

Planning  
Application to  
An Bord  
Pleanála

Childcare  
Needs  
Assessment

Proposed Strategic  
Housing Development

1,034 no. Dwellings  
and Ancillary Uses at  
lands in the  
Townlands of  
Kilcarbery, Corkagh  
Demesne, Deansrath,  
and Nangor, Co.  
Dublin

For Adwood Limited

**AUGUST 2019**

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## 1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, are instructed by our Client (the Applicant), Adwood Limited, 702 Kilshane Drive, Northwest Business Park, Ballycoolin, Dublin 15, to prepare this Childcare Needs Assessment to accompany this Strategic Housing Development (SHD) Planning Application.

The proposal comprises a residential-led development comprising 1,034no. residential units, ancillary uses and all associated site works at Kilcarriberry, Grange, Co. Dublin.

This Childcare Needs Assessment should be read in conjunction with the plans and particulars submitted as part of the Planning Application.

## 2 EXECUTIVE SUMMARY

The proposed development includes the provision of 1no. temporary childcare facility in Phase 1 of the development to be replaced by a permanent purpose built childcare facility in Phase 3 at Grange Square.

The assessment of potential childcare demand associated with the proposed development, having regard also to our analysis of existing and permitted childcare facilities in the catchment area and local demographic trends, leads to a conclusion that having regard to the proposed and existing childcare facilities within and neighbouring the proposed development, it is anticipated that there is sufficient childcare capacity to cater for the existing and future needs of the proposed scheme.

We set out a summary of the findings of the Childcare Needs Assessment Report (see Section 4) below for the convenience of the Board.

### Proposed Childcare Facilities

- The *'Childcare Facilities: Guidelines for Planning Authorities (2001)'*, recommend the provision of 1no. childcare facility or 20no. spaces for every 75no. new dwellings.
- The Apartment Design Guidelines identify that 1-bed units do not generally contribute to childcare demand. Some flexibility may be similarly applied to 2-bed units.
- The proposed development includes 1,034no. dwelling units, comprising a mix of 142no. 1-beds, 224no. 2-beds, 539no. 3-beds and 129no. 4-beds, in a mix of houses, duplex and apartment units.
- It is conservatively estimated for the purpose of this assessment that 892no. units in the proposed development have potential to generate childcare demand. This is equivalent to 238no. childcare spaces.
- The initial phases of the proposed development will create an estimated demand of 181no. childcare spaces. The temporary childcare facility in Phase 1 is designed to provide approximately 90no. childcare spaces.
- The fully developed scheme will create an estimated demand of 238no. childcare spaces. The permanent purpose built childcare facility to be delivered in Phase 3 (which will replace the temporary childcare facility) is designed to provide approximately 160no. childcare spaces.

### Existing Childcare Provision

- There are 15no. existing childcare facilities with approximately 660no. childcare spaces within c. 1.5km of the subject site.
- The proposed permanent childcare facility which is designed to provide approximately 160no. childcare spaces in combination with the existing 15no. childcare facilities within 1.5km of the subject site will provide approximately 820no. childcare spaces to the immediate area of Clondalkin west.

- There is an estimated current capacity of approximately 11no. childcare spaces within these existing childcare facilities. Furthermore, at least approximately 45no. – 55 no. childcare spaces within these existing childcare facilities will become available in September 2019.
- The scope of this survey did not extend to alternative local unregistered or informal childcare arrangements, or childcare facilities outside the immediate catchment that may absorb some local demand.

### **Demographic Trends**

- The population levels within the 0 – 4 age group cohort within the Clondalkin ED have decreased slightly over the last 2no. Census periods (2006 – 2011 and 2011 – 2016).
- An examination of the surrounding EDs within the study area, indicate that the percentage population within the 0 – 4 age group cohort is slightly higher than the Clondalkin Village ED.
- Therefore at an ED level, the rate of population growth is increasing over time and the rate of growth is consistent with Dublin City as a whole. Furthermore, the percentage population with the 0 – 4 age group has decreased slightly over a 10 year period and generally in line with the same age cohort within the Clondalkin Village ED.

The theoretical demand for childcare spaces arising at the proposed new neighbourhood is conservatively estimated at approximately 238no. spaces when the proposed number of 1 bed units is excluded based on the provision set out in the New Apartment Guidelines 2018. It is considered that 160no. childcare spaces in the purpose-built (permanent) childcare facility as part of the proposed development in addition to capacity in existing registered local childcare facilities (currently approximately 66 no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand. It is also considered that the purpose-built (permanent) childcare facility is adequately sized to be attractive to future commercial creche operators.

### **3 PROPOSED DEVELOPMENT & SITE CONTEXT**

#### **3.1 Proposed Development**

The proposed development subject of an impending SHD Planning Application currently comprises residential-led mixed use development including: -

- 1,034no. residential units (142no. 1-bed, 224no. 2-bed & 90no. 3-bed apartment/duplex units. 449no. 3-bed & 129no. 4-bed houses.)
- 1no. purpose-built permanent creche building (c. 909 sq m Gross Floor Area [gfa]) at Grange Square, and 1no. temporary childcare facility (c.557 sq m in place of 7no. proposed apartment units at ground floor Apartment Block 7) pending construction of the permanent creche.
- 1no. retail unit (c. 178 sq m gfa).
- 1no. community facility (c. 785 sq m gfa).
- All associated and ancillary site development, infrastructure, landscaping and boundary treatment works.

All at a site measuring c. 28.5 Ha at lands at Outer Ring Road (R136), Old Nangor Road, Cherrywood Park, Kilcarbery Avenue and Corkagh Park, in the Townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin.

The lands are otherwise generally bounded by Scoil Mochua, Spina Bifida Hydrocephalus Ireland and Old Nangor Road to the north, Outer Ring Road (R136) to the west, existing housing development to the east, and Corkagh Park to the south.

#### **3.2 Site Description & Planning Context**

##### **3.2.1 Site Description**

The subject site (c. 28.6 Ha gross site area) is contained within a larger land parcel (c. 35 Ha) that is subject of SDCC's Kilcarbery – Grange Masterplan (2017).

The lands are located approximately 2km west of Clondalkin village, and approximately 11km south west of Dublin City Centre.

The application site (c. 28.6 Ha) excludes those areas earmarked for education / community facilities (c. 2 Ha) and a neighbourhood centre (c. 1 Ha) to the north west, and the Public Private Partnership (PPP) site (c. 3 Ha) to the south west, within the Masterplan area.

The site is otherwise generally bounded by the Outer Ring Road / Grange Castle Road (R136) to the west, the Old Nangor Road (L5254) and Scoil Mochua and Spina Bilfida Hydrocephalus Ireland immediately to the north, the New Nangor Road (R134) beyond to the north, existing residential estate development to the north east and east of the PPP site, and Corkagh Demesne (public park) to the south.



**Figure 1:** Extract from Google Earth illustrating an indicative outline of the proposed development (in red) within with the extent of the Kilcarbery – Grange Masterplan (2017) (Overlay by SLA).

### 3.2.2 Planning Policy Background

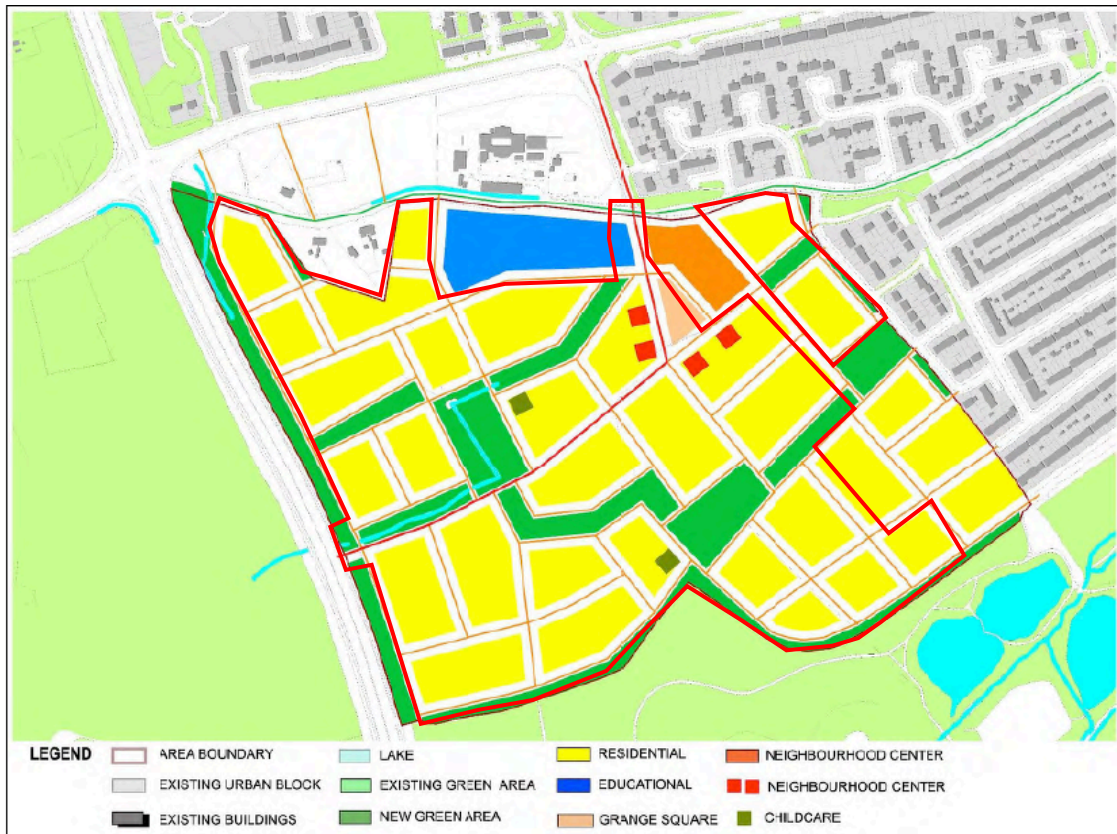
The design and layout of the proposed development, has been guided by the Kilcarbery – Grange Masterplan (2017), prepared by South Dublin County Council which provides a framework for the development of the subject lands.

#### Land Use Zoning

The Kilcarbery – Grange Masterplan (2017) identifies residential development as the primary land use zoning within the plan lands with associated ancillary uses including commercial, educational, neighbourhood centre, childcare and public open space.

As part of the Land Use Zoning (See Figure 2 below), the Masterplan envisaged the development of 2no. childcare facilities within the site.

A Pre-Planning Consultation meeting was held on the 11 February 2019 with An Bord Pleanála. This was attended by representatives from An Bord Pleanála, South Dublin County Council, the Applicant and its Design Team. With regard the provision of childcare facilities it was generally set out that a temporary creche to be provided in Phase 1 with option to revert to residential once ultimate solution provided. A permanent purpose built creche to be developed in Phase 3 of the proposed development.



**Figure 2:** Extract from the Kilcarberry – Grange Masterplan (2017) illustrating the various lands uses within the plan area with the application site indicatively outlined in red (Overlay by SLA).

Arising from these Pre-Planning discussions, 1no. temporary childcare facility (c.557 sq m gfa in place of 7no. proposed apartment units at ground floor Apartment Block 7) located in the west of the application site adjacent the Outer Ring Road (R136) will be constructed in Phase 1 to cater for the initial phases of the proposed development. Subsequently, 1no. purpose-built permanent creche building (c. 909 sq m gfa) at Grange Square will be developed in Phase 3 to cater whole development.

We refer to the Site Layout Plan prepared by Burke Kennedy Doyle which identifies the location of the proposed temporary and permanent childcare facilities.



## 4 CHILDCARE NEEDS ASSESSMENT

This Childcare Assessment seeks to confirm that the proposed provision of childcare facilities as part of the proposed development, can support the future childcare demands of this scheme.

The following phasing of childcare facilities is proposed: -

- **Phase 1:** Provision of 1no. childcare facility (c. 557 sq m Gross Floor Area) in ground floor of Apartment Block 7. This is proposed as a temporary creche which will revert 7no. apartments upon the construction of the permanent creche building at Grange Square.

The temporary childcare facility in Phase 1 is designed to provide approximately 90no. childcare spaces.

- **Phase 3:** Provision of permanent purpose built childcare facility (c. 909 sq m Gross Floor Area) at Grange Square.

The permanent childcare facility in Phase 3 is designed to provide approximately 160no. childcare spaces.

It is considered that the purpose-built (permanent) childcare facility is adequately sized to be attractive to future commercial creche operators.

This assessment aims to demonstrate that the phased development of the proposed creche facilities will be sufficient to meet demand created by the proposed development.

As such, this Childcare Assessment considers the following: -

- Review of relevant guidelines and policies in relation to the provision of childcare facilities.
- Assessment of the childcare facilities as part of the proposed development.
- Assessment of existing and permitted / proposed childcare facilities in the surrounding area.
- Analysis of population and childcare demand within this area.
- Conclusions drawn from review undertaken.

### 4.1 Guidelines & Policies on the Provision of Childcare Facilities

The following provides a review of relevant guidelines and policies applicable to childcare facilities and the current proposal.

#### 4.1.1 Childcare Facilities: Guidelines for Planning Authorities (2001)

Under Section 28 of the Planning and Development Act 2000, the then Minister issued guidelines in relation to Childcare Facilities entitled '*Childcare Facilities: Guidelines for Planning Authorities June 2001*'. The document sets out general standards and guidance for the land use planning of childcare facilities in Ireland. It advocates a more proactive role by the planning authority in the promotion and management of childcare provision in their area.

Section 2.4 of the guidelines set out the appropriate locations for childcare facilities, stating that: -

*"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments."*

There is sufficient flexibility therefore, under the guidelines, to ensure that childcare facilities are not required in instances where they are not necessary due to local circumstances. The guidelines recommend the provision of 20no. childcare spaces for every 75no. dwellings permitted in a scheme.

The guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely: -

- The current provision of childcare in the area.
- The nature of emerging new communities.
- Current demographic trends.

and specifically states that: -

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

It is possible, therefore, to demonstrate in accordance with the Guidelines that the childcare facilities proposed as part of the proposed development in combination with existing childcare provision in the immediate geographic area can cater for the demand created by the proposed development.

#### 4.1.2 Sustainable residential Development in urban Areas (2009)

Chapter 4 of the Sustainable Residential Development in Urban Areas guidelines sets out criteria for planning for sustainable neighbourhoods. Specifically, Section 4.5 relates to Childcare (pg. 25 & 26), stating that: -

*“The Department’s guidelines on childcare facilities (DoEHLG, 2001) emphasise the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. **However, the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas**, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”*

This Childcare Assessment reviews the relevant demographic profile and existing childcare provision in the area, to determine whether the proposed crèche facilities have the capacity to cater for the needs of the proposed development.

#### 4.1.3 Sustainable Urban Housing: Design Standards for New Apartments (2018)

The recently published ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)’ also require that childcare facilities be provided in accordance with the demographic profile of the area and the existing capacity of childcare centres. The guidelines also specifically state:

*“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.” (SLA emphasis in bold)*

142no. of the proposed units (c. 14%) will comprise one bedroom apartments. These units, in accordance with the recommendations of the Guidelines, are unlikely to generate childcare demand.

Accordingly, taking a conservative approach 892no. of the proposed residential units (i.e. units with 2-beds or more) are considered in respect of their potential to generate childcare demand.

## 4.2 Demand Created by Proposed Development

This Childcare Assessment aims to demonstrate and justify that the proposed strategy for the provision of childcare facilities as part of this residential scheme can support the future demands for childcare provision. The following phasing of childcare facilities is proposed: -

- **Phase 1:** Provision of 1 no. childcare facility (c. 557 sq m gfa) in ground floor of Apartment Block 7. This is proposed as a temporary creche which will revert 7 no apartments.

The temporary childcare facility in Phase 1 is designed to provide approximately 90no. childcare spaces.

- **Phase 3:** Provision of permanent purpose built childcare facility (c. 909 sq m gfa).

The permanent childcare facility in Phase 3 is designed to provide approximately 160no. childcare spaces.

The assessment will demonstrate that the phase development of the proposed creche facilities will be sufficient to meet demand created by the proposed development.

### 4.2.1 Phasing of Proposed Development

The following sections will provide a breakdown of the quantum of development within phasing of the proposed residential development and set out the expected childcare demand created.

The proposed development will be delivered in 4no. phases with each phase split into sub-phases. The following table sets the number of units in each phase: -

Phase	No. Units	Total
Phase 1A	161	289
Phase 1B	128	
Phase 2A	102	246
Phase 2B	144	
Phase 3A	144	291
Phase 3B	147	
Phase 4A	101	208
Phase 4B	107	

The Childcare Guidelines (2001) recommend the provision of 20no. childcare spaces for every 75no. dwellings permitted in a scheme. Based on the breakdown of typology, the following is a breakdown of the likely childcare demand created based on the phasing of both the temporary childcare facility and subsequent permanent childcare facility: -

#### Phase 1, 2 & 3A – Temporary Childcare Facility

1 Bed: 98no. units (14% of total units) – discounted as per the New Apartment Guidelines 2018.

2 Bed: 161no. units (24% of total units).

3 Bed: 357no. units (53% of total units).

4 Bed: 63no. units (9% of total units).

2 Bed, 3 Bed & 4 Bed Combined: 679no. units.

**Calculation:**  $679 / 75 = 9.1 * 20 = 181$ no. childcare spaces generated.

### Full Development – Permanent Purpose-built Childcare Facility

1 Bed: 142no. units (14% of total units) – discounted as per the New Apartment Guidelines 2018.

2 Bed: 224no. units (22% of total units).

3 Bed: 539no. units (52% of total units).

4 Bed: 129no. units (12% of total units).

2 Bed, 3 Bed & 4 Bed Combined: 892no. units.

**Calculation:**  $892 / 75 = 11.9 * 20 = 238$ no. childcare spaces generated.

#### 4.2.2 Proposed Childcare Facilities

As set out above the initial phases of the proposed development will create an estimated demand of 181no. childcare spaces. The temporary childcare facility in Phase 1 is designed to provide approximately 90no. childcare spaces.

The fully developed scheme will create an estimated demand of 238no. childcare spaces. The permanent purpose built childcare facility to be delivered in Phase 3 (which will replace the temporary childcare facility) is designed to provide approximately 160no. childcare spaces.

Further analysis is set out in the following Sections of this Report which demonstrate the availability of spaces within existing childcare facilities in the area which can be considered in terms of overall provision of childcare spaces in the Clondalkin west area.

#### 4.3 Review of Existing Childcare Facilities

The following sets out a review of existing childcare facilities in the vicinity of the subject site. Given that this study was a desk based study, the data and information contained herein is as accurate as the sources of data retrieved would allow.

A review was carried out to determine the number of existing childcare facilities in the vicinity of the site, as detailed within Table 1 below. A total of 15no. childcare facilities were identified within a c. 1.5km radius of the proposed residential development at Kilcarrberry.

Although this assessment has been limited to a 1.5km radius of the subject site it is important to note that some childcare outside of this area may be preferred due to its location near workplaces, or schools that older children in the family may be attending.

##### 4.3.1 Existing Childcare Facilities

Map Ref. No.	Name	Address	Size of Facility (spaces)	Spaces Available at Present	Spaces Available Sept 2019	Dist. from Site (km)
1	Deansrath Family Centre	Deansrath Health Centre, St. Cuthbert's Road, Clondalkin, Dublin 22	-	No Response.	-	0.5
2	Dublin West St. Ronan's	St. Ronan's Community Centre, St. Cuthbert's Road, Deansrath, Dublin 22	40	0	0	0.5
3	Dublin West Kozy Kids	St. Cuthbert's Road, Deansrath, Clondalkin, Dublin 22	88	0	0	0.4
4	Mrs Giggles*	Scoil Nano Nagle, Bawnogue, Clondalkin, Dublin 22	64	2	11	0.9

5	Alpine Kidz	Bawnogue Youth and Community Centre, Community Centre, Clondalkin, Dublin 22	17	0	0	0.8
6	Dublin West Limetree	Bawnogue Road, Clondalkin, Dublin 22	60	0	Availability expected.	0.7
7	Cappaghmore Playschool	58 Cappaghmore, Clondalkin, Dublin 22	18	0	0	1.5
8	Rainbow Magic Pre-school	St. Jude's, 3 Bawnogue Cottages, Old Nangor Road, Dublin 22	20	0	7	0.6
9	Bambi's Childcare Ltd	Unit 3, Green Park Shopping Centre, St. John's Drive, Clondalkin, Dublin 22	22	6	6	0.8
10	Little Gem's Childcare	Suaimhneas, Commons Road, Clondalkin, Dublin 22	60	0	0	1.1
11	Lilliput Lane Creche	Rear 29 Boot Road, Clondalkin, Dublin 22	40	0	0	1.4
12	Bright Sparks Montessori & Daycare	18A St. Anthony's Avenue, Clondalkin, Dublin 22	60	0	20 – 30	1.5
13	Footprints Montessori & Afterschool	Clondalkin Leisure Centre, Nangor Road, Clondalkin, Dublin 22	100	2	Availability expected.	1.3
14	Oakview Village Clondalkin	South Dublin County Council Civic Offices, 9 <sup>th</sup> Lock Road, Clondalkin, Dublin 22	65	0	0	1.5
15	Rowtees Pre-school	Clondalkin Towers, 9 <sup>th</sup> Lock Road, Clondalkin, Dublin 22	6	1	1	1.5
<b>Total</b>			<b>c. 660</b>	<b>c. 11</b>	<b>c. 45 – 55</b>	

**Table 1:** Assessment of Existing Childcare Facilities. Currently, approximately 66no. space available between current and future availability. \*Playschool care for 1 – 2 year olds to be provided from Sept. 2019 – 22 spaces to be made available.

At the time of preparing this Report, a 93% response rate from existing childcare facilities informed the findings of this assessment (i.e. 14 out of 15no. childcare facilities responded to our request for information).

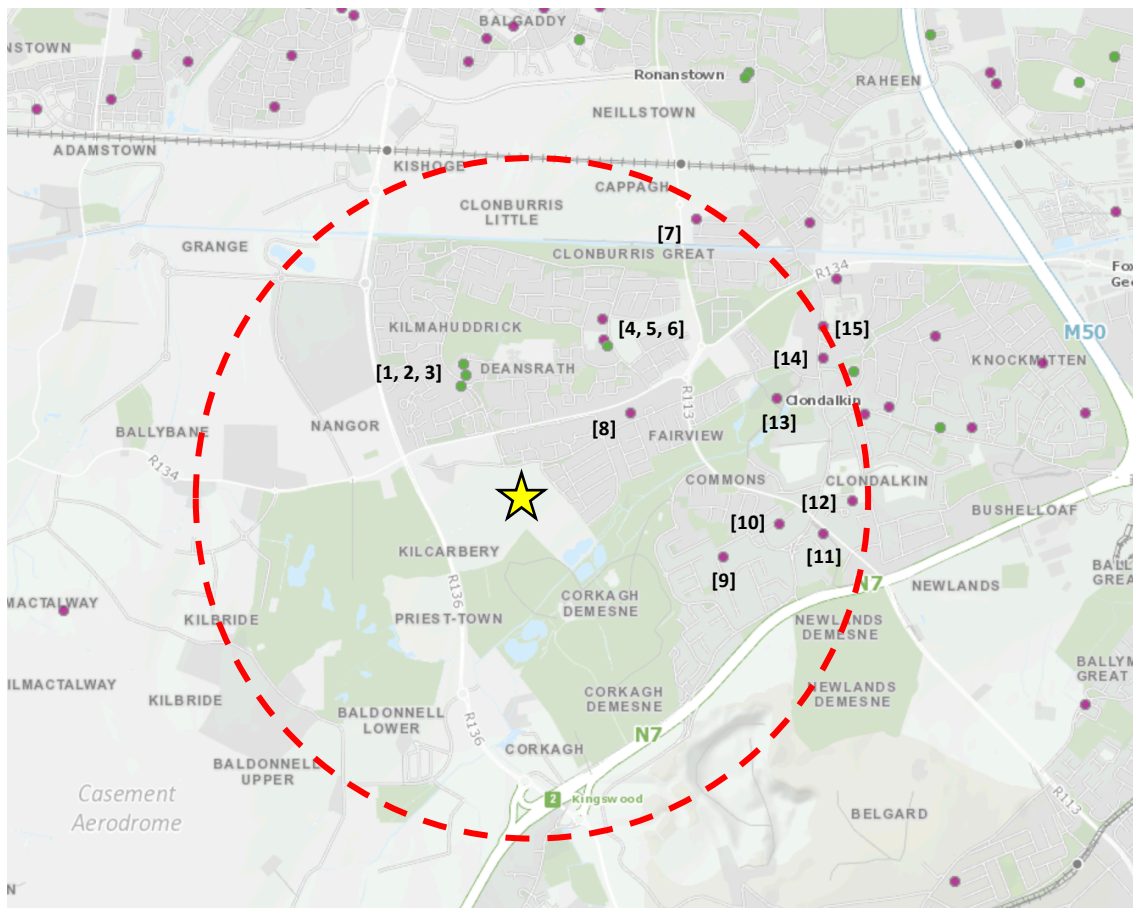
These childcare facilities were identified by reference to the current TUSLA childcare services information provided on the pobal.ie website. This list above may not represent a full representation of local childcare services. Additional unregistered or informal childcare facilities / arrangements may also be in operation in this area.

Figure 3 (below) highlights the location of each of the identified childcare facilities, within 1.5km of the subject site. It is evident that this area is well served by existing childcare facilities. Many are located east of the application site.

We would note that it is normal in any given year / semester that operators of childcare facilities would seek to fully occupy their facilities. Natural progression of children from the 0 – 4 age cohort through pre-school care would see constant turnover. Therefore, spaces become available and are subsequently filled on a regular basis.

A number of operators, which were contacted in the course of gathering the above data, noted that the capacity of any given creche may fluctuate, stemming from children being removed from the facility for various reasons. The assessment of the capacity of the childcare facilities identified above thus represents only a snapshot in time.

Effectively, this demonstrates that full capacity means that childcare spaces will not naturally become available over time thus augmenting the potential availability of childcare spaces regularly.



**Figure 3:** Extract from Pobal Maps which identify TUSLA registered childcare facilities. The childcare facilities are numbered to reference the table above. The subject site is identified (yellow star) with an indicative 1.5 km radius shown in red (Overlay by SLA).

#### 4.3.2 Permitted Childcare Facilities

An online planning search was carried out in order to establish the number of currently permitted and / or proposed childcare facilities on adjoining sites or within the immediate area. Evidence that any childcare facilities have been granted permission as part of residential developments within a 1.5km radius of the subject site was not found.

Considering the scale of the proposed development and the lifetime of the permission sought is 10 years it is anticipated that further childcare facilities may be permitted in this period or become operational which will further add to the childcare provision in the area.

#### 4.3.3 Summary

Based on the above, there are 15no. existing childcare facilities with approximately 660no. childcare spaces within c. 1.5km of the subject site.

The permanent childcare facility which is designed to provide approximately 160no. childcare spaces in combination with the existing 15no. childcare facilities within 1.5km of the subject site will provide approximately 820no. childcare spaces to the immediate area of Clondalkin west.

## 4.4 Population & Childcare Demand

Having established the capacity of the childcare facilities as part of the proposed development and existing childcare spaces available within proximity of the site, a review of population data is set out below to establish local population trends. The following analysis is largely based on the Census 2016 and Census 2011 data.

Census data for the Clondalkin Village (03010) has been analysed in addition to the relevant Small Area Population Statistics (SAPS) within 1.5km of the site. This allowed for a detailed population analysis for the subject area.

### 4.4.1 Population Change 2006 – 2016

Census 2016 data indicates that at a national level, the population grew by 3.8%, over the period 2011 – 2016. The population of Dublin City grew by 5.1% for the same period (2011 – 2016).

Census 2011 data indicates that at a national level, the population grew by 8.2%, over the period 2006 – 2011. In the same period, the population of Dublin City grew by 4.2%.

This shows that population growth for the state has slowed, however the population growth rate of Dublin City has increased.

Census 2016 data indicates that Clondalkin Village ED had a population of 9,152no. persons, compared to a population of 8,492no. persons in 2011. This amounts to a percentage population change of c. 7.8%, which is greater than the overall population growth of Dublin City (5.1%) for the same period.

The 2011 Census indicates that the Clondalkin Village ED had a population of 8,492no. persons, compared to a population of 8,718no. persons in 2006. This amounts to a decrease in population by approximately -2.6%, which contrasts with the overall population growth of Dublin City of 4.2% for the same period.

This indicates that the Clondalkin Village ED is currently experiencing population growth higher than the averages for Dublin and nationally. For convenience, this follow table summarises the population changes discussed above: -

Category	% Change 2006 – 2011	% Change 2011 – 2016
National	8.2%	3.8%
Dublin City	4.2%	5.1%
Clondalkin Village ED	-2.6%	7.8%

It is therefore clear that the population levels within the ED within which the subject site is located, have undergone significant change in terms of growth rates over the most recent two intercensal periods.

### 4.4.2 Population Age Distribution (0 – 4 Year Age Cohort)

Given that childcare provision applies to a specific population cohort, typically 0 – 4 years, it was considered appropriate to examine the age distribution of the population within the study area.

Nationally, Census 2016 data indicates that the population of pre-school children (typically 0 – 4 years) stands at 331,515no. persons, which is a decrease of 7% compared to the 2011 Census. Dublin experienced a marginal decrease in its pre-school population by 0.2% for the same period (2011 – 2016).

As recorded in Census 2016 for Clondalkin Village ED, there are 695 no. children within the 0 – 4 age cohort, representing c. 7.6% of the total population of the ED. This age cohort represented 7.3% of the total ED population in 2011 and 7.4% in 2006. These Census results are illustrated below: -

Clondalkin Village ED	2006	2011	2016
<b>Total Population</b>	8,718	8,492	9,152
<b>0 – 4 Age Cohort</b>	702	748	695
<b>% of Total Pop.</b>	8.1%	8.8%	7.6%

It is evident that the population levels within the 0 – 4 age group cohort within the subject ED has fluctuated somewhat over the last two Census periods and has decreased slightly in total percentage terms. While it is evident that the population of the general area has increased between 2006 and 2016, the 0 – 4 age cohort has decreased both in terms of percentage share and overall numbers.

#### 4.4.3 Surrounding Electoral Divisions

The assessment of existing childcare provision (see Section 3.3 above) was based on a review of existing childcare facilities within a 1.5km radius of the subject site. As such, it would seem appropriate to include a review of population statistics within the appropriate Electoral Divisions surrounding the subject site, in line with the childcare facilities assessment.

5 no. Electoral Divisions are contained within this area. The table below outlines the total population and the population within the 0 – 4 years age cohort for these SAPS: -

Census	2011		2016	
	0 to 4	Total	0 to 4	Total
Clondalkin Village (03010)	748	8,492	695	9,152
Clondalkin – Dunlawley (03006)	1,038	10,877	932	11,323
Clondalkin – Cappaghmore (03005)	222	2,605	203	2,581
Clondalkin – Monastery (03007)	907	10,904	888	11,316
Tallaght – Belgard (03029)	107	1,694	109	1,692
<b>Total</b>	<b>3,022</b>	<b>34,572</b>	<b>2,827</b>	<b>36,064</b>
<b>Total %</b>	<b>8.74%</b>		<b>7.84%</b>	

The total population in the 0 – 4 years age cohort within the 5 no. EDs located within c. 1.5km radius of the subject site was recorded as 2,827 no. children in Census 2016. This represented c. 7.8% of the overall population of the area, slightly higher than that recorded for the overall Clondalkin Village ED in 2016 (7.6%).

In the 2011 Census, the 0 – 4 age cohort represented 8.7% of the total population for the same 5 no. EDs also. Contrastingly, this was slightly lower than that recorded for the overall Clondalkin Village ED in 2011 (8.8%).

The above demographic data illustrates that the 0 – 4 age cohort fluctuated moderately within the last 3no. Census periods for the Clondalkin Village ED, which appears to be consistent with the changes identified by the detailed analysis of the EDs.



#### 4.4.4 Summary

Rates of population change locally, regionally and nationally have fluctuated significantly over the course of the last 2no. intercensal periods. The Clondalkin Village ED appears to be currently undergoing substantially high population growth.

The share of children aged 0 to 4 as a percentage of the total population within the Clondalkin Village ED has fluctuated somewhat over the last 2no. intercensal periods. Though the population of the Clondalkin Village ED has increased overall during this timeframe, the overall number of children in the 0 – 4 age cohort has decreased slightly.

Similar fluctuations in terms of the 0 – 4 age cohort's percentage share of the total population are observable in the local area, as defined by Electoral Divisions within 1.5km of the subject site.

## 5 CONCLUSION

The proposed development includes the provision of 1no. temporary childcare facility in Phase 1 of the development to be replaced by 1no. permanent purpose built childcare facility in Phase 3 at Grange Square.

### Proposed Childcare Facilities

- The initial phases of the proposed development will create an estimated demand of 181no. childcare spaces. The temporary childcare facility in Phase 1 is designed to provide approximately 90no. childcare spaces.
- The fully developed scheme will create an estimated demand of 238no. childcare spaces. The permanent purpose built childcare facility to be delivered in Phase 3 (which will replace the temporary childcare facility) is designed to provide approximately 160no. childcare spaces.

### Existing Childcare Provision

- There are 15no. existing childcare facilities with approximately 660no. childcare spaces within c. 1.5km of the subject site.
- The proposed permanent childcare facility which is designed to provide approximately 160no. childcare spaces in combination with the existing 15no. childcare facilities within 1.5km of the subject site will provide approximately 820no. childcare spaces to the immediate area of Clondalkin west.
- There is an estimated current capacity of approximately 11no. childcare spaces within these existing childcare facilities. Furthermore, at least approximately 45no. – 55 no. childcare spaces within these existing childcare facilities will become available in September 2019.
- Additional childcare facilities are also available within the wider Dublin 22 / Clondalkin area, noting that many parents opt to avail of childcare on route or close to their place of work.

### Demographic Trends

- The population levels within the 0 – 4 age group cohort within the Clondalkin ED have decreased slightly over the last 2no. Census periods (2006 – 2011 and 2011 – 2016).
- An examination of the surrounding EDs within the study area, indicate that the percentage population within the 0 – 4 age group cohort is slightly higher than the Clondalkin Village ED.
- Therefore at an ED level, the rate of population growth is increasing over time and the rate of growth is consistent with Dublin City as a whole. Furthermore, the percentage population with the 0 – 4 age group has decreased slightly over a 10 year period and generally in line with the same age cohort within the Clondalkin Village ED.

A permanent purposed built childcare facility with approximate capacity of 160no. spaces will be delivered as part of the proposed development. This permanent childcare facility in combination with the existing childcare facilities in proximity to the subject site coupled with the current demographic trends towards a declining 0 – 4 age cohort in the area, in our professional opinion, will address the childcare demand created by the proposed development.

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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