

Roads Department – Planning Report

Register Reference: SD22A/0379ai **Date:** 28-Oct-2022
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
Applicant: Lily Pad Creche and Montessori
App. Type: Permission
Planning Officer: AWAITING ALLOCATION
Date Recd: 06-Oct-2022
Decision Due Date: 30-Nov-2022

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

No details of parking for vehicles nor bicycles or number staff/children to attend the Creche/Montessori. The development will consist of fifteen rooms.

Additional Information Requested by SDCC:

1. Number of children attending the Montessori. (Combined and proposed)

Applicant Submitted Response in Additional 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.

Roads Department Assessment:

17 staff and 80 children.

Signed: Graham Murphy *Graham Murphy*/02/2023

Endorsed: _____ DATE

Roads Department – Planning Report

Additional Information Requested by SDCC:

2. The time schedule of class sessions.

Applicant Submitted Response in Additional Information:

2. The time schedule of class sessions.

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

Roads Department Assessment:

Operation is during peak times.

Signed: Graham Murphy *Graham Murphy*/02/2023

Endorsed: _____ DATE

Roads Department – Planning Report

Additional Information Requested by SDCC:

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

Applicant Submitted Response in Additional Information:

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.

Roads Department Assessment:

50% of users will drive to the development.

Signed: Graham Murphy *Graham Murphy*/02/2023

Endorsed: _____ DATE

Roads Department – Planning Report

Additional Information Requested by SDCC:

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

Applicant Submitted Response in Additional Information:

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

Roads Department Assessment:

40no. car drop-off using 50% prescribed car users.

Additional Information Requested by SDCC:

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.

Applicant Submitted Response in Additional Information:

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.

Roads Department Assessment:

No set down area will be provided.

Signed: Graham Murphy *Graham Murphy*/02/2023

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Additional Information Requested by SDCC:

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.

Applicant Submitted Response in Additional Information:

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.

Roads Department Assessment:

No parking for staff will be provided.

No Roads objections subject to the following conditions:

1. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport. The mobility plan should be developed to manage drop offs and pickups from the facility.
2. Prior to commencement of development, The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of Bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Parking/Storage Rates – from the SDCC County Development Plan 2022-2028.

Signed: Graham Murphy *Graham Murphy*/02/2023

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