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- (a) **Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)**
(b) **Local Government Act 2001 (as amended)**
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In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Application No 4616/18

Proposal: Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Dublin City Council, North West Area, Ballymun

Location: Corner of Glasanaon Road and Griffith Road, Finglas, Dublin 11

Proposal: Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed extension and alterations at Griffith Hall, Glasanaon Road, Finglas, Dublin 11 for use as a crèche. The proposed development consists of the partial demolition of Griffith Hall south west extension, currently used as a crèche and the construction of a new extension to the north along Glasanaon Road front to create a new replacement crèche facility of 113 m². A new external canopy to the entrance of the existing adjoining crèche in Griffith Hall to the south west is proposed. The application includes the outdoor play space to the south west corner of the site for the new proposed crèche.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Zoning:

In the 2016 – 2022 Dublin City Development Plan the site is zoned “Z9: To preserve provide and improve recreational amenity and open space and green networks.” The site is located adjacent to a zone of Zone of Archaeological Interest.

Site Description:

The subject site is located at the junction of Glasanaon Road and Fairways Parks and on the opposite (southern side) of Glasanaon Road from Johnstown Park.

A terrace of dwellings i.e. 1-6 Glasanaon Road are located immediately west and Nos. 1&2 Fairways Park to the south. (zoned Z1 – residential).

Currently on site are two existing crèches (Butterflies Community Group and Griffith Community Play Group) and a Pigeon Club.

Proposed Development:

The proposed works will comprise:

The proposed extension and alterations at Griffith Hall, Glasanaon Road, Finglas, Dublin 11 for use as a crèche. The proposed development consists of the partial demolition of Griffith Hall south west extension, currently used as a crèche and the construction of a new extension to the north along Glasanaon Road front to create a new replacement crèche facility of 113 m2. A new external canopy to the entrance of the existing adjoining crèche in Griffith Hall to the south west is proposed. The application includes the outdoor play space to the south west corner of the site for the new proposed crèche.

Relevant Site History:

2510/01 Part 8 Permission granted for the construction of a single storey extension to an existing community centre for use as a playgroup activity room.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting's on the 18th October, 2018, and on the 19th March, 2019.

Observations:

None received

Consultee: Irish Water No Objection (Class 1) – see IW recommendation below

Interdepartmental Reports

Transportation Planning Division: No objection and recommends conditions

Drainage Division: No objection and recommends conditions

Planning Assessment:

In the 2016 – 2022 Dublin City Development Plan the site is zoned “Z9: To preserve provide and improve recreational amenity and open space and green networks.” The site is located adjacent to a zone of Zone of Archaeological Interest.

Crèche is ‘open for consideration’ under this zoning.

Relevant City Development Plan policies which have been considered in this assessment include:

Chapter 12:

Policy SN15: To ensure the optimum use of community facilities and that high-quality facilities are accessible to all

Policy SN17 To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area

Appendix 13: Day-care child-care facilities

Childcare Facilities – Guidelines for Planning Authorities 2001 & Circular Letter PL 3/2016:

Appendix 13 set out space requirements per child and the requirements for. These requirements have been superseded by Circular PL 3/2016 dated 31/03/2016 which request, amongst other matters, that matters relating to childcare facility standards outlined in Appendix 1 of the Guidelines - including the minimum floor area per child – be excluded from their consideration of planning applications and to focus solely on planning related considerations that fall within the remit of the Planning and Development Act, 2000, as amended.

Section 16.2.2.3 requires that extensions should be integrated with the surrounding area, ensuring that the quality of the townscape character of buildings is retained; extensions should be sensitively designed and detailed to respect the character of the existing building. Extension should also:

- Respect any existing uniformity of the street, together with significant patterns, rhythms or groupings of building.
- Retain a significant proportion of the garden space.
- Not result in the loss of features which contribute to the quality of the existing building
- Be confined to the rear in most cases.
- Be clearly subordinate to the existing building in scale and design.
- Incorporate a high standard of thermal performance and appropriate sustainable design features

National Planning Framework

National Policy Objective 4: Ensure the creation of attractive, liveable well-designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being

National Policy Objective 31: Prioritise the alignment of targeted and planning employment growth with investment in: The provision of childcare facilities and new and refurbished schools on well-located sites within or close to built-up areas, that meet the diverse needs of local populations

The vision for residential development in the city is one where a wide range of accommodation is available within sustainable community and where residents are within easy reach of services and facilities including community and childcare facilities.

There are a range of uses in new and established residential areas that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship with the immediate community and have high standards of amenity and include crèches.

The application site is located on the corner of Glasanaon Road and Griffith Road and comprises a community facility which includes 2 no. crèches and the Pigeon Club.

This is a Part 8 application for the demolition of the southern element of the building which accommodates the 'Griffith Community Playgroup' and the construction of a new extension to the north to accommodate a replacement crèche facility.

From the information on file the following is presented:

- The existing facility is inadequate in size and has construction issues that cannot be easily rectified.
- The existing crèche facility on site is 53 sq.m. catering for 22 children
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- The replacement crèche facility is 113 sq.m. and will cater for 22 children
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- The phasing is proposed as such that the new facility will be constructed in advance of the demolition of the existing facility on site to allow for the continuation of the existing crèche service as long as possible

There is scope for the proposed replacement extension to be accommodated on the application site without any appreciable affect upon the amenities of the locality.

There are no major changes proposed to the existing outdoor play areas, either in terms of location or size. The size will increase modestly but is not considered significant overall and will allow for a far superior play area for the children attending the crèche. There will, therefore, be no discernible impacts on existing residential amenities of those dwellings adjoining the site.

The new extension will present a new and visually pleasing street frontage for the new community facility facing onto Glasanaon Road. While the facility will be built to the front of the facility and forward of the existing building line of the terrace of houses to the west, due to the single-storey nature of the facility, the separation distances between buildings, the high quality of design and the nature of the use proposed the application proposal is acceptable in this regard.

From the information submitted it appears that the number of children that will be catered for in the replacement crèche will not increase and as such there will be no intensification in the use of the site. It is noted that there is no dedicated car parking or drop off facility associated with the existing crèches on site and none is proposed as part of this application. The Transportation Planning Division has no objection to the proposed development.

In conclusion the proposed demolition and the replacement extension would constitute a relatively increase in floor area to the existing community development on site that would be aesthetically appropriate and compatible with the amenities of the locality.

Appropriate Assessment:

Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Conclusion:

It is considered that the development as proposed accords with states policies and objectives contained within the City Development Plan 2016-2022. Having regard to the nature and scale of the proposed works, it is considered that the proposed development would positively contribute to the amenities of the area and subject to compliance with the conditions set out below it is considered that the proposed development is in the interests of proper planning and sustainable development of the area.

Recommendation:

The following recommendations have been received from internal Departments and Irish Water;

1. The following requirements of the Transportation Planning Division shall be complied with:

(i) Prior to commencement of development, and on appointment of a contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of construction/demolition waste.

(ii) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

(iii) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

2. The following requirements of the Drainage Division shall be complied with:

(i) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

(ii) The development is to be drained on a completely separate system with surface water discharging to the public surface water system.

(iii) A connection from this development to the public Surface Water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public Surface Water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept. must also be obtained for any work in the public roadway.

(iv) Records of public surface water sewers are indicative and must be verified on site.

(v) There is an existing public surface water sewer running through the site. A clear minimum distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.

(vi) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

(vii) The outfall Surface Water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

(viii) All private drainage such as, downpipes, gullies, manholes, Armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

3. The applicant is requested to liaise with Irish Water to:

(i) Confirm the exact location of Irish Water Infrastructure on site.

(ii) Provide mitigation measures to protect the Irish Water Infrastructure on site during construction. works

(iii) Enter into a wayleave agreement with Irish Water prior to commencement of works on site.

NOTES:

1) Where the applicant proposes to connect directly or indirectly to public water / wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards sets out in _____ that _____ agreement.

2) In the interest of Public Health and Environmental Sustainability, Irish Water infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

The project is being funded by housing Capital and Discretionary Funds.

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

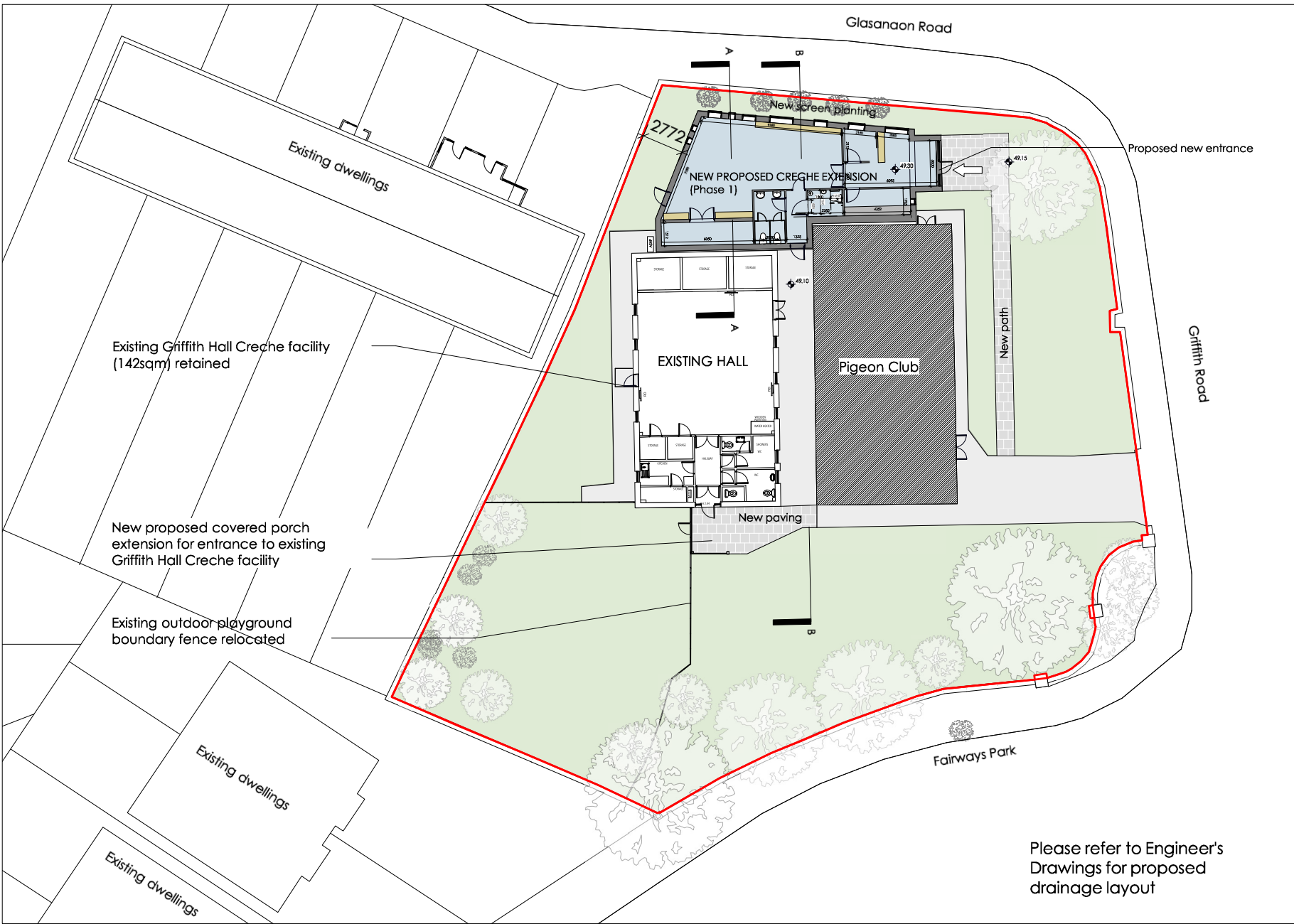
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 (as amended) and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001 (as amended).

Resolution:

“That Dublin City Council Notes Report No 106/2019 and hereby approves the contents therein.”

Owen P. Keegan
Chief Executive

Date: 19th March 2019



Please refer to Engineer's Drawings for proposed drainage layout

1

Site Layout / Ground Floor Context Plan
Scale: 1:250

LOW ENERGY DESIGN
Positive House Architect Thermal Bridge Modelling
38 Bromley Walk, T: 00 353 1 822435

REV	DATE	NOTE

KELLIHER MILLER ARCHITECTS

10 BLESINGTON COURT DUBLIN 7
T: 00 353 1 8369552 E: info@kma.ie

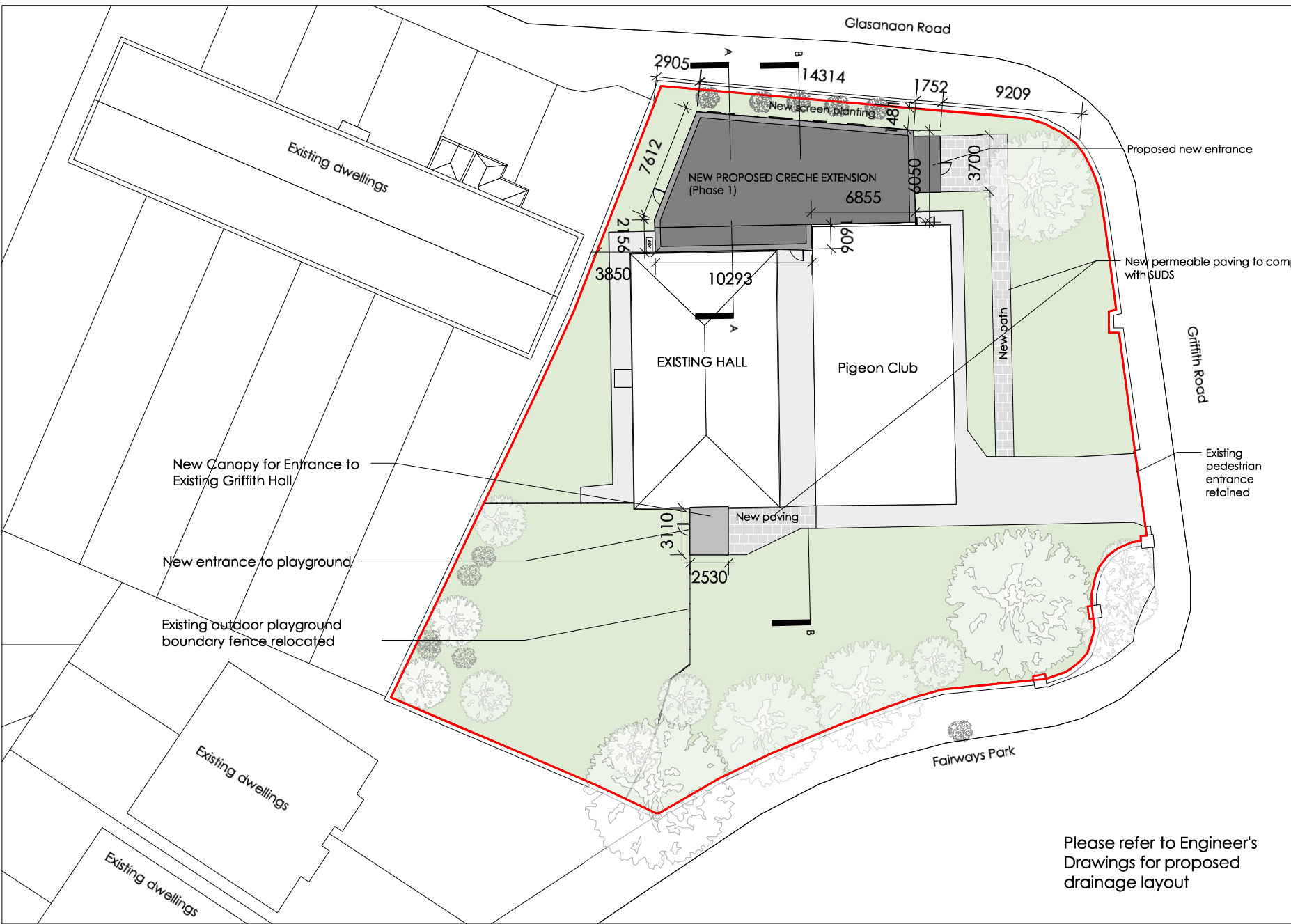
Status: Planning - Part 8

Proposed Creche at Griffith Hall, Glasanaon Road, Dublin 11.

Proposed Complex Ground Floor Plan

DRAWN BY: JW	CHECKED BY: KK	DATE: 28/9/2018	SCALE: 1:250	AMENDED OR BY:	DWG. NO.: 1727-P-04	AMENDMENT:
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Proposed new entrance

New permeable paving to comply with SUDS

Griffith Road

Existing pedestrian entrance retained

New Canopy for Entrance to Existing Griffith Hall

New entrance to playground

Existing outdoor playground boundary fence relocated

Existing dwellings

Existing dwellings

EXISTING HALL

Pigeon Club

New path

New paving

Fairways Park

Please refer to Engineer's Drawings for proposed drainage layout

1 Site Layout / Roof Plan
Scale: 1:250

LOW ENERGY DESIGN
Passive House Architect | Thermal Bridge Modelling
38 Bramley Walk, DUBLIN 7
T: 00 353 1 822435

KELLIHER MILLER ARCHITECTS

REV	DATE	NOTE

PROJECT: 10 BLESSINGTON COURT DUBLIN 7
T: 00 353 1 806652 E: info@kma.ie
Status: Planning - Part 8

DRAWING: Proposed Creche at Griffith Hall, Glasanaon Road, Dublin 11.

DRAWING: Proposed Site Plan

DRAWN BY: GOC	CHECKED BY: JW	DATE: 28/9/2018	SCALE: 1:250	AMENDED BY:	DRG. NO.: 1727-P-02	AMENDMENT:
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Planning Pack Map



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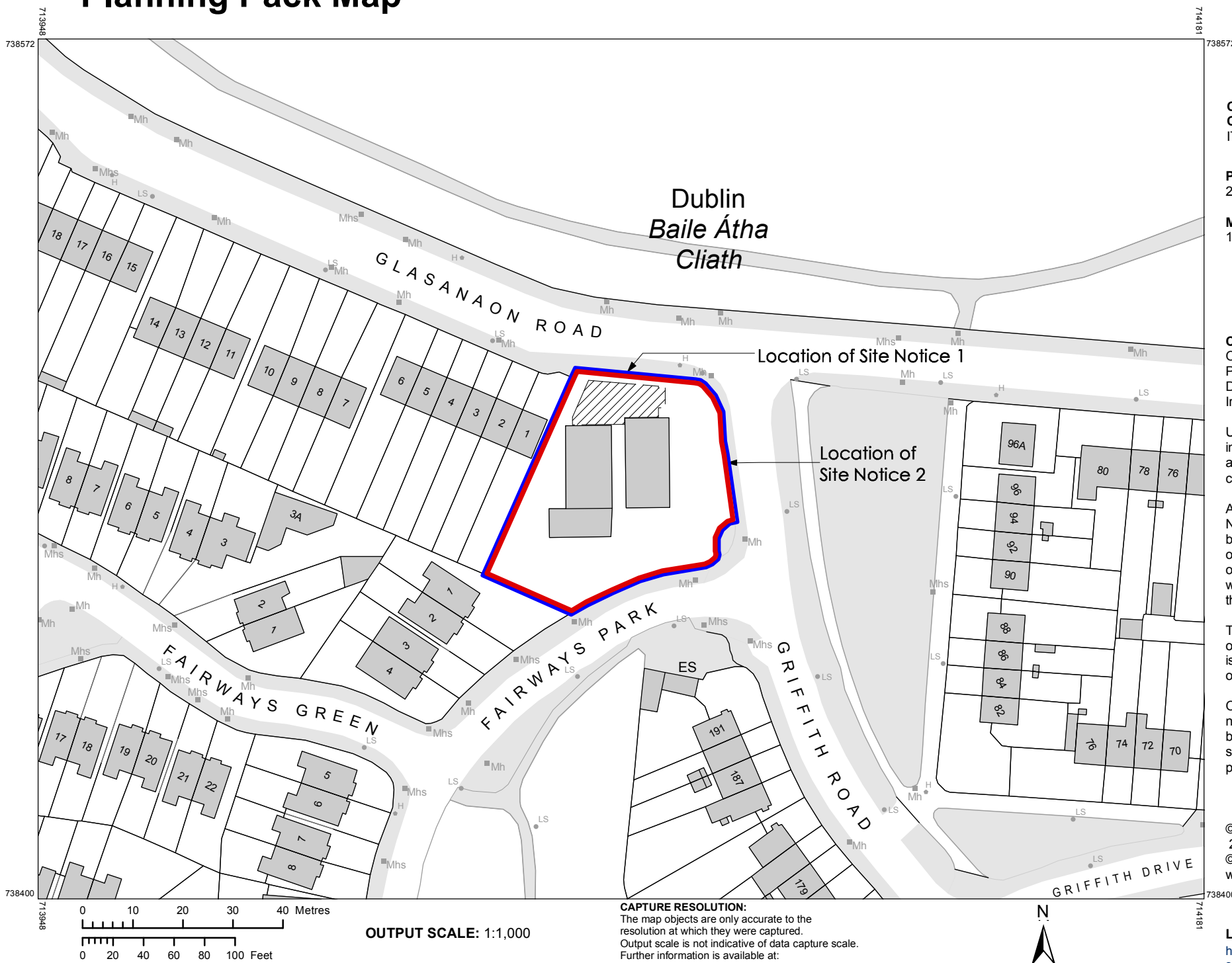
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OUTPUT SCALE: 1:1,000

1 Site Location Plan
Scale: 1:1000

- Total Land ownership in Blue
 - Boundary marked in Red,
- (Site area 0.16 hectares)
- Extension footprint to front shown hatched

LOW ENERGY DESIGN
Passive House Architect Thermal Bridge Modelling
38 Bramley Walk,
T: 00 353 1 822439

REV	DATE	NOTE

KELLIHER MILLER ARCHITECTS

10 BLESSINGTON COURT DUBLIN 7
T: 00 353 1 8309552 E: info@kmarch.ie

Status: Planning - Part 8

Proposed Creche at Griffith Hall, Glasanaon Road, Dublin 11.

OS Map

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JW	KK	16/8/2018	1:1000			1727-P-01	

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