



THORNTON O'CONNOR
TOWN PLANNING

Childcare Demand Assessment

Childcare Demand Assessment

In respect of a Mixed-Use Development on a site at:

Leydens Wholesalers & Distributors,
No. 158A Richmond Road,
Dublin 3,
D03 YK12

Submitted on Behalf of Malkey Limited

February 2023

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Approach	1
1.2	Study Area and Accessibility	2
1.3	Proposed Development	5
1.4	Report Structure	7
2.0	RELEVANT POLICY GUIDANCE	11
2.1	National Planning Policy	11
2.1.1	Childcare Facilities: Guidelines for Planning Authorities (2001)	11
2.1.2	Sustainable Urban Housing: Design Standards for New Apartments (December 2022)	11
2.2	Local Planning Policy	12
2.2.1	Dublin City Council Development Plan 2022-2028	12
3.0	DEMOGRAPHIC ASSESSMENT	14
3.1	Population Trends	14
3.2	Composition of the Proposed Development	17
3.2.1	Estimated Population Generated	17
3.2.2	Estimated Childcare Demand Generated	17
3.3	Demand Summary	18
4.0	CHILDCARE FACILITIES AUDIT	19
4.1	Existing Facilities Network	19
4.2	Planned Facilities Network	23
4.3	Supply Summary	25
5.0	ASSESSMENT	26
5.1	Proposed Childcare Facility	27
6.0	CONCLUSION	28

1.0 INTRODUCTION

This Childcare Demand Assessment has been prepared by Thornton O'Connor Town Planning (TOC), on behalf of Malkey Limited, in support of a planning application for a proposed Large-scale Residential Development (LRD) at No. 158A Richmond Road, Dublin 3. The report supports the proposed development by:

- Providing a detailed review of the statutory, strategic and policy context that relates to the provision of childcare facilities in the area;
- Audit of the existing range of childcare facilities in the defined Study Area, along with available capacity;
- Calculation of the demand for childcare places generated by the proposed development; and
- Evaluation of supply and demand pressures with respect to capacity, and the likelihood of the capacity of the existing facilities in supporting the needs of future residents.

The purpose of this report is to examine the existing childcare facilities located in the vicinity of the development site, their capacity, and estimate the resulting need to incorporate on-site crèche facilities as part of the development proposal.

1.1 Approach

The Childcare Demand Assessment provided herein accompanies a planning application for a residential development comprising 133 No. units. The *Childcare Facilities: Guidelines for Planning Authorities (2001)* require Local Authorities to set out Development Plans objectives relating to the provision of childcare facilities within their jurisdiction. The Guidelines recommend the provision of at least 1 No. childcare facility for new residential developments of 75 No. units or more. The Guidelines advocate sustainable communities that have regard to the scale and unit mix of any proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of an area.

Having regard to the *Childcare Facilities: Guidelines for Planning Authorities (2001)*, it is evident that an assessment of the existing childcare facilities in the local area is required. It is therefore necessary to carry out a demographic assessment of the local populations, and identify existing (and proposed) childcare facilities within the area to allow for demand estimations to be made with respect to the impact of the proposed development. A methodology for the assessment of childcare facilities has been developed in accordance with the provisions of the relevant planning policy guidance, which involves the following steps:

1. Defining a Study Area that is centred on the subject site;
2. Quantify the provision of registered childcare facilities within the Study Area using Child and Family Agency (TUSLA) databases;
3. A demographic and socio-economic evaluation of the composition of population within the Study Area;
4. Establishing the level of demand for childcare facilities that may arise from the development proposal; and
5. Evaluating the supply or demand shortfalls that may exist within the Study Area.

TUSLA Early Years Inspectorate Reports were utilised for all identified pre-school facilities and after-school services. Relevant data extracted from the reports and a supplementary phone survey was conducted with each of the childcare facilities within the Study Area to ascertain existing capacity. The survey achieved a healthy response rate of 86%, although it was not possible to gain a complete analysis on the total available capacity for the catchment area.

1.2 Study Area and Accessibility

The development site area and road works area will provide a total application site area of c. 0.83 hectares (outlined in blue below). The developable site area (outlined in red below), hereafter referred to as the subject site, measuring c. 1.35 acres (c.0.55 hectares), is bound to the north by Richmond Road, to the south and south west it is bound by a site currently seeking consent for 183 Build-to-Rent units (Richmond Road SHD), and is bound to its south-east by Distillery Court a 4-6 storey apartment complex. The site is located at approximately 2.5 km of Dublin city centre. The subject site benefits from very good accessibility with its close proximity to National Road N1 which is also a Quality Bus Corridor. Upper Drumcondra road is also identified to be developed as a Busconnects Corridor. Botanic Avenue stop 46 is located within c. 750m of the site. The site is also located at c. 1.3 km from Drumcondra Station and c. 1.9 km from Clontarf DART station.



Figure 1.1: Site Location (Developable Site Area and Application Site Area)

(Source: Bing Maps, annotated by Thornton O'Connor Town Planning, 2023)

The Study Area for this assessment is defined by a c. 1 km radius of the subject site, equivalent to a c. 10- to 12-minute walking distance considered accessible to future residents of the proposed development. A distance of c. 1 km has also been defined by Dublin City Council within the *Dublin City Development Plan 2022-2028* (Section 15.8.4) as the development standard for future childcare audits. Given that the subject site is located within an urban inner-city context, an additional indicative catchment of c. 1.2km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

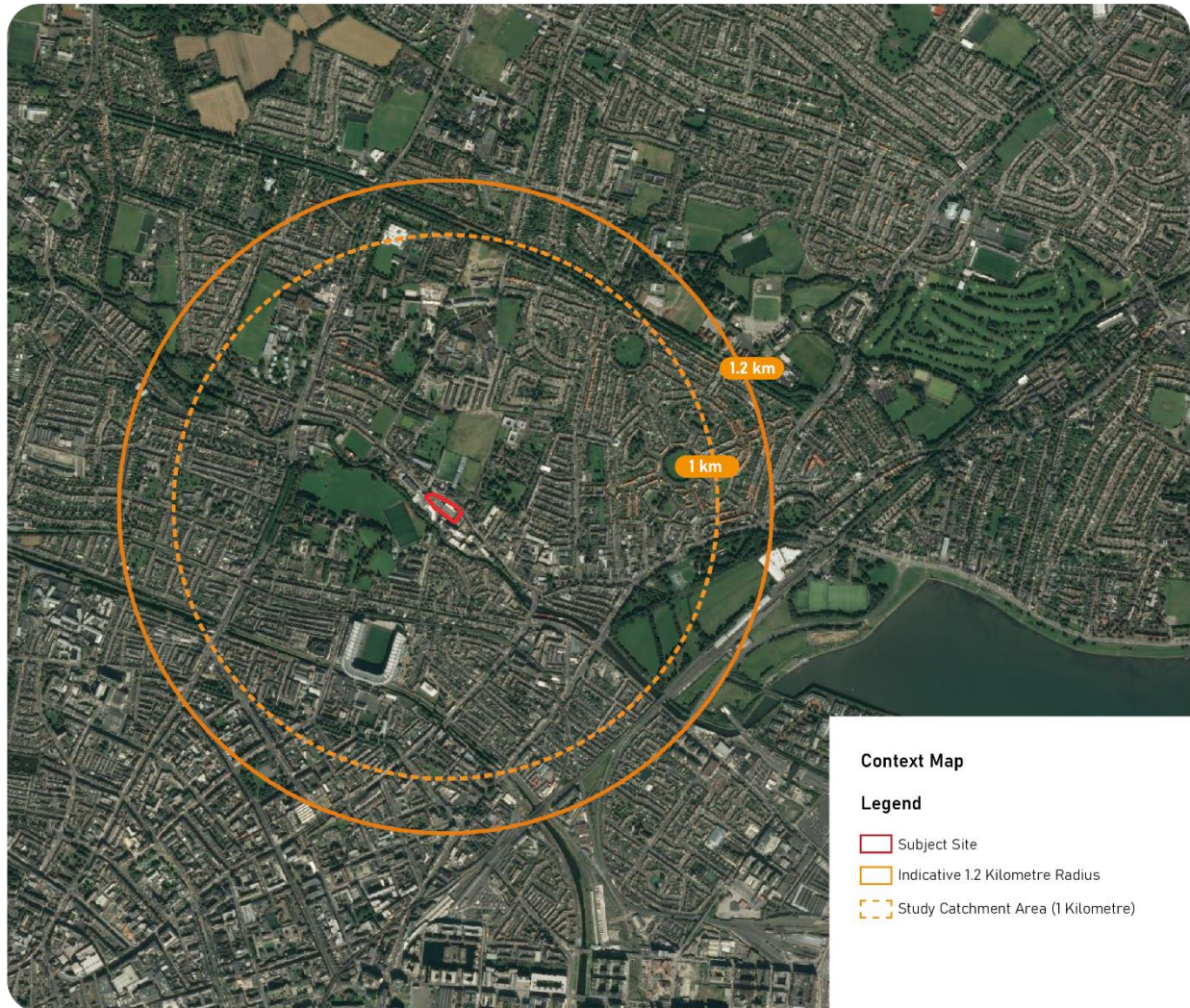


Figure 1.2: Study Area

(Source: Bing Maps, annotated by Thornton O'Connor Town Planning, 2023)

The subject site is served by a range of transport options. Botanic Avenue stop 46 is located within 750m of the site (10 minute walk) on Drumcondra Road and is served by a wide range of Dublin Bus routes (1, 11, 13, 16, 33, 41, 44). The site is located 1.3 km away (c.17 min walk) from the Drumcondra train station providing local and commuter services on the Dublin City to Sligo/Longford railway line. Some 950 metres to the west of the site, the R105 Clontarf Road provides additional access to a wide range of Dublin Bus routes (6, 14, 15, 27, 42, 43, H1, H2, H3).

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus and sustainable transport services across the Dublin Region. In this regard, the BusConnects

initiative proposes key high frequency 'Spine' Routes along the nearby Drumcondra Road (A Spine), to the west of the site, and along the R105 Clontarf Road (H and D Spines) to the east of the site. An excerpt of this upgraded network is visualized below in the context of the proposed site in Figure 1.3 below. BusConnects also proposes 'Other City Bound Routes' along the Drumcondra and Clontarf Road (R105) all a short walk from the site. This will provide significantly improved bus transport access to the subject site in the coming years.

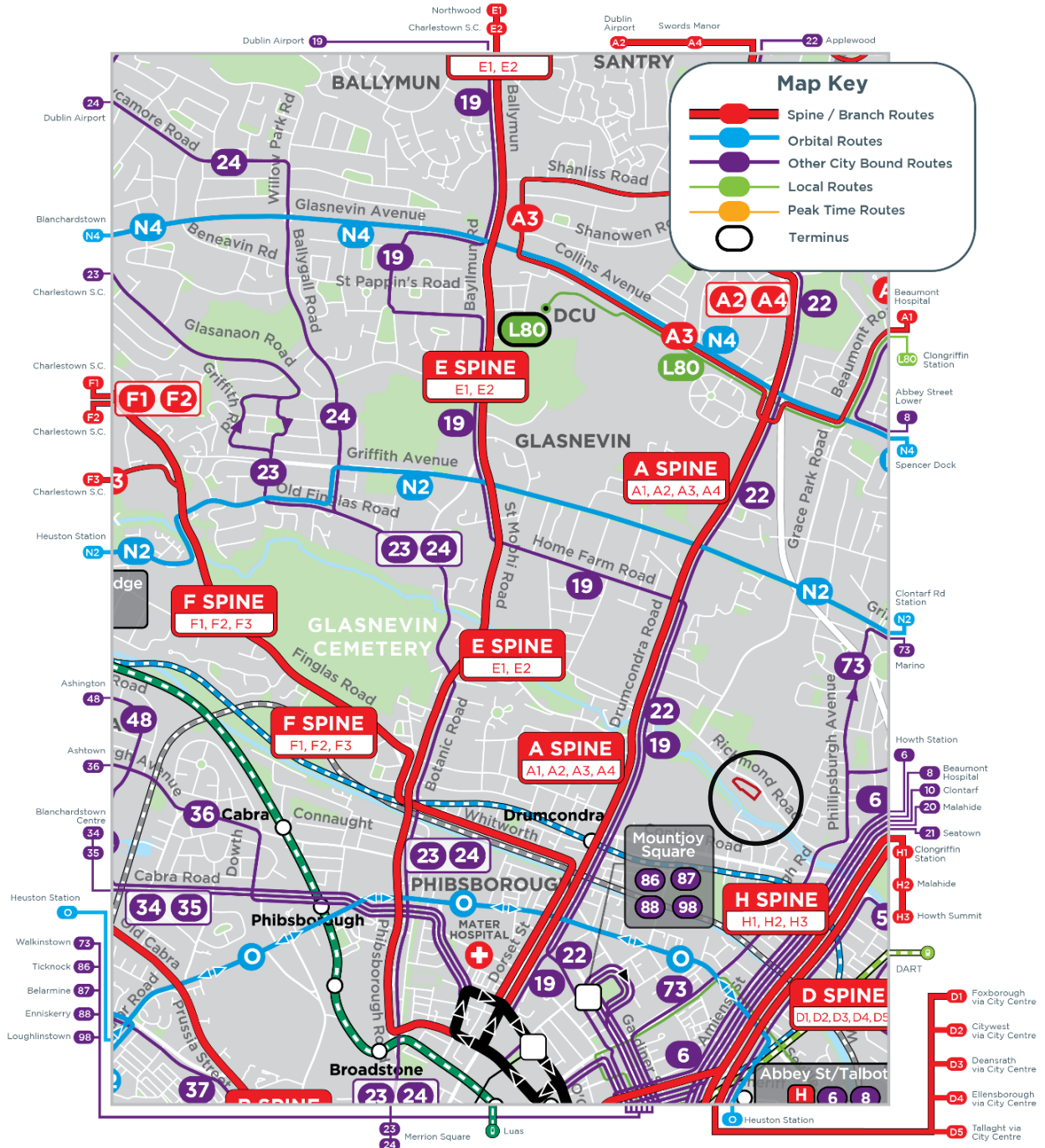


Figure 1.3: Bus Connects Network (Site Identified in Red Outline)

(Source: BusConnects.ie, September 2020, annotated by Thornton O'Connor Town Planning, 2023)

1.3 Proposed Development

Malkey Limited intend to deliver a large-scale residential development on the c. 0.55 ha development site. The development will consist of 133 No. apartments, with supporting resident amenity and commercial facilities. The development is arranged in 3 No. blocks, with public and/or communal open space generally provided in the spaces between each block. The unit mix is provided in Table 1.1 below:

Unit Type	Block A	Block B	Block C	Combined	% of Total
1-bed (2 person) units	10	31	24	65	49%
2-bed (3 person) units	0	9	0	9	7%
2-bed (4 person) units	6	21	32	59	44%
Total units	16	61	56	133	100%

Table 1.1: Schedule of Accommodation

(Source: Thornton O'Connor Town Planning, 2023)

Per the statutory public notices, the proposed development is as follows:

Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, Do3 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall

level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

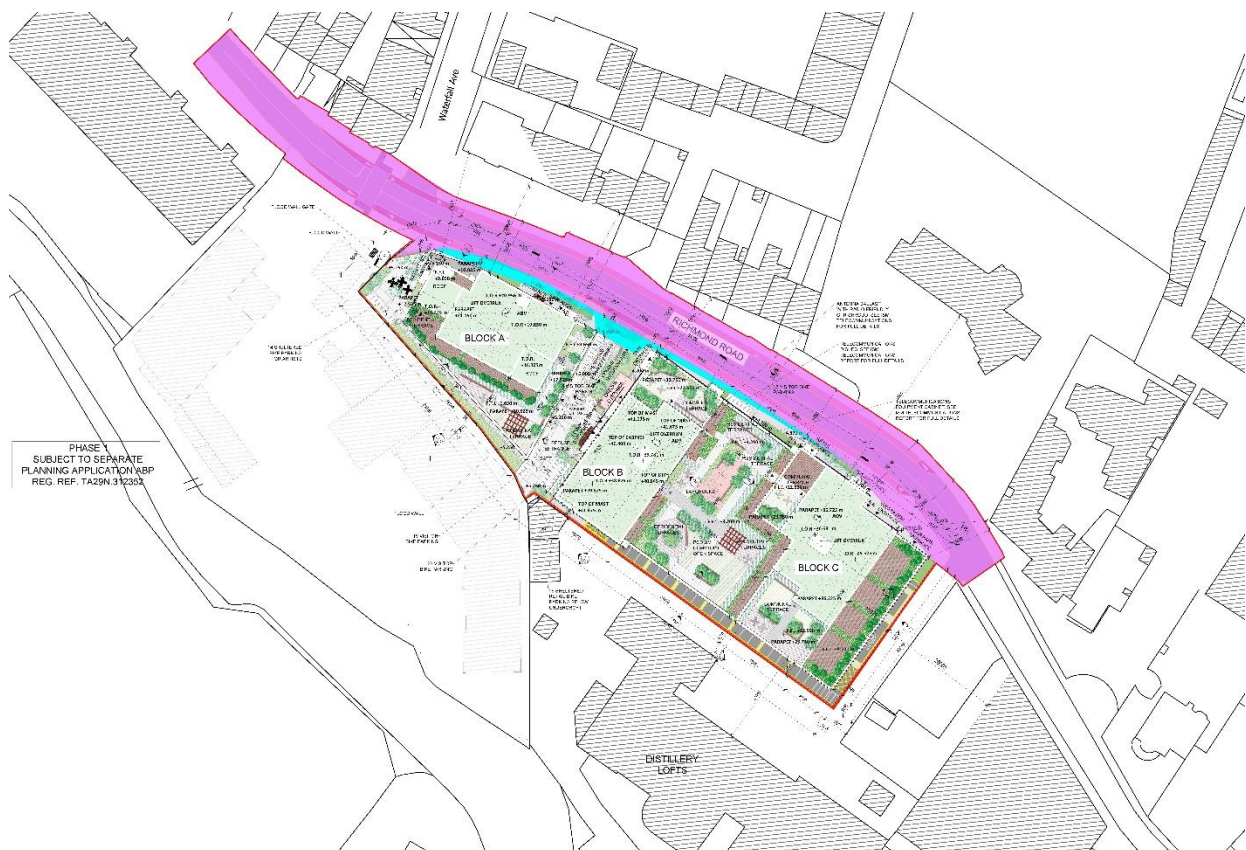


Figure 1.4: Site Layout Plan

(Source: RKD Architects, 2023)

1.4 Report Structure

The remaining sections of the report will follow the approach outlined in Section 1.1 as a structural framework with the current supply of childcare facilities first established, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to determining the potential demand impacts of the proposed development. The report will comprise a further four sections:

- Section 2.0 identifies the planning and childcare policy context within which this assessment is framed;
- Section 3.0 provides an overview of the population and demographic profile of the Study Area, as well as a detailed analysis of the specific demand generated by the proposed development;
- Section 4.0 provides a detailed analysis of the existing supply of childcare facilities in the Study Area and sets out factors that may impact upon demand;
- Section 5.0 details the implications on childcare facility supply and demand within the Study Area, and quantifies the need and requirements for additional childcare facilities to meet excess demand; and
- Section 6.0 provides summary conclusions of the analysis.

2.0 RELEVANT POLICY GUIDANCE

For the purpose of this Childcare Demand Assessment, national-level planning policy relating to the delivery of childcare facilities, as well as the *Dublin City Development Plan 2022–2028* have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

2.1 National Planning Policy

2.1.1 *Childcare Facilities: Guidelines for Planning Authorities (2001)*

Appendix 2 of *The Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments (Paragraphs 2.4 and 3.3.1 also refer to this standard):

"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate..."

The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas."

This document establishes an indicative standard of 1 No. childcare facility per 75 dwellings in new housing areas, where one facility providing a minimum of 20 No. childcare places is considered to be reasonable. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. Appendix 2 of the Guidelines also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

The results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

2.1.2 *Sustainable Urban Housing: Design Standards for New Apartments (December 2022)*

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

"Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area."

One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms."

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

2.2 Local Planning Policy

2.2.1 Dublin City Council Development Plan 2022-2028

The *Dublin City Development Plan 2022-2028* provides the overarching planning policy that applies to the area. Outlined in the **Policy QHSN55** of the *City Development Plan*, it is the policy of the Council to:

Policy QHSN55: *"To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth."*

The foregoing policy reflects the recommendation in the Guidelines that the provision of childcare facilities should be informed by the demographic profile of the area and the existing capacity of surrounding facilities.

Also, resultant from Dublin City Council's adherence to the abovementioned *Childcare Facilities: Guidelines for Planning Authorities (2001)*, the *Development Plan* states that "one childcare facility (equivalent to a minimum of 20 child spaces) for every 75 dwellings units, shall be provided in all new mixed use and residential schemes". A benchmark provision of one childcare facility per seventy-five dwellings is recommended (and a pro-rata increase for developments in excess of seventy-five houses). The *Development Plan* notes that regard shall be given to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

In line with this, Section 15.8.4 of the *City Development Plan* outlines the criteria and development standards for the provision of adequate childcare infrastructure for a local area. As part of the community and social audit, an assessment of the childcare facilities should have regard to:

- The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50 % approximately of the housing area will require childcare, how does the proposal contribute to the existing demand in the area).
- The number of childcare facilities within walking distance (i.e. 1km) of the proposal.
- The capacity of each childcare facility and the available capacity by completion of the project.

- The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.

This report assesses the existing surrounding childcare infrastructure within a 1km and 1.2km¹ radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of.

¹ Given that the subject site is located within an urban inner-city context, an additional indicative catchment of c. 1.2km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or in immediate proximity to the study area.

3.0 DEMOGRAPHIC ASSESSMENT

The following section provides the demographic profile of the Study Area in order to provide a baseline that can be used to estimate the number of 0- to 6-year olds that may be resident in the proposed development. Socio-economic data is utilised to reach a quantitative conclusion about the potential number of residents within the age cohort.

3.1 Population Trends

The demographic profile of the subject lands was examined using the Census 2011 and 2016 results, as the latest Census available on the CSO website. The demographic scope of the assessment is determined by overlaying the 1km radius buffer zone over the centre of the application lands and assessing the relevant Small Area Population Statistics (SAPS) Statutory Boundaries.

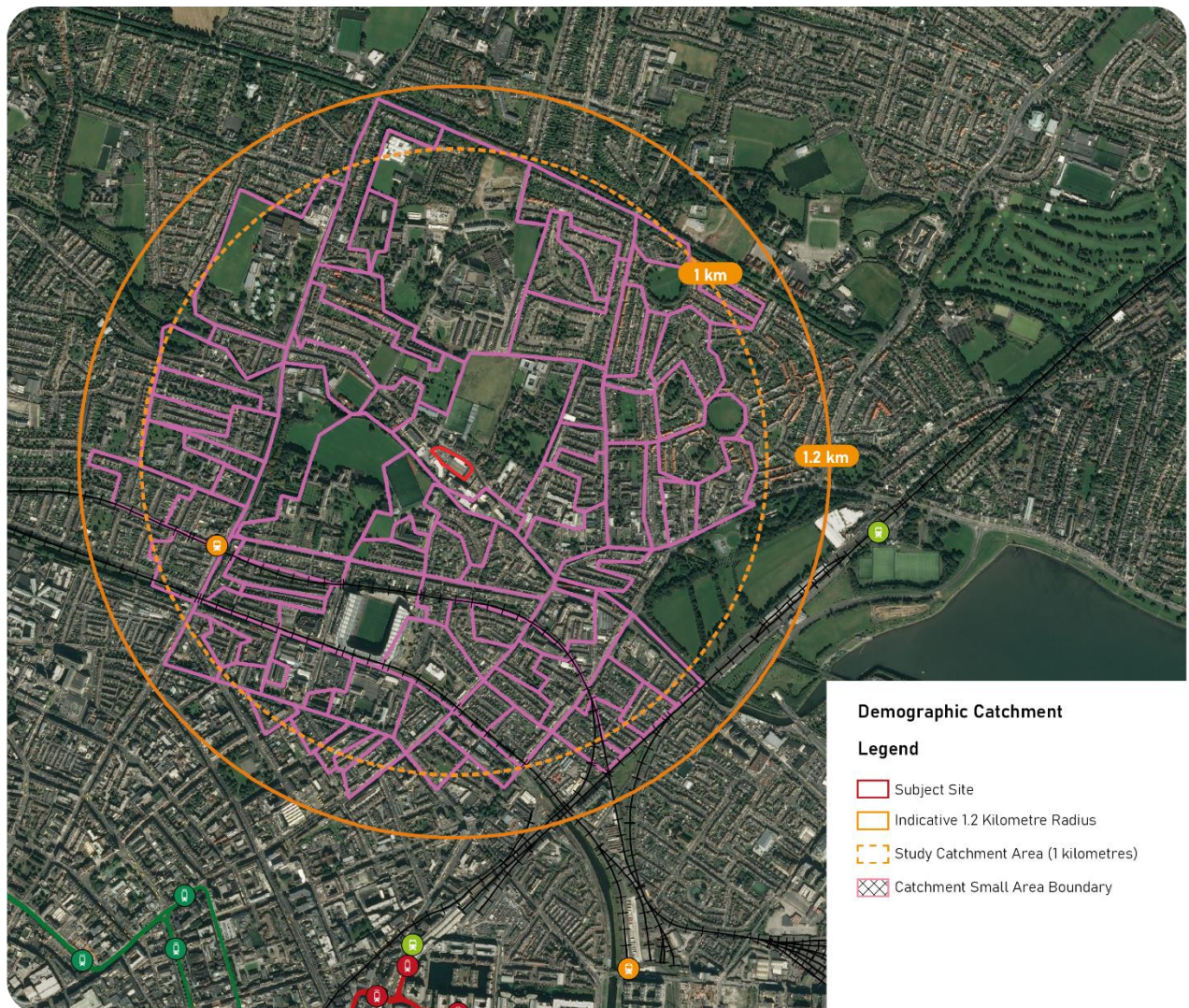


Figure 3.1: Extent of Demographic Study Area comprising 93 No. Small Areas.

(Source: Bing Maps 2023, CSO 2016, prepared by Thornton O'Connor Town Planning, 2023)

For the purposes of demographic analysis, the Study Area comprises 93 No. CSO Small Areas within 10 No. Electoral Divisions of Drumcondra (CSO ED 02047 and 02048 and 02049), Botanic (CSO ED 02028 and 02029), Ballbough (CSO ED 02209 and 02010), Clontarf (CSO ED 02045 and 02046) and North Dock (CSO ED 02076), which intersect a c. 1km radius from the subject site (as outlined in pink in Figure 3.1 above) and provide insight into the composition of the local population and relevant demographic trends.

Figure 3.2 outlines the population of the Study Area as recorded during the Census in 2011 and 2016, as well as the percentage change in population during this period to highlight overall residential patterns. The Study Area experienced a population increase between 2011 and 2016. Over the five-year period, the population of the Study Area rose from 19,751 to 22,159, equivalent to a 12.19% increase.

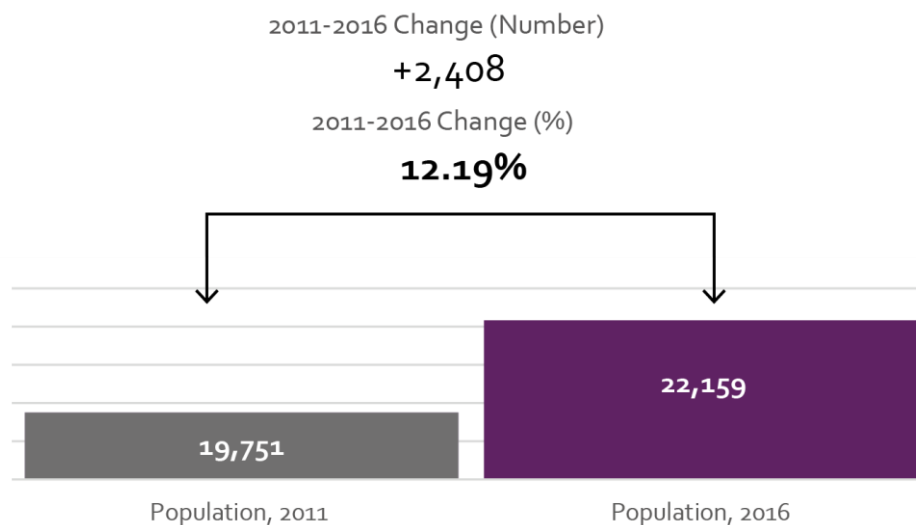


Figure 3.2: Population Change 2011-2016.

(Source: CSO 2011, and CSO 2016)

Table 3.1 provides an age breakdown of the recorded population within the Study Area in 2011 and 2016. The profile permits a more detailed analysis of specific cohorts, the cohorts that have experienced the greatest change, and insight into the requirements for adequate provision of services and infrastructure to the area into the future. For example, both the younger (<14) and older (65+) age cohorts in the Study Area are comparatively smaller than City and County averages indicating potentially lower future requirements for childcare or elder care provision.

Age Cohort	Study Area Population 2011 (Number)	Study Area Population 2011 (% Total)	Study Area Population 2016 (Number)	Study Area Population 2016 (% Total)
0-4	1,060	5.37%	1,094	4.94%
5-9	745	3.77%	916	4.13%
10-14	673	3.41%	738	3.33%
15-19	1,030	5.21%	968	4.37%
20-24	2,020	10.23%	2,117	9.55%
25-29	2,735	13.85%	3,124	14.10%
30-34	2,387	12.09%	2,695	12.16%
35-39	1,756	8.89%	2,223	10.03%
40-44	1,258	6.37%	1,528	6.90%

45-49	1,205	6.10%	1,269	5.73%
50-54	1,125	5.70%	1,193	5.38%
55-59	868	4.39%	1,121	5.06%
60-64	705	3.57%	860	3.88%
65-69	566	2.87%	629	2.84%
70-74	490	2.48%	534	2.41%
75-79	454	2.30%	426	1.92%
80-84	394	1.99%	363	1.64%
85+	280	1.42%	361	1.63%
Total	19,751	100%²	22,159	100%

Table 3.1: Population by Age 2011-2016.

(Source: CSO 2011, and CSO 2016)

Table 3.1 above, highlights a predominantly working age structure within the Study Area. Given the focus of this study, specific regard will be had for the age cohort of 0–6 years as it comprises the standard age range for childcare facilities. Over the five-year period, the number of people in the age cohort of 0-6 years increased, rising from 1,373 people in 2011 to 1,497 people in 2016 (Table 3.2). Notably, over this period the number of persons aged 0-6 as a proportion of total persons decreased from 6.95% to 6.76%.

Age	Population, 2011	2011 (% Total)	Population, 2016	2016 (% Total)
Age 0	268	1.36%	257	1.16%
Age 1	235	1.19%	205	0.93%
Age 2	208	1.05%	220	0.99%
Age 3	192	0.97%	212	0.96%
Age 4	157	0.79%	200	0.90%
Age 5	156	0.79%	215	0.97%
Age 6	157	0.79%	188	0.85%
Total	1,373	6.95%³	1,497	6.76%

Table 3.2: Number/Percentage of the Total Population Aged 0-6 by Year 2011-2016.

(Source: CSO 2011, and CSO 2016)

Having identified the key demographic trends related to age and the age cohorts connected to childcare provision, the impact of the proposed development within the local area can be evaluated in this context.

² In some cases the sum of individual percentages in tables are fractionally misaligned to total figures as a result of simple rounding. All individual figures and total figures are still correct.

³ In some cases the sum of individual percentages in tables are fractionally misaligned to total figures as a result of simple rounding. All individual figures and total figures are still correct.

3.2 Composition of the Proposed Development

3.2.1 Estimated Population Generated

As stated previously in Section 2.0, the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022* advise that studio and one- bedroom units should be discounted when calculating the demand for childcare that would be generated by a proposed residential development. The *Apartment Guidelines, 2022* also state that this approach may also apply in part or whole, to units with two or more bedrooms. This Childcare Demand Assessment has adopted a conservative approach and as such has only discounted all one-bedroom units in the estimation of 0–6-year-old residents that may reside in the development. Within the proposed development on Richmond Road, the total number of units in the scheme which are included in this estimation amounts to 68 No.

In order to calculate the number of 0–6-year-old residents in the proposed development, the study utilises 3 No. key number of indicators;

1. The proposed unit mix of the development (discounting demand based on unit mix using the methodology outlined in *The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022*)
2. Persons per unit proposed (this is calculated by using the average household size within the Study Area, established as 2.36 persons per unit⁴ using the Census 2016); and
3. Proportion of the Study Area's population within the 0–6 years age cohort (determined as 6.76% using Census 2016 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development. As highlighted in Table 3.3, it is estimated that 10.8 No. children (rounded to 11 No. Children) aged 0–6 years may reside in the proposed development.

Description	Ref.	Value	Method
Units in Proposed Development*	a	68	a
Average Household Size	b	2.36	b
Potential Residents (Number)	c	160	a * b = c
0-6 Years (% of Total Population)	d	6.76%	d
Potential 0-6 Years (Number)	e	10.8	d * c = e

* Excluding All One-Bed Units.

Table 3.3: Estimation of Children Aged 0-6 Years in the Proposed Development.

(Source: Thornton O'Connor Town Planning, 2023)

3.2.2 Estimated Childcare Demand Generated

In 2016, the CSO's Quarterly National Household Survey (QNHS) provided a detailed analysis of the rates of take-up for childcare in Ireland⁵. This release is relevant for this assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a table found within this QNHS module (Table 3.4), shows the range of methods parents use for the purposes of childcare for their pre-school children in Dublin, compared with national figures of same.

⁴ CSO statistics record a total of 21,191 no. residents in 8,987 no. households.

⁵ The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. Source: https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf

Type of Childcare	Parent/ Partner	Unpaid Relative/ Friend	Paid Relative/ Friend	Childminder/ Au-Pair/ Nanny	Childcare Facility	Other
Dublin (incl. DCC)	62%	16%	3%	8%	25%	1%
State	62%	17%	3%	13%	19%	1%

Table 3.4: Type of Childcare Utilised by Parents of Pre-School Children.

(Source: QNHS 2016)

The study indicates that the vast majority of pre-school children in Dublin are cared for by their parents or partners of their parents, while just 25% of pre-school children attend a childcare facility, compared to 19% nationally. Although it's reasonable to assume that the CSO's QNHS is a statistically accurate representation of the population, it is accepted that this figure may be considered to be conservative and as such a scenario where 50% of pre-school children attend a childcare facility is also considered in the study. Table 3.5 applies both the QNHS's 25% figure and a 50% figure to the estimated number of residents aged 0–6-year-old, as determined under the quantitative demographic analysis above.

Description	Ref.	Value	Method
Units in Proposed Development*	a	68	a
o-6 Years (Number)	b	10.8	b
o-6 Years Total at 25%	c	2.7	b * 25% = c
o-6 Years Total at 50%	d	5.4	b * 50% = d

*Excluding All One-Bed Units

Table 3.5: Number of Pre-School Children Requiring Access to Childcare Facilities.

(Source: Thornton O'Connor Town Planning, 2023)

3.3 Demand Summary

This section provides an estimation of the potential number of 0–6-year-old children that may reside in the proposed development and may require a space in a childcare facility. Over the past 5 years (between 2011-2016), the population of the Study Area increased by 12.19% to 22,159. In 2016, the proportion of this total population aged between 0- to 6-years old was estimated to be 6.76%. The study uses this proportion to estimate the number of 0–6-year-olds that could potentially reside in the proposed development. In this calculation, one-bedroom units were subtracted from the total 133 No. units, which resulted in 68 No. units with a potential need for childcare provision. Using the average household size (2.36 persons per household) and the percentage of 0–6-year-olds (6.76%) in the Study Area, a calculation was made to estimate that the proposed development could generate 11 No. 0–6-year-old children.

Further analysis was conducted and found that according to the QNHS only 25% of children in Dublin attend a childcare facility. This would mean that from the potential 11 No. 0–6-year-olds resident at the proposal, only 2.7 No. children (rounded to 3 No. Children) would attend a childcare facility. It is acknowledged that this percentage is conservative and for this reason, a further calculation of 50% was made. This estimated that potentially 5.4 No. children may attend a childcare facility (rounded to 5 No. Children).

4.0 CHILDCARE FACILITIES AUDIT

In order to establish a baseline of existing capacity within and bordering the Study Area it is necessary to first identify each of the existing childcare facilities. This was undertaken through a comprehensive desktop research exercise of registered facilities. The Child and Family Agency (TUSLA) is the most appropriate source of information on childcare facilities as it is the dedicated State agency charged with undertaking a comprehensive reform of child protection, early intervention and family support services in Ireland. In this regard, TUSLA provides the most definitive and accurate source of information on childcare facilities and the identification of facilities was made based on their data.

We note that the Dublin City Childcare Committee was also consulted in the course of this assessment (January 2023) but was not able to provide any recent childcare capacity analysis for the Study Area (comprising Dublin 1, 3 and 9) at the time of the consultation. As a result, an independent audit of services has been conducted, as detailed in Section 4.1 to follow.

4.1 Existing Facilities Network

While the various policies referenced do make certain provisions for determining the requirements for childcare facilities in neighbourhoods, there is no specific reference to the most appropriate distances families should travel, or indeed the quantum of facilities that are appropriate in a given area. However, Section 15.8.4 of the *Dublin City Council Development Plan 2022-2028* outlines the criteria and development standards for the provision of adequate childcare infrastructure for a local area. Specifically, the *Development Plan* establishes that Childcare Audits take account of childcare facilities within walking distance (i.e. 1km) of any proposed development. Therefore, for the purpose of this study it was deemed appropriate to audit all facilities within a c.1 km radius of the subject site.

In identifying an appropriate study area, it is imperative to have regard for specific site conditions including locational context. The lands to the north and south-west of the application site are characterised by open space with little or no current development and the remaining lands are in largely lower density residential use. Adopting a narrower search radius would distort the results and present a situation that is not reflected in reality. Furthermore, the Study Area as adopted in the assessment now captures several employment areas, with parents likely to drop their children on their way to work.

Figure 4.1 illustrates the locations of each of the TUSLA registered childcare facilities within and bordering the Study Area. In total, 22 No. childcare facilities, including full-day, part-time and sessional services, were identified therein. The childcare services on offer reflect a demand for different types of childcare and thus should be recognised as important contributors to achieving a viable childcare service.

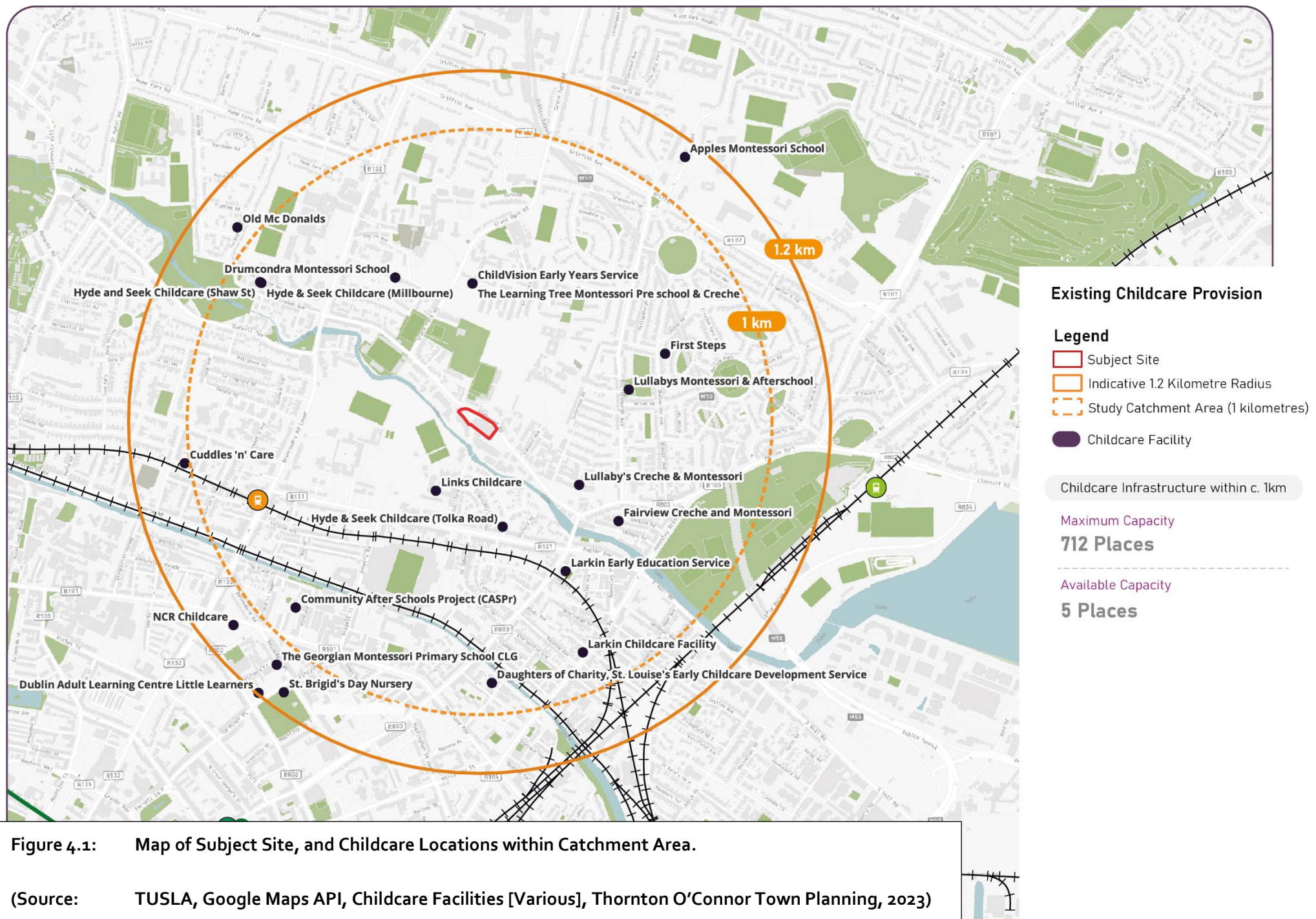
Table 4.1 sets out each of the facilities listed by name. The Table also details the total enrolment numbers for each provider, according to TUSLA data, and the extent of their available capacity, according to consultations with each facility made through phone calls or emails to them in January 2023 and TUSLA data.

The nature of survey work related to childcare in Ireland can be sensitive. In some cases, childcare operators chose not to respond to survey questions related to enrolment and capacity and as a result the study could not achieve a 100% response rate during the consultation period. In total, 19 No. facilities provided details of their existing capacity. Thus, the response rate was 86%. A conservative approach was undertaken in estimating available childcare spaces in this study, and for the 3 No. facilities that did not provide enrolment figures, the available capacity was assumed to be zero. Of the facilities that responded to the consultation, 3 No. indicated that they had capacity; amounting to 5 No. available spaces.

Anecdotally, many individual operators in the catchment area stated that they have a high proportion of their enrollments coming in from origin areas significantly outside of the catchment (particularly households in Fingal, Meath, Dun Laoghaire Rathdown). In this regard, demand for childcare by residents in the local area around the subject site may not accurately represented in vacancy figures. Section 5.0 of this report provides the assessment and detail related to the childcare facility proposed as part of this development, and while it is considered that the supply and demand imbalance could be more sustainably addressed at or near sites where the larger unit size typologies are being developed (as opposed to smaller 1-2 bed unit mix schemes), the *Dublin City Development Plan 2022-2028* is clear on requirements for large housing developments, and this information has been used to inform the sizing of the new childcare facility proposed as part of this development.

Notably, 4 No. facilities within the catchment closed their operations since the beginning of the Covid-19 pandemic and have not reopened. This has reduced the capacity by c. 37 spaces (The Nest Creche & Montessori, Happy Dales Montessori, Beginner's World, The Montessori Children's Academy).

Noting the total capacity of the 19 No. childcare facilities that replied to the consultation and their current enrolments, average available capacity comes to 1%, with the final available capacity in the catchment at 5 No. spaces.



TUSLA ID	Childcare Facility	Distance from Site (km)	Service Type	Indicative Capacity*	Indicative Max Capacity	Estimated Available Capacity**
TU2015DY113	Links Childcare	0.28	Full Day	78	78	0
TU2015DY095	Hyde & Seek Childcare (Tolka Road)	0.37	Full Day	28	30	2
TU2015DY133	Lullaby's Creche & Montessori	0.40	Full Day	20	20	0
TU2015DY195	ChildVision Early Years Service	0.47	Sessional	6	6	0
TU2015DY213	The Learning Tree Montessori Pre school & Creche	0.47	Full Day	200	200	0
TU2015DY134	Lullabys Montessori & Afterschool	0.52	Part-Time	32	32	0
TU2016DY009	Drumcondra Montessori School	0.57	Part-Time / Sessional	10	10	0
TU2015DY068	Fairview Creche and Montessori	0.58	Full Day	29	29	0
TU2015DY109	Larkin Early Education Service	0.59	Full Day	14	14	0
TU2015DY070	First Steps	0.68	Full Day	18	18	0
TU2015DY108	Larkin Childcare Facility	0.86	Full Day	8	8	0
TU2015DY094	Hyde & Seek Childcare (Millbourne)	0.88	Full Day	13	13	0
TU2015DY279	Hyde and Seek Childcare (Shaw St)	0.89	Full Day	46	46	0
TU2015DY198	Daughters of Charity, St. Louise's Early Childcare Development Service	0.89	Full Day	37	37	0
TU2015DY045	Community After Schools Project (CASPr)	0.89	Sessional	11	11	No Answer
TU2015DY058	Cuddles 'n' Care	1.02	Full Day	36	36	0
TU2015DY156	Old Mc Donalds	1.06	Part Time	19	19	0
TU2017DY504	The Georgian Montessori Primary School CLG	1.08	Full Day	18	18	No Answer
TU2015DY152	NCR Childcare	1.09	Full Day	20	20	No Answer
TU2015DY189	St. Brigid's Day Nursery	1.14	Full Day	39	39	0
TU2015DY010	Apples Montessori School	1.15	Sessional	12	13	1
TU2015DY063	Dublin Adult Learning Centre Little Learners	1.19	Part-Time	13	15	2
			Total	707	712	5

* Source: Combination of: TUSLA Inspections (based on AM) TUSLA listing (January 2023) provided by DCC, Thornton O'Connor Town Planning Survey Consultation. If a Facility was unreachable, the latest **Indicative Capacity** (based on AM) were extracted from TUSLA reporting. This figure can also be referred to as the total potential capacity of facility.

** **Estimated Available Capacity** refers to the precise number of childcare places available for new enrolments at time of audit. Note that where no response was given by facility operator during the consultation period, the available capacity noted as zero.

Table 4.1: Current Capacity of Existing Childcare Facilities in and bordering the Study Area.

(Source: TUSLA, Childcare Facilities [Various], Thornton O'Connor Town Planning, 2023)

4.2 Planned Facilities Network

An examination of DCC's Online Planning Register showed the planning and development pipeline consisted of 10 No. planning applications in the Study Area (Table 4.2) for residential development (in schemes greater than or equal to 25 units). There is also 1 No. Change of Use application for an additional childcare facility on Clontarf Road that lies just outside the Study Area (Table 4.2 - highlighted in Red).

If each of the 2 No. permitted (unbuilt) childcare infrastructure developments currently within the planning pipeline are delivered, they will create considerable additional childcare capacity (175 No. childcare spaces) to the Study Area. The application on Clontarf Road lies just outside the 1.2km radius and thus has not been added to the figures. This Change of Use application will create capacity for an additional No. 17 childcare places.

Reg. Ref.	Location	Units	Size of Proposed Childcare Facility	Status
4105/15	Lands at the former Carmelite Convent of the Incarnation, Hampton, Grace Park Road & Griffith Avenue, Drumcondra, Dublin 9	101	-	Commenced
4124/15	Poplar Row, (Formerly Block 2), Ballybough, Dublin 3	29	-	Fully Commenced
4458/17	517-533, North Circular Road, 26(c) Portland Street North, Dublin 1	61	-	Commenced
3900/18	3, Poplar Row with a service access on Annesley Place, Ballybough, Dublin 3	52	-	Commenced
ABP303296/18	Griffith Avenue, Marino, Dublin 9.	377	279 sq.m.	Commenced
2017/21	49-53 North Great Charles Street, Dublin 1, Located at the junction of Great Charles Street / Charles Lane / Tyrrell Place	52	-	Granted
ABP310860/21	Holy Cross College, Dublin 9	1592	c.627 sq.m.	Granted
ABP 312352	Demolition of existing buildings, construction of 183 No. Build to Rent apartments, and associated site works.	183	-	Applied
3657/21	17 Richmond Avenue, Fairview, Dublin 3 (Do3 TK54) and 19, Richmond Avenue, Fairview, Dublin 3 (Do3 X5W7).	27	-	Granted
2940/21	95, Clontarf Road, Clontarf, Dublin 3	0	c.99 sq.m.	Granted

Table 4.2: Childcare Planning and Development Pipeline – January 2023.

(Source: DCC Planning Register, 2023)

The proposed childcare facilities largely relate to 2 new facilities in large residential developments, and will provide an additional 175 No. childcare spaces. While it is submitted that the limited number of childcare places to be accommodated from the subject development could most likely be absorbed by the existing facilities network, and the two planned facilities (comprising 175 No. childcare spaces), the childcare facility proposed as part of this development will add a further 156 sq.m gross floor space accommodating c. 35 children. This level of provision (examined in Section 5.0 of this report) is above the likely demand generated by the future occupants of the proposed development, and will likely also serve the local area as the site is within walking distance of many residential units.

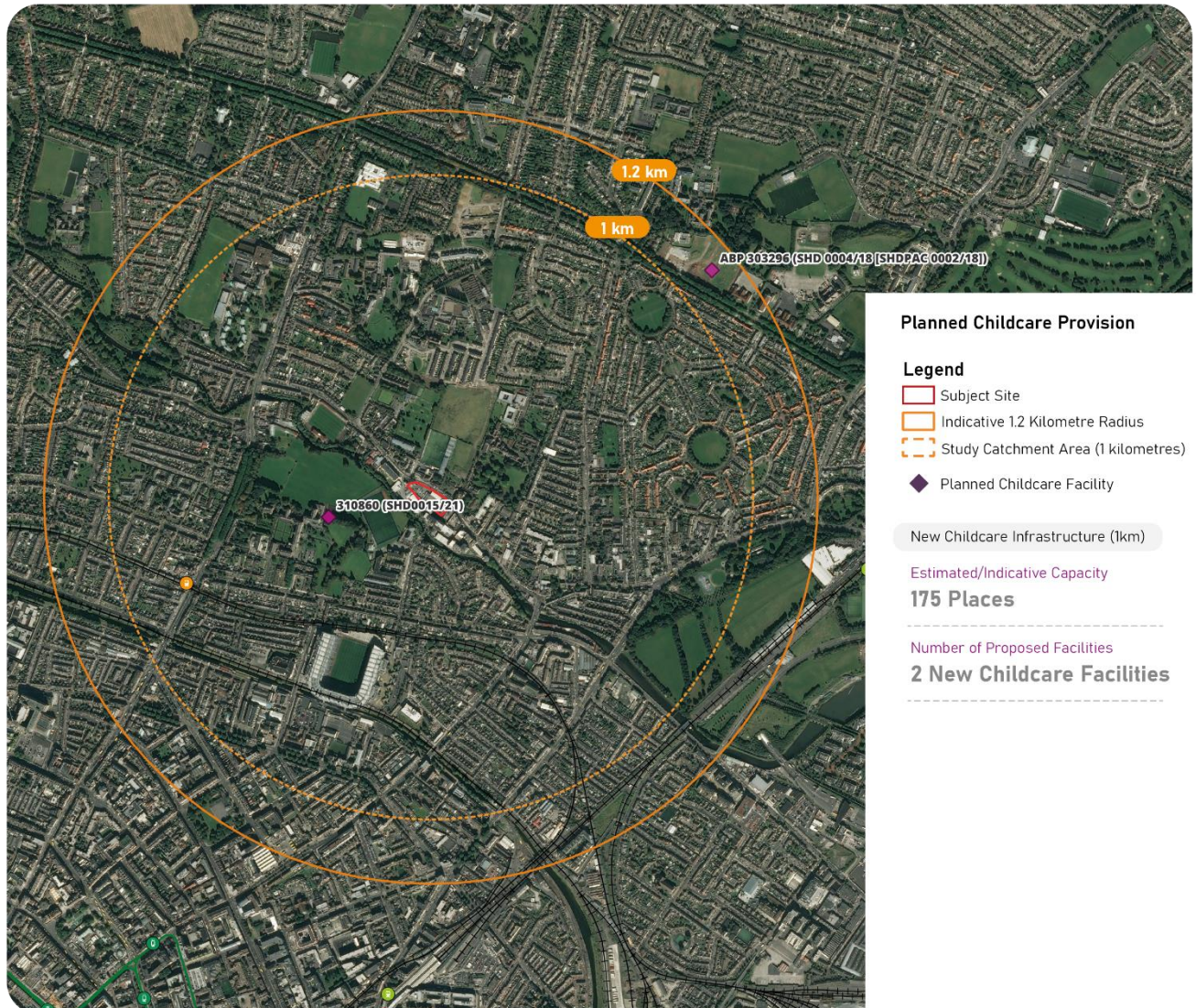


Figure 4.2 Planned Facilities Network

(Source: DCC Planning Register, 2023)

4.3 Supply Summary

In order to determine the current levels of childcare provision in the Study Area, an independent childcare capacity audit of existing facilities was conducted by Thornton O'Connor Town Planning in January 2023 for a Study Area comprising an approx. c. 1 km radius from the subject site (see previous Figure 4.1). A total of 22 No. childcare facilities were identified in the Study Area using the latest TUSLA Early Years Inspectorate data⁶ which could be accessed within an approx. c. 1 km radius.

Furthermore, a survey via e-mail and telephone was undertaken by contacting each childcare facility to determine current enrolment figures. As discussed previously, the nature of survey work related to childcare can be sensitive. In some cases, childcare operators chose not to respond to survey questions related to enrolment and capacity and as a result, the study could not achieve a 100% response rate during the consultation period. The response rate of this survey was 86% and consultation with these facilities indicated that there is a capacity for 5 No. children. Notwithstanding these findings, additional forthcoming childcare spaces (175 No. spaces) have been identified following a review of DCC's Online Planning Register.

⁶ The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the Child Care Act 1991 (as inserted by Section 92 of the Child and Family Agency Act 2013). The latest Inspection Reports were accessed in January 2023. Source: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

5.0 ASSESSMENT

As outlined in Section 3 of this report, based on the proposed development consisting of 133 No. residential units, it is estimated that the unit mix would create a derived demand of between 3-5 places once the development is fully occupied. The capacity audit of existing childcare facilities (Section 4) identified an excellent distribution of childcare facilities in close proximity to the subject site with a high level of overall capacity. Despite the large overall capacity, a survey carried out in January 2023 identified just 5 No. places available for incoming enrolments.

Considering the findings above, while there would be sufficient capacity currently to cater for childcare related to the proposed development, given the extent of permitted residential development in the area, it is deemed appropriate to include the provision of a childcare facility within the proposed development.

Paragraph 2.4 of the Childcare Guidelines recommends an average of one childcare for each 75 dwellings. Further clarification is provided under Appendix 2, as follows: *'If an assumption is made that 50% approximately of the housing area will require childcare then in a new housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. Other assumptions may lead to an increase or decrease in this requirement.'*

It is further noted in Chapter 5 of the *Dublin City Development Plan 2022-2028* that for schemes larger than 75 units, the calculation should be extended *'with a pro-rata increase for residential developments in excess of this size threshold'*. It is judged that given the level of existing childcare provision in the local area, in addition to the proposed childcare pipeline infrastructure, that catering for the minimum threshold of 35 places offers the most sustainable sizing for the area.

Schedule 7 of the *Childcare Regulations (2016)* establishes the minimum floor space requirements for childcare facilities based on the age group; see Table 5.1 and 5.2. To accommodate the childcare need generated by the proposed development (5 No. children) and its future occupants, it is estimated that c. 13.3 sq.m of clear floor space would be required; see Table 5.1. To accommodate the childcare allocation specified in the *Dublin City Development Plan 2022-2028* (35 no. children) associated with a development of this size, it is estimated that c. 90.0 sq.m of clear floor space would be required; see Table 5.2. Table 5.1 below shows the floor-space demand attributed to the proposed development.

Age Group	Minimum Floor Space Required per Child (sqm.)	Estimated Childcare within the Scheme ⁷	Total Floor Space (sq.m)
Age 0-1	3.5	1	3.5
Age 1-2	2.8	1	2.8
Age 2-3	2.35	1	2.4
Age 3-6+	2.3	2	4.6
		5	13.3

Figure 5.1: Minimum Childcare Floor-Space Requirement & Estimated Floor-Space Demand from the Proposed Development

(Source: Schedule 7 of *Child Care Act 1991 Early Years Services Regulations 2016*, and Thornton O'Connor Town Planning, 2023)

⁷ Estimated Childcare within the Scheme is based on the existing demographics and age profile of catchment defined in the study

Age Group	Minimum Floor Space Required per Child (sqm.)	Estimated Childcare within the Scheme ⁸	Total Floor Space (sq.m)
Age 0-1	3.5	5	17.5
Age 1-2	2.8	6	16.8
Age 2-3	2.35	9	21.2
Age 3-6+	2.3	15	34.5
		35	90.0

Figure 5.2: Minimum Childcare Floor-Space Requirement & Estimated Floor-Space Demand based on *Dublin City Development Plan 2022-2028*

(Source: Schedule 7 of *Child Care Act 1991 Early Years Services Regulations 2016*, and Thornton O'Connor Town Planning, 2023)

5.1 Proposed Childcare Facility

The proposed development incorporates a c. 156 sq.m Gross Floor Area of a creche (142.3 sq.m Net Floor Area detailed below). The proposed design is consistent with the requirements of *S.I. No. 632/2016 - Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016*. It incorporates a dedicated secure outdoor play area that is directly accessible from the creche and exclusively for the children's use. It is judged that given the level of existing childcare provision in the local area, in addition to the proposed childcare pipeline infrastructure, that catering for the minimum threshold of No. 35 places offers the most sustainable sizing for the area.

The clear floor space for children is calculated to be 90.1 sq.m. The remaining floor area (c. 50 sq.m) is reserved for support facilities (offices, bathroom, canteen, storage and circulation space). The proposed creche exceeds the minimum floor space requirements for childcare facilities outlined in Schedule 7 of the *Childcare Regulations (2016)* and requirements set out in paragraph 2.4 and Appendix 2 of the *Childcare Guidelines*.

Net Area	Spaces	Size (sq.m)
Ground Floor	Classroom	90.1
	Kitchen	5.7
	Office	15.3
	Store / Circulation	19.9
	Bathroom	11.3
	Total Creche	142.3

Figure 5.3: Details Of Areas Within The Proposed Childcare Facility; Clear Floor Space Indicated In Orange And Supporting Facilities In Grey.

(Source: Thornton O'Connor Town Planning, 2023)

⁸ Estimated Childcare within the Scheme is based on the existing demographics and age profile of catchment defined in the study

6.0 CONCLUSION

Thornton O'Connor Town Planning (TOC) have prepared this Childcare Demand Assessment on behalf of Malkey Limited in support of this planning application for the proposed Large-scale Residential Development on lands at No. 158A Richmond Road, Dublin 3. This Assessment identifies 22 No. TUSLA registered childcare facilities within 1-1.2km radius of the subject site, illustrates their maximum potential capacities, and their levels of accessibility with respect to walkable distances from the subject lands. It then provides an indication of the demographic profile of this area along with a projection of pre-school age population with regards to the Census 2011-2016 to estimate the emerging demand for childcare facilities in the area.

The unit mix proposed in this development is likely to accommodate 314 No. new persons when fully complete (133 No. units by the average household size [2.36 persons per household] of the Study Area). Using the current age profile of the resident population in the Study Area we have calculated that 11 No. 0-6-year-olds will be accommodated within the development. Further analysis using the CSO QHNS survey established that 25% of children in Dublin attend a childcare facility. Using the QHNS data as a demand benchmark would indicate that from the potential 11 No. 0-6-year-olds resident at the proposal, only 3 No. children would attend a childcare facility. It is acknowledged that this percentage is conservative and for this reason, a further calculation of 50% was made. The final estimated demand associated with the development would indicate a potential of 5 No. children that may have a requirement to attend a childcare facility.

Consultation with existing childcare facilities in and bordering the Study Area has indicated an available capacity in existing childcare facilities of 5 No. spaces.

The childcare planning permission pipelines within the Study Area will cumulatively create an additional childcare capacity of 175 No. childcare spaces.

Together with the anticipated demand arising from the proposed development, it is concluded that a requirement for 3-5 No. childcare spaces are expected, requiring a minimum childcare floor space of 13.3 sq.m.

While it is submitted that the limited number of childcare places to be accommodated from the subject development could most likely be absorbed by the existing facilities network, and the two planned facilities (comprising 175 No. childcare spaces), the childcare facility proposed as part of this development will add a further 156 sq.m gross floor space (90.1 sq.m of clear floor space) accommodating c. 35 children. This level of provision is above the likely demand generated by the future occupants of the proposed development, and will likely also serve the local area as the site is within walking distance of many residential units.

Thus, the proposed creche, which can accommodate c. 35 children, and the additional childcare capacity identified in the permitted scheme within the area, will serve the wider area's needs while offsetting the potential capacity deficit identified by this report for the Study Area.