



PARKSIDE 4 SHD RESIDENTIAL DEVELOPMENT

CAIRN HOMES PROPERTIES LTD.

CRECHE AUDIT

OCTOBER 2019

McGILL PLANNING, 45 HERBERT LANE, DUBLIN 2 PH: **+353 1 2846464**

CRECHE AUDIT

FOR A PROPOSED SHD RESIDENTIAL DEVELOPMENT

ON LANDS LOCATED AT

PARKSIDE 4, PARKSIDE BOULEVARD, DUBLIN 13

ON BEHALF OF

CAIRN HOMES PROPERTIES LTD

BY

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1.0 INTRODUCTION

McGill Planning Limited, 45 Herbert Lane, Dublin 2, is instructed by our client Cairn Homes Properties Limited, 7 Grand Canal, Grand Canal Street Lower, Dublin 2, to prepare this Crèche Audit regarding the development of lands at Parkside 4, Parkside Boulevard, Dublin 13 for a proposed residential development consisting of 282 no. apartments. The site is 3.17ha in area and was previously occupied by the Belmayne Educate Together National School and St Francis of Assisi Primary School who had temporary use of the land and have now vacated the site.

This Childcare Capacity Assessment has been prepared to assess childcare capacity in the Belmayne and Parkside areas. It will determine whether there is sufficient supply between existing and recently granted applications for crèches to cater for the demand of the existing and proposed developments in the area. The report will assess the childcare demand and the likely demand for childcare places resulting from the proposed development at Parkside.

The following report has had regard to the Dublin City County Development Plan 2016–2022 and The Childcare Facilities Guidelines for Planning Authorities (2001). The report examines the existing level of childcare provision in the area as well as recently granted provisions which are undergoing construction.

The report assesses the vacancy rates within local childcare facilities and determines if the demand for places generated by the proposed developments can be accommodated within the existing childcare facility provisions. This report also examines proposed childcare facilities likely to be delivered in the short to medium term with consideration to the need to avoid over provision of services within the catchment area.

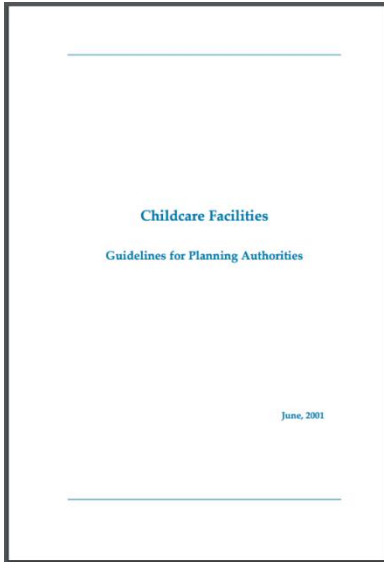
The Design Standards for New Apartments Guidelines 2018 are also noted. These state that the childcare guidelines are to be revised with a view to ensuring that childcare facilities are of sufficient size and scale to be commercially viable.

2.0 PROPOSAL

The proposed development will comprise a residential scheme 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys in height. The development will include 94 no. 1 bed apartments, 8 no. 2 bed (3 person) apartments, 167 no. 2 bed (4 person) apartments and 13 no. 3 bed apartments. The proposed development also includes residential amenity facilities incorporating concierge, media centre, and gymnasium. Car parking and cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional surface cycle parking for visitors along with a small amount of surface car parking. All associated site development works, services provision, vehicular/pedestrian access, open space, bin stores, landscaping and boundary treatment works. A full description of development is set out in the statutory notices.

3.0 PLANNING POLICY CONTEXT

Childcare Facilities Guidelines for Planning Authorities, 2001



The Childcare Facilities Guidelines for Planning Authorities (2001) generally recommend that 1 no. childcare facility is required per 75 no. dwellings. However, it is acknowledged that this is not always appropriate, and the omission of a childcare facility may be allowable “where 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”. In short, the provision of a childcare facility for new schemes of 75 no. dwellings is a guideline and not an absolute requirement.

In considering this issue, it is further stated that “in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. **This is a guideline standard and will depend on the particular circumstances of each individual site** [own emphasis

added]”, (Childcare Facilities Guidelines for Planning Authorities, 2001, p.9).

Following on from the advice set out above, we have carried out an assessment, identifying the existing facilities, their capacity, and demand in the area as well as an assessment of the demand that will be generated by the proposed applications.

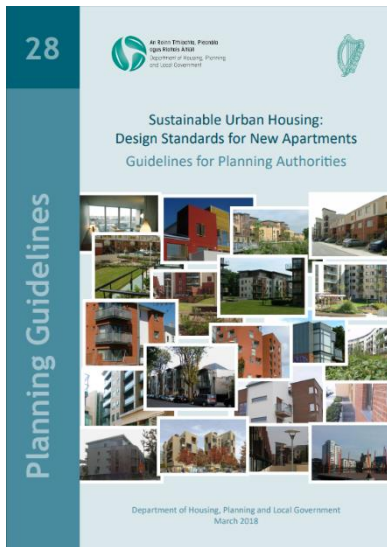
Applying the 2001 guidelines standard of 20 no. childcare spaces per 75 no. dwellings would suggest that c. 75 private childcare places (282 units / 75 *20) would be needed. However, as this development is predominantly one and two bed apartments it is highly unlikely that the development generates anywhere near demand for private childcare.

Applying this crude measure for calculating demand for creche facilities is likely to lead to an overprovision of permitted/built/vacant creche facilities. Furthermore, if there is an over provision in any area, then other creche facilities may not be commercially viable and will not be able to survive. Equally there are examples of creches throughout Ireland which have been built as part of residential schemes and which have either remained unoccupied or a change of use planning application has been submitted for an alternative use. The Clongriffin area to the east of the subject site where it is understood that a number of creches have been permitted as part of various schemes, totalling up to 275 spaces, whilst only one creche is operational and another built as part of an apartment development on Marsfield Avenue, has remain vacant for several years (See Section 6 below).

As noted in the Design Standards for New Apartments Guidelines 2018, the childcare guidelines are to be revised in the future with a view to ensuring that childcare facilities are sufficient in terms of number, location and size to be commercially viable and to provide for sustainable communities. In the interim, until the new childcare guidelines are produced, the New Apartment Guidelines 2018, advise that creche requirement should be carefully considered with regard to local demographics and socio-economic trends, and with regard to the number of children who currently attend pre-school and the existing provision and capacity in the area.

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 include specific guidance on childcare provision. This gives an indication of revised approach currently evolving in relation to childcare facilities particularly in the context of the current guidelines which were published nearly 20 years ago. Section 4.7 of the Guidelines states 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 unit mix for the proposed Parkside Phase 4 development is 94 no. 1-bed, 8 no. 2 bed (3 person), 167 no. 2-bed (4 person) and 13 no. 3-beds. If the 1 and 2 beds are excluded, as suggested by the Guidelines, then the demand created by the 3 beds would be minimal. Following on from this advice the Applicant gave due consideration to the provision of a childcare facility during the design phase of the subject scheme. It was found, following consultation with Dublin City Council and childcare operators that there was a present lack of demand for another childcare facility within the catchment area. As planning has moved into an “evidence-based” era, the evidence to date does not present the demand for a viable childcare facility.

Dublin City Development Plan, 2016–2022



Appendix 13 of the Development Plan (2016-2022) seeks to provide 1 childcare facility per 75 dwellings. This is a guideline standard and it is noted childcare provisions will depend on the circumstances of each individual site and will take into account the existing geographical distribution of childcare facilities and the emerging demographic profile of area and the housing mix of the proposed development.

Policy SN17 of the Plan aims “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 of the Development Plan identifies that regard shall be given to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

Any modification to the indicative standard of one childcare facility per seventy-five dwellings 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 per cent approximately of the housing area will require childcare, then in a new housing area of seventy five dwellings, approximately thirty-five will need childcare. One facility providing a minimum of twenty 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.)
- 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 is a guideline standard and will depend on the particular circumstances of each individual site. Consideration of childcare facilities provision should be raised as early as possible in preplanning discussions for larger housing developments.

In considering the above bullet points, the approach of the childcare audit is in accordance with these requirements. Due consideration has been given to the existing and permitted/imminent facilities within the immediate area and has been completed in conjunction with the Dublin City Childcare Committee. Given the number of facilities within the area, it is appropriate to conduct a crèche audit at the current time to appropriately determine whether there is a present under or over-supply of childcare facilities for the area.

The findings of the crèche audit are discussed in detail in sections 5.0 to 7.0, with the findings in accordance with the requirements of Appendix 13 of the Development Plan, '*Guidelines for Childcare Facilities*'.

4.0 SITE CONTEXT



Figure 1- Site Location Map

The subject site is located to the north-west of Fr Collins Park and directly north of the Parkside Phase 2A and 2B lands. The subject site is located within the Grange A Electoral Division on a site area of c 3.17ha. The site is bounded to the east by Balgriffin Road, open park lands to the west, Parkside Boulevard to the south and the Castlemoyne residential development to the north.

5.0 AREA DEMOGRAPHICS AND CATCHMENT AREA

Approximately 9,696 no. people were living within the Grange A Electoral Division (where the subject lands are located) at the time of the 2016 Census. There was an c.8.3% increase in population between the 2011 and 2016 Census. The analysis of CSO data showed that the population was aging with a 45.5% increase in population over the age of 65, an increase of 9.5% in population of older adults (35-64 years old) and a decrease of 6.5% for young adults (19-34 years old).

Of the total population, **8.6%**, or 837 people, were of pre-school age, and this age cohort had only increased by 2.38% since 2011 which is a very small growth rate compared to other age groups. Nevertheless, it is still higher than the national average of 7%.

2011 Population	2016 Population	Population Change 2011-2016	Percentage Change 2011-2016
8,948	9,696	748	8.3%

Table 1- CSO Data of the Grange A Electoral Division

Age	2011	2016	Change	Percentage Change
0-4 Pre-school	817	837	+20	+2.38
5-18 School Children	1,987	2,198	+211	+9.6
19-34 Adults	2,436	2,286	-150	-6.5
35-64 Adults	3,327	3,676	+349	+9.5
65+ Adults	381	699	+318	+45.5

Table 2- Age Groups CSO Data of the Grange A Electoral Division

QUARTERLY NATIONAL HOUSEHOLD SURVEY

The Quarterly National Household Survey (QNHS) carried out by the Central Statistics Office includes a Special Module on Childcare. The most recent report on this module was published for Quarter 4 2016. What the figures indicate is that crèche/Montessori attendance for pre-school age children nationally is 19%, with the Dublin region unsurprisingly with the highest rate (25%) (Source: CSO.ie). At the same time 78% of childcare is carried out unpaid by a parent/partner or relative/friend in the Dublin area.

	Border	Midland	West	Dublin
Type of childcare				
Parent / Partner	65	56	59	62
Unpaid relative or family friend	16	13	18	16
Paid relative or family friend	2	5	2	3
Childminder / Au Pair / Nanny	13	18	21	8
Creche / Montessori / Playgroup / After-school facility	15	14	15	25
Other	1	<1	<1	1
Total pre-school children using non-parental childcare	45	47	49	46
<i>Unweighted sample</i>	198	136	234	525

Figure 2 – Extract from Quarterly National Household Survey, 2016 Special Module on Childcare

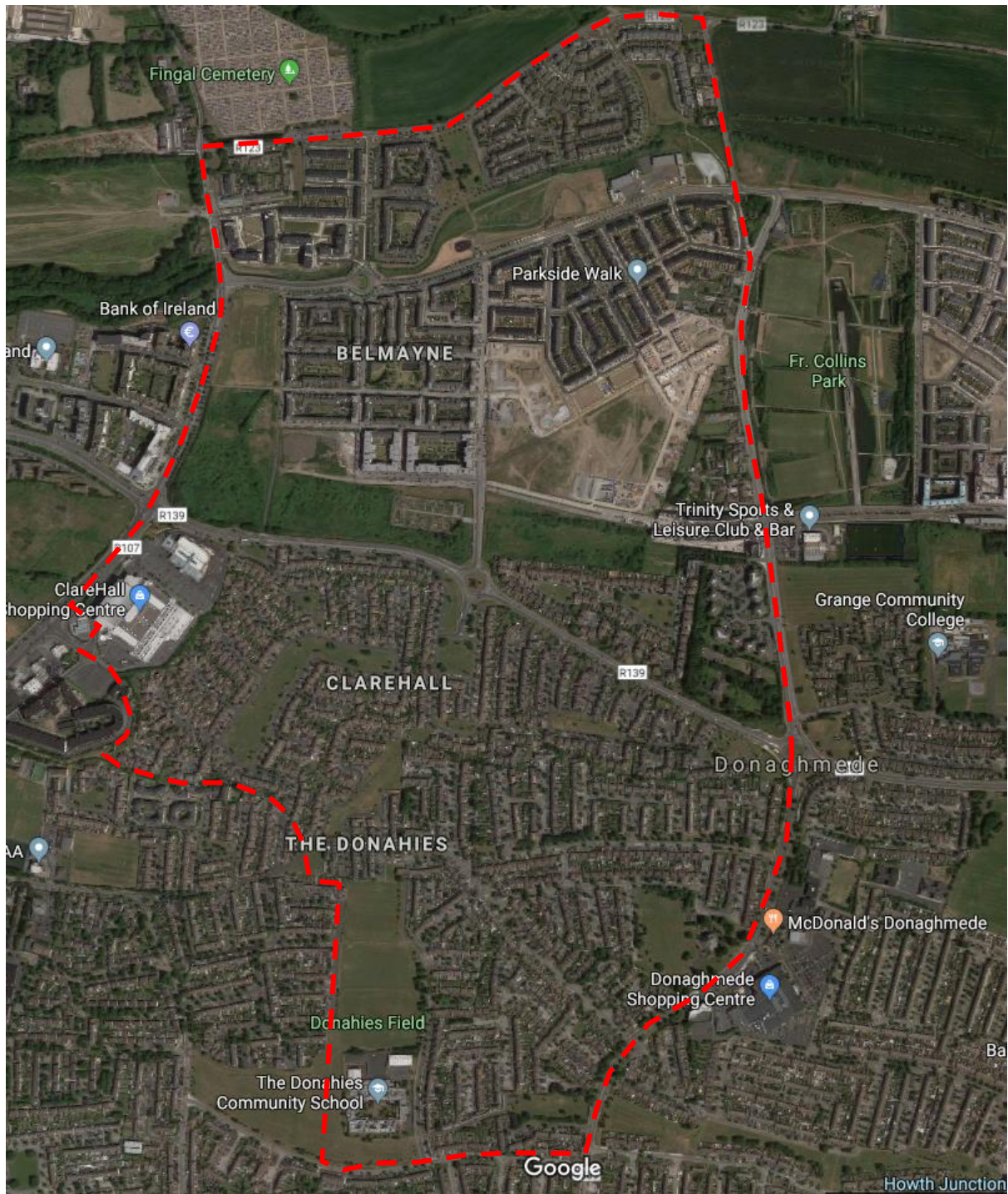


Figure 3- Catchment Area – Grange A

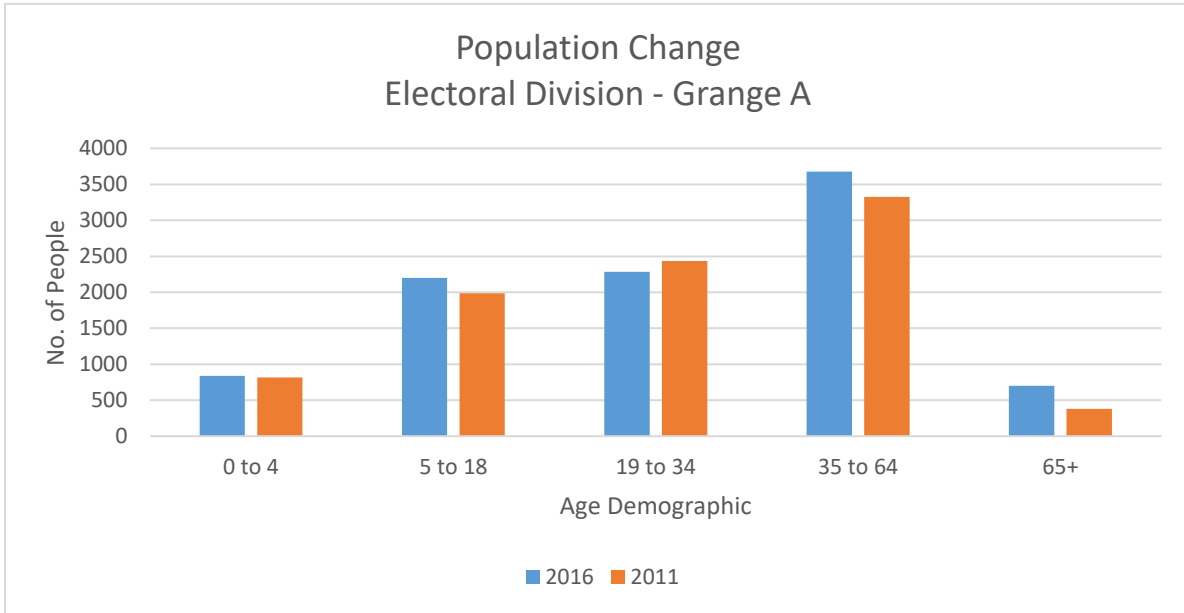


Figure 4- Changing Population Grange A ED 2011-2016

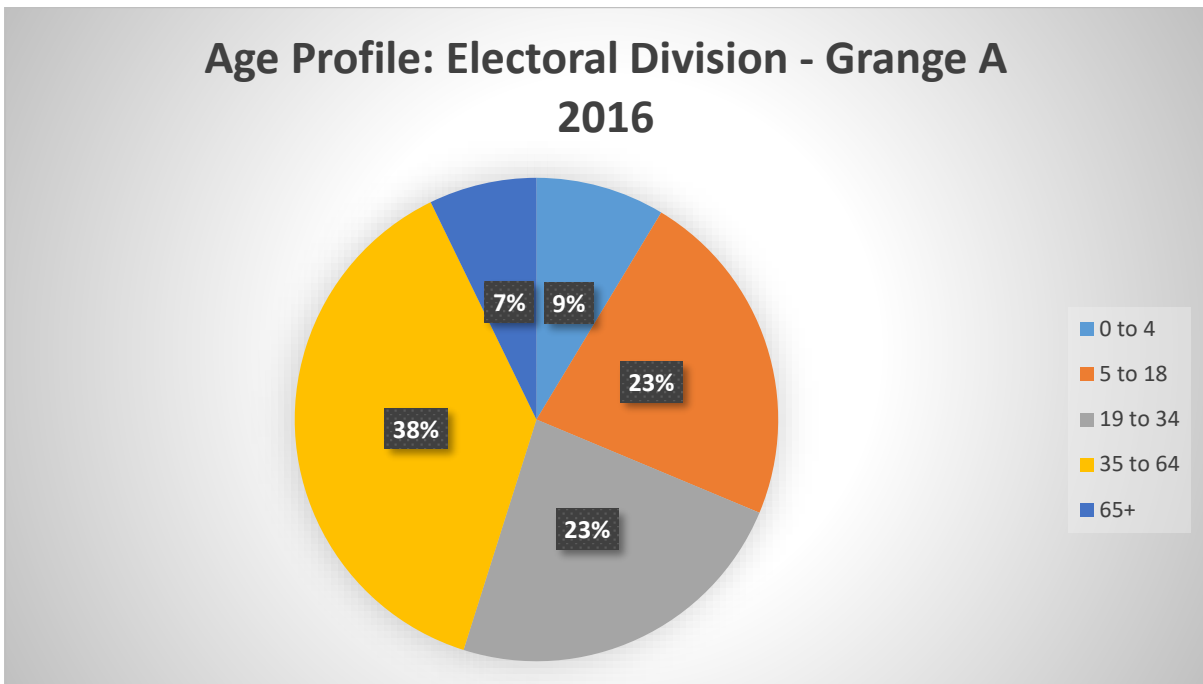


Figure 5 – Population breakdown for Electoral Division – Grange A for the 2016 census period.

6.0 CHILDCARE/ CRECHE FACILITIES

Pobal, the government agency, maintains an up to date map of registered childcare facilities within Ireland, enabling more objective analysis of gaps in provision and the targeting of areas where facilities may be needed in the future. We have undertaken an analysis of existing facilities in the local area as detailed in Figure 6 (below) using this data from Pobal. From this analysis it is shown that there are 23 no. childcare facilities operating within the chosen catchment area - c. 1km radius from the subject site.

The 23 no. crèche/childcare facilities include: Giraffe Childcare Northern Cross including Little Rainbows, Little Blossoms Crèche, Bumblebees, Learning Circle Childcare, The Learning Circle, Tigers Childcare Balgriffin, Ciara's Playschool, Lovable Me Montessori, Pipalong Childcare, Madeline's Preschool, Children's Choice, Coraline's Playschool, Fizzy Fingers, Mead Day Care Centre, Stepping Stones, Little Jesters Playschool, Ayrfield Community Playgroup, The Kids Den Preschool, Learn and Play Preschool and Afterschool CLG, Darndale Belcamp New Life Centre LTD the Darndale/Belcamp Integrated Childcare Service and a crèche at Drumnigh Montessori Primary School.

Of the 23 no. crèche facilities, 11 are located within c. 1 km from the subject site. This data was collected in conjunction with Dublin City Council, Pobal, Google Maps, the applicable crèche website as well as phoning the various childcare/crèche facilities.

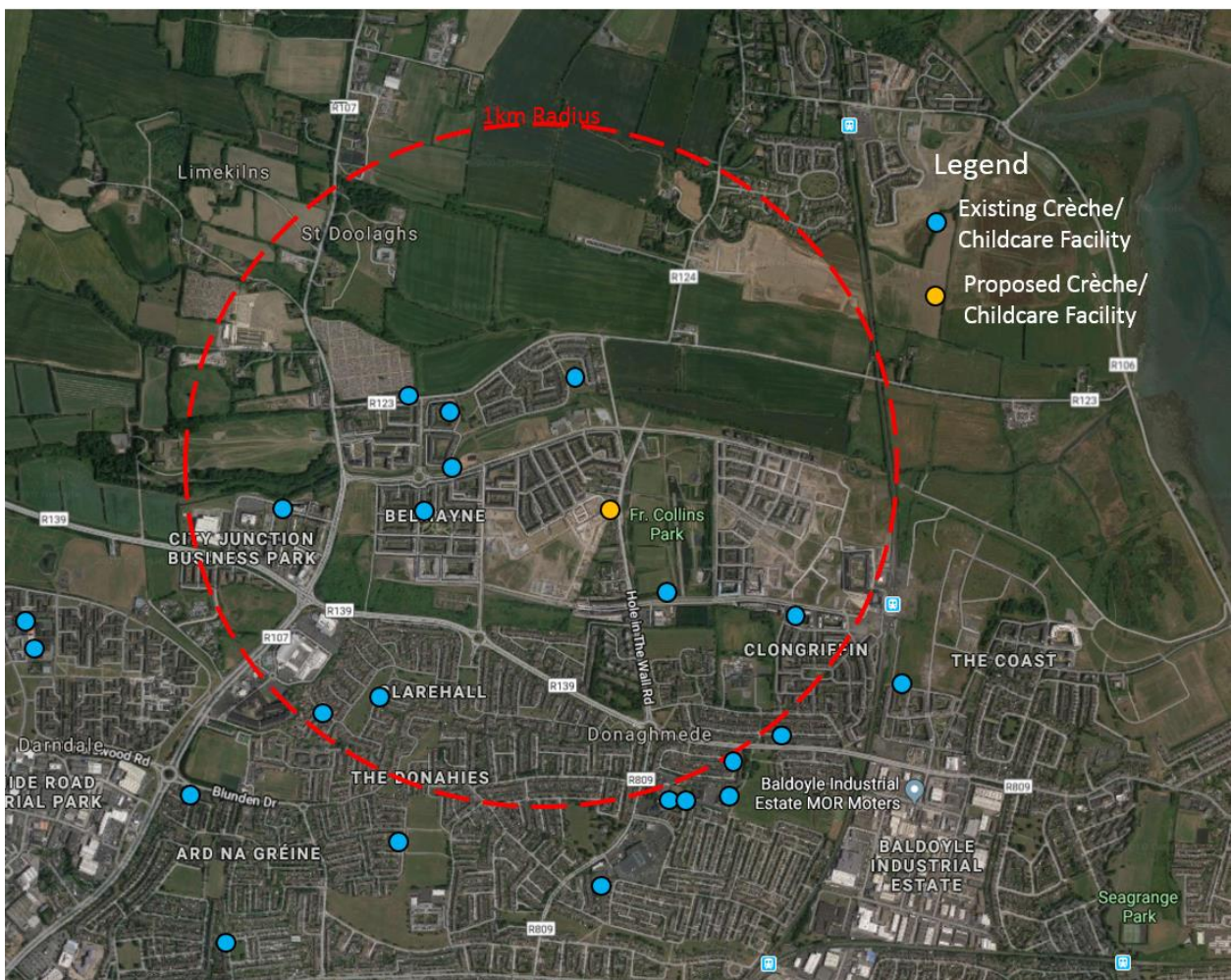


Figure 6 – Location Crèche/Childcare Facilities within 1km radius of subject site

Crèche/Childcare Facility	Total no. Children	Vacancy	Services Offered
Giraffe Childcare Northern Cross	No Response	No Response	Full Day Care
Little Rainbows	96	Not provided	Full Day Care
Little Blossoms Crèche	33	Not provided	Full Day Care
Bumblebees	55	0	Full Day Care
Learning Circle Childcare	32	Not provided	Full Day Care
The Learning Circle	60	0	Full Day Care
Tigers Childcare Balgriffin	85	0	Full Day Care
Ciara's Playschool	22	0	Sessional
Lovable Me Montessori	44	0	Sessional
Pipalong Childcare	44	0	Sessional/After school
Madeline's Preschool	20	0	Not provided
Children's Choice	34	0	Full Day Care
Coraline's Playschool	16	0	Sessional/After school
Fizzy Fingers	22	0	Sessional
Mead Day Care Centre	55	0	Part Time
Stepping Stones	14	8	Sessional
Little Jesters Playschool	16	0	Sessional
Ayrfield Community Playgroup	16	4	Sessional
The Kids Den Preschool	40	0	Full Day Care
Learn and Play Preschool and Afterschool CLG	22	11	Part Time
Darndale Belcamp New Life Centre LTD	36	0	Afterschool
Darndale/Belcamp Integrated Childcare Service	234	7	Full Day Care
Drumnigh Montessori Primary School	44	2	Sessional
Total	1,040	32	
Permitted 507 sq.m. 2 storey Parkside Crèche (Permission Granted Reg. Ref. 3486/17)		117	
Total Vacancy rate for Crèche (including permitted crèche Reg. Ref. 3486/17)		149	

Table 3 – Location of Crèche Facilities

(Many of the Full Time Care also provide sessional/part time/afterschool care in conjunction with the Full Time Care.)

In relation to the Clongriffin development lands to the east it is understood that a number of creches have been permitted as part of the residential developments in that area to date totalling up to 275 spaces (Noted in the DCC Planners Reports for Planning Permissions for the Marrsfield Parade Apartment development immediately east of Balgriffin Park (Refs 3380/15, 3696/18). However, only one crèche is in operation (The Learning Circle facility at Beaupark Place noted above). Another creche

has been completed to shell and core for a number of years as part the Marsfield Avenue apartment development (c.650m east of the subject site) but to date remains empty. In any event it is anticipated that the Clongriffin area will in time be self-sufficient in terms of childcare provision with the completion of permitted development.

7.0 DEMAND FOR CHILDCARE PLACES LIKELY GENERATED BY THE PROPOSED SCHEME & PARKSIDE

The tables below identify the number of apartments proposed as part of this Parkside Phase 4 Development, and then in combination with the remainder of the Parkside development.

Bedroom numbers	Number of Apartments	Percentage
1 Bedroom Apartments	94	33.3
2 Bedroom Apartments (3 and 4 person)	175	62.1
3 Bedroom Apartments	13	4.6
Total	282	100

Table 4 – Apartment Breakdown for Parkside Phase 4 Development

Parkside Phase	Total No. of Units	No. without 1-beds	No. without 1 and 2 beds
Phase 1 – Reg Ref. 2941/14	166	166	166
Phase 2A - Reg. Ref. 2296/16	48	48	48
Phase 2B - Reg. Ref. 2679/16	94	94	94
Phase 2C - Reg. Ref. 3486/17	89	89	66
Phase 3 - Reg. Ref. 2114/15	71	71	71
Phase 5A – Reg. Ref. 3791/18	96	96	80
Proposed Phase 4 Development	282	188	13
Total No. of Units	846	752	538

Table 5 – Unit Total and Breakdown for Overall Parkside Development

Based on an average household size of 2.7 then the estimated population of the overall Parkside development would be c.2,284 persons. Based on the 2016 Census figures for the area then the population estimate for the 0-4 age cohort (pre-school) is c.196 children.

As noted above not all children in the 0-4 age cohort require private childcare. The 2016 QNHS indicates that in the Dublin region on average 25% of pre-school age children attend private childcare.

Applying this figure to the total estimate of children in the Parkside developments (including the current proposal), indicates that c.49 private childcare spaces are needed. For Parkside 4 alone the figure is only 16 spaces.

Of course, the 25% QNHS estimate for the Dublin Region is an average and one would expect the percentage to be greater in areas where there are higher instances of both parents working, and therefore needing private childcare.

Therefore, the tables below also include a “worst case” scenario where 50% of children may require private childcare. This would be double the average for Dublin according to the QHNHS. In that instance the total number of childcare spaces needed for the Parkside development including the current proposal would be 98.

However, if one also factors in the potential exclusion of 1-bed and 2-bed units from the calculation of childcare demand (as promoted in the 2018 national apartment guidelines) then the estimated private childcare demand for Parkside reduces to 62 places (and only 3 for Parkside 4, which we note is predominantly 1 and 2 bed units).

Parkside (All Phases)	Total No. of Units	No. without 1-beds	No. without 1 and 2 beds
Total Pop Estimate (@2.7 Household Size)	2284	2030	1453
Total Pop of 0 - 4 years (8.6% Census)	196	175	125
Total 0-4 Years Requiring Private Childcare (QNHS 25%)	49	44	31
Total 0-4 Years Requiring Private Childcare (Worst Case 50%)	98	87	62

Table 6 – Private Childcare Demand for Overall Parkside Development

Parkside (All Phases)	Total No. of Units	No. without 1-beds	No. without 1 and 2 beds
Total Pop Estimate (@2.7 Household Size)	761	508	35
Total Pop of 0 - 4 years (8.6% Census)	65	44	3
Total 0-4 Years Requiring Private	16	11	1

Childcare (QNHS 25%)			
Total 0-4 Years Requiring Private Childcare (Worst Case 50%)	33	22	2

Table 7 – Private Childcare Demand for Parkside 4

In summary, the above tables indicate that the likely childcare demand arising out of the Parkside 4 development will be very low and when assessed in conjunction with the adjoining Parkside phases then the total demand will be at worst 98 places, and likely much lower than that when 1 and 2 bed units are excluded.

As noted above the Parkside development existing and proposed is to be served by a centrally located creche as permitted in Phase 2C under Ref. 3486/17. This permitted creche (c.507 sq.m) is designed to accommodate 117 childcare places and is intended to serve the entire Parkside development as well as having surplus spaces to serve adjoining developments if required.

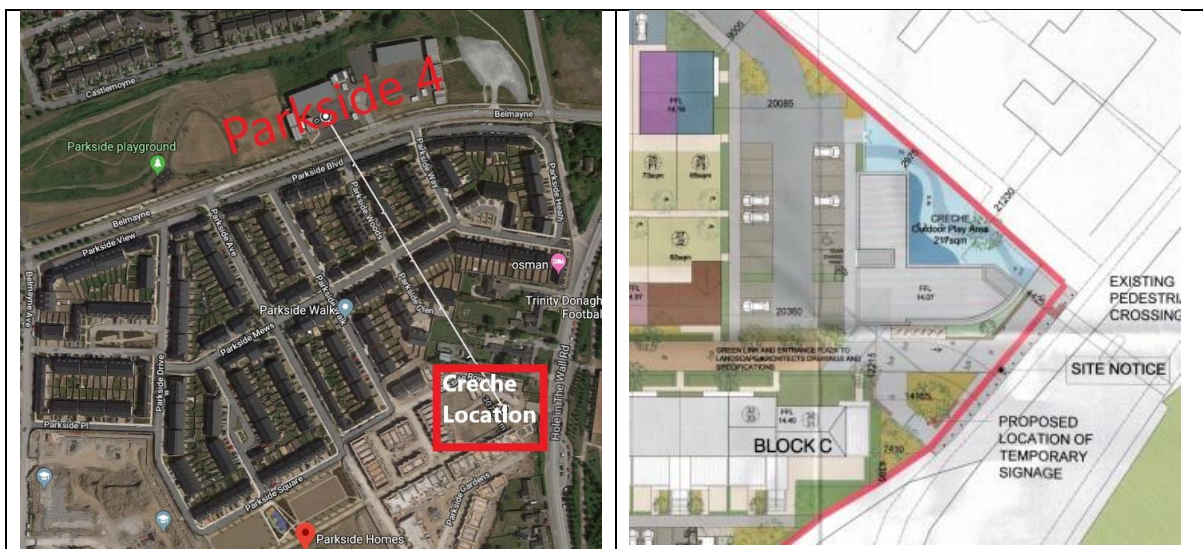


Figure 7 – Location and Site Plan of Permitted Parkside Crèche

It is understood that that documentation in relation to the completion of the creche has been submitted to Dublin City Council in compliance with conditions under Ref. 3486/17. In Appendix A attached is a letter from Cairn Homes Properties Limited re-confirming their intention to carrying out the creche development.

It is also noted, according to the survey carried out, that within the existing creches in the wider area there is existing supply (of c.32 spaces). Taken together with the Cairn Homes creche to be delivered presently, it is considered that there will be more than sufficient childcare provision in the local area to facilitate the (predominantly 1 and 2 bed) Parkside 4 scheme, without the need for an additional on-site creche.

8.0 CONCLUSION

On the basis that there is likely to be little demand for childcare spaces from the predominantly 1 and 2 bedroom apartment scheme proposed it is estimated that Parkside 4 by itself will generate little demand for an additional creche and that the existing and permitted childcare provision (to be delivered also by the applicant) in the immediate area will be sufficient to serve both this scheme and the overall Parkside development, without the need for an additional creche facility.

APPENDIX 1

LETTER FROM CAIRN HOMES PROPERTIES LTD REGARDING DELIVERY OF PERMITTED PARKSIDE CRECHE



Cairn Homes Properties Limited
7 Grand Canal,
Grand Canal Street Lower,
Dublin 2,
D02 KW81

+353 1 696 4600
www.cairnhomes.com

Strategic Housing Unit
An Bord Pleanála
64 Marlborough St
Dublin 1

9th October 2019

To Whom It May Concern

Cairn Home Properties Limited have planning permission for the delivery of 117 child place creche as part of Parkside 2C (Reg. Reg 3486/17). It is the intention of Cairn Homes Properties Limited to deliver this creche facility in accordance with its current planning permission as part of the phased development of Parkside as a whole.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Emma Flanagan".

Emma Flanagan MRTPI MIPI
Town Planner