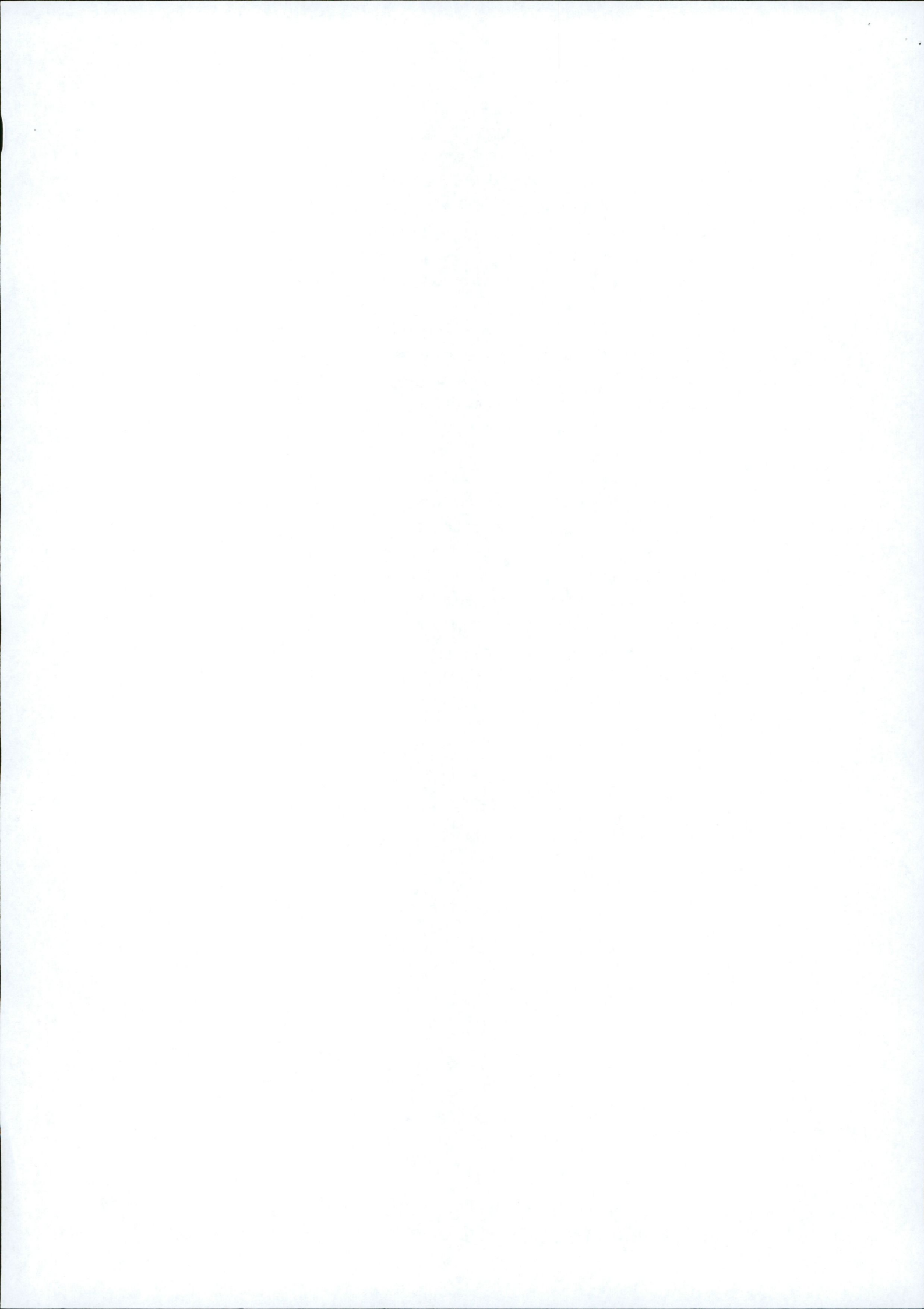
It is our opinion that the site is well established in its current use as a creche. It has been proved a viable business and hence the need to expand. The site is served by 57 on street parking for drop off and pick up. There is a bus stop serving the site within in a 1 minute walk and the demographic of the users of the facility indicate that approx. 50% walk to drop off and pick up.

6. Availability of indoor and outdoor play space.

There is a rear garden area of 178.5 sqm to serve the overall development. Each room internally can facilitate indoor play in the case of a raining day.

7. Accessibility to public transport, walking and cycling routes.

The site is served by 57 on street parking for drop off and pick up. There is a bus stop serving the site within in a 1 minute walk and the demographic of the users of the facility indicate that approx. 50% walk to drop off and pick up their children. There are no dedicated cycling routes constructed in Rathfarnham Village and its environs.





Map indicating site in the context of bus stop. Map courtesy of Google Map

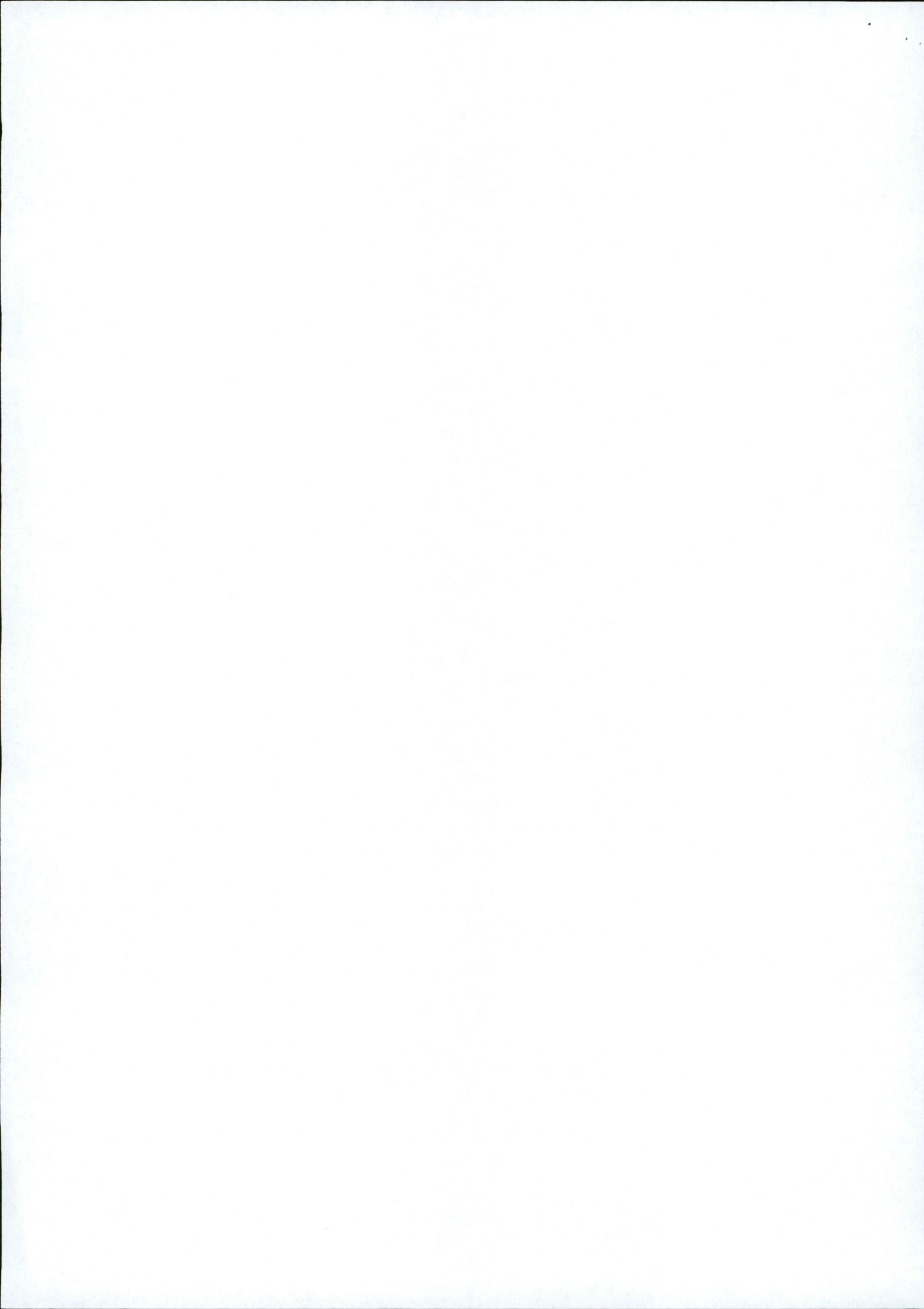
8. *Local traffic conditions.*

Rathfarnham Village is served by a single road on a one way system entering the village from the north and exiting to the south of the village. The parking is located generally to the left hand side of the road as one drives through the village, with a dedicated off street public car park within 1 minute walk of the proposed facility. There is a raised table road crossing to ensure the traffic is slowed in front of this car park to ensure safe pedestrian movement.

9. *Access, car parking and drop off facilities for staff and customers*

Of the parents that do drive, i.e. do not avail of public transport, walk or cycle (of which, on average a minimum of 50%+ utilise this method based on informal parent surveys), there is ample parking in the village.

There are 57 off street parking spaces, 3 Disabled spaces. A carpark in the main village (Pay & Display) and across from the crèche is the Castle car park, and also Castle Court apartments at the end of the Village have ample parking.

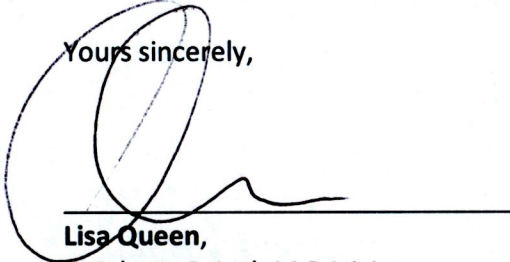


Enclosures

- 10 copies of Architects Drawings
- 10 Copies of Protected Structures report.

We trust the enclosed is in order but should you have any further queries, please do not hesitate to get in touch. I look forward to a successful outcome to this planning application.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'L' followed by a cursive 'Q' and a horizontal line extending to the right.

Lisa Queen,

B. Bdg.A., B Arch M.R.I.A.I

On behalf of DDA Architects

