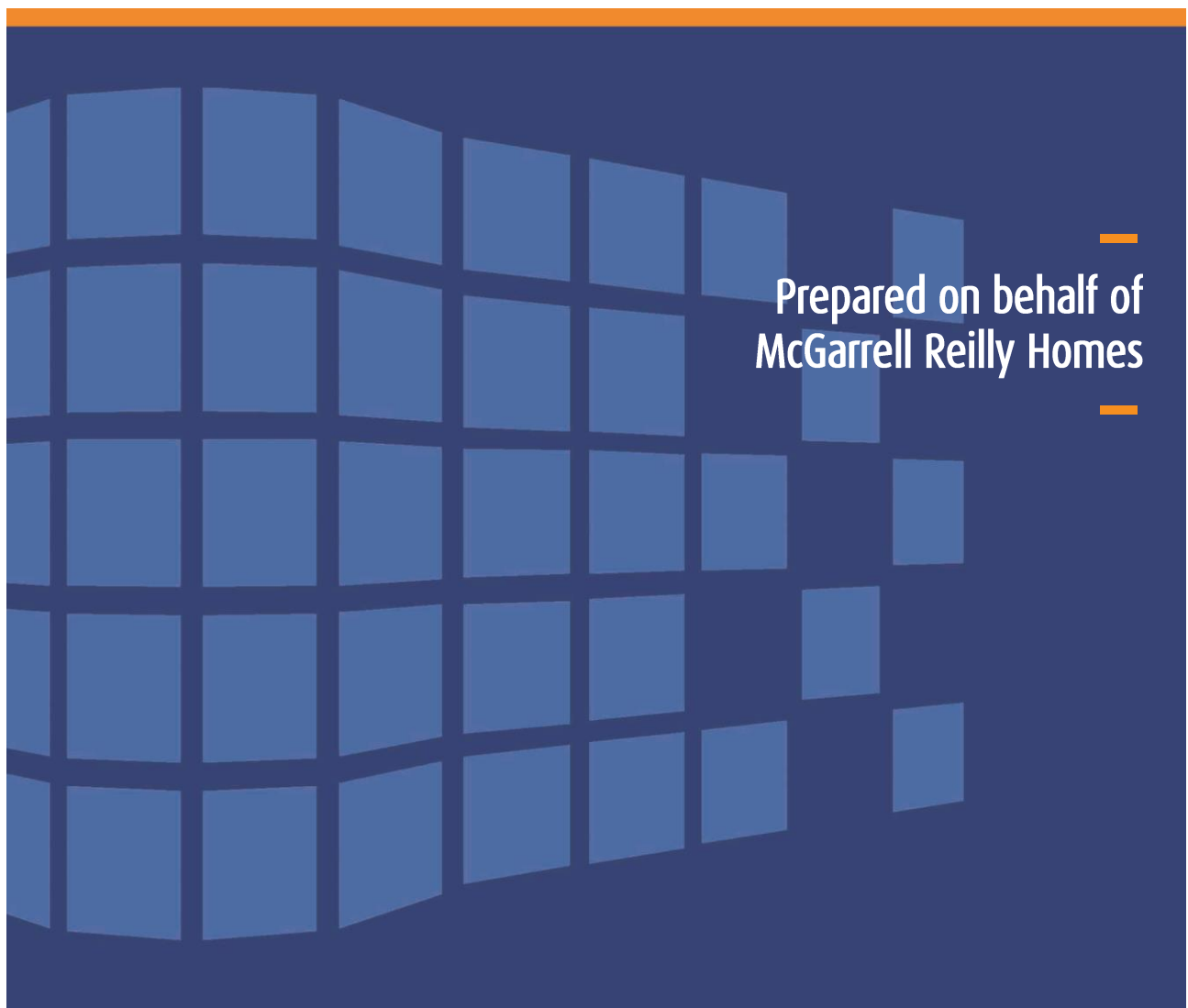


Childcare Assessment Report

Proposed Strategic Housing Development on land at Newtownmoyaghy, Kilcock, Co. Meath.

December 2019



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1. Introduction

McGarrell Reilly Homes are applying for a Strategic Housing Development (SHD) that will provide for 575 No. residential dwellings, a 623 sqm. childcare facility to accommodate 119 No. children, new GAA changing room facilities and all associated site works on a 24.24 Hectare site at Newtownmoyaghy in Kilcock, Co. Meath, see **Figure 1**.

To support this application McCutcheon Halley Chartered Planning Consultants were appointed to assess the existing childcare provision and capacity proximate to the subject site and to provide an opinion on the need, or otherwise, for a childcare facility to be integrated into the proposed design.



FIGURE 1: LOCATION OF PROPOSED DEVELOPMENT SITE AT NEWTOWNMOYAGHY IN KILCOCK, CO. MEATH.

It is noted that item No. 6 of An Bord Pleanála's Opinion, issued to the applicant following the Pre-Application Consultation meeting, requires the following:

Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.

Accordingly, this report provides details on the current capacity of existing childcare facilities in the catchment areas along with the demand for places likely to be generated as a result of the proposed development.

1.1 Methodology

Within the context of the site's location and the fact that 46% of the population of the 8 No. Electoral Divisions (EDs) examined travel over 15-minutes to work, school or college, it was deemed appropriate to audit existing childcare facilities within, approximately, a 10-minute drive of the proposed site (c.5km). Given the location of the proposed development and high percentage of the population commuting more than 15-minutes to work, school or college, the distance is considered a reasonable catchment for future occupants of the proposed development to access childcare facilities.

A variety of sources were consulted in the preparation of this report including;

- Kildare Childcare Committee;
- Pobal maps for information on the location of existing childcare facilities; and,
- TUSLA (Child and Family Agency) Early Years Inspectorate Reports.

The sources identified were supplemented with a phone survey to ascertain the capacities of childcare facilities in the area. It should be noted that it was not possible to get definitive information in all circumstances due to low response levels and a number of facilities citing commercial sensitivities / data protection issues.

Pre-school inspection reports for TUSLA were available for all facilities. However, these reports are not up to date for the current year (2019/2020), thus, not all relevant data necessary for the assessment was available.

Kildare County Council Childcare Committee were contacted in the 1st of August 2019 and it was advised that they were not in a position to provide information on the future provision of any childcare facilities in this area.

In accordance with the Childcare Guidelines for Planning Authorities, 2001, this assessment establishes the following;

- The emerging demographic profile of the area; and,
- The existing geographical distribution of childcare facilities within the study area.

8 No. Electoral Divisions were identified within 5km of the proposed development site. These include Kilcock, Maynooth, Kilmore, Gallow, Cloncurry, Rodanstown, Balraheen and Straffan as illustrated in Figure 2. Census data for each of these EDs was reviewed to inform this assessment. This was then compared with national averages across a number of datasets that include:

- Total Population;
- Children aged 0-4;
- Females aged 25-44 (Peak Fertility);
- Females aged 44 + (Outside Peak Fertility); and,
- Total Population aged 65 +.



FIGURE 2: ELECTORAL DIVISIONS WITH 5KM OF SUBJECT SITE.

2. Planning Policy Context

The relevant policy for the provision of childcare facilities is as follows:

2.1 Childcare Guidelines for Planning Authorities, 2001

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered a reasonable starting point in this regard.

It provides that the results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

Appendix 2 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.

2.2 Design Standards for New Apartments – Guidelines for Local Authorities, 2018

Section 4.7 of the Guidelines state that:

'Notwithstanding the Planning Guidelines for the Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in the 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 area.'

These Guidelines also state that:

'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.'

2.3 Meath County Development Plan 2013-2019

The following policies are taken from the Meath County Development Plan that relate specifically to the provision of childcare:

- **SOC POL 5:** *To require as part of all new large residential and commercial developments, and in existing developments where appropriate, that provision is made for facilities including local / neighbourhood shops, childcare facilities, schools and recreational facilities, to seek their provision concurrent with development.*
- **SOC POL 21:** *To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines.*
- **SOC POL 23:** *To promote and encourage the provision of a network of childcare facilities that reflects the distribution of the residential population in the county and to minimise travel distance and maximise opportunities for disadvantaged communities.*
- **SOC POL 25:** *To require the provision of childcare facilities in appropriate type and scale in suitable locations throughout the County. In particular, the development of childcare facilities at the following locations will normally be required:*
 - *Adjacent to public transport nodes, and; within new and existing residential developments.*

3. Demographic Profile

In advance of analysing the local demographics, some key State facts that emerged from the 2016 Census and relevant to this assessment are:

- Birth rates are continuing to fall since 2009;
- The number of pre-school children in the State fell by 7%;
- The State's 65 years and over age group had the largest increase in population, rising by 19.1%.

To inform this study, data from both the 2011 and 2016 Census was analysed along with data from the 8 No. ED regions as identified in Figure 2.

Data obtained for the settlement of Kilcock was used for analysis as opposed to comparing it with County averages. This approach was considered more suitable as it would provide a more accurate demographic profile for the area.

3.1 Census 2016 Relevant Statistics

The subject site is located within the Rodanstown ED. The results for the 8 No. ED regions and the Kilcock Settlement are presented in Table 1 and Table 2 with the key points in terms of childcare requirements set out below.

As per the 2016 Census, the total population for the 8 No. EDs was 32,610 people. This area experienced a 13.4% population increase during the intercensal period and it was noted that 8% of the study area's population was identified as being aged between 0-4 years old.

In the **0-4** age group:

- 7% of the State's population is aged 0-4;
- 8% of the population across the 8 No. EDs is aged 0-4;
- 10.7% of the Kilcock Settlement are children aged 0-4;
- 7.9% of the population of the Rodanstown ED is aged 0-4;

In the female **25 to 44** age category:

- The State average for female population aged between 25 and 44 is 15%;
- 15.7% of the female population across the 8 No. ED regions are aged between 25 and 44;
- 20.3% of the population of the Kilcock Settlement are identified as females aged between 25 to 44;
- 11% of the population of the Rodanstown ED are female aged 25-44.

In the female **45+** age category:

- 19.2% of the State's population are females aged 45 and over;
- 14.9% of the population within the 8 No. ED regions identified are aged 45 and over;
- 11.3% of the Kilcock Settlement are females aged 45 and over;
- 22.6% of the Rodanstown ED are in the female category of 45 and over.

In the **65+** age category:

- 13.4% of the State's population are in the 65+ age category;
- 8.6% of the population within the 8 No. ED regions are aged 65 and over;
- The 65 plus age group has increased by 35% from 2011 to 2016 throughout the 8 No. ED regions;
- 5.5% of the population of the Kilcock Settlement are aged 65+;
- 17.9% of the Rodanstown ED are in the 65+ age category.

Electoral Division	Total Pop.	0-4 yrs	25-44 (Female)	45yrs + (Female)	65yrs + (Male/Female)	% Pop. 0-4 yrs	% Pop. 25-44 (Female)	% Pop. 45 yrs+(Female)	% Pop. 65yrs+
Rodanstown	1,123	89	124	254	201	7.9%	11.0%	22.6%	17.9%
Kilcock	6,930	705	1327	929	585	10.2%	19.1%	13.4%	8.4%
Maynooth	15,998	1244	2598	2129	1126	7.8%	16.2%	13.3%	7.0%
Straffan	2,035	146	289	388	272	7.2%	14.2%	19.1%	13.4%
Balraheen	2,403	144	250	381	239	6.0%	10.4%	15.9%	9.9%
Gallow	961	73	119	203	136	7.6%	12.4%	21.1%	14.2%
Cloncurry	1,571	95	185	285	65	6.0%	11.8%	18.1%	4.1%
Kilmore	1,589	121	215	301	193	7.6%	13.5%	18.9%	12.1%
Total:	32,610	2617	5107	4870	2817	8.0%	15.7%	14.9%	8.6%

TABLE 1: ELECTORAL DIVISIONS DEMOGRAPHIC PROFILES

Settlement	Total Pop.	0-4 yrs	25-44 (Female)	45yrs + (Female)	65yrs + (Male/Female)	% Pop. 0-4 yrs	% Pop. 25-44 (Female)	% Pop. 45 yrs+(Female)	% Pop. 65yrs+
Kilcock	6,093	654	1,239	691	334	10.7%	20.3%	11.3%	5.5%

TABLE 2: KILCOCK SETTLEMENT DEMOGRAPHIC PROFILE

4. Proposed Development

4.1 Future Demand as a Result of Proposed Development

Drawing No. 1829 P 104 shows the proposed residential layout which is comprised of a total of 575 No. residential properties. Table 3 sets out the proposed schedule of accommodation.

	Houses	Apartments	Duplexes	Corner Blocks	Total
1-bed	0	20	15	29	64
2-bed	43	46	21	42	152
3-bed	270	0	6	8	284
4-bed	75	0	0	0	75
Total	388	66	42	79	575

TABLE 3: SCHEDULE OF ACCOMMODATION BY HOUSE TYPE

The Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2001) states that:

'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'

Notwithstanding, this assessment takes a worst-case scenario approach and includes all of the proposed two-bedroom units proposed as part of this development.

The total number of dwellings to be provided is 575 No. units. Excluding the 1-bedroom units (64 No. units), 511 No. units are proposed that consist of 2, 3 or 4-bedroom units suitable for families.

Relevant Statistics	
Number of units suitable	511
Average Household Size	2.7
% of population aged 0-4 (State)	7%
Q3, 2016 QNHS Childcare State Uptake	19%
Proposed Development	
No. of residents within proposed housing development	1,380
No. of children aged 0-4 (7%)	97

TABLE 4: ESTIMATED CHILDCARE GENERATION

Utilising the State's average household size of 2.7 persons per unit, 511 No. units will generate 1,380 No. persons. The percentage of children aged 0-4 years within the 8 No. ED regions as identified is 8% for the chosen subject area and 7% for the State. As such, the proposed development would therefore, theoretically, in accordance with the State average for population of children aged 0-4, yield 97 No. children aged 0-4.

The Quarterly National Household Survey, Childcare, Quarter 3 2016 states that the percentage of pre-school children minded by parents is 62%, meaning 38% of pre-school children attend some sort of childcare facility. The most common non-parental childcare type in the survey for pre-school children is a Creche / Montessori / Playgroup Facility. This type of childcare is used by 19% of the State's pre-school age children.

Applying the State childcare uptake ratio of 19% to the proposed development, then theoretically, only 18 No. childcare spaces would be required. However, this assessment is based on the worst-case scenario i.e that all children aged 0-4 years would be cared for in a creche. As such, this assessment proceeds on the basis that 97 No. childcare spaces will be required.

5. Childcare Audit

18 No. childcare facilities have been identified within a 10-minute drive from the subject site. These facilities are identified in Table 5 along with an approximate drive time.

No.	Childcare Facilities	Drive Time (mins)
1	Naionra Siamsa	2
2	Seesaws Playschool	4
3	Kinder Crescent Kilcock	5
4	Tiny Tots	1
5	Wise Owl Montessori	10
6	NUIM Creche	7
7	Kidz @ Play Playschool & Afterschool Kilcock	10
8	Tiddlywinks and Scallywags	9
9	Tir Na Nog Montessori	6
10	Happy Steps	4
11	Happy Steps Childcare	5
12	Best Beginnings	9
13	Kidz @ Play Maynooth	9
14	Minnows	10
15	Naoinra Gheardoin	10
16	Maynooth Day Nursery	10
17	Kinder Crescent Maynooth	10
18	The Children's Academy Montessori	7

TABLE 5: EXISTING CHILDCARE FACILITIES WITHIN A 10-MINUTE DRIVE OF THE SUBJECT SITE

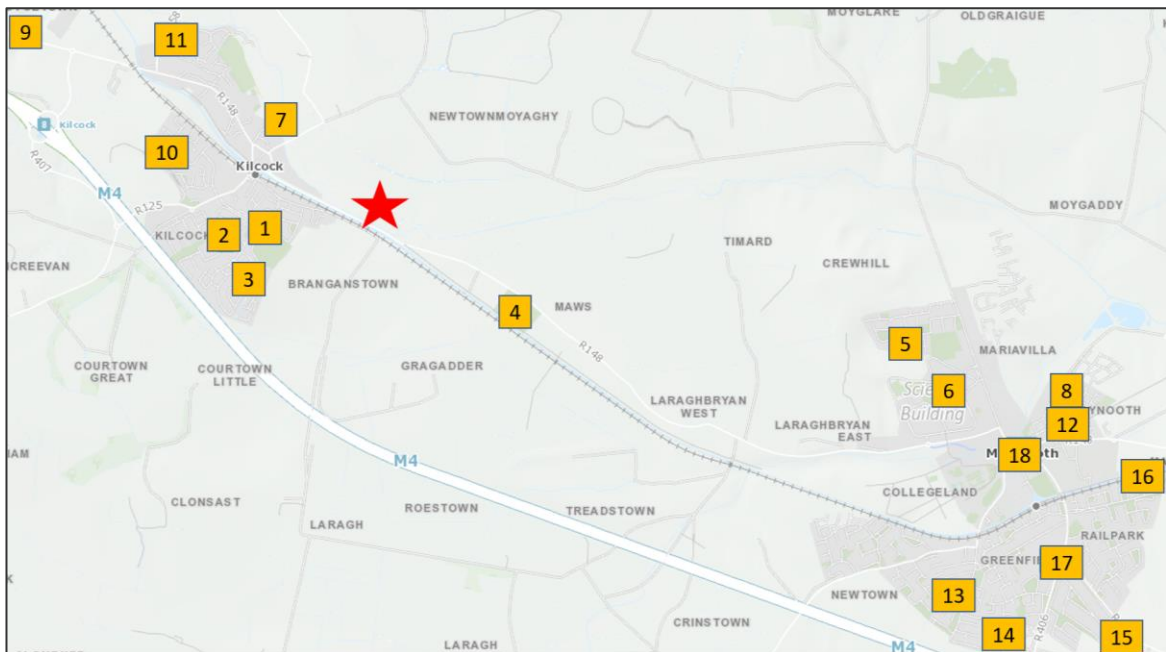


FIGURE 3: EXISTING CHILDCARE FACILITIES WITHIN A 10-MINUTE DRIVE OF THE SUBJECT SITE.

The capacity rates, as identified in Table 6, are primarily based on data gathered from TUSLA reports, which were then confirmed via phone survey / email correspondence with childcare providers where possible.

No	Childcare Facilities	Capacity *taken from latest TUSLA reports (2017/2018)
1	Naionra Siamsa	20*
2	Seesaws Playschool	7
3	Kindercrescent Kilcock	63*
4	Tiny Tots	22*
5	Wise Owl Montessori	20*
6	NUIM Maynooth	69*
7	Kidz @ Play Playschool & Afterschool Kilcock	44
8	Tiddlywinks and Scallywags	6*
9	Tír na nÓg Montessori	22*
10	Happy Steps	59
11	Happy Steps Childcare	126
12	Best Beginnings	22*
13	Kidz @ Play Maynooth	44
14	Minnows	49*
15	Naoinra Gheardoin	22*
16	Maynooth Day Nursery	30*
17	Kinder Crescent Maynooth	75*
18	The Children's Academy Montessori	N/A
Total		700

TABLE 6: EXISTING CHILDCARE FACILITIES AND MAXIMUM CAPACITIES.

There are 2,617 No. children aged between 0-4 within the 8 No. ED regions examined as part of this assessment. Based on the data presented in the Quarterly National Household Survey, Quarter 3 2016, 19% of children in the State are cared for in a Creche / Montessori, thus there is a requirement for 497 No. places within the catchment area.

Based on the worst-case scenario, the subject site may generate an additional 97 No. childcare spaces. As such, the existing population combined with the proposed development would generate a requirement for 594 No. childcare spaces in the creche catchment area.

However, as per the figures provided in Table 5, there are at least 700 No. childcare places currently provided by existing facilities within the catchment area. These spaces, combined with the proposed new 119 No. childcare facility, will ensure that all demand for childcare spaces will be provided for.

6. Conclusion

This Childcare Assessment Report has been carried out to determine the existing childcare provision within an approximate 10-minute drive of the proposed development site and to ascertain the need and potential for a childcare facility in conjunction with the provision of 575 No. dwellings.

The demographic profile of the area is consistent with key State themes that emerged from the 2016 Census. One of these trends includes the fact that the largest increase in population was in the 65+ age group which increased by 35% between 2011 and 2016 within the 8 No. ED regions.

Based on applying the national creche uptake figures (identified at 19%) to the total number of children present in the 8 No. ED regions it is estimated that 497 No. places are required with an additional 97 No. places required to accommodate children in the 0-4 age bracket. However, our assessment shows that there are currently 700 No. childcare spaces provided by existing facilities within a 10-minute drive as per Table 5.

Having regard to the proximity of existing services and the availability of childcare spaces within existing facilities, combined with the proposed 623 sqm childcare facility that will provide for an additional 119 No. childcare spaces, it is considered that both the existing and proposed childcare services in Kilcock will be more than capable of meeting any future demand generated as a result of this development.