

Michelle Dodrill

From: Planning - Registry
Subject: FW: SDCCC Observations - Clonburris Development

Thank you for sending me the information concerning the proposed creche as part of the Clonburris development. SDCCC have reviewed the plans and made some observations based on the [Universal Design Guidelines](#), [Childcare Regulations](#) and local needs. Please observe the following:

- The plans are unclear as to the location of the outdoor space for the proposed creche. Please note that per the 2016 Childcare Regulations, all new childcare services should have access to an outdoor play space. Do the landscape plans indicate outdoor space on the first-floor terrace or the ground floor?
- Universal design would indicate babies would have “A small covered outdoor space that is separate but adjacent to the main outdoor area”.
- We are concerned about the fire safety implications of the creche not being on the ground floor, especially in the event of a fire or fire drill.
- The proposed room for the 0-1 years is relatively small. There is a considerable demand already in the area for baby childcare spaces. The Clonburrie development is highly likely to increase this demand. The toilet would not be required because the baby area has a designated nappy changing area. While we recognise removing the toilets reduces the opportunity for a change of use, we feel that it would increase the space available for babies in the 0-1 age group
- We could not view the Ground floor “floor plans”; therefore, we cannot determine if there is suitable space for storage, an office, or facilities for staff.
- Are there dedicated parking spaces for the creche?
- Can you clarify the function of the “milk” area in the rooms designed for 2-3 year olds?
- Natural light is advisable in all rooms. However, will there be sufficient natural light with only one window in the baby room and windows on one side of Homebase 3?
- In relation to the sleep rooms, Homebase will need the space to cater for 7 cots or 5 cots if all children are over 9 months. Homebase 2 if catering for 18 children will require a sleep room size to accommodate 9 cots.

Child's age (approximately)	Number of cots
6 months	1 cot for each child
9 months	Cots available for two-thirds of children in this age range
18 months - 2 years	Cots available for half the children in this age range

- As the plans indicate a full daycare service, it would be required to serve hot meals. The plans do not show kitchen facilities.
- We have also observed that there are none of the following indicated in the plans:
 - Separate laundry facilities to avoid cross-contamination
 - Staff toilets and a disability toilet
 - Chef should have separate toilet facilities.
 - The rooms for the 2-3-year-olds should also have changing facilities

If you need any clarification on the above please feel free to get in touch

Kind regards

Marie Dowdall

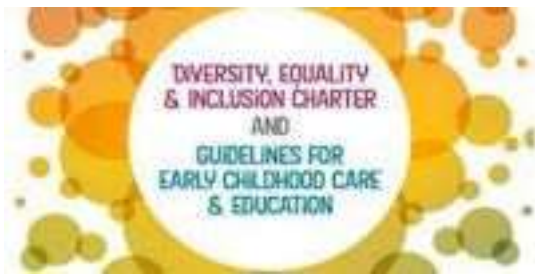
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