



Little Rainbows
19 Parkside Row, Belmayne
Dublin D13 TKP9

19 May 2023

RE: FURTHER INFORMATION REQUEST SDZ22A/0018 (Tile 2)

To whom it may concern,

Little Rainbows own and operate five early years services located in Artane, Baldoyle, Belmayne, Donaghmede and Santry. Later in 2023, our Griffith Avenue service will come into operation, and we hope that a second service will open in Belmayne in 2024. As a result, our management team are highly experienced in establishing modern early years services.

We refer to item no. 5 (b) of the Request for Further Information in respect of Tile 2. We have reviewed the plans and consider that the layout would be generally appropriate for a creche operator. Notwithstanding this, it is noted that the layout for a particular operator would be subject to the particular mix of children which in turn impacts on the final layout.

In addition, it is noted that the final layout of the scheme will be required to comply with the relevant 2016 Childcare Regulations, Fire Safety in Preschools (1999), Tulsa fit-for-purpose requirements and the Universal Design Guidelines for Early Learning & Care Settings.

It is highlighted that Circular letter PL 3 /2016 states the following in relation to the early years facilities operating under the Early Childhood Care and Education (ECCE) Scheme and the implementation of the Childcare Facilities Guidelines for Planning Authorities 2001:

"In light of the foregoing, planning authorities are requested to exclude matters relating to childcare facility standards outlined in Appendix 1 of the Childcare Facilities Planning Guidelines 2001– including the minimum floor area requirements per child - from their consideration of planning applications relating to childcare facilities and to solely focus on planning related considerations that fall within the remit of the Planning and Development Act 2000, as amended, in the determination of such planning applications."

To conclude, it is submitted that the drawings provided by Altu Architects provide an indicative workable layout over 2 no. floors which could be finalised in due course to comply with the relevant 2016 Childcare Regulations, Tulsa requirements and operator layout.

Yours sincerely,

Alec Flood,
Company Secretary,
Monica Campbell Limited t/a Little Rainbows