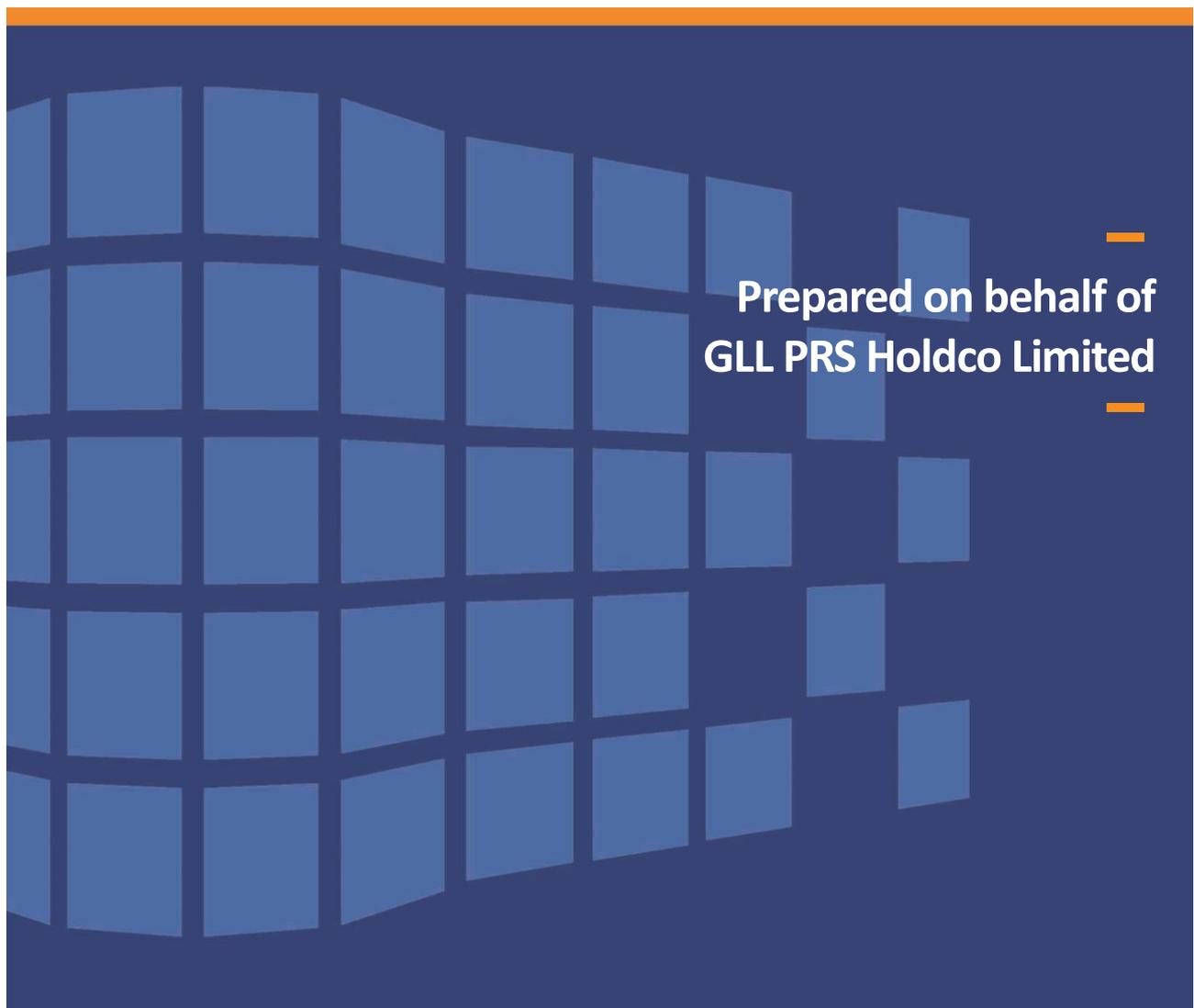


Childcare Demand Report

Proposed Strategic Housing Development, 'Kenelm', Deer Park, Howth, Co. Dublin



Prepared on behalf of
GLL PRS Holdco Limited

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1 Introduction

GLL PRS Holdco Limited are applying to An Bord Pleanála for a Strategic Housing Development, 'Kenelm', for 162 no. residential units on lands at Deer Park, Howth, Co. Dublin. See **Figure 1**.

To support the application, McCutcheon Halley Planning Consultants were appointed to assess the existing childcare proximate to the subject site and to provide an opinion on the need or otherwise for a childcare facility to form part of the proposed design.

Accordingly, this report provides details on the current capacity of existing childcare facilities in the catchment area together with the demand for places likely to be generated by the proposed development.

1.1 Methodology

Within the context of an urban location, it is generally deemed appropriate to audit existing childcare provision within a 1km catchment of the subject site, equitable to an approximate 15-minute walk.

Given the site's coastal location and access to public transport, for this assessment it is more appropriate to examine the Electoral Division (ED) within which the site is located, Howth ED, see **Figure 2**. This equates to a c. 30-minute walk time.

Howth ED encompasses all of Howth including Howth Village and a large area of Sutton including Sutton Cross, thus allowing the audit to focus on a large geographic area.



FIGURE 1 HOWTH ELECTORAL DIVISION

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

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

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

Pre-school inspection reports from TUSLA were available for all identified facilities. However, none of these reports are up to date for the current year (2019/2020), thus, not all the relevant data necessary to carry out the assessment was available within these reports.

Fingal County Childcare Committee were contacted on for information. They advised that Tusla reports should be consulted for information regarding current provision of childcare.

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

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

Within the 2km zone of influence, there is 1 no. ED, Howth and 32 no. small areas, see **Figure 3**.

Census data for the ED area was reviewed and has informed the assessment and is compared with National and County (Fingal) averages across a number of datasets, including;

- Total Population
- Children aged 0-4
- Females aged 25-44 (peak fertility)
- Females aged 45+ (outside peak fertility)
- Total population aged 65+

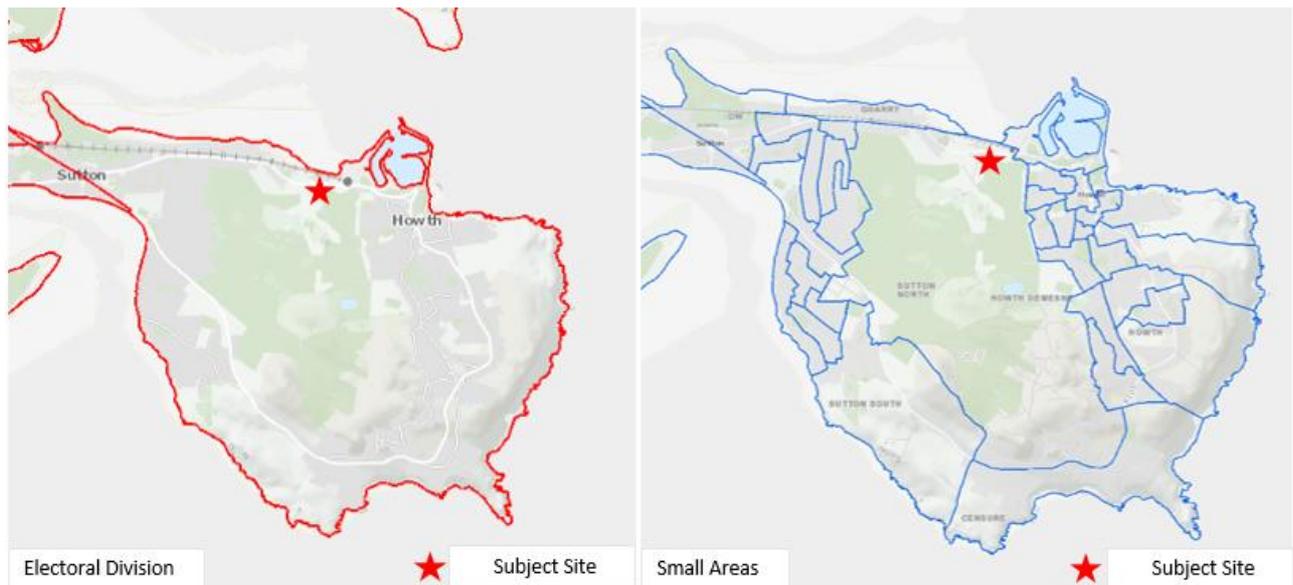


FIGURE 3 HOWTH ELECTORAL DIVISION (LEFT) & SMALL AREAS (RIGHT)

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 to be 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 (DSNA) – Guidelines for Planning Authorities (Department of Housing, Planning and Local Government, 2018)

'4.7: 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:

'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 Fingal Development Plan 2017-2023

Fingal County Council recognises the importance of quality childcare within the jurisdiction. It is acknowledged that quality childcare allows parents to partake in the workforce thus allowing them to provide a decent standard of living for their children and can form an essential part of the early socialisation in a child's life. The plan describes how the "Fingal County Childcare Committee supports a childcare infrastructure of 364 early childhood facilities that collectively employ 300 staff".

Further to this, Fingal's Development Plan recognises the difficulties often experienced by parents looking to avail of childcare services, citing issues of affordability and accessibility. To this end, Fingal County Council have set the following objectives pertaining to childcare:

Objectives PM74

Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.

Objective PM75

Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the Childcare (Pre-School) Services) (No. 2) Regulations 2006.

Objective PM76

Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose-built childcare facilities where such facilities are deemed necessary by the Planning Authority.

3 Demographic Profile

To inform this study, data from Census 2011 and 2016 was analysed.

In advance of analysing the local demographics, some key State statistics, and statistics pertaining to Howth ED, that emerged from the 2016 Census are outlined:

- Birth rates in the State 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%;
- The population aged 65 and over in Howth increased by 14.3% between 2011 and 2016;
- Howth has one of the lower young dependency ratios (0-14) in the State, at 29.05%; and,
- The average age in Howth is 44.2 years, higher than the state average which is 37.4 years.

3.1 Census 2016 Relevant Statistics

The full results for the Howth ED are appended to this report, see **Appendix 1**.

According to Census 2016, the population is 8,294 which represents an increase of 0.46% during the intercensal period. 4.8% of the study area's population is aged 0-4 years old.

19.2% of the population within the ED are identified as 'One Person' households and 'Couples without Children' in Census 2016, which is lower than the State average of 22%.

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

- 7% of the State's population is aged 0-4
- 8.4% of Fingal's population is aged 0-4
- 4.8% of the Howth ED population is aged 0-4

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

- 20.2% of the Howth's population is aged 25-44
- 19.6% of the female population across the ED are aged 25-44

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

- 52.6% of the Howth's female population are aged 45 and over
- 51.5% of the population within the ED are aged 45 and over

In the **65 plus** age category:

- 24.6% of the Howth's population is aged 65 years and over
- The 65 plus age group has increased by 12.9% from 2011 to 2016 throughout the ED

4 Proposed Development

The total number of units within the proposed development is 162, all of which are apartments. The breakdown of these units is as follows:

- 29 no. 1-bedroom units;
- 104 no. 2-bedroom units; and
- 29 no. 3-bedroom units.

Excluding the 1-bedroom units this leaves a total of 133 no. units (2 and 3 bed) that can be deemed to generate childcare demand.

4.1 Future Demand as a Result of the Proposed Development

Table 1 below establishes the future demand likely to be generated from the proposed development.

Relevant Statistics	No. of Units Suitable for Families	133
State (2016 Census)	Average Household Size	2.75
	% of population aged 0-4 (State)	7%
	Q3, 2016 QHNS Childcare State Creche Uptake	19%
	Q3, 2016 QNHS Childcare Dublin Creche Uptake	25%
Proposed Development	No. of future occupants in units suitable for families	366
	No. of children aged 0-4 (Howth 4.8%)	18
	No. of children aged 0-4 (Fingal 8.4%)	31
	No. of children aged 0-4 (State 7%)	26
	Q3, 2016 QNHS Childcare (State 19% utilise creche)	3
	Q3, 2016 QNHS Childcare (Dublin 25% utilise creche)	4

TABLE 1-ESTIMATED CHILDCARE NEED ASSESSMENT

Utilising the State's average household size of 2.75 persons per unit, 130 no. units will generate a population of 366 no. persons. The percentage of children aged (0-4) years within the Howth ED is 4.8%. The proposed development would therefore generate 18 no. pre-school children.

Cognisant that the percentage of pre-school children in Howth ED is low when compared to Fingal and the State and mindful of the population growth projections in the Eastern and Midlands Regional Spatial and Economic Strategy. This report is based on the State percentage of 7% and the assessment proceeds on the conservative assumption that the proposed development would generate 26 no. pre-school children.

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 identified 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, while the Dublin uptake is higher at 25%.

Applying the Dublin childcare uptake ratio of 25% to the proposed development, then theoretically, only 7 no. childcare spaces would be required.

This assessment assumes that the introduction of the Government's Early Childhood Care and Education (ECCE) Programme has likely increased the percentage utilising creches and accordingly assumes that all pre-school children aged 3 and 4 years generated by the proposed development will avail of a childcare facility.

5 Childcare Audit

7 no. childcare facilities were identified within the Howth ED area (see **Table 2**) with a good geographical spread in relation to the proposed development site (see **Figure 3**).

Childcare Facility Name	Operational Hours	Distance to Subject Site	Walk Time (Approx.)
Little Rainbows (Sutton)	Full time	1.2 km	12 min
Bracken Hill Nursery	Sessional	1.8 km	18 min
Deerpark Montessori	Sessional	224 m	2 min
Sutton Playgroup	Sessional	1.5 km	15 min
The Cottage Montessori	Sessional	357 m	4 min
Howth Pre-School Playgroup	Sessional	1.1 km	10 min
Bumblebee Montessori & Childcare	Full time	1.6 km	16 min

TABLE 2-EXISTING CHILDCARE FACILITIES

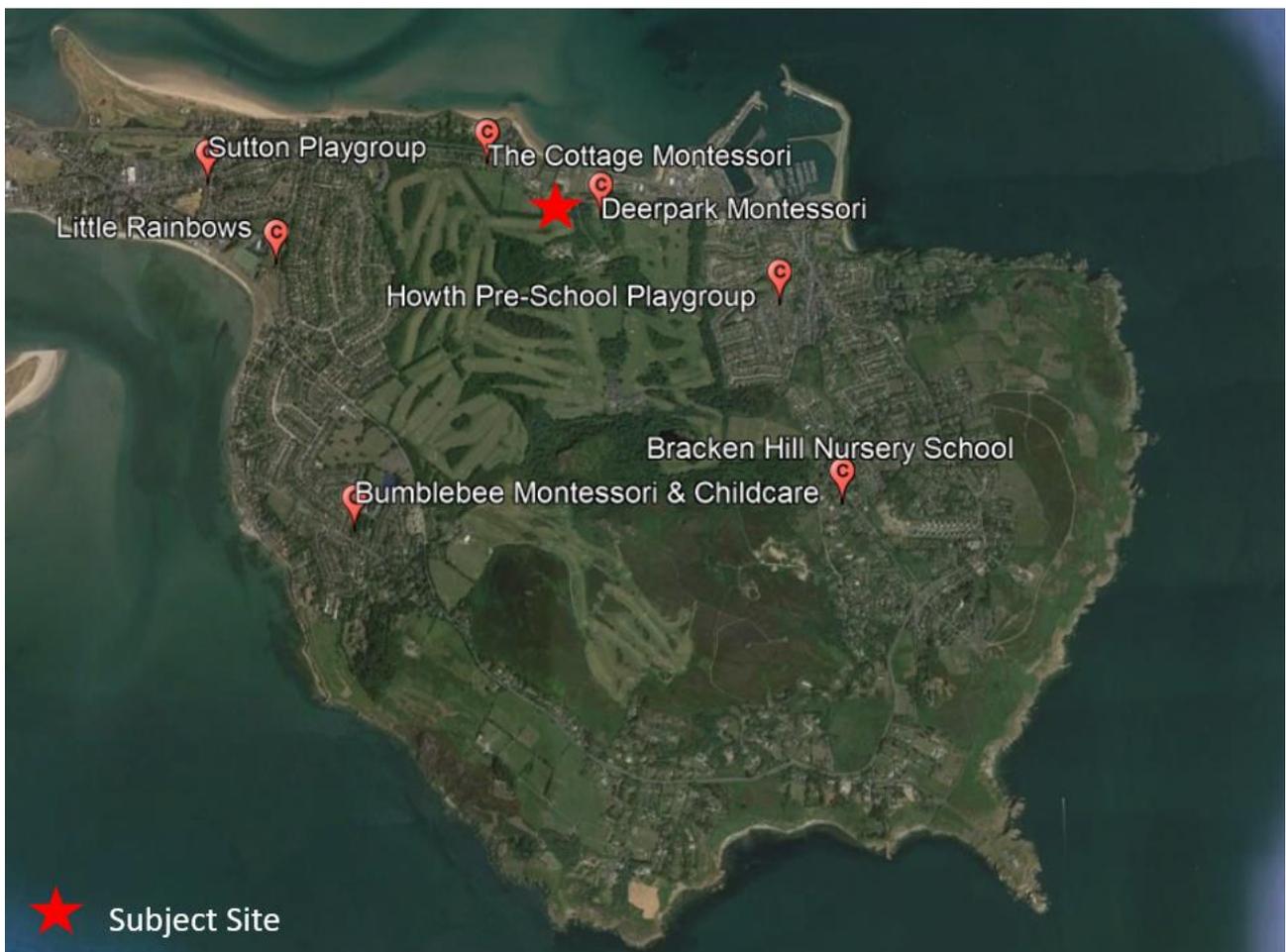


FIGURE 2 EXISTING CHILDCARE SERVICES

The capacity rates for each of the identified 7 no. childcare facilities are primarily based on data gathered from TUSLA reports, which were then confirmed via phone survey with childcare providers where possible. It is important to note that not all childcare services engaged in our phone survey, in these cases published data is referenced.

Childcare Facility	Capacity
Little Rainbows Sutton	50
Bracken Hill Nursery	55
Deerpark Montessori	22
Sutton Playgroup	24
The Cottage Montessori	36
Howth Pre-School Playgroup	20
Bumblebee Montessori & Childcare	36
Total	243

TABLE 3 CAPACITY OF CHILDCARE

5.1 Future Childcare Provisions

In addition to the 243 no. childcare spaces provided by existing childcare facilities, additional spaces will be created as a result of extant and future planning permissions for developments which include;

No.	Location	Ref.	Description	Status	Walk Time
1	Curtilage of Santa Sabina, St. Dominick's School	F17A/0615	96 no. units + creche facility	Granted	12 mins
2	Former Techrete and Teeling Motor Company Sites (Claremont SHD)	PL06F.306102	512 no. units + creche facility (236 sq.m)	Granted	2 mins

TABLE 4 HOWTH SCHEMES WITHIN ED AREA CONTAINING CRECHE FACILITIES

An application for modifications to the Santa Sabina development (<http://www.seafieldshd.ie>) was approved by An Bord Pleanála (Ref. PL06F.306872) on the 24th August 2020. It is noted that the application does not propose altering the size of the permitted creche. The Statement of Consistency submitted with the application highlights that the **permitted creche would accommodate 32 no. pre-school places**. The proposed scheme includes 110 units that are capable of housing families. Applying the State percentage of 0-4 year olds of 7%, the scheme would generate a **requirement for 22 no. childcare spaces**.

Permission for development of the former Techrete Site was approved in April 2020 by An Bord Pleanála, Ref. PL06F.306102. The development includes a 236 sq.m creche with outdoor play area. The Statement of Consistency that accompanied the application states that the **childcare facility will cater for 57 no. pre-school children** and the scheme would generate a **demand for 42 no. spaces**.

5.2 Cumulative Childcare Need

In 2016, there were 405 no. children aged between 0-4 within the study area. Children are eligible to participate in the ECCE scheme when they turn 3 years old. The 2016 Census identifies that there were 182 children aged between 3 and 4 years in Howth ED. Assuming all will avail of the scheme and 25% (in line with the QNHS, Q3, 2016 data) of those aged between 1 and 3 years old would require childcare in a creche setting, **the demand in the Howth ED is 238 no. childcare spaces.**

As outlined earlier, the subject site may generate 26 no. children of pre-school age. Applying the same ratio to the age groups as identified in the 2016 Census, 45% or 12 no. children would be in the 3-4 year age category and it is assumed that they would participate in a full time service. Of the remaining 14 no. children in the scheme, 4 no. would require a childcare space. In total, **the scheme would generate a demand for 18 no. spaces.**

It is estimated that the permitted creches outlined in Section 5.1 of this report (Claremont and Santa Sabina) would generate 89 no. pre-school places, and that only 64 no. childcare spaces would be required.

Combined there is an estimated demand for 302¹ no. childcare spaces in the Howth ED (existing + Claremont & Santa Sabina) and there are at least 332² no. places provided by the existing and permitted facilities within the Howth ED.

6 Conclusion

This Childcare Demand Report has been carried out to determine the existing childcare provision in the catchment, and to ascertain the need and demand, if any, for a creche facility in conjunction with the provision of 133 no. units capable of accommodating families on the subject site.

Notwithstanding the flexibility provided in the Design Standards for New Apartments, this assessment takes a conservative approach and includes all 2-bedroom plus units to determine the future demand for childcare arising from the proposed development.

Further, in calculating the projected number of pre-school children generated by the proposed development, the State percentage for 0-4 year olds of 7% is used rather than the much lower percentage of 4.8% recorded in the 2016 Census. A robust methodology is applied whereby it is assumed that all 3-4 years olds in the catchment would avail of care in a creche setting, owing to the support provided by the ECCE scheme. It is then assumed that 25% of children aged up to 3 years would require childcare and this is consistent with the CSO Quarterly National Household Survey.

Based on this robust methodology, the cumulative demand for childcare in Howth ED is established to be 302 no. spaces. There are at least 332 no. places provided by existing and permitted facilities, meaning the future demand arising from the proposed development (18 no. childcare spaces) can be comfortably accommodated.

Accordingly, this report concludes there is no requirement for the provision of a childcare facility as part of this development proposal having regard to the existing geographical distribution and capacity of childcare facilities existing and permitted in the catchment. This conclusion is consistent with the 'Childcare Guidelines for Planning Authorities' (2001) which state that the threshold for childcare provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

¹ Combined demand 302 no. childcare spaces = 238 (demand in Howth ED) + 64 (Claremont SHD + Santa Sabina)

² Combined permitted and existing 332 no. childcare spaces = 243 (existing) + 89 (Claremont SHD + Santa Sabina)

Appendix 1 Small Area Demographics

Small Area	Small Area No.	Total Population	0-4	25-44 (Female)	45+ (Female)	65+ (Male & Female)	% Population <= 4 years	% Population > 4 years	% Total Female Population 25-44	% Total Female population 45+	% Population 65+
1	Sa2017_267095005	341	15	23	96	67	3.2%	96.8%	6.7%	28.2%	19.6%
2	Sa2017_267095022	241	19	55	48	38	5.8%	94.2%	22.8%	19.9%	15.8%
3	Sa2017_267095015	295	13	40	78	69	4.4%	95.6%	13.6%	26.4%	23.4%
4	Sa2017_267095012	246	10	27	71	66	4.1%	95.9%	10.9%	28.9%	26.8%
5	Sa2017_267095028	223	10	34	51	40	4.5%	95.5%	15.2%	22.9%	17.9%
6	Sa2017_267095031	176	5	18	58	55	2.8%	97.2%	10.2%	32.9%	31.3%
7	Sa2017_267095013	312	18	35	76	75	5.8%	94.2%	11.2%	24.4%	24.0%
8	Sa2017_267095014	281	18	40	69	54	6.4%	93.6%	14.2%	24.6%	19.2%
9	Sa2017_267095030	213	6	16	60	47	2.8%	97.2%	96.4%	28.2%	22.1%
10	Sa2017_267095029	140	5	23	36	28	3.6%	96.4%	16.4%	25.7%	20.0%
11	Sa2017_267095016	230	10	23	64	65	4.3%	95.7%	10.0%	27.8%	28.3%
12	Sa2017_267095032	200	10	19	59	45	5.0%	95.0%	9.5%	29.5%	22.5%
13	Sa2017_267095033	315	20	38	80	75	6.3%	93.7%	12.1%	25.4%	23.8%
14	Sa2017_267095024	175	10	17	47	33	5.7%	94.3%	9.7%	26.9%	18.9%
15	Sa2017_267095025	371	17	31	94	77	4.6%	95.4%	8.4%	25.3%	20.8%
16	Sa2017_267095026	270	16	21	69	45	5.9%	94.1%	7.8%	25.6%	16.7%
17	Sa2017_267095023	190	8	22	52	48	4.2%	95.8%	11.6%	27.3%	25.3%
18	Sa2017_267095027	282	11	31	85	88	3.9%	96.1%	10.9%	30.1%	31.2%
19	Sa2017_267095004	198	14	16	67	67	7.1%	92.9%	8.1%	33.8%	33.8%
20	Sa2017_267095007	412	11	33	110	79	2.7%	97.3%	8.0%	26.7%	19.2%
21	Sa2017_267095006	295	6	21	94	104	2.1%	97.9%	7.1%	31.9%	32.3%
22	Sa2017_267095003	265	9	15	73	80	3.4%	96.6%	5.7%	27.5%	30.2%
23	Sa2017_267095002	269	20	31	70	60	7.4%	92.6%	11.5%	26.0%	22.3%
24	Sa2017_267095001	242	12	26	55	64	4.9%	95.6%	10.7%	22.7%	26.4%
25	Sa2017_267095011	258	4	15	79	62	1.6%	98.4%	5.81%	30.6%	24.0%
26	Sa2017_267095010	277	12	17	85	114	4.3%	93.7%	6.1%	30.7%	41.2%
27	Sa2017_267095018	338	19	27	92	80	5.6%	94.4%	7.9%	27.2%	23.7%
28	Sa2017_267095009	196	10	16	54	60	5.1%	94.9%	8.2%	27.6%	30.6%
29	Sa2017_267095017	218	13	27	76	70	5.9%	94.1%	12.4%	34.8%	32.1%
30	Sa2017_267095021	217	11	21	67	58	5.1%	94.9%	9.7%	30.9%	26.7%
31	Sa2017_267095008	270	17	20	85	81	6.3%	95.7%	7.4%	31.5%	30.0%
32	Sa2017_267095020	338	26	45	67	49	7.7%	92.3%	13.3%	19.8%	14.5%
Total	Howth ED	8,084	405	843	2,267	2,043	-	-	-	-	-

Howth Small Area Demographics. Source: Census 2016.