

# SLA

Stephen Little  
& Associates

## Childcare Needs Assessment Report

Proposed Strategic  
Housing Development

Proposed Residential  
and Commercial  
Development at site of  
42A Parkgate Street,  
Dublin 8

For Ruirside  
Developments Ltd

**Document Control: -**

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**TABLE OF CONTENTS**

<b>1</b>	<b>INTRODUCTION.....</b>	<b>1</b>
<b>2</b>	<b>CHILDCARE ASSESSMENT .....</b>	<b>1</b>
2.1	GUIDELINES & POLICIES ON THE PROVISION OF CHILDCARE FACILITIES .....	1
2.1.1	Childcare Facilities: Guidelines for Planning Authorities.....	1
2.1.2	Sustainable Residential Development in Urban Areas (2009).....	2
2.1.3	Circular Letter PL3/2016.....	3
2.2	REVIEW OF CHILDCARE FACILITIES.....	3
2.2.1	Existing Childcare Facilities.....	3
2.2.2	Permitted Childcare Facilities.....	9
2.2.3	Summary .....	11
2.3	POPULATION & CHILDCARE DEMAND.....	11
2.3.1	Population Change 2011 – 2016 .....	11
2.3.2	Population Age Distribution (0-4 Years Age Cohort) .....	12
2.3.3	Small Area Population Statistics (SAPS).....	12
<b>3</b>	<b>CONCLUSIONS.....</b>	<b>17</b>

## 1 INTRODUCTION

Stephen Little & Associates Chartered Town Planning & Development Consultants, is instructed by our Client, Ruirside Developments Ltd, to prepare this Childcare Needs Assessment to support this development proposal.

The proposal comprises a Strategic Housing Development of 481no. Build-to-Rent residential units, commercial/retail facilities and public open space at 42A Parkgate Street, Dublin 8.

The rationale for writing this report lies in the fact that the proposed development involves more than 75no. dwellings, which is broadly speaking the threshold for provision of a childcare facility within a development.

## 2 CHILDCARE ASSESSMENT

The purpose of this Childcare Needs Assessment is to demonstrate and justify that a crèche facility is not required at on site.

As such, this Childcare Assessment considers the following:

- Review of relevant guidelines and policies in relation to the provision of childcare facilities
- Identification of existing registered and permitted / proposed childcare facilities in the surrounding area and their child space capacity.
- Demographic analysis of population and likely childcare demand within the relevant Electoral Division, using Census figures.
- Conclusions drawn from policy and data review.

### 2.1 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.

#### 2.1.1 Childcare Facilities: Guidelines for Planning Authorities

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 sets 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 Childcare Guidelines recommend the provision of 20no. childcare spaces for every 75no. dwellings permitted in a scheme. The 2018 Apartment Guidelines (Sustainable Urban Housing: Design Standards for New Apartments) however introduce some further clarification and flexibility to this requirement, noting that the 2001 Guidelines are subject to a review which is to be progressed. They state that the threshold for provision of childcare 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 proposed development will consist of 481no. Build-to-Rent apartment units, ancillary commercial/retail facilities and public open space. The proposed dwelling mix is as follows:

- 66no. studio apartments
- 298no. 1-bedroom units
- 117no. 2-bedroom units

On the basis of the clarification provided by the Apartment Guidelines 2018, it can be concluded that the 66no studios and 298no. 1 bedroom apartment units, proposed as part of this scheme, would not generally contribute to demand for childcare provision.

Having regard to the Apartment Guidelines, it could be further considered that approximately 50% of the 2 bedroom units could be discounted in the estimate of childcare demand arising from this project – i.e. 58no. apartments. In this scenario the total number of new dwellings with potential to give rise to childcare demand (i.e. 58no. 2-bed units) falls below the threshold for childcare provision. It could therefore be asserted that due to the proposed dwelling mix, this development falls below the recommended threshold for the provision of a childcare facility.

Nonetheless, a detailed assessment of childcare needs in this area has been carried out. The Childcare 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, whether a childcare facility is required, based on an analysis of the existing and proposed level of childcare provision and the demographic structure of the area. The following sections of this Childcare Assessment provide a review of such factors.

### **2.1.2 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 a childcare facility is warranted at this location.

### 2.1.3 Circular Letter PL3/2016

The Department of Environment, Community & Local Government issued a Circular Letter (PL3/2016 – Childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning System support for childcare post September 2016-Implementation of the Childcare Facility Guidelines for Planning Authorities 2001) in which it is noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

Planning Authorities have been asked that:

*“...insofar as is possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate.”*

While we note that emphasis has been placed on the provision of childcare facilities, it appears that the emphasis is placed on ‘*expansion of required capacity as appropriate*’. This would suggest that childcare provision should be subject to demand within a given catchment.

This Circular further clarifies that the Guidelines outline general planning related standards for childcare facilities. Planning Authorities are requested to exclude from their consideration of planning applications matters relating to childcare facility standards outlined in Appendix 1 of the Guidelines, such as minimum floor area requirements per child. Therefore TUSLA, as opposed to the Planning Authority, is responsible for enforcing compliance with Childcare (Pre-School Services) Regs 2006.

## 2.2 Review of Childcare Facilities

In order to assess the requirements for childcare facilities in this area, it was considered appropriate to review existing childcare facilities in the vicinity of the subject site and underlying demographic trends in order to determine if a childcare facility is required at this location.

Given that this study was primarily a desk based study, the data and information contained herein is as accurate as the sources of data retrieved would allow.

### 2.2.1 Existing Childcare Facilities

A review was carried out to determine the number of existing childcare facilities in the vicinity of the site, as detailed within the tables below.

A total of 63no. childcare facilities were identified within a c. 1.5km radius of the Hickey’s/Parkgate Street development (49no. of which are identified as TUSLA childcare services provided on the pobal.ie website). A catchment of 1.5km was chosen as this equates to approximately 15 minutes walking time, which is considered a reasonable journey time for accessing childcare. Of these facilities, 37no. are between 1.0 and 1.5km from the subject site, 26no. are between 0.5 and 1.0km of the site. There are no facilities within 0.5km of the subject site, with Safari Childcare Heuston South Quarter lying just beyond the 500m study area radius.

At the time of preparing this Report, approximately 50% of the childcare facilities identified had responded to our request for information. A majority of those respondents either had additional capacity currently or spaces would become available in September 2020.

## Within 1km of Application Site:

Pobal Map Ref. No.	Name	Address	Size of Facility (no. spaces)	Spaces Available at Present	Spaces Available Sept 2020	Distance from Site
35	Fountain Resource Group Bizzy Bees Afterschool	Bridgefoot Street, Dublin 8.	40	6	Data not currently available	0.75km
28	Fountain Resource Group Wee Tots	2A Basin Street, Dublin 8	44	6	Data not currently available	0.87km
26	Fountain Resource Group Junior Youth	Old Convent Chapel, Basin Lane, Dublin 8.	47	Currently none available	No response to date	0.86km
50	Robert Emmet CDP Afterschool	Bridgefoot Street, Dublin 8.	24	Currently none available	Currently none available	0.92km
36	Robert Emmet CDP Afterschool	3/8 Usher Street, Dublin 8	25	Currently none available	Data not currently available	0.92km
51	School Street Youth Project	School Street Family Resource Centre, School Street, Dublin 8	52	Currently none available	Waiting list	0.97km
27	SICCDA Afterschool	San Seamus, Basin Lane		No response to date	No response to date	0.82km
34	Solas Afterschool Project	St Catherine's Church, Thomas Street, Dublin 8	16	Currently none available	Currently none available	0.91km
31	Solas Afterschool Project	40 Marrowbone Lane, Dublin 8		No response to date	No response to date	0.97km
29	Solas Afterschool Project	Basin Lane, Dublin 8		No response to date	No response to date	0.87km
	Aosog	Unit 2-3 Stanley Court, 62-63 Prussia Street	25	Currently none available	Waiting list	0.9km
8	Blackhall Parade Childrens Project (Little Stars)	116 North King Street, Dublin 7	43	c.5	Currently none available	0.86km
3	Dunard Community Playgroup	St Gabriels School, Cowper Street, Cowper Street, Dublin 7		No response to date	No response to date	0.6km
9	One Family	8 Coke Lane, Smithfield, Dublin 7		No response to date	No response to date	0.86km

7	Kent/Rainbow Community Playgroup	28 Stoneybatter, Dublin 8	22	3	c.15	0.76km
4	Seven Dwarfs Community Playgroup	Holy Family Parish Centre, 13 Prussia Street, Dublin 7	36	4	Data not currently available	0.84km
5	Tiny Toes Creche	42 Manor Street, Dublin 7	c.25	No response to date	No response to date	0.81km
6	Krazy Kids and Company	Stanhope Street Primary School, Stanhope Street, Dublin 7	c.110	Currently none available	c.20	0.81km
	School Street Family Resource Centre,	22/28 School St. Pimilico, Dublin 8	54	Currently none available	c. 20	0.92km
32	Fountain Resource Group Marrowbone Lane Youth Project	Marrowbone Lane Complex, Dublin 8.	c.40	Currently none available	Data not currently available	0.92km
30	Footprints Early Years Ltd	St. Catherine's Sports Centre, Marrowbone Lane, Merchant's Quay, Dublin 8	49	25	Data not currently available	0.95km
25	Creative Kids and Co	The Haven, St. James Primary School, Basin Lane, Dublin 8	c.38	Currently none available	c.5	0.83km
33	Early Days Creche	School Street Family Resource Centre, 22/28 School St. Pimilico, Dublin 8	52	Currently none available	Data not currently available	0.95km
15	Safari Childcare Ltd - Heuston South Quarter	Hibernia Building, Heuston South Quarter, Military Road, Kilmainham, Dublin 8	110	Currently none available	Waiting List	0.55km
	Fountain Resource Marrowbone Lane Youth Project and Afterschool	St. James Presbyterian Church, James Strete, Dublin 8	44	9	Data not currently available	0.55km



	The Elbowroom	36 North Brunswick Street, Dublin 7		No response to date	No response to date	0.94km
		<b>Total</b>	<b>896</b>	<b>58</b>	<b>60</b>	

Table 1: Summary of the availability of spaces in childcare facilities between 0.5km and 1km from the subject site.

**Within 1 – 1.5km of Application Site:**

Pobal Map Ref. No.	Name	Address	Size of Facility (spaces)	Spaces Available at Present	Spaces Available Sept 2020	Distance from Site
1	Jumbliies	10 Glenbeigh Park, Dublin 7		No response to date	No response to date	1.29km
42	Connolly Childrens Centre	8 Ash Grove, The Coombe, Dublin 8		No response to date	No response to date	1.31km
17	Dolphin Creche	310-311 Dolphin House, Rialto, Dublin 8		No response to date	No response to date	1.5km
18	Dolphin Homework Club	Dolphin House Community Centre, Rialto, Dublin 8.		No response to date	No response to date	1.5km
19	Dolphin House Homework Club	Dolphin House Community Centre, Rialto, Dublin 8.		No response to date	No response to date	1.5km
20	Childrens Centre Rialto	468 South Circular Road, Rialto, Dublin 8		No response to date	No response to date	1.38km
37	Donore Breakfast & Afterschool Club	Donore Youth & Community Centre, Donore Ave., Dublin 8		No response to date	No response to date	1.5km
21	Fatima Childrens Day Care Centre	Fatima Children's Day Care Centre, 78 Reuben Street, Rialto, Dublin 8		No response to date	No response to date	1.17km
22	Fatima Homework Club	F2 Centre, Reuben Plaza, Ruben Street, Rialto, Dublin 8		No response to date	No response to date	1.14km
44	Saoirse Waldorf School	92 Meath Street, Dublin 8.	32	4	Currently none available	1.07km
43	SICCDA Afterschool	92 Meath Street, Dublin 8.		No response to date	No response to date	1.07km
44	SICCDA Afterschool	St Brigids, The Coombe, Dublin 8		No response to date	No response to date	1.5km

47	Solas Afterschool Project	Swifts Alley, Francis Street, Dublin 8		No response to date	No response to date	1.26km
48	Francis Stret CBS			No response to date	No response to date	1.44km
41	Solas Afterschool Project	80 The Coombe, Dublin 8		No response to date	No response to date	1.33km
46	St Audoens Afterschool Project	St Audoens National School, Cook Street, Dublin 8	80	Currently none available	Currently none available	1.29km
45	St Audoens Pre-School	St Audoens National School, Cook Street, Dublin 8	20	Currently none available	Yes- figure not available	1.29km
	St Brigids Early Start	St. Luke's Avenue, The Coombe, Dublin 8		No response to date	No response to date	1.5km
23	The First Steps Trust Ltd	St. Josephs Early Childhood & Education Centre, Morningstar Road, Maryland, Dublin 8	32	7	Data not currently available	1.2km
38	The Mercy Family Centre	Brown Street South, Warrenmount, Dublin 8		No response to date	No response to date	1.2km
24	Tir na nOg Early Childhood Development Service	Cameron Hall, Cameron Street, Off Cork Street, Dublin 8		No response to date	No response to date	1.32km
12	Constitution Hill Creche	50/51 Constitution Hill, Dublin 7		No response to date	No response to date	1.37km
	Just Ask (Dublin Christian Mission)	5&6 Chancery Place, Dublin 7		No response to date	No response to date	1.37km
11	Pitter Patter Community Creche	Macro Resource Centre, Green Street, Dublin 1		No response to date	No response to date	1.45km
	Rainbow Community Playgroup	Presentation Primary School, George's Hill, Dublin 7	36	5	c.30	1.35km
40	The Nest (Brabazon Hall)	Brabazon Hall, Ardee Street, Dublin 8		No response to date	No response to date	1.23km
39	Sophia Nurturing Centre Cork Street	Sophia Housing Association, 25 Cork Street, Dublin 8	25	Currently none available	Data not currently available	1.26km
	Mayfield Montessori	8 Mayfield Road, Kilmainham, Dublin 8	22	Currently none available	c.5	1.23km

49	Christchurch Creche	Block 2G Floor Civic Offices, Dublin 8		No response to date	No response to date	1.5km
	Whitefriars Creche and Montessori	St. Luke's Avenue, The Coombe, Dublin 8		No response to date	No response to date	1.47km
	Waterlily Montessori & Childcare	22A Old Kilmainham, Dublin 8	5	Currently none available	c.2	1.04km
16	Mayfield Montessori	8 Mayfield Road, Kilmainham, Dublin 8	22	Currently none available	c.5	1.23km
2	Traceys Tots	Dunard Community, Dunard Road, Blackhorse Avenue, Dublin 7		No response to date	No response to date	1km
	Le Cheile Nurturing Centre	Sophia Housing, 25 Cork street, Dublin 8		No response to date	No response to date	1.25km
13	Naoinra Bogha Paisti	Gaelscoil Inse Chor, Islandbridge, Kilmainham, Dublin 8	22	Currently none available	Currently none available	1.25km
	The Childrens Project	R.C.D.T. St Andrews Community Centre, 468, South Circular Road, Dublin 8		No response to date	No response to date	1.41km
14	Safari Childcare Ltd - Kilmainham	Kilmainham Square, Inchicore Rd, Dublin 8	40	Currently none available	Waiting List	1.17km
		<b>Total</b>	<b>336</b>	<b>16</b>	<b>42</b>	

**Table 2: Summary of the availability of spaces in childcare facilities between 1.0 and 1.5km from the subject site.**

	Overall Capacity of Facilities	Spaces Available at Present	Spaces Available Sept. 2020
<b>Total</b>	1,232	74	102

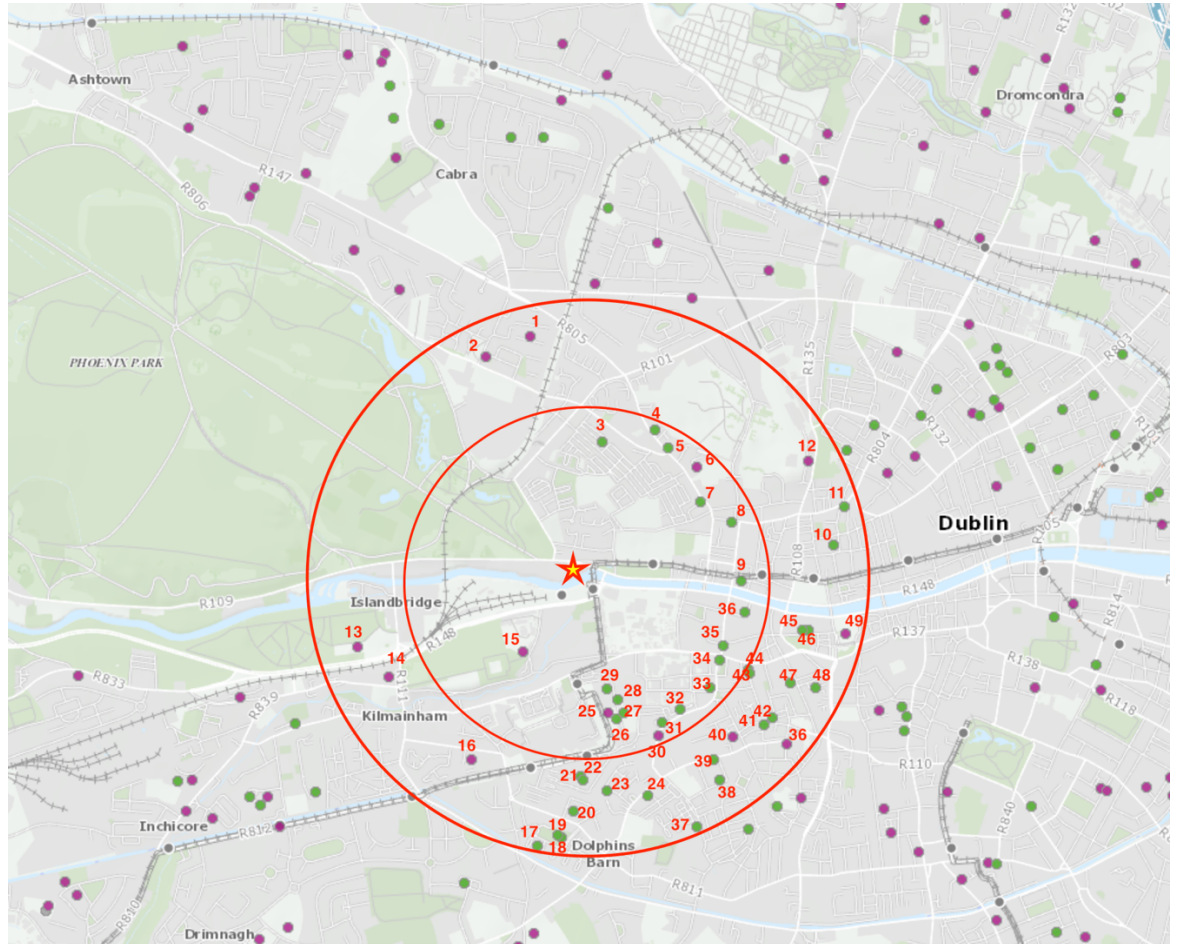
**Table 3: Summary of the total availability of spaces in childcare facilities.**

The above childcare facilities were extrapolated from the current TUSLA childcare services provided on the pobal.ie website and the Dublin City Childcare Committee CLG (DCCC) Directory. It is noted that there is also a wide range of other crèche facilities located in the wider Dublin 8 / 7 area. This list above may not be conclusive, and it is noted that additional unregistered childcare facilities or informal child minding services may also be in operation in this area.

Figure 1 (below) highlights the location of each of the identified childcare facilities (listed on pobal.ie), in proximity to the subject site. It is evident that this area is well served by existing childcare facilities, with a wide range available to residents of the Parkgate Street development, and the Dublin 8 / 7 area as a whole.

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 regularly.

A number of operators, who were contacted in the course of gathering the above data, noted that capacity fluctuated. This often stemmed from children being removed from the facility for various reasons. As the assessment of childcare facilities above is a snapshot in time, it cannot be stated that full capacity means that childcare spaces will not naturally become available over time.



**Figure 1: Extract from Pobal Maps which identifies 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 show in red (Overlay by SLA).**

### 2.2.2 Permitted Childcare Facilities

An online planning search was carried out in order to establish the number of permitted / proposed childcare spaces in the vicinity of the site.

Where the number of spaces provided is not stated in the application documents, the capacity of each childcare facility is estimated on the basis of 20no. spaces per 75no. residential units, as per the standard contained in the 2001 Childcare Guidelines.

This planning search revealed that the following childcare facilities have been granted permission as part of residential developments within a 1.5km radius of the subject site.

As with Section 2.2.1 of this report, these permitted facilities have been divided into 2no. tables on the basis of their proximity to the subject site.

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity	Distance from site
2774/14	Heuston South Quarter, St. John's Road, Kilmainham, Dublin 8	348sqm	126	c.34 (our estimate based on c. 20 spaces per 75no. dwellings)	0.55km
3209/19	Grand Canal Harbour, Grand Canal Place, Dublin 8	224sqm	550	14	0.63km
2246/17	8-10, Coke Lane, Smithfield, Dublin 7	39sqm	N/A	10	0.86km
				<b>Total: 58</b>	

**Table 4: Capacity of permitted childcare facilities located within 0.5km and 1km from the subject site.**

With regards to Reg Ref 3209/19 above, Dublin City Council requested further information on 1 August 2019 relating to 8 separate items. The applicant responded on 1 October 2019 and the Planning Authority granted permission subject to 28 no. conditions on the 25 November 2019. The conditions did not relate to the proposed childcare facility.

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity	Distance from site
3923/19	Block H, Clancy Quay, Islandbridge, Dublin 8	792sqm	N/A	100	0.95km
				<b>Total: 100</b>	

**Table 5: Capacity of childcare facilities currently under consideration by DCC located within 1km from the subject site.**

With regards to Reg Ref 3923/19 above, a request for further information was issued by the planning authority on the 31 October 2019. The request for further information did not relate to the principle of the childcare facility.

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity	Distance from site
3466/18	Dunard Community Centre, 20, Dunard Road, Cabra West, Dublin 7	135sqm	N/A	22	1.24km
				<b>Total: 22</b>	

**Table 6: Capacity of permitted childcare facilities located between 1.0 and 1.5km from the subject site.**

As shown in the tables above, there are a number of pending and extant permissions for childcare facilities in proximity to the subject site. These amount to approximately 180 no. additional childcare spaces potentially available within c. 1.5km of the subject site. The additional childcare spaces

potentially available through the implementation of the permitted developments outlined above further illustrate that there is capacity to absorb future demand.

### 2.2.3 Summary

Based on the above, it is estimated that there are:

- c.63 no. existing childcare facilities (containing in excess of 1,232 no. existing childcare spaces) within c. 0.5km - 1.5km of the subject site, and
- an additional 180 no. childcare spaces pending and permitted within c. 1.5km of the subject.

With at least 74no. spaces available in existing operational facilities at the time of writing this report, and 102no. spaces currently predicted to be available for September 2020, this demonstrates that the area is already well served by childcare facilities.

We would conclude on this basis that a further childcare facility to accommodate the proposed residential development (approximately 117no. 2-bed apartment units, giving rise to a potential demand for 31no. childcare spaces) at the application site is not required. There is sufficient capacity in the existing registered and permitted childcare facilities in the identified catchment to absorb this demand.

## 2.3 Population & Childcare Demand

Having established the existing childcare spaces available within proximity of the site, a review of population data is now provided to identify how local population trends might influence the need for childcare provision in this area.

The following analysis is largely based on the Census 2016 and Census 2011 data. Census data for the Phoenix Park ED (02079) 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.

### 2.3.1 Population Change 2011 – 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 Phoenix Park ED has a population of 1,534 persons, compared to a population of 1,538 persons in 2011. This amounts to a percentage population change of -0.3%, in contrast to the overall population growth of Dublin City (5.1%) for the same period.

For convenience, this following table summarises the population changes discussed above:

Category	% Change 2011 -2016
National	3.8%
Dublin City	5.1%
Phoenix Park ED	-0.3%

Table 7: Population change from 2011-2016

It is therefore clear that the population levels in the ED within which the subject site is located, experienced a slight decline in population between Census 2011 and Census 2016, in contrast to the relatively strong population growth of Dublin City for the same period.

### 2.3.2 Population Age Distribution (0-4 Years 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 331,515 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 Phoenix Park ED, there are 59 persons within the 0 – 4 age cohort, representing 3.8% of the total population of the ED. This age cohort represented 3.6% of the total ED population in 2011, thus indicating that there has been a slight increase in the demographic share of this cohort during the 2011-2016 period. These Census results are illustrated below:

Phoenix Park ED	2011	2016
Total Population	1,538	1,534
0 – 4 Age Cohort	55	59
% of Total Pop.	3.6%	3.8%

**Table 8: Population change of 0-4 Age Cohort from 2011-2016**

It is evident that the population levels within the 0 - 4 age group cohort within the subject ED has remained relatively steady over the last Census period with only a minor increase in total percentage terms. The population of the ED area appears to remain stable over the last census period. Likewise, the 0 – 4 age cohort has remained relatively stable. This would further support the argument that a childcare facility is not required within this area on the basis of current population trends.

### 2.3.3 Small Area Population Statistics (SAPS)

The assessment of existing childcare provision (see Section 2.2 above) was based on a review of existing and proposed 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 SAPS surrounding the subject site, in line with the childcare facilities assessment.

76no. SAPS 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
268118001	14	574	8	462
268118002	8	178	6	165
268084009	6	182	15	206
268084010	9	201	14	209
268118007	14	172	15	198
268084004	18	259	21	263
268148004/01	12	242	7	207
268148004/02			15	258
268148004/03			16	393

268118003	2	175	9	193
268118004	7	160	5	191
268118006	6	130	3	121
268118005	4	149	13	204
268148006	10	334	4	174
268148005	13	289	28	505
268148010	15	356	7	395
268148011	28	237	17	272
268083006	3	124	12	136
268036007/02	20	410	11	203
268036007/01			3	222
268036004	11	221	10	225
268036006	9	258	17	258
268036002	15	240	7	252
268083007	10	229	9	247
268036005	11	192	16	202
268032009	14	220	9	208
268032002	20	304	22	367
268032010	1	77	1	84
268032001	24	365	12	367
268032011	2	121	1	145
268032008	6	187	21	274
268032016	4	172	19	238
268032017	8	131	7	131
268032018	14	229	4	250
268002004	9	163	10	181
268002003	14	253	11	255
268002002	4	246	4	143
268002009	0	75	0	76
268002010	7	172	5	193
268005017	8	237	12	253
268005016	5	97	6	118
268005014	10	287	7	293
268005012	9	169	14	213
268005013	5	121	4	118
268005015	10	116	7	143
268005011	15	172	13	185
268005009	3	141	3	149
268005008	9	200	9	217
268005007	11	153	8	156
268005005	2	153	11	154
268005002	14	173	12	172
268005004	19	243	14	234
268005003	5	214	12	273
268005001	8	166	19	194



268005006	7	203	11	216
268004001	24	270	14	261
268004003	9	233	12	246
268004016/268004017	5	121	5	121
268004002/268004008	30	299	11	271
268004013	21	210		
268004011	2	97	0	117
268004012	3	80	2	89
268004006	8	185	12	186
268004005	16	195	13	219
268004004	9	289	11	277
268004010	28	342	26	317
268004009	5	453	10	538
268004007	6	298	6	293
268003012	16	221	12	194
268003013	5	130	4	142
268003018	1	172	2	163
268003016	8	219	5	209
268002020	7	160	5	149
268002019	9	174	13	204
268003010	13	300	21	316
268003009	19	317	14	307
268003017	4	210	18	258
268084007	11	337	15	291
268084008	16	328	10	411
268084005	12	231	13	272
268085010/01	12	124	2	102
268085006	10	165	17	177
268085016	17	295	14	298
268085007	10	219	3	217
268148001	5	212	7	235
268148002	12	208	8	194
268148003	12	214	14	220
268148009	15	202	18	227
268148008	28	339	18	372
268148007	27	241	9	223
268153006	20	233	11	219
268153005	25	169	18	161
268153003	13	144	11	159
268153004	21	309	27	291
268153002	23	216	9	242
268153001	9	147	7	179

268153010	29	261	19	270
268153008	11	282	15	330
268153007	9	142	9	184
268153011	9	202	2	202
268153009	9	1,033	12	1,023
268152001	14	130	9	145
268152002	13	235	16	249
268152003	12	186	7	185
268152004	4	195	13	239
268152009	5	186	12	212
268151002	4	158	4	156
268151001	6	174	10	195
268151009	3	123	2	116
268151006	4	115	8	131
268151011	12	210	11	218
268151012	2	135	34	260
268151010	9	104	23	181
268151008	13	233	10	195
268151007	4	92	3	89
268151005	10	223	6	208
268150009	13	151	29	280
268150010	11	219	36	295
268150003	10	283	16	278
268150002	15	274	25	306
268150012	20	290	34	312
268150011	17	297	16	296
268103007	11	195	20	221
268103010	22	264	18	258
268100003	15	234	14	240
268100004	6	223	9	251
268150004	9	193	18	185
268150005	10	220	9	198
268150006	30	317	42	298
268153012	11	243	7	224
268150008	13	124	9	117
268150007	14	182	5	157
268150015	2	128	2	95
268150014	16	215	11	208
268150013	19	312	22	296
268150016	22	149	28	183

268150017	3	97	1	180
268099002	8	122	7	126
268099016	10	150	9	150
268099003	7	139	5	134
268099001	5	196	6	210
268099004	9	135	4	102
268098003	21	241	27	312
268098007	14	194	11	191
268098002	24	276	26	287
268098005	4	138	9	159
268098004	4	128	7	158
268149002	3	106	4	96
268149003	7	197	10	192
268149004	0	115	4	100
268149006	13	200	11	205
268149005	10	178	11	204
268149008	2	152	8	163
268149007	17	194	13	199
268149001	26	150	14	153
<b>Total</b>	<b>1,713</b>	<b>32,220</b>	<b>1,805</b>	<b>34,335</b>
<b>Total %</b>		<b>5.32%</b>		<b>5.26%</b>

**Table 9: Small Area Population Statistics (SAPS) 0 – 4 years age cohort. (Census 2011 and 2016)**

The total population in the 0 – 4 years age cohort within the 154no. SAPS located within c. 1.5km radius of the subject site was recorded as 1,713. persons in Census 2016. This represented 5.26% of the overall population of the area, compared with 3.8% recorded for the overall Phoenix Park ED for the same Census. In the 2011 Census, the 0 – 4 age cohort represented 5.32% of the total population for the same 154no. SAPS also.

The above demographic data illustrates that the 0 – 4 age cohort remained relatively consistent within the last 2no. Census periods for the Phoenix Park ED. The detailed analysis of the SAPS identifies a similar consistency in terms of percentage of total population. In fact, the detailed SAPS analysis identified a slight decrease in 0 – 4 year olds as a percentage of the total population. This provides some evidence that current population trends would indicate that there has been no significant growth in the 0-4 year old age cohort that would accelerate the need for further childcare provision in this area, or that a childcare facility should be provided as part of the proposed development.

### 3 CONCLUSIONS

There is flexibility provided in the national guidance on the provision of new childcare facilities, rather than a rigid blanket approach. It is possible to demonstrate in accordance with the relevant policy, whether a childcare facility is required, based on an analysis of the existing and proposed level of childcare provision and the demographic structure of the area. Essentially, the delivery of childcare facilities needs to be balanced on the specific circumstances within a geographical area.

On this basis, it is considered that this Childcare Needs Assessment has demonstrated that a childcare facility is not required as part of the proposed development on the following grounds:

#### Existing Childcare Provision

- It is estimated that there are 63no. existing childcare facilities and more than 74no. currently available childcare spaces within c. 1.5km of the subject site. Of these:
  - 26no. registered facilities / more than 896no. spaces are within 1km of the subject site.
  - 37no. registered facilities / more than 336no. spaces are between 1.0 and 1.5km of the subject site.
- There is an estimated current capacity of approximately 74no. childcare spaces within these existing childcare facilities. Furthermore, it is anticipated that at least 102no. childcare spaces within these existing childcare facilities will become available in September 2020. However, a number of operators in the study area noted that capacity can fluctuate where children are removed for a variety of possible reasons. It therefore cannot be directly concluded that childcare spaces will not become available over time even for childcare facilities currently at full capacity.
- There is an additional 80 no. childcare spaces permitted within c. 1.5km of the subject site, under extant planning permissions, and a further 100 no. spaces currently under consideration by the planning authority.
- Additional childcare facilities are also available within the wider Dublin 7 / 8 area, noting that many parents opt to avail of childcare on route or close to their place of work.

#### Demographic Trends

- Population growth rates in Dublin City decreased in the period between 2001 and 2016. Population growth levels in Phoenix Park ED also decreased.
- The Phoenix Park ED experienced a slight decrease in population during the 2011 – 2016 period, in contrast to Dublin City which experienced population growth for the same period.
- The population levels within the 0 - 4 age group cohort within the Phoenix Park ED has remained steady over the last Census period (2011 – 2016).
- An examination of the SAPS within the study area, indicate that the percentage population within the 0 - 4 age group cohort has also remained steady.

Therefore, at a micro ED and SAPS level, the rate of population growth is decreasing over time and the rate of growth is slower than Dublin City as a whole. Furthermore, the percentage population within the 0 - 4 age group cohort has remained consistent over a 5 year period and generally in line with the same age cohort within the Phoenix Park ED.

In light of this, it is concluded that by virtue of the capacity of the existing childcare facilities and recent population and demographic trends, there is sufficient capacity to cater for the existing and future childcare needs in this area.

**STEPHEN LITTLE & ASSOCIATES**  
**December 2019**

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

**Chartered Town  
Planners and  
Development  
Consultants**

**Address:**  
26/27  
Upper Pembroke Street  
Dublin 2, D02 X361

**Contact:**  
t: 353-1 676 6507  
info@sla-pdc.com  
sla-pdc.com