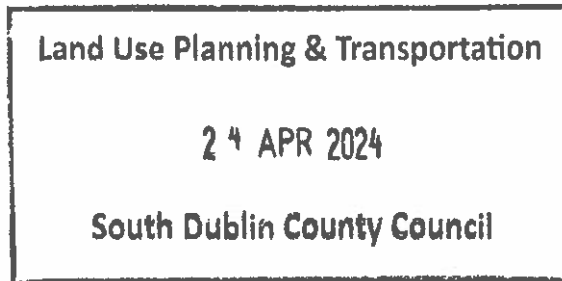


Job Ref: 22-16

22th April 2024

Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24



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Reg Ref: SD22A/0379 – Compliance Submission

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 clients, Lily Pad Creche and Montessori., we wish to make the following submission in order to comply with Conditions of the above noted Planning Permission.

Condition 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.

Response.

Noted.

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

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.

Response.

All the above in noted and due care will be taken on site as per the method statement submitted.

Lisa Queen MRAI will be supervising the works. Lisa Queen has completed the following projects that were all Protected Structures as an architect with 28 years experience.

1. The Cottage Home. DLRCC , renovation, restoration and conversion of the old Children's home into 5 luxury dwellings.
2. No. 6 Palmerston Park Rathmines, renovation and extension of residential dwelling.
3. No 31 Brighton Road, Rathgar, renovation and extension of residential dwelling.
4. No 11 Belgrave Square, Rathmines, renovation and extension of residential dwelling.

Condition 3.

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.

Response .

Noted in agreement.

3.2 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.

Response.

According to the SDCC County Development Plan 2022-2028 the requirement notes :

Crèche 1 per 5 staff 1 per 10 children

For the purposes of this response we will only address the accommodation provision to be provided in No.17 as No 16 has all its own approvals and is operating successful on its own merit. The creche caters only for children up to the age of 6 , with only 19 of those in the range 3-6 years old. There is a total of 6 staff to be employed in No.17 Main street.

No . of children/Staff	Requirement	Provided
Children age 3-6 - 19 No.	1 per 10 children	2 spaces
Staff – 6 number	1 per 5 staff	2 spaces

Please refer to DWG NO. 22-016-PC-1.000 & 22-016-PC-1.001

Condition 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.

Response .

Noted

Condition 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

Response .

Noted, there are existing services serving the site already.

Condition 6.

Water

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

2. Foul

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

Response .

Noted, there are existing services serving the site already.

Condition 7

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.

2. 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.

Response .

Noted.

Condition 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.

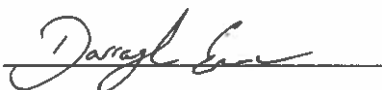
Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

Response .

Noted, the client will be in direct contact with the council to resolve this matter.

We trust the enclosed is in order and look forward to a successful resolution to the application.

Yours Faithfully



Darragh Ewen, BSc Arch Tech

DDA Architects Ltd.