

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

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1 INTRODUCTION

Stephen Little & Associates Chartered Town Planning & Development Consultants, is instructed by our Client, Ruirside Developments Ltd, to prepare this Childcare Needs Assessment of proposed residential development, at 42A Parkgate Street, Dublin 8.

It may be noted that a detailed Childcare Needs Assessment, prepared by Stephen Little & Associates, was submitted application ABP-306569-20. Following the split decision by the Board in that case and noting the reapplication to the Board for a revised Block A design, an updated childcare assessment has been carried out for the proposed and consented development.

This Childcare Assessment considers the following:

- The uplift in apartment unit numbers, in particular the number of 2 and 3-bed apartment units, in the proposed and consented scheme at the application site.
- The relevant policy and guidelines relating 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 and surrounding Electoral Divisions, using Census figures.
- Conclusions drawn from policy and data review.

2 PROPOSED DEVELOPMENT

ABP-306569-20 refers to a split made by An Bord Pleanála, dated 28 May 2020, whereby it determined to:

- Grant Permission for **321no. 'BTR' residential apartments**, ancillary residents' amenity facilities, commercial office (c. 3,698 sq m), retail (c. 214 sq m) and café/restaurant (c. 236 sq m), accommodated in 5no. blocks ranging from 8 to 13 storeys (c. 31,146 sq m) over ancillary basement area, and all associated and ancillary conservation, landscaping and site development works. (i.e. the 'consented development')
- Refuse Permission for a 29-storey 'Block A' (12,207 sq m gfa), accommodating 160no. 'BTR' residential apartments, ancillary residents' amenity areas and roof gardens, 1no. café/restaurant (c. 208 sq m) and ancillary plant/storage.

Permission is now sought for a new proposed new Block A at the location of the refused tower. Proposed Block A accommodates **198no. BTR apartment units**, ancillary internal and external residential amenities, 1no. café/restaurant, and replacement office floor area. Associated works shall include proposed amendments to the consented scheme, including remedial works at the interface with office building (Block B2) and the public realm; additional bicycle parking and new telecommunications infrastructure. This all sits within the context of the otherwise consented residential-led mixed use redevelopment of the site measuring 0.82 ha (ABP-306569-20 refers).

The red line site boundary for this planning application remains the same as that of the ABP-306569-20 planning unit, as the proposed Block A is inextricably linked to the otherwise consented scheme. However, planning permission is not being sought again for the consented development, save for the necessary design amendments to facilitate the proposed new building. For clarity, the proposed development and associated works are delineated with a green dashed line on the application site and building plans.

Apartment Type	Block A (refused)	Block A (proposed)	Consented Scheme ABP 306569-20				Total per Unit Type
			Block B	Block C1	Block C2	Block C3	
Studio	24	73	14			28	115
1-Bed	109	97	96	40	32	21	286
2-Bed	27	27	31	18	8	33	117
3-Bed	0	1	0	0	0	0	1
Total per Block	160	198	141	58	40	82	519

Figure 1: Cumulative apartment mix: proposed development and consented development

3 PLANNING POLICY AND GUIDELINES

3.1 Childcare Facilities: Guidelines for Planning Authorities (2001)

These Guidelines set 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.”

The Childcare Guidelines recommend the provision of 1no. childcare facility, or 20no. childcare spaces, for every 75no. dwellings in a permitted residential scheme.

There is, however, flexibility under the Guidelines that childcare facilities are not required in every instance of new residential development, having regard to local circumstances.

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.

The Guidelines specifically state 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”.

3.2 Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (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.”

3.3 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 is placed on ‘*expansion of required capacity as appropriate*’. This would suggest that some demand analysis within a given catchment is appropriate, in order to determine whether capacity expansion is required.

This Circular further requests that Planning Authorities exclude, from their consideration of planning applications, matters relating to the childcare facility design standards outlined in Appendix 1 of the Childcare Guidelines 2001. TUSLA, as opposed to the Planning Authority, is responsible for enforcing compliance with the Childcare (Pre-School Services) Regulations 2006.

3.4 Sustainable Urban Housing: Design Standards for New Apartments (amended 2020)

The Apartment Guidelines (2020) introduce some further clarification and flexibility to the blanket requirement of the Childcare Guidelines 2001 to provide 1no. childcare facility (20no. spaces) for every 75no. new dwellings.

The Apartment Guidelines 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.”

4 CHILDCARE NEEDS ASSESSMENT

4.1 Proposed Methodology

A Childcare Needs Assessment was prepared in respect of the consented scheme (ABP-306569-20), which found a theoretical demand for 31no. childcare spaces arising from the proposed development of 117no. 2-bed apartments.

In the combined proposed and consented scheme, there has been an uplift of 38no. units. The combined number of 2-beds remains the same and there is an additional 3-bed unit. As such, there are 118no. 2 and 3-bed units that could theoretically give rise to a demand for childcare facilities, within the combined proposed and consented scheme.

Having regard to the Apartment Guidelines 2020, studio and one bedroom apartment units would not generally contribute to demand for childcare provision. We have therefore discounted these units from the calculation of theoretical childcare demand.

It is noted that for apartment schemes, there is further flexibility in the Apartment Guidelines to discount apartments with two or more bedrooms from consideration in respect of childcare provision. It could therefore be argued that no childcare facilities are required for the proposed and consented scheme on this basis.

However, we have taken the more conservative approach of including for consideration all of the proposed 2-bed and 3-bed apartments within the proposed and consented scheme. 118no. 2 and 3-bed apartments would give rise to a theoretical demand for 32no. childcare spaces.

4.2 Review of Existing Childcare Facilities in the Area

It is possible 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 profile of the area.

The previous Childcare Needs Assessment of planning application ABP-306569-20 (December 2019), concluded that there was sufficient capacity in the existing and planned childcare facilities within the immediate catchment, to meet the childcare needs of the proposed development at that time (481no. units, of which 117no. were 2-bed units).

The audit of these existing and planned childcare facilities has been updated for the purpose of the assessment of the proposed and consented scheme (519no. units, of which 117no. are 2-bed units and 1no. is a 3-bed unit).

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.

4.2.1 Existing Childcare Facilities

A total of 60no. childcare facilities were identified within a c. 1.5km radius of the application site at 42A Parkgate Street. Of these, 49no. are identified as TUSLA childcare services by referent to 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 the facilities identified, 35no. are between 1.0 and 1.5km from the subject site, 25no. are between 0.5 and 1.0km of the site. There are no facilities within 0.5km of the subject site, but the Safari Childcare Heuston South Quarter lies just beyond the 500m study area radius.

At the time of preparing this Report (May 2021), approximately 50% of the childcare facilities identified had responded to our request for information. A majority of those respondents either confirmed that they had additional capacity currently or anticipated that spaces would become available in September 2021.

Within 1km of Application Site:

Pobal Map Ref. No.	Name	Address	Size of Facility (no. spaces)	Spaces Available at Present	Spaces Available Sept 2021	Distance from Site
35	Fountain Resource Group Bizzy Bees Afterschool	Bridgefoot Street, Dublin 8.	*(40)	No response to date	No response to date	0.75km

28	Fountain Resource Group Wee Tots	2A Basin Street, Dublin 8	44	Currently none available	Waiting List	0.87km
26	Fountain Resource Group Junior Youth	Old Convent Chapel, Basin Lane, Dublin 8.	*(47)	No response to date	No response to date	0.86km
50	Robert Emmet CDP Afterschool	Bridgefoot Street, Dublin 8.	24	Currently none available	3	0.92km
36	Robert Emmet CDP Afterschool	3/8 Usher Street, Dublin 8	*(25)	No response to date	No response to date	0.92km
51	School Street Youth Project	School Street Family Resource Centre, School Street, Dublin 8	54	Currently none available	Waiting list	0.97km
27	SICCDA Afterschool	San Seamus, Basin Lane	24	Currently none available	No vacancies anticipated	0.82km
34	Solas Afterschool Project	St Catherine's Church, Thomas Street, Dublin 8	35	Currently none available	No vacancies anticipated	0.91km
31	Solas Afterschool Project	40 Marrowbone Lane, Dublin 8				0.97km
29	Solas Afterschool Project	Basin Lane, Dublin 8				0.87km
8	Blackhall Parade Childrens Project (Little Stars)	116 North King Street, Dublin 7	43	c.4	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	40	10	10	0.76km
4	Seven Dwarfs Community Playgroup	Holy Family Parish Centre, 13 Prussia Street, Dublin 7	36	Currently none available	36	0.84km
5	Tiny Toes Creche	42 Manor Street, Dublin 7	c.20	Currently none available	Waiting list	0.81km
6	Krazy Kids and Company	Stanhope Street Primary School, Stanhope	*(c.110)	No response to date	*(c.20)	0.81km

		Street, Dublin 7				
	School Street Family Resource Centre,	22/28 School St. Pimilico, Dublin 8	*(54)	No response to date	*(c. 20)	0.92km
32	Fountain Resource Group Marrowbone Lane Youth Project	Marrowbone Lane Complex, Dublin 8.	*(c.40)	No response to date	Data not currently available	0.92km
30	Footprints Early Years Ltd	St. Catherine's Sports Centre, Marrowbone Lane, Merchant's Quay, Dublin 8	16	9	Data not currently available	0.95km
25	Creative Kids and Co	The Haven, St. James Primary School, Basin Lane, Dublin 8	39	Currently none available	c. 4	0.83km
33	Early Days Creche	School Street Family Resource Centre, 22/28 School St. Pimilico, Dublin 8	*(52)	No response to date	No response to date	0.95km
15	Safari Childcare Ltd - Heuston South Quarter	Hibernia Building, Heuston South Quarter, Military Road, Kilmainham, Dublin 8	110	Unable to disclose	Unable to disclose	0.55km
	Fountain Resource Marrowbone Lane Youth Project and Afterschool	St. James Presbyterian Church, James Strete, Dublin 8	*(44)	No response to date	No response to date	0.55km
	The Elbowroom	36 North Brunswick Street, Dublin 7	Did not disclose	No vacancies at present	Waiting List	0.94km
		Total	485	23	53	

Table 1: Summary of the availability of spaces in childcare facilities between 0.5km and 1km from the subject site, based on responses received by May 2021.

Note: *Calculations are based on existing capacity only on the basis of responses received in May 2021.

() - denotes the figures extracted from the Childcare Needs Assessment submitted with application ABP- 306569-20, prepared by Stephen Little & Associates and assuming that the responses remain unchanged would result in a greater potential capacity of c. 738 spaces. These facilities were not reachable at this time and the figures are therefore not included in the total, in the event that they may no longer be available.

Within 1 – 1.5km of Application Site:

Pobal Map Ref. No.	Name	Address	Size of Facility (spaces)	Spaces Available at Present	Spaces Available Sept 2021	Distance from Site
1	Jumblies	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	45-50	None available	Waiting List	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	Temp Closed due to Covid-19	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	c.56	None available	Waiting List	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	Currently none available	Waiting List	1.07km
43	SICCDA Afterschool	92 Meath Street, Dublin 8.	Temp Closed due to Covid-19	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		Called 23.03 015520683 Emailed 22.03 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
45	St Audoens Pre-School	St Audoens National School, Cook Street, Dublin 8	*(20)	No response to date	No response to date	1.29km

	St Brigids Early Start	St. Luke's Avenue, The Coombe, Dublin 8	30	None available	30	1.5km
23	The First Steps Trust Ltd	St. Josephs Early Childhood & Education Centre, Morningstar Road, Maryland, Dublin 8	32	7	c.25- referral based	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	40	None available	Waiting List	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	120	Not available	Not available	1.37km
11	Pitter Patter Community Creche	Macro Resource Centre, Green Street, Dublin 1	34	c.22	c.8	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	50	Currently none available	Data not currently available	1.23km
39	Sophia Nurturing Centre Cork Street	Sophia Housing Association, 25 Cork Street, Dublin 8	11	Currently none available	c.3	1.26km
16	Mayfield Montessori	8 Mayfield Road, Kilmainham, Dublin 8	*(22)	No response to date	*(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	40	Currently none available	Waiting list	1.47km
	Waterlily Montessori & Childcare	22A Old Kilmainham, Dublin 8	*(5)	No response to date	*(c.2)	1.04km
2	Traceys Tots	Dunard Community, Dunard Road, Blackhorse Avenue, Dublin 7	22	Currently none available	c.2	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	Waiting list	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
		Total	307	29	68	

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

Note: *Calculations are based on existing capacity only on the basis of responses received in May 2021.

() - denotes the figures extracted from the Childcare Needs Assessment submitted with application ABP- 306569-20, prepared by Stephen Little & Associates and assuming that the responses remain unchanged would result in a greater potential capacity of c. 738 spaces. These facilities were not reachable at this time and the figures are therefore not included in the total, in the event that they may no longer be available.

	Overall Capacity of Facilities	Spaces Available at Present	Spaces Available Sept. 2021
Total	792	52	121

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

The above childcare facilities were identified from the current TUSLA childcare services (pobal.ie website) and the Dublin City Childcare Committee CLG (DCCC) Directory. It is acknowledged that this may not be exhaustive and that there may be a wide range of other unregistered or informal child-minding services in operation in this catchment area, or in the wider Dublin 8 / 7 area.

Figure 2 (below) indicates the location of each of the identified childcare facilities within the defined catchment area of the application site. It is evident that this area is well served by existing registered childcare facilities.

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 inevitably 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.

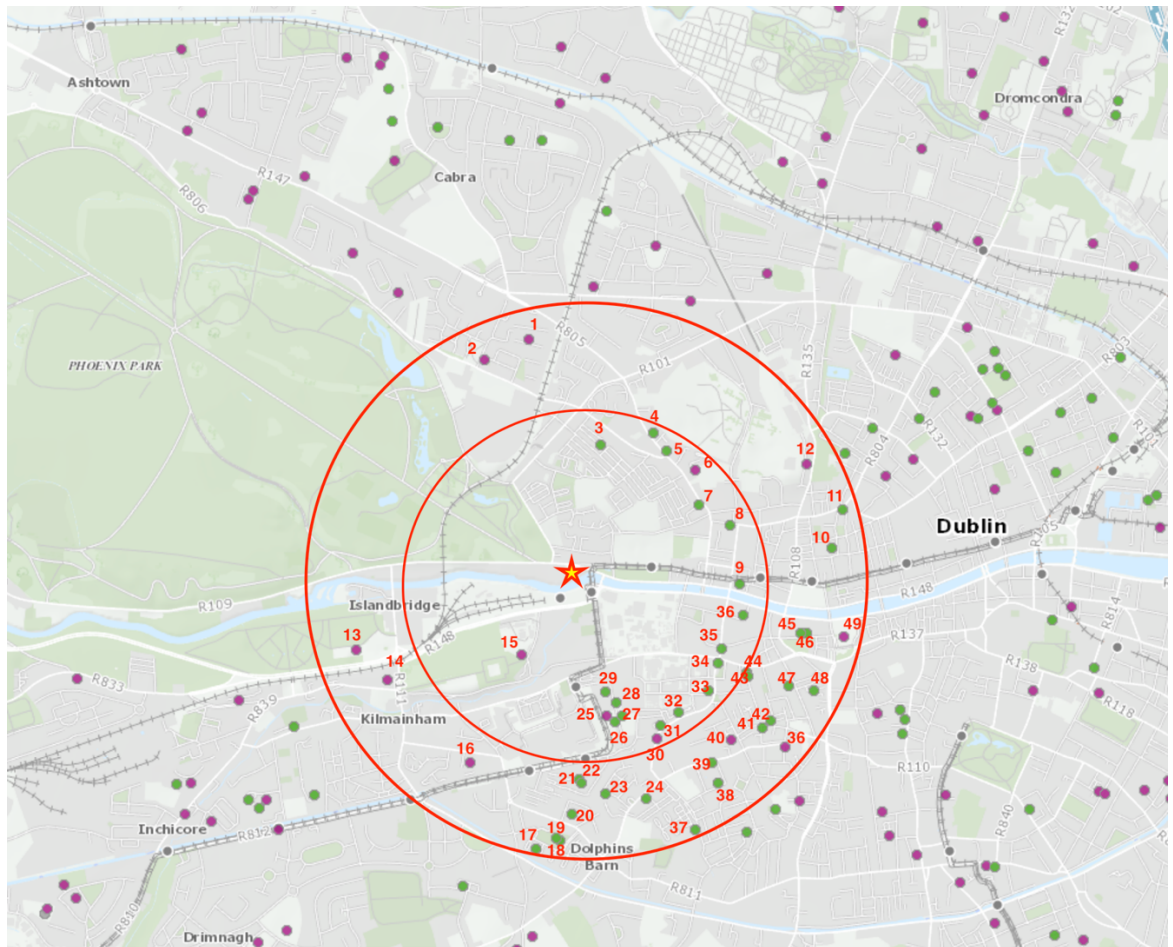


Figure 2: Extract from Pobal Maps which identifies TUSLA registered childcare facilities. The childcare facilities are numbered to reference the table above. The subject site is identified (yellow star) with indicative 1km and 1.5 km radii delineated in red (Overlay by SLA).

4.2.2 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	c. 14	0.63km
2246/17	8-10, Coke Lane, Smithfield, Dublin 7	39sqm	N/A	c. 10	0.86km
3923/19	Block H, Clancy Quay, Islandbridge, Dublin 8	792sqm	N/A	c. 100	0.95km
				Total: 158	

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

With regard 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.

With regard to Reg Ref 3923/19, a request for further information was issued by the planning authority on the 31 October 2019 and the Planning Authority granted permission subject to 5no. conditions, none of which relate to the overall capacity 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
				Total: 22	

Table 5: 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 extant permissions for childcare facilities in proximity to the subject site. These amount to approximately 180no. 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.

4.2.3 Summary Findings on Capacity of Existing and Permitted Childcare Facilities

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

- c.60no. existing childcare facilities (containing in excess of 792no. existing childcare spaces) within c. 0.5km - 1.5km of the subject site, and
- an additional 180no. childcare spaces permitted within c. 1.5km of the subject.

With at least 52no. spaces available in existing operational facilities at the time of writing this report, and 121no. spaces currently predicted to be available for September 2021, 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 in combination with the consented scheme (ABP. Ref. 306569-20 refers) (117no. 2-bed apartment units and 1no. 3-bed units giving rise to a potential demand for 32no. 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.

4.3 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.

4.3.1 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 6: Population change from 2011-2016

The immediately surrounding electoral divisions are Arran Quay C, Arran Quay D, Ushers A and Ushers B. Below is a breakdown of the population as per the last recorded Census:

Census Year	2011	2016	Population Change	% Change
Phoenix Park	1,538	1,534	-4	-0.3%
Arran Quay C	4,170	4,471	+301	+7%
Arran Quay D	3,218	3,109	-109	-3.4%
Ushers A	3,089	3,930	+841	+27%
Ushers B	1,292	1,312	+20	+1.5%
Total EDs	13,307	14,356	+1,049	+7.9%
Dublin City	527,612	554,554	+26,942	+5.1%

Table 7: Population change in surrounding Electoral Divisions from 2011-2016.

At the 2016 Census, the Phoenix Park ED recorded a marginal population decrease of -0.3% from 2011. A modest population decrease was also recorded in Arran Quay D immediately north of the application site.

By comparison, Arran Quay C and Ushers B electoral divisions recorded modest population growth. The highest increase was identified in Usher A. The population growth in Usher A may be partly explained by the build out and occupation of the Clancy Quay development at Island Bridge in recent years.

Overall, the area comprising these Electoral Divisions saw an average of 7.9% population growth between 2011 and 2016, which is comparatively higher than the growth experienced within the administrative area of Dublin City (5.1%) and nationally (3.8%).

In terms of age cohorts, overall, the area comprising the Electoral Divisions within the study area for this report have seen a decline in the younger dependent cohort (0-12 year olds), a small increase in the teenage cohort (13-19 year olds), and a similar percentage increase in the working age (20-64 years) and older dependent (65+ years) cohorts, between the 2011 and 2016 Census period.

As may be seen from the tables below, the population trends in the study area diverge from those of the wider administrative area of Dublin City. In the wider Dublin City area, between the 2011 and 2016 Census, there was a higher percentage growth of younger dependent age cohorts, a lower percentage growth of working age cohorts and marginally lower percentage growth of older dependents. At State level, 27% of the population was recorded as being under the age of 18 years in 2016. 13.4% were of the population were recorded as being over 65 years in 2016 at State level.

Census 2011	0-12 yrs	13-19 yrs	20-64 yrs	65+ yrs	Total Persons
Phoenix Park	79	27	1069	363	1538
Arran Quay C	346	144	3,568	112	4,170
Arran Quay D	348	159	2,395	316	3,218
Ushers A	286	88	2,587	128	3,089
Ushers B	153	38	1,067	34	1,292
Dublin City	69,957	39,286	351,879	66,490	527,612

Census 2016	0-12 yrs	13-19 yrs	20-64 yrs	65+ yrs	Total Persons
Phoenix Park	101	29	1114	290	1534
Arran Quay C	297	173	3,860	141	4,471
Arran Quay D	258	131	2,354	366	3,109
Ushers A	301	81	3,342	206	3,930
Ushers B	159	50	1,060	43	1,312
Dublin City	73,286	38,708	370,205	72,355	554,554

% Change	0-12 yrs	13-19 yrs	20-64 yrs	65+ yrs
Phoenix Park	27.8%	7.4%	4.2%	-20.1%
Arran Quay C	-14.2%	20.1%	8.2%	25.9%
Arran Quay D	-25.9%	-17.6%	-1.7%	15.8%
Ushers A	5.2%	-8.0%	29.2%	60.9%
Ushers B	3.9%	31.6%	-0.7%	26.5%
Total EDs	-7.9%	1.8%	9.8%	9.8%
Dublin City	4.8%	-1.5%	5.2%	8.8%

Tables 8 - 10: Demographic data Electoral Divisions from 2011-2016

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.

4.3.2 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 11: 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.

4.3.3 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 be 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
Total	1,713	32,220	1,805	34,335
Total %		5.32%		5.26%

Table 12: 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.

5 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.

In the case of ABP-306569-20, 481no. units were proposed, of which 117no. were 2-bed units. In the case of the consented (ABP-306569-20) and proposed Block A combined scheme, there are 519no. units, of which 117no. are 2-bed units and 1no. is a 3-bed unit. This generates a theoretical demand for 32 no. childcare spaces.

It is submitted that this Childcare Needs Assessment has reasonably demonstrated that a childcare facility is not required as part of the proposed development on the following grounds:

Existing Childcare Provision

- It is conservatively estimated that there are 60no. existing childcare facilities and 52no. currently available childcare spaces within c. 1.5km of the subject site. Of these:
 - 25no. registered facilities / more than 485no. spaces are within 1km of the subject site.
 - 35no. registered facilities / more than 307no. spaces are between 1.0 and 1.5km of the subject site.
- Furthermore, it is anticipated that at least 121no. childcare spaces within these existing childcare facilities could become available in September 2021. However, a number of operators in the study area noted that capacity can fluctuate where children are removed for a variety of possible reasons. Thus, there is potential that more childcare spaces could become available over time, even for childcare facilities currently stated to be at full capacity.
- There is an additional 180no. childcare spaces permitted within c. 1.5km of the subject site, under extant planning permissions.
- It is worth noting that many of the existing childcare facilities are not operating at full capacity due to the recent Covid-19 public health and safety restrictions, with a number of childcare facilities temporarily closed for this reason. It may be assumed therefore that childcare spaces will become available over time as the government begins to ease restrictions.
- 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 comparative 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 potential childcare demand (32no. spaces) generated by the consented and proposed development, within the existing registered (min. 52no. spaces currently) and permitted childcare facilities identified in the catchment area.

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JUNE 2021

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

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