



CHILDCARE DEMAND ASSESSMENT – STOCKING AVENUE

FOR ASSESSMENT OF PROPOSED COMBINED RESIDENTIAL DEVELOPMENT ON LANDS KNOWN AS 'WHITE PINES NORTH, SOUTH, EAST AND CENTRAL' ALL LOCATED AT STOCKING AVENUE, BALLYCULLEN, DUBLIN 16



PREPARED FOR:

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1.0 EXECUTIVE SUMMARY

Ardstone Homes¹ have requested that a childcare capacity audit be undertaken for the assessment of 4 No. distinct residential developments known as ‘White Pines North, South, East and Central’ all located at Stocking Avenue, Ballycullen, Dublin 16. The combined development is expected to comprise a maximum of 636 No. units, including 125 No. 1-bedroom units, 201 No. 2-bedroom units, 151 No. 3-bedroom units, 132 No. 4-bedroom units and 27 No. 5-bedroom units along with all associated car parking, landscaping and service works once completed, as indicated in Table 1.1.



Figure 1.1: Indicative Site Location Plan, prepared by TPA, 2021.

Table 1.1: Proposed Schedule of Accommodation – Combined Developments						
Unit Type	North	South	East	Central²	Combined	% of Total
1-bed units	-	-	93	32	125	20%
2-bed units	-	-	148	53	201	32%
3-bed units	81	41	-	29	151	24%
4-bed units	84	48	-	-	132	21%
5-bed units	10	17	-	-	27	4%
Total Units	175	106	241	114	636	100%

The Applicant has requested that a childcare capacity audit be undertaken for the surrounding area to determine the existing level of childcare services provision and potential requirement for additional facilities to service these developments. A comprehensive audit was undertaken by TPA in April 2021, the results of which have been summarised as follows:

¹ Ardstone Homes, 48 Fitzwilliam Square, Dublin 2, D02 EF89.

² Subject Application.



- Of the 636 No. units proposed within the combined development, only the 511 No. units of 2-bedrooms or more can reasonably accommodate families with respect to the *Apartment Guidelines, 2018*, generating a requirement for 136 No. childcare spaces.³
- It is estimated that approximately 195 No. pre-school children will occupy the development once completed; however, childcare uptake for a new facility in this area is likely to be only c. 49-90 No. children with respect to recent demographic trends.
- The subject site is located in an emerging residential area which is served by a total of 27 No. operational childcare facilities within a c. 1.5km radius (c. 10-minute drive time) that currently provide more than 760 No. childcare places to local residents.
- A childcare audit was undertaken by Tom Phillips + Associates (TPA) using email and telephone survey methods in April 2021, which identified 177 No. places were potentially available for new enrolments (c. 20% capacity) within the existing childcare network.
 - We note that 2 No. new childcare facilities have recently been permitted for development within c. 1km of the subject site in nearby SHD Applications, which would positively contribute to the childcare network once completed.

As the proposed development comprises 511 No. dwelling units which can reasonably accommodate families (i.e., 2-bedrooms or more with respect to the relevant guidance), we submit that a new purpose-built childcare facility is required at this location with provision for 136 No. childcare places to service the entire scheme (i.e., the 636 No. units comprising 'White Pines North, South, East and Central').

However, the c. 591 sq. m childcare facility permitted under Ref. SD19A/0345 (as amended by Ref. SD20A/0322) forms part of the overall residential scheme and is currently under construction. As this facility has sufficient capacity to absorb the demand of the entire scheme (i.e., 65 No. spaces or more⁴), an additional childcare facility is not proposed to be provided as part of the current application for 'White Pines Central'.

2.0 RELEVANT PLANNING GUIDANCE

2.1 National Planning Guidance for the Provision of Childcare Facilities

The *Childcare Facilities: Guidelines for Planning Authorities, 2001* (*Childcare Guidelines, 2001*) produced by the Department of Housing, Planning and Local Government (DoHPLG) state the following with respect to the provision of new housing developments:

"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate

³ (508 No. units / 75 No. units) x 20 spaces = 135 No. places required

⁴ Subject to final age allocation of childcare places within the facility. See *Child Care Act 1991 (Early Years Services) Regulations 2016* for details of applicable floorspace requirements. Source: <https://www.gov.ie/en/publication/1a6d67-child-care-act-1991-early-years-services-regulations-2016/>

childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate...

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

[Our emphasis, Section 2.4, p. 5]

The *South Dublin County Development Plan 2016-2022* states that Section 3.10.0 of Chapter 3 *Community Infrastructure* and Section 11.3.11 of Chapter 11 - *Implementation* address the issue of Early Childhood Care and Education and the assessment of same. The formulation of the *Plan* had regard to the recommendations and requirements of the *Childcare Facilities: Guidelines for Planning Authorities (2001)*.

2.1.1 Sustainable Urban Housing Guidelines - Apartments

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018 (Apartment Guidelines, 2018)* also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

"Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one childcare 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."

[Our emphasis, Section 4.7.]

In respect of these requirements, the composition of the subject development proposal, geographic distribution of existing childcare facilities and the demographic profile of the Ballycullen area are assessed in Sections 3.0 to 5.0 to follow.

2.2 Development Plan Requirements

The *South Dublin County Development Plan 2016-2022 (SDP)* states that for consolidation areas within the gateway, including Firhouse/Ballycullen (where there is no set population target required by the Regional Planning Guidelines) that there are existing childcare facilities throughout the area and no new facilities are explicitly required (p. 50). The SDP also states:

"Pre-school childcare needs are difficult to assess on a long-term basis as the nature of demand evolves over time based on factors such as the population profile of an area, market conditions, government policy and the level of state intervention.

*Notwithstanding this, there is a recognised need for planned provision in new communities where no infrastructure exists. **South Dublin County Council will seek to facilitate the provision of good quality and accessible childcare infrastructure at appropriate locations by combining area-based requirements in new communities with market-led provision in more established areas.***

[Our emphasis, Section 3.10.0, p. 57]

The SDP supports the co-location childcare infrastructure within town, village, district and local centres, within or adjacent to school sites and in employment areas, as well as in community buildings such as community centres. Specific policies and objectives for the development of childcare facilities are included in Community Infrastructure (C) Policy 8 and Policy 9 - Objective 7 which are reproduced in Table 2.1 and 2.2:

Table 2.1: COMMUNITY INFRASTRUCTURE (C) Policy 8 – Childcare Facilities	
Policy C8	(a) <i>It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.</i> (b) <i>It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.</i>
C8 Objective 1	<i>To support and facilitate the provision of childcare infrastructure at suitable locations such as town, village, district and local centres, adjacent to school sites and in employment areas.</i>
C8 Objective 2	<i>To require childcare infrastructure to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.</i>
C8 Objective 3	<i>To support the provision of small-scale childcare facilities in residential areas subject to appropriate safeguards to protect the amenities of the area, having regard to noise pollution and traffic management.</i>
C8 Objective 4	<i>To support the provision of childcare facilities in community buildings, such as community centres and schools.</i>

Table 2.2: COMMUNITY INFRASTRUCTURE (C) Policy 9 – Primary & Post-primary Facilities	
C9 Objective 7	<i>To promote and support schemes that facilitate the shared use of sufficient school facilities, particularly at planning stage, such as sports halls, ball courts and all-weather pitches for community use outside of school hours and support the co-location of pre and after-school childcare facilities on new primary school developments.</i>

2.2.1 Assessment of Childcare Facilities

With respect to the provision of new facilities within South Dublin, the SDP also states that childcare facilities should be:

“...purpose built, at ground floor level or as a standalone building. In residential areas the conversion of detached and semi-detached dwellings will be considered at appropriate locations, subject to the protection of residential amenity.”

[Section 11.3.11, p.212]

In the assessment of proposals for childcare and education facilities, the SDP establishes that the following criteria will be considered by the Planning Authority:

- *Suitability of the site for the type and size of facility proposed;*
- *Availability of indoor and outdoor play space;*
- *Local traffic conditions;*
- *Access, car parking and drop off facilities for staff and customers;*
- *Nature of the facility (full day care, sessional, after school, etc);*
- *Number of children to be catered for;*
- *Intended hours of operation; and*
- *Impact on residential amenity.*

[Section 11.3.11, p.212]

These criteria are addressed with respect to the proposed development in Sections 3.0 and 5.0 to follow, which provide information with respect to demographic profile of the area and the capacity of existing childcare facilities for new enrolments within a c. 1.5km radius.

3.0 DEMAND GENERATED BY PROPOSED DEVELOPMENTS

The total combined residential development (existing and proposed) comprises 636 No. units, including 125 No. 1-bedroom units, 201 No. 2-bedroom units, 151 No. 3-bedroom units, 132 No. 4-bedroom units and 27 No. 5-bedroom units along with all associated car parking, landscaping and service works once completed, as indicated in Table 3.1. The *Childcare Guidelines 2001*, stipulate that planning authorities should require one childcare facility (providing a minimum 20 No. childcare places) per 75 No. dwellings.

On this basis, the proposed development of 636 No. units would be required to provide a childcare facility for approximately 170 No. childcare spaces⁵. However, of the unit types proposed, only the 511 No. units of 2-bedrooms or more can reasonably accommodate families with respect to the *Apartment Guidelines, 2018*, generating a requirement for 136 No. childcare spaces.⁶

Table 3.1: Proposed Schedule of Accommodation – Combined Developments						
Unit Type	North	South	East	Central ⁷	Combined	% of Total
1-bed units	-	-	93	32	125	20%
2-bed units	-	-	148	53	201	32%
3-bed units	81	41	-	29	151	24%
4-bed units	84	48	-	-	132	21%
5-bed units	10	17	-	-	27	4%
Total Units	175	106	241	114	636	100%

⁵ (636 No. units / 75 No. units) x 20 spaces = 170 places required

⁶ (511 No. family units / 75 No. units) x 20 spaces = 136 places required

⁷ Subject Application.



4.0 DEMOGRAPHIC PROFILE

The most recent Irish Census (2016) identified that the pre-school population of South Dublin declined by nearly 6% from 2011 to 2016, and currently forms c. 8% of the overall population. We note that the primary and secondary school cohorts each grew by c. 10% in the recent period, which indicates a slightly older family cohort within the county. The elderly population (65+ years) demonstrated the largest increase overall, with c. 34% growth from 2011 to 2016.

Table 4.1: South Dublin Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Pre-school (0-4 years)	23,043	21,733	6% decrease
Primary School (5-12 years)	31,260	34,665	11% increase
Secondary School (13-18 years)	20,215	22,270	10% increase
Young Adults (19-24 years)	21,542	19,567	9% decrease
Adults (25-64 years)	146,092	149,607	2% increase
Older People (65+ years)	23,053	30,925	34% increase
Total	265,205	278,767	5% increase

4.1 Demand Implications of Local Demographics

The average household size recorded by the 2016 Census was 2.75 No. persons per unit⁸, which generates an indicative population of 1,749 No. persons within the development once fully occupied, including 1,405 No. persons within the 511 No. units (2-bedrooms or more) proposed which can reasonably accommodate families.

The average number of children per family recorded in the State in census 2016 was 1.38 children, which generates an indicative population of 705 No. children (between the ages of 0-18 years) within the proposed development. Of this number, an estimated 195 No. children would be considered pre-school age (between the ages of 0-4 years) with respect to the age cohorts recorded for South Dublin⁹ in 2016.

Table 4.2: South Dublin Population, 0-18 Year Age Cohort (CSO 2016)		
Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	21,733 persons	27.6%
Primary school children (5-12 years)	34,665 persons	44.1%
Secondary school children (13-18 years)	22,270 persons	28.3%
All children (0-18 years)	78,668 persons	100%

The proposed development contains 511 No. units of a size appropriate to accommodate families and based on the above calculations, has the potential to generate an additional 195 No. pre-school children within the area.

⁸ <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

⁹ <https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3/agr/>



If the average rate of non-parental childcare uptake for this age group in the Dublin area is applied (46%)¹⁰, it is estimated that 90 No. children from the subject development would be likely to avail of childcare in the area.

If the average rate of uptake for crèche, Montessori, playgroup and after-school services is applied (25%)¹¹, it is estimated that 49 No. children from the subject development would be likely to avail of childcare in the area from this population.

5.0 CHILDCARE NEEDS ANALYSIS

The latest *Early Years Sector Profile Report 2018/2019* (published by Pobal in December 2019¹²) also identified a c. 5% vacancy rate within Dublin-South Dublin, equivalent to 424 No. vacant childcare places across the county.¹³ The number of services in South Dublin increased by 4% (i.e. 9 No. new services) in 2018/2019 from the previous year, with a total of 255 No. facilities in operation (215 No. private facilities and 40 No. community facilities)¹⁴ which catered to an average enrolment of 49 No. children per facility.

Table 5.1 – Capacity Summary of South Dublin Childcare Services (EYSP 2016/17 - 2018/19)				
County (Year)	Enrolled	Vacant places	Vacancy rate	Waiting List
SDC (2016/17)	8,528	476	6%	1,028
SDC (2017/18)	9,294	373	4%	639
SDC (2018/19)	9,318	424	5%	1,014

Table 5.2 – Services Summary of DLRC Childcare Services (EYSP 2016/17 - 2018/19)				
County (Year)	Population	Summary Statistics		
	Enrolled	Total No. of Services	No. of services with (>=1) child enrolled	Average enrolled per facility
SDC (2016/17)	8,528	238	197	43
SDC (2017/18)	9,294	246	208	45
SDC (2018/19)	9,318	255	193	49

The South Dublin County Childcare Committee (SDC Childcare) was also consulted in the course of this assessment, but could not provide any localised capacity data for Ballycullen. However, the SDC Childcare officer advised anecdotally that there may be a shortage of places for the '0-1 years' age group in this area.¹⁵ As no local statistics could be provided by SDC Childcare, an independent capacity audit was undertaken by TPA to ascertain more recent vacancy levels. See Section 5.1 for details.

¹⁰ CSO *Quarterly National Household Survey Childcare* - Quarter 3 2016: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

¹¹ Refer to Footnote No. 9 above.

¹² The Early Years Sector Profile Report 2019/2020 was not yet available in April 2021.

¹³ *Early Years Sector Profile Report 2018/2019*, Table 5.14, p. 90.

¹⁴ *Early Years Sector Profile Report 2018/2019*, Figure 3.3, p. 50.

¹⁵ By email with SDC Childcare Development Officer on January 2020 and April 2021.

5.1 Summary of Local Childcare Capacity Audit

In order to determine the current levels of childcare provision in the Ballycullen study area, an independent childcare capacity audit of existing facilities was conducted by TPA in April 2021 for a study area comprising a c. 1.5km radius from the subject site (see Figure 5.1). A total of 27 No. operational facilities were identified in the area using the latest Tusla Early Years Inspectorate data¹⁶ which could be accessed from the site within a 10-minute drive time (c. 1.5km radius) as indicated in Table 5.3 overleaf.

Where the inspection reports on record were more than 2 years old (i.e., published before 2019), an e-mail/telephone survey was undertaken by TPA in April 2021 in an effort to determine current enrolment figures. We note that where current capacity could not be determined, the most recent Tusla Inspection figures were used. The final survey figures used to estimate local capacity are summarised in Table 5.3, which reflect 'business as usual' levels of childcare service unless otherwise noted, as the previous nationwide COVID-19 restrictions in place for childcare services were lifted in March 2021. Full details of the audit methodology are included in Appendix A for reference.

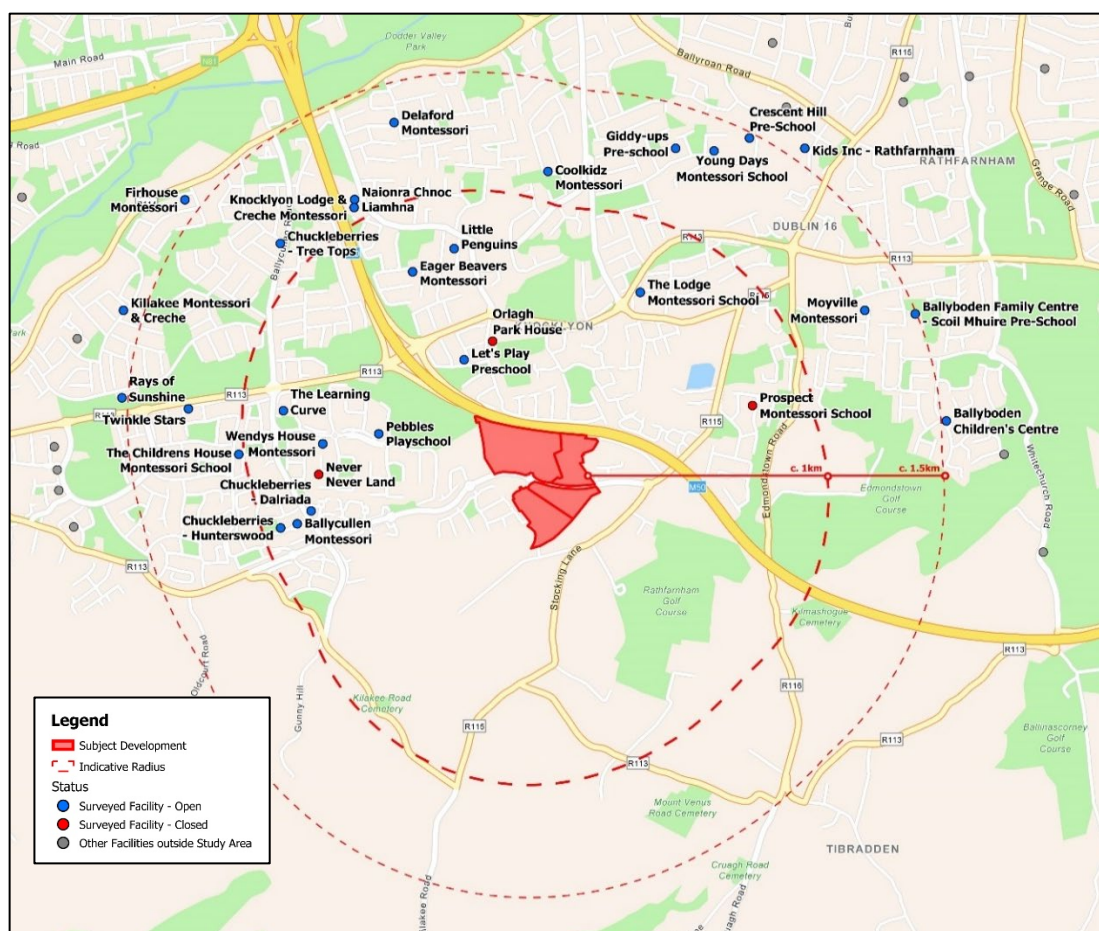


Figure 5.1: Map of operational childcare facilities identified within c. 1.5km radius of subject site, shown in blue. Other facilities which have recently closed are shown in red. Data source: Pobal Childcare Services, 2021.

¹⁶ The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the *Child Care Act 1991* (as inserted by Section 92 of the *Child and Family Agency Act 2013*). Inspection Reports for active facilities are available online for public inspection and are updated at regular intervals by the service. Visit the Tusla website for more detail: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>



The combined capacity figures provided by Tusla and the audited facilities suggest that 764 No. childcare places are currently being provided in the study area and that 177 No. places are potentially available for new enrolments (c. 20% of total places reported). We note that a number of the facilities were identified as having some capacity for additional enrolments and that 5 No. of the facilities in the area were currently catering for more than 65 No. children (i.e., Chuckleberries – Dalriada, Chuckleberries – Hunters Walk, The Learning Curve, Knocklyon Lodge & Crèche Montessori and Kids Inc Rathfarnham).

Table 5.3 – Childcare Capacity of Existing Facilities within Study Area – April 2021				
No.	Facility Name	Enrolment	Max. Capacity	Est. Capacity
1	Pebbles Playgroup	7	7	Waitlist
2	Wendy's House Montessori	22	22	Waitlist
3	Chuckleberries - Dalriada	37	75	38
4	Ballycullen Montessori	21	21	Waitlist
5	Chuckleberries - Hunters Walk	90	90	Waitlist
6	The Learning Curve	9	66	57
7	Let's Play Preschool	22	22	Waitlist
8	The Lodge Montessori School	15	15	Waitlist
9	Little Penguins	12	12	Waitlist
10	Eager Beavers Montessori	9	12	3
11	The Children's House Montessori School	8	8	Waitlist
12	Twinkle Stars	3	5	2
13	Chuckleberries - Tree Tops	14	14	Waitlist
14	Knocklyon Lodge & Crèche Montessori	99	100	1
15	Naionra Chnoc Liamhna	20	20	Waitlist
16	Delaforde Montessori	21	22	1
17	Coolkidz Crèche	13	14	1
18	Giddy-ups Pre-School	11	16	5
19	Young Days Montessori	10	12	2
20	Crescent Hill Preschool	44	44	Waitlist
21	Sadie's Montessori	17	24	7
22	Rays of Sunshine Preschool	5	6	1
23	Firhouse Montessori	22	24	2
24	Scoil Mhuire Preschool	12	12	Waitlist
25	Ballyboden Family Centre	12	12	Waitlist
26	Killakee Montessori & Creche	9	22	13
27	Kids Inc Rathfarnham	23	67	44
-	Orlagh Park House	<i>Permanently closed – Summer 2020</i>		
-	Prospect Montessori School	<i>Permanently closed – Summer 2020</i>		
-	Never Never Land	<i>Permanently closed – Spring 2020</i>		
Totals		587	764	177

5.2 Planning Applications for Additional Facilities

With respect to permitted Planning Applications for additional childcare facilities within the subject area, we note that 3 No. of the extant permissions identified in Table 5.4 relate to facilities which were operational at the time of the childcare survey (April 2021).

An additional 2 No. childcare facilities have recently been permitted in the area through Strategic Housing Development (SHD) applications at Scholarstown Road and Taylor's Lane, which will contribute positively to the childcare provision of the area once completed.

Table 5.4: Childcare Facilities Permitted or Proposed in the Vicinity of Subject Development		
Reg. Ref.	Description	Status
ABP 305878	'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16 (SHD) 590 residential units (480 Build-to-Rent apartment units and 110 Build-to-Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. Incl. a creche (438 sq. m) within Block C2 at ground floor level.	Grant
ABP 307222	Site at Taylors Lane and Edmondstown Road, Taylors Lane, Ballyboden, Dublin 16 (SHD) 496 residential units within 3 apartment/duplex blocks (over basement car parks) ranging in height from 2-7 storeys. Incl. a creche (655 sq. m) within Block A.	Grant
SD19A/0269	The Millennium Building, Firhouse Community & Leisure Club Ltd, Ballycullen Drive, Firhouse, Dublin 24 (Rays of Sunshine Preschool) Retention of change of use of youth club facility at ground floor level to a shared pre-school and after-school facility together with multi-purpose rooms for community use, complete with toilet and storage facilities (205 sq. m).	Grant
SD19A/0066	1, Templeroan Lodge, Knocklyon, Dublin 16 (The Lodge Montessori) Operating a second preschool session from 1pm to 4pm, Monday to Friday, enrolling up to 11 children.	Grant
SD19A/0046	5, Orlagh Way, Knocklyon, Dublin 16 (Let's Play Preschool) Change of use of 49 sq. m of dwelling to a pre-school sessional service area for 22 children per session, for two sessions daily.	Grant

Within the proposed development scheme, we note that the c. 591 sq. m childcare facility permitted under Ref. SD19A/0345 (as amended by Ref. SD20A/0322) is currently under construction and has sufficient capacity (i.e., 65 No. spaces or more¹⁷) to absorb the demand of the entire scheme (see Table 5.5. overleaf). Therefore, an additional childcare facility is not proposed to be provided as part of the current 'White Pines Central' application.

¹⁷ Subject to final age allocation of childcare places within the facility. See *Child Care Act 1991 (Early Years Services) Regulations 2016* for details of applicable floorspace requirements. Source: <https://www.gov.ie/en/publication/1a6d67-child-care-act-1991-early-years-services-regulations-2016/>



Table 5.5: Childcare Facilities Permitted/Under Consideration within Subject Development		
Reg. Ref.	Description	Status
SD20A/0322	<p>Lands south of Stocking Avenue, Woodtown, Dublin 16</p> <p>Amendments to the single storey convenience retail unit (c. 1,479 sq.m GFA) and to the creche which was permitted under Reg. SD19A/0345.</p> <p>Note: This application will provide for a replacement crèche of c. 591 sq. m to service the entire White Pines North, South and East development.</p>	<p>Grant</p> <p>Under Construction</p>
SD19A/0345	<p>Lands south of Stocking Avenue, Woodtown, Dublin 16</p> <p>Construction of a neighbourhood centre comprising: a single storey convenience retail unit (c. 1,479 sq. m GFA); a mixed use three storey building (c. 577 sq. m GFA) comprising a crèche at ground and first floor levels (c. 385 sq. m GFA) and a Community Facility at second floor level (c. 192 sq. m GFA) and all associated works.</p>	<p>Grant</p> <p>Under Construction</p>

6.0 CONCLUSION

The national planning guidance and local development plan guidance in relation to childcare provision states that the planning authority should require at least one childcare facility per every 75 No. dwellings unless there are significant reasons to the contrary. As the proposed development comprises 511 No. dwelling units which can reasonably accommodate families (i.e., 2-bedrooms or more with respect to the relevant guidance), we submit that a new purpose-built childcare facility is required at this location with provision for 136 No. childcare places to service the overall development scheme (i.e., 'White Pines North, South, East and Central').

However, the total number of childcare places to be accommodated by this facility could potentially be reduced subject to the agreement of the Planning Authority, with respect to the *"existing geographical distribution of childcare facilities and the emerging demographic profile of areas"*¹⁸ evidenced by the childcare audit as follows:

- The subject site is located in an emerging residential area which is served by a total of 27 No. operational childcare facilities within a c. 1.5km radius (c. 10-minute drive time) that currently provide more than 760 No. childcare places to local residents.
- A number of the facilities identified appear to have some capacity for new enrolments, with 177 No. places reported vacant at the time of the audit (c. 20% of total capacity). A total of 5 No. of the facilities in the area were also catering for 65 No. children or more at the time, which is notably higher than the county average of 49 No. children per facility.
- It is estimated that approximately 195 No. pre-school children will occupy the development once completed; however, childcare uptake for a new facility in this area is likely to be only 49-90 No. children with respect to recent demographic trends.

¹⁸ DoHPLG, 'Childcare Facilities: Guidelines for Planning Authorities' (2001)', Section 2.4, p. 5



While the maximum number of childcare places that will be required to serve the subject development with respect to the current proposal is 136 No. places, the demographic analysis suggests that only c. 49-90 No. places are likely to be utilised at this location.

It is our opinion that the demand for childcare generated by the proposed development could be partially absorbed by the existing network (27 No. operational facilities providing more than 760 No. places). An additional 2 No. childcare facilities have also recently been permitted within c. 1km of the subject site in nearby SHD Applications, which would positively contribute to the childcare network once completed (see Table 5.4 above).

Furthermore, the c. 591 sq. m childcare facility permitted under Ref. SD19A/0345 (amended by Ref. SD20A/0322) forms part of the overall residential scheme and is currently under construction. As this facility has sufficient capacity (i.e., 65 No. spaces or more¹⁹) to absorb the demand of the entire scheme, an additional childcare facility is not proposed to be provided as part of the current application for 'White Pines Central'.

¹⁹ Subject to final age allocation of childcare places within the facility. See *Child Care Act 1991 (Early Years Services) Regulations 2016* for details of applicable floorspace requirements. Source: <https://www.gov.ie/en/publication/1a6d67-child-care-act-1991-early-years-services-regulations-2016/>



**Appendix A: Independent Childcare Capacity Audit Conducted by TPA
Facilities Record, April 2021**

Legend

- Subject Development
- Indicative Radius
- Status
 - Surveyed Facility - Open
 - Surveyed Facility - Closed
 - Other Facilities outside Study Area



Summary of Childcare Facilities Audit Located within Study Area								
No.	Facility Name TUSLA Reference	Contact Date	TUSLA Inspection Reports		TPA Facilities Audit	Final Audit Values		
			Attendance	Maximum	Self-reported Capacity	Current Enrolment ²⁰	Maximum Enrolment	Current Capacity ²¹
1	Pebbles Playgroup Ref. TU2015DS230	EYI - 04.02.2020 TP - 04.2021	AM - 6	AM - 7	Waitlist in place – April 2021	7	7	0
2	Wendy's House Montessori Ref. TU2015DS172	EYI – 17.11.2020 TP - 04.2021	AM - 12	22	Waitlist in place – April 2021	22	22	0
3	Chuckleberries – Dalriada Ref. TU2015DS012	EYI - 18.02.2021 TP - 04.2021	AM - 59 PM - 58	75	2021 Inspection	37	75	38
4	Ballycullen Montessori Ref. TU2015DS039	EYI - 16.01.2018 TP - 04.2021	AM - 21	NA	No response – April 2021 Waitlist in place – Jan 2020	21	21	0
5	Chuckleberries - Hunters Walk Ref. TU2015DS007	EYI - 04.05.2018 TP - 04.2021	AM - 55 PM - 32	90	Waitlist in place – April 2021	90	90	0
6	The Learning Curve Ref. TU2015DS108	EYI – 03.03.2021 TP - 04.2021	AM - 9	AM - 66	2021 Inspection	9	66	57
7	Let's Play Preschool Ref. TU2016DS011	EYI - 13.05.2019 TP - 04.2021	AM -19	22	Waitlist in place – April 2021	22	22	0
8	The Lodge Montessori School Ref. TU2015DS023	EYI - 06.11.2019 TP - 04.2021	AM – 15 PM – 5	15	Waitlist in place – April 2021	15	15	0

²⁰ Where current enrolment figures were not provided by the individual facilities during the TPA Audit (April 2021), the attendance figures recorded during the most recent TUSLA Inspection were used.

²¹ Current capacity was calculated using the survey enrolment figure against the maximum enrolment figure recorded during the most recent TUSLA Inspection.



9	Little Penguins Ref. TU2015DS121	EYI - 20.02.2018 TP - 04.2021	AM - 11	12	Waitlist in place – April 2021	12	12	0
10	Eager Beavers Montessori Ref. TU2015DS100	EYI - 07.10.2020 TP - 04.2021	AM – 9	12	No response – April 2021	9	12	3
11	The Childrens House Montessori School Ref. TU2015DS030	EYI - 05.10.2020 TP - 04.2021	8	8	Waitlist in place – April 2021	8	8	0
12	Twinkle Stars Ref. TU2016DS042	EYI - 16.09.2020 TP - 04.2021	3	5	No response – April 2021	3	5	2
13	Chuckleberries - Tree Tops Ref. TU2016DS005	EYI - 20.09.2019 TP - 04.2021	14	-	Waitlist in place – April 2021	14	14	0
14	Knocklyon Lodge & Crèche Montessori Ref. TU2015DS048	EYI – 08.12.2020 TP - 04.2021	AM - 99 PM - 67	100	No response – April 2021 No response – Feb 2021	99	100	1
15	Naionra Chnoc Liamhna Ref. TU2015DS070	EYI - 14.03.2018 TP - 04.2021	AM - 15	20	No response – April 2021 Waitlist in place – Jan 2020	20	20	0
16	Delaforde Montessori Ref. TU2015DS166	EYI - 10.04.2018 TP - 04.2021	AM – 20 PM – 17	22	No response – April 2021 1 place available – Jan 2020	21	22	1
17	Coolkidz Crèche Ref. TU2015DS158	EYI – 19.10.2020 TP - 04.2021	AM - 13	14	No response – April 2021	13	14	1
18	Giddy-ups Pre-School Ref. TU2015DS022	EYI - 17.12.2019 TP - 04.2021	AM – 11 PM – 10	16	No response – April 2021 No response – Feb 2020	11	16	5



19	Young Days Montessori Ref. TU2015DS151	EYI - 15.01.2020 TP - 04.2021	AM – 10	12	No response – April 2021 No response – Feb 2020	10	12	2
20	Crescent Hill Preschool Ref. TU2015DS097	EYI - 16.04.2018 TP - 04.2021	AM – 38 PM – 10	44	Waitlist – April 2021	44	44	0
21	Sadie's Montessori (formerly Moyville Montessori) Ref. TU2015DS073	EYI – 12.10.2020 TP - 04.2021	AM – 17	24	No response – April 2021 No response – Feb 2020	17	24	7
22	Rays of Sunshine Preschool Ref. TU2018DS504	EYI - 21.01.2020 TP - 04.2021	AM – 5 PM – 5	6	No response – April 2021 No response – Jan 2020	5	6	1
23	Firhouse Montessori School Ref. TU2015DS109	EYI - 08.05.2019 TP - 04.2021	AM – 22	24	No response – April 2021 No response – Feb 2020	22	24	2
24	Ballyboden Children's Centre - Scoil Mhuire Preschool Ref. TU2016DS002	EYI - 18.09.2019 TP - 04.2021	AM – 12 PM – 7	12	Waitlist in place – April 2021	12	12	0
25	Ballyboden Children's Centre – Family Resource Centre Ref. TU2015DS009	EYI - 11.12.2018 TP - 04.2021	AM – 11 PM – 6	12	Waitlist in place – April 2021	12	12	0
26	Killakee Montessori & Creche Ref. TU2015DS091	EYI – 20.09.2020 TP - 04.2021	AM – 9	22	No response – April 2021	9	22	13
27	Kids Inc Rathfarnham Ref. TU2015DS119	EYI – 17.02.2021 TP - 04.2021	AM – 23 PM – 42	67	2021 Inspection	23	67	44
-	Orlagh Park House Ref. TU2015DS159	EYI - 21.11.2018 TP - 20.01.2020	AM - 32 PM - 30	40	Closed Permanently – Summer 2020	0	0	0



-	Prospect Montessori School Ref. TU2015DS090	EYI - 13.02.2018 TP – 17.01.2020	13	-	Closed Permanently – Summer 2020		0	0	0
-	Never Never Land Ref. TU2015DS229	EYI - 27.03.2018 TP - 16.01.2020	AM - 10 PM - 10	15	Closed Permanently – Spring 2020		0	0	0
Totals			-	-	-	-	587	764	177