

DDA Architects Ltd
62 Brighton Square
Rathmines
Dublin 6.

NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Final Grant Order No.:	0260	Date of Final Grant:	10-Mar-2023
Decision Order No.:	0122	Date of Decision:	03-Feb-2023
Register Reference:	SD22A/0379	Date:	09-Jan-2023

Applicant: Lily Pad Creche and Montessori

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

Time extension(s) up to and including:

Additional Information Requested/Received: 30-Nov-2022 / 09-Jan-2023

A Permission has been granted for the development described above, subject to the following conditions.

Conditions and Reasons:

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. The applicant shall ensure:
 1. A Conservation and Design Method Statement has been provided detailing the proposed works. It is considered that the details in the Method Statement should be adhered to ensuring works are carried out in accordance with good conservation practice and principles.
REASON: To ensure works are carried out as per the Method Statement in accordance with good conservation practice and principles.
 2. The works required for the proposed new connecting opes shall be carried out in a sensitive manner without causing damage to the original built fabric and shall be made good using traditional methods and materials.

REASON: To ensure interventions are carried out adhering to good practice and using the correct materials.

3. A Conservation Architect/Architect with Conservation expertise and experience should be engaged to supervise the proposed development for the duration of the works.

REASON: To ensure professional supervision of works in accordance with Architectural Guidelines.

4. Safety measures should be put in place during the proposed works. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and new works. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.

REASON: To ensure a safety system is put in place during the proposed development to mitigate any possible damage and to protect the original fabric and features.

The above condition (No. 3) should be submitted for written approval and agreement with the Councils Architectural Conservation Officer (Ms. I. McLoughlin) prior to the commencement of development.

3. 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.

4. Signage and other free-standing installations on the front elevation of the building which is located within the Rathfarnham ACA and a protected structure should be avoided or limited so as to remove and limit the visual clutter on the character of the building.

REASON: In order to preserve the character and heritage of the building.

5. Water Services

i) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

ii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

6. Water

1.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

2. Foul

2.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

7. Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Air Quality

During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

REASON: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Notes to the Developer: The applicant is strongly advised to consult with Tusla Child and Family Agency prior to the commencement of the development.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €16, 930.53 (Sixteen thousand, nine hundred and thirty euro and fifty three cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

M. Crowley

for Senior Planner

10-Mar-2023