



Childcare Demand Assessment

To Support a Planning Application for a Proposed Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6

On behalf of Sandford Living Limited

September 2021

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1.0 Introduction

This Childcare Demand Assessment has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of Sandford Living Limited, in support of a planning application for a proposed Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6. This report provides a detailed review of the statutory, strategic and policy context that relates to the provision of childcare facilities in the area with the following aims:

- Outlining the existing range of childcare services on offer in the Study Area (see Figure 2);
- Describing the demand generated by the proposed development; and
- Offering insights into the capacity of the existing facilities.

1.1 Purpose of this Report

The Government's *Childcare Facilities: Guidelines for Planning Authorities (2001)* instructs Local Authorities to set out objectives in their respective Development Plans relating to the provision of childcare facilities. The Guidelines recommend the provision of at least one childcare facility for new residential developments of 75 dwellings. Having regard to the Guidelines, Appendix 13 associated with the *Dublin City Development Plan 2016-2022* similarly recommends a benchmark provision of one childcare facility per 75 dwellings (and a pro-rata increase for developments in excess of 75 dwellings). The focus of both the Guidelines and the Development Plan is to promote sustainable communities having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. The Guidelines and Development Plan acknowledge that particular case specific circumstances based on the aforementioned factors may lead to an increase or decrease in this requirement. The Childcare Demand Assessment prepared herein accompanies a planning application to An Bord Pleanála for a development comprising of 671 no. units.

1.2 Approach

Having regard to the relevant planning policy outlined in Section 2.0, it is evident that an assessment of the existing childcare facilities in the Study Area is required. It is thus imperative that a baseline is identified which would then allow demand estimations to be made based on, inter alia, demographics, and the associated impact of the proposed development. Therefore, a methodology for the assessment of childcare facilities has been developed in accordance with the directions provided in the aforementioned planning policies, and it involves the following steps:

1. Determining the extent and provision of childcare facilities within the Study Area;
2. Undertaking a study of the demographic make-up of the population of the Study Area; and
3. Estimating the level of demand for childcare facilities that may arise from the development proposal¹.

¹ It should be noted that the methodology employed to estimate the level of demand for childcare facilities that may arise from the proposed development in this updated Childcare Demand Assessment is an advancement to that previously used in the Childcare Demand Assessment prepared and submitted at Pre-Application Consultation (PAC) Stage. This updated Childcare Demand Assessment goes beyond simply identifying the total number of children that may be resident in the proposed development (as was previously estimated in the earlier Childcare Demand Assessment, and referred to therein as "total demand"). It estimates how this may ultimately be converted so as to be expressed as real/likely demand for

The following sections will follow this methodology as a structural framework with the current supply of childcare facilities first established, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to finally determining the potential demand impacts of the proposed development.

1.3 Subject Site and Study Area

The subject site is located on the corner of Sandford Road and Milltown Road. It lies approximately 3.3 km south of Dublin City Centre and is within the catchment area of Dublin City Council (DCC). The site is bound by Sandford Road and Norwood Park to the north, Cherryfield Lodge Nursing Home and remaining Jesuits lands to the south, Milltown Road to the east and Cherryfield Avenue Upper and Lower to the west. It benefits from very good accessibility with its close proximity to numerous bus routes and Beechwood and Ranelagh Luas stops.

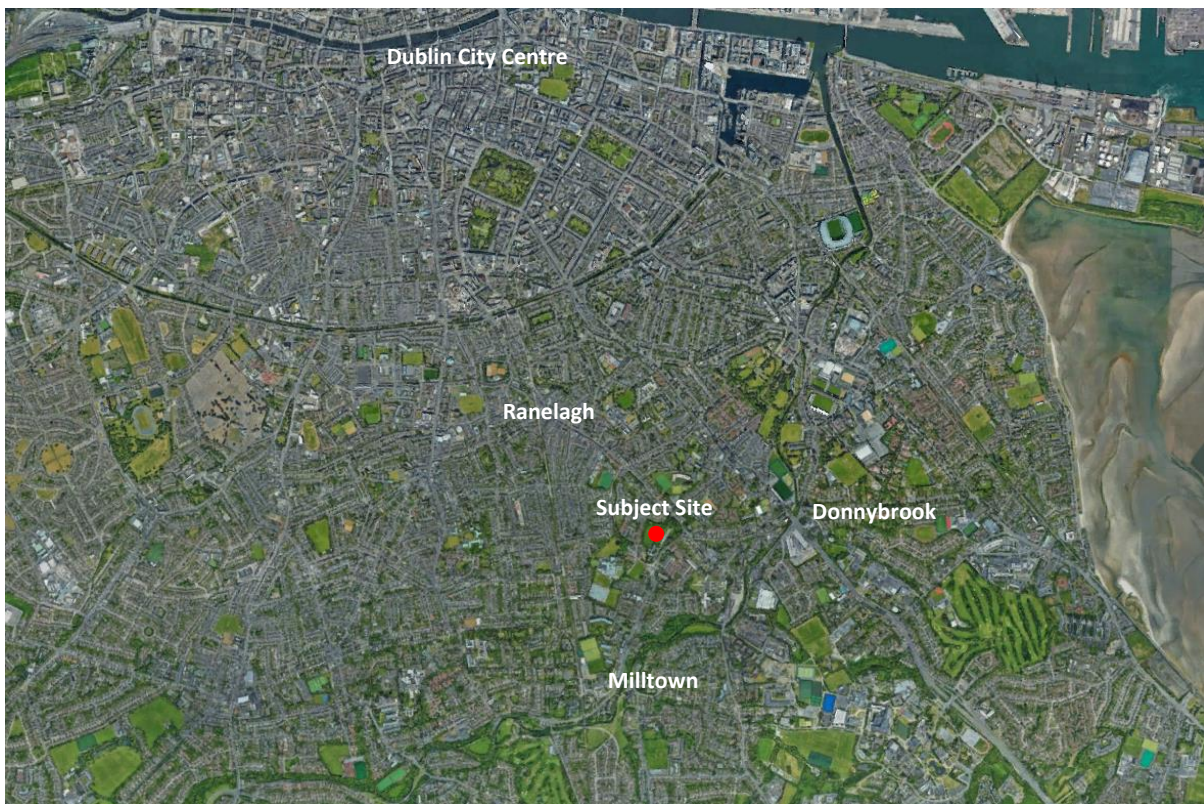


Figure 1: Site Context Map.

The catchment area for this study is defined by a 2 km radius of the subject site (Figure 2). Given that the subject site is located within an existing built-up area with a high residential density and land use intensity, this catchment area forms a logical area of study for this Childcare Demand Assessment. Furthermore, the catchment area for this study is deemed to be an acceptable walking distance to childcare facilities.

1.4 Proposed Development

Sandford Living Limited intend to deliver a residential scheme on the subject site. The development will consist of a total of 671 no. residential units of various compositions (Table 1). The development

childcare places (acknowledging that not all children will need childcare services) by considering research undertaken by the CSO as part of its 2016 Quarterly National Household Survey (QNHS) (see Section 5.2).

also includes a crèche (400 sq.m) with outdoor play area and communal internal amenities. The development also provides communal and public open space, as well as car, motorcycle and bicycle parking. The proposed development is primarily a Build-to-Rent (BTR) scheme with 67 no. Build-to-Sell (BTS) units also provided.

Table 1: Residential Mix.

Unit Type	Number of Units
Studio	99
One-Bedroom	271
Two-Bedroom	274
Three-Bedroom	27
Total	671

1.5 Report Structure

This report will comprise a further five sections.

Section 2 identifies the planning and childcare policy context within which this assessment is framed.

Section 3 provides a detailed analysis of the existing supply of childcare facilities in the Study Area.

Section 4 provides an overview of the population and demographic profile of the Study Area, as well as an assessment of the potential number of 0-6 year old residents that may reside in the proposed development.

Section 5 sets out the factors to consider that will influence how the number of 0-6 year old residents that may reside in the proposed development is expressed as demand for childcare spaces.

Section 6 provides an overview of the analysis and details the implications on childcare facility supply and demand within the Study Area, as relevant to the proposed development.

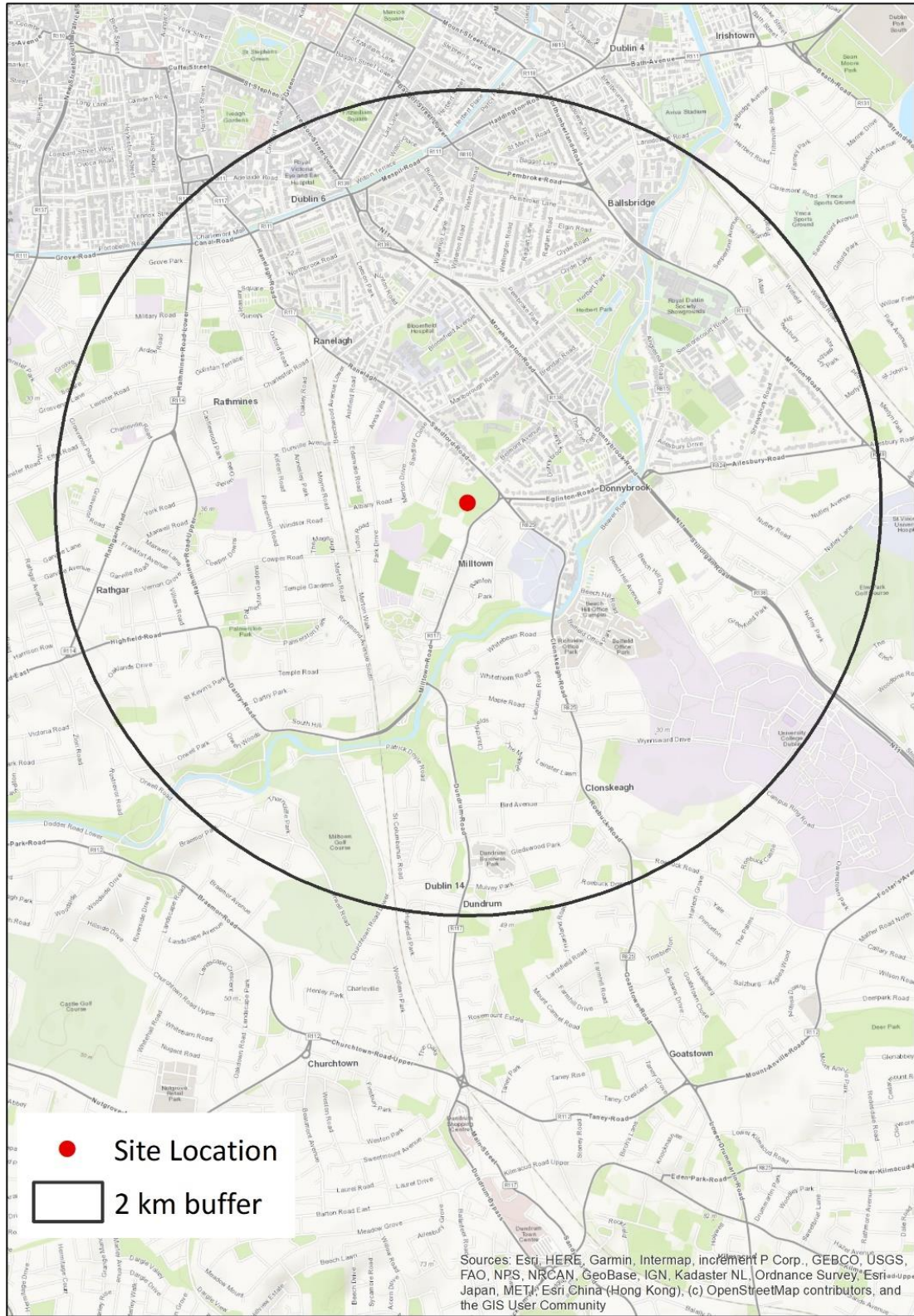


Figure 2: Study Area.

2.0 Policy Context

For the purpose of this report, national-level planning policy relating to childcare, as well as the relevant Development Plan have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

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

The recently revised *Sustainable Urban Housing: Design Standards for New Apartments (2020)* specifies the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 residential units albeit dependent upon the demographic profile of the area and the existing capacity of childcare facilities:

“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 child-care 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.”

This provides an element of flexibility in the provision of childcare facilities, provided a sufficient demographic and/or geographical argument can be made. It also states that studio and one-bedroom units do not need to be included in any count that estimates the number of minors in a development and this may also apply to units with two or more bedrooms.

2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* also requires the provision of one childcare facility for every 75 dwellings pursuant to the local context:

“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”.

The Guidelines notably stipulate the importance of a local assessment of the need to provide childcare facilities in the provision of such facilities.

2.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* state that one childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

*“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 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.** Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.” [Emphasis Added].*

The provision of childcare facilities is further elaborated in Section 3.3.1 which states that *“a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate”* for new residential developments. However, it continues by clarifying that such Guidelines are exactly that and will depend on the particular circumstances of each individual site.

2.4 Dublin City Development Plan 2016-2022

The *Dublin City Development Plan 2016-2022* provides the overarching planning policy that applies to the area. Resultant from DCC’s adherence to the abovementioned ‘Childcare Facilities: Guidelines for Planning Authorities (2001)’, Appendix 13 to the Development Plan states that for new residential schemes, one childcare facility per 75 dwellings (and a pro-rata increase for developments in excess of 75 dwellings) shall be provided unless there are significant reasons to the contrary. In line with this, Appendix 13 states that any modification to the indicative standard of one childcare facility per 75 dwellings, need to have regard to the make-up of the proposed residential area, in addition to the existing geographical distribution of childcare facilities and emerging demographic profiles. This will help determine whether an increase or decrease is necessary to the standard requirement. The Development Plan additionally seeks:

*“**SN17:** To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.”*

This policy reflects the recommendation in the Guidelines that the provision of childcare facilities should be informed by the demographic profile of the area and the existing capacity of surrounding facilities.

As regards the provision of childcare facilities, Appendix 13 additionally details the clear floor area requirements per child for different types of childcare services, as outlined in the ‘Childcare (Pre-school Services) (No 2) Regulations 2006’ (Table 2, 3, 4 and 5).

Table 2: Full Day Care Service.

Full Day Care Service	
Age of Child	Clear Floor Area Per Child
0–1 year	3.5 sq.m
1–2 years	2.8 sq.m
2–3 years	2.35 sq.m
3–6 years	2.3 sq.m

Table 3: Part-Time Day Care Service.

Part-Time Day Care Service	
Age of Child	Clear Floor Area Per Child
0–1 year	3.5 sq.m
1–2 years	2.8 sq.m
2–3 years	2.35 sq.m
3–6 years	2.3 sq.m

Table 4: Sessional Pre-School Service.

Sessional Pre-School Service	
Age of Child	Clear Floor Area Per Child
0–6 year	2 sq. m

Table 5: Pre-School Service in a Drop-in Centre.

Pre-School Service in a Drop-in Centre	
Age of Child	Clear Floor Area Per Child
0–6 year	2 sq. m

3.0 Supply

This section provides a profile of the existing supply of childcare facilities in the Study Area.

3.1 Childcare Facilities

In order to establish a baseline of existing capacity in the Study Area it is necessary to first identify each of the existing childcare facilities. This was undertaken through a comprehensive desktop research exercise which used publicly available information and sources. Tusla is the most appropriate source of information on childcare facilities as it is the dedicated State agency charged with undertaking a comprehensive reform of child protection, early intervention and family support services in Ireland, and as such facilities were identified based upon their data.

3.2 Existing Provision

While the various policies referenced do make certain provisions for determining the requirements for childcare facilities in neighbourhoods, there is no reference to the most appropriate distances families should travel, or indeed the quantum of facilities that are appropriate in a given area. Therefore, for the purpose of this study it was deemed appropriate to audit all facilities within a 2 km radius of the subject site.

Figure 3 illustrates the location of each of the childcare facilities registered with Tusla within the Study Area (the orange points represent each childcare facility and the numbers are their unique identifiers and correspond to enrolment and capacity numbers set out in Table 2). In total 44 childcare facilities were identified within the Study Area which offer a range of services from full time to part-time and sessional. The aforementioned wide range of childcare services on offer in the Study Area reflects a demand for different types of childcare, a demand met by the childcare facilities servicing the area, and thus should be recognised as important contributors in achieving a viable childcare service.

3.3 Consultation

In total 44 childcare facilities were identified in the Study Area, and these are set out in Table 2 (below). Table 6 also details the total enrolment numbers of these childcare facilities as documented by Tusla, and the extent of their additional capacity as recorded during the consultations with each facility made through phone calls or emails to each in June-August 2021 ('Map ID' in Table 6 corresponds to a unique ID provided to each of the orange points in Figure 3). All the childcare facilities that were contacted and agreed to respond were requested to provide information on their available/existing capacity.

Having located the existing childcare facilities within the Study Area, an assessment of their current capacity was carried out. The Tusla data is based on enrolment numbers only and without listing the quantum of available childcare spaces, it was necessary to contact each individual facility and request such information. Due to the understandably cautious attitudes of childcare facility owners to release such information, not all childcare facility owners responded to these requests. In total, 14 facilities provided details of their existing capacity. Thus, the response rate was 32%. Some facilities that responded to the consultation indicated that they have capacity, which amounts to a total available capacity in the Study Area for approximately 16-17 pupils.

Table 6: Capacity of Existing Childcare Facilities in the Study Area.

Map ID	Childcare Facility	Eircode	Tusla Enrolments*	Available Capacity**
1	Naionra Bhríde	D06E8K7	22	No Information
2	Cedar Park Montessori School	D04H670	17	No Information
3	St. Michael's College Pre-School	D04A373	16	Full Capacity
4	Safari Childcare (Rathmines)	D06V0V2	42	No Information
5	Bloomfield Childcare	D04E8X5	47	No Information
6	Minerva Montessori	D06E030	37	Capacity for 1 Child
7	Little Feat	D14XW22	44	Full Capacity until 2023
8	Belgrave Montessori School	D06N9W6	55	Full Capacity until 2023
9	The Embassy Montessori	D04W292	33	Capacity for 10 Children
10	Rathmines Community Playgroup	D06P924	No Information	No Information
11	Sharon's Playgroup and Montessori	D06PW57	7	No Information
12	Daisychain Montessori and Childcare	D06E7P0	41	Full Capacity until 2022
13	One of a Kind	D04K156	No Information	No Information
14	Kids Inc Ranelagh	D06C2P3	No Information	No Information
15	Lady Bug Child Care LTD	D06FX53	58	Full Capacity
16	Oakmount Creche	D04EW81	87	No Information
17	Fitzkinder Day Nursery and Montessori School	D02VR72	17	No Information
18	Giraffe Childcare Harcourt	D02PN59	69	No Information
19	Kidds Care	D02HE42	20	No Information
20	Naíonra Beag	D06A6X7	11	Full Capacity
21	Bumbles Creche and Montessori	D06V2N7	14	No Information
22	Bambini Montessori School	D06E5WO	30	Currently Closed
23	Willow House Montessori	D06R8C8	31	No Information
24	Tir Na Nog	D02H365	14	No Information
25	Apple Blossom	D06A500	22	No Information
26	The Teresian School Pre-School	D04E9X5	45	Full Capacity
27	Parklands Nursery & Montessori School	D02TN29	28	No Information
28	Cranford Creche & Montessori	D06ND61	46	Full Capacity
29	Ard Sunflower Creche	D02HP49	10	No Information
30	Flower Childcare Clonskeagh	D14YD91	20	Capacity for 5-6 Children
31	Gateway Montessori School	D04T992	53	No Information
32	Once Upon a Time	D02AY86	34	No Information
33	Leeson Park Creche & Montessori	D06CX63	21	No Information
34	The Mulberry Bush	D14RW52	34	No Information
35	Donnybrook Community Playschool	D04V527	18	Full Capacity
36	Kids Inc Rathmines	D06TX04	22	No Information
37	Ashgrove Creche	D14FY70	34	No Information
38	Tots Club Montessori	D06WC04	13	No Information
39	Pembroke Montessori	D04H7Y5	23	No Information
40	Little Treasures Playschool	D06TD65	30	Full Capacity
41	Giraffe Childcare Milltown	D06Y7T3	82	No Information
42	The Grove Pre School	D14V290	39	Full Capacity
43	Alexandra College Pre-School	D06X520	36	No Information
44	Naionra Lios na nOg Teo	D06WF43	14	No Information
Total			1,336	Capacity for 16-17 Children

* Source: Tusla ** Source: KPMG Future Analytics' Consultation June-August 2021

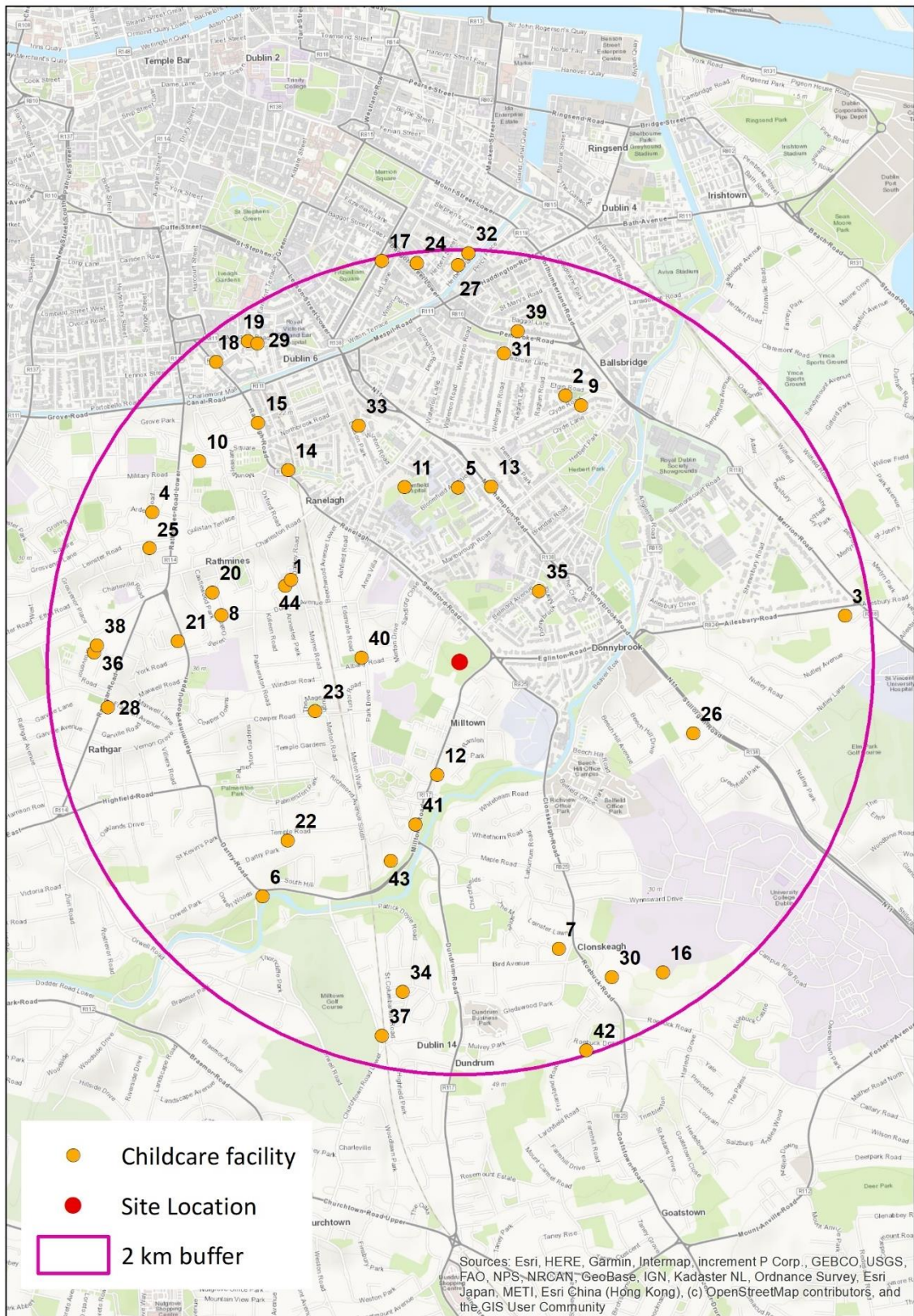


Figure 3: Existing Childcare Facilities in the Study Area.

4.0 Resident Children

The following section provides an assessment of the potential number of 0-6 year old residents in the proposed development. Socio-economic data is utilised to reach a quantitative conclusion about the potential number of residents in said age cohort.

4.1 Demographic Profile

As previously outlined, the Study Area is defined by a 2 km radius of the subject site which is the basis for the demographic data used in this report. The following section will outline the demographic profile of the Study Area in order to provide a baseline that can be used to predict demand.

Table 7 outlines the population of the Study Area as recorded during the Census 2011 and 2016, as well as the percentage change in population during this period to highlight overall residential patterns.

Table 7: Population Change 2011-2016.

2011 (Number)	2016 (Number)	2011-2016 Change (Number)	2011-2016 Change (%)
58,123	60,695	2,572	4.2%

As illustrated in Table 7, the Study Area experienced a population increase between 2011 and 2016. Over the five-year period, the population of the Study Area rose from 58,123 to 60,695, representative of an increase of 4.2%.

Table 8 provides a breakdown of the recorded population, categorised by age. It offers a breakdown of the area's age profile that allows a more detailed overview of the specific cohorts that have experienced the greatest change. Different age cohorts of a population have different requirements, with young families in need of childcare and educational facilities, a strong working age population requiring employment opportunities, and those of retirement age in need of care and health services.

Table 8: Population by Age 2011-2016.

Age Cohort	2011 (Number)	Percentage of 2011 Total	2016 (Number)	Percentage of 2016 Total
0-4	2,709	4.7%	2,662	4.4%
5-9	2,142	3.7%	2,474	4.1%
10-14	1,997	3.4%	2,152	3.5%
15-19	2,991	5.1%	2,970	4.9%
20-24	6,006	10.3%	5,807	9.6%
25-29	8,719	15.0%	8,029	13.2%
30-34	7,410	12.8%	7,708	12.7%
35-39	4,655	8.0%	5,660	9.3%
40-44	3,644	6.3%	4,084	6.7%
45-49	3,251	5.6%	3,415	5.6%
50-54	3,034	5.2%	3,039	5.0%
55-59	2,718	4.7%	2,887	4.8%
60-64	2,383	4.1%	2,530	4.2%
65-69	1,794	3.1%	2,229	3.7%
70-74	1,362	2.3%	1,716	2.8%
75-79	1,232	2.1%	1,204	2.0%
80-84	1,051	1.8%	1,002	1.6%
85+	1,025	1.8%	1,127	1.9%
Total	58,123	100%	60,695	100%

As illustrated in Table 8 above, the Study Area has a predominantly working age structure. However, given the focus of this study, specific regard will be had to the age cohort of 0-6 years as it comprises the standard age range for childcare facilities. Over the five-year period, the number of children in the age cohort of 0-6 years decreased, falling from 2,709 in 2011 to 2,662 in 2016.

Having ascertained the overall demographic trends as relevant to the age cohort pertaining to childcare provision, the impact of the proposed development in this context will now be examined.

4.2 Resident 0-6 Year Old Children

As highlighted in Section 2.0, studio and one-bedroom units should not generally be considered to contribute to a requirement for any childcare provision and this may also apply in part or whole, to units with two or more bedrooms. As such, all studio and one-bedroom units have been excluded in the calculation of likely demand generated by the proposed development and a conservative proportion of the two-bedroom units (30%) have been excluded in said calculation due to the nature of the proposed development and the associated likelihood that the two-bedroom units will be occupied by single people or pre-parenting couples. Thus, the total number of units in the scheme which are included in this calculation amounts to 219.

In arriving at the estimated number of 0-6 year old residents in the proposed development, the proposed unit mix and form of the development, as well as the following indicators have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area established as 2.5 persons per unit² using the Census 2016); and
- Proportion of the Study Area’s population within the 0-6 years age cohort (determined at 4.4% using the Census 2016).

Analysis of these factors allows for a determination of the total number of 0-6 year old residents in the proposed development.

Table 9: Methodology for Estimating the Number of Children Aged 0-6 Years in the Proposed Development.

Total Units*	Average Household Size	Residents (Number)	0-6 Years (%)	0-6 Years (Number)
219	2.5	548	6.1%	33

* Excluding All Studio and One-Bed Units and 30% of Two-Bed Units

As highlighted in Table 9, it is estimated that 33 children aged 0-6 years may reside in the proposed development.

² CSO statistics record a total of 60,695 residents in 24,603 households.

5.0 Factors Influencing Demand

Although the analysis indicates that the proposed development **may** accommodate 33 children aged 0-6 years, there are important factors to consider that will influence how this is expressed as demand for childcare spaces. These should be considered closely for the reasons set out below.

5.1 Capacity of Existing Childcare Facilities

As previously highlighted in Table 2, available capacity for 16-17 children was reported by three of the childcare facilities.

It should also be noted that under the Child Care Act 1991, a person minding more than three pre-school children (children under six years of age) from different families is obliged to notify the HSE of their childminding service. Childcare services minding three or less pre-school children within the Study Area are therefore not included in the Tusla dataset. Thus, there may be additional childcare capacity in the Study Area.

Furthermore, as noted in Section 3.3, the majority of the childcare facilities were reluctant to respond, did not answer or return calls or emails. In total, only 32% of the existing childcare facilities in the Study Area responded to the consultation. This suggests that there may be further capacity available in the existing childcare facilities within the Study Area.

5.2 Quarterly National Household Survey

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016³. This release is especially relevant for the purposes of this study as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a similar table found in the QNHS, Table 10 shows the range of methods utilised for the purposes of childcare for pre-school children in Dublin, compared with national figures of same.

Table 10: Type of Childcare – Pre-School Children.

Type of Childcare	Dublin	State
Parent/Partner	62%	62%
Unpaid Relative/Friend	16%	17%
Paid Relative/Friend	3%	3%
Childminder/Au-Pair/Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

Source: QNHS 2016

Interestingly, the vast majority of pre-school children in Dublin are cared for by their parents or partners of their parents, while 25% of pre-school children attend a childcare facility compared to 19% nationally. While it is reasonable to assume that the CSO's QNHS is an accurate and representative measure of the population, it is acknowledged that this figure may now be considered to be conservative and as such a scenario where 40% of pre-school children attend a childcare facility is also

³ The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up: https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf

considered herein. Table 11 applies both the QNHS’s 25% figure and a 40% figure to the figure determined under the quantitative demographic analysis above.

Table 11: Number of Pre-School Children Requiring Access to Childcare Facilities.

Total Units*	0-6 Years (Number)	0-6 Years Total at 25%	0-6 Years Total at 40%
219	33	8	13

* Excluding All Studio and One-Bed Units and 30% of Two-Bed Units

As illustrated in Table 11, of the 33 0-6 year old children that may be resident in the proposed development, a demand for only eight childcare spaces is likely to exist based on the QNHS’s figure of 25%, while 13 childcare spaces would be required under the scenario where 40% of the 0-6 year old residents attend a childcare facility.

5.3 Planning and Development Pipeline

An examination of the Online Planning Register showed the Study Area’s residential planning and development pipeline (excluding applications below 10 no. units) to consist of 34 pipelines comprising a total of 2,060 no. units and the Study Area’s childcare planning and development pipeline to comprise of seven pipelines (Table 12 and 13). The location of each of the residential and childcare planning and development pipelines are shown on Figures 4 and 5.

Of the 34 residential planning and development pipelines, ten comprising a total of 556 no. units have commenced, while the delivery of the childcare planning and development pipelines has yet to commence (Table 12 and 13).

It should be noted that the existence of the aforementioned residential planning and development pipelines does not necessarily lead to the development of same; however, should they be implemented, there could be further childcare demand created in addition to that of the proposed development.

Table 12: Residential Planning and Development Pipeline.

ID	Reg. Ref.	Type of Development	Units	Status
1	303133	Medium Residential	107	Commenced
2	2128/17	Minor Residential	22	Commenced
3	2189/20 (PL29S.307375)	Medium Residential	36	Granted
4	2210/16 (PL06D.246607)	Medium Residential	71	Granted
5	2412/19 (PL29S.305475)	Medium Residential	45	Granted
6	2424/19 (PL29S.305005)	Minor Residential	24	Granted
7	2554/16 (PL29S.247070)	Minor Residential	16	Granted
8	2620/14; 2620/14/X1; 2308/16 (PL29S.247062); 3159/17 (PL29S.300024)	Medium Residential	116	Granted
9	2698/16	Minor Residential	14	Commenced
10	2853/17; 3620/18; 3502/19	Major Residential	313	Granted
11	2952/17	Medium Residential	25	Commenced
12	3047/18 (PL29S.303708)	Medium Residential	94	Granted
13	3167/16	Medium Residential	26	Granted
14	3207/18 (PL29S.302989)	Minor Residential	19	Granted
15	3326/16	Major Residential	195	Commenced
16	3349/19 (PL29S.306552)	Minor Residential	10	Granted

17	3379/19	Minor Residential	22	Granted
18	3416/18	Medium Residential	85	Granted
19	3490/16	Minor Residential	19	Commenced
20	3671/17 (PL29S.300672)	Minor Residential	20	Granted
21	3766/14	Minor Residential	12	Commenced
22	3963/16 (PL29S.247874)	Minor Residential	14	Granted
23	4011/18 (PL29S.304085)	Minor Residential	20	Commenced
24	4059/18	Minor Residential	15	Granted
25	4459/16 (PL29S.248443)	Medium Residential	90	Commenced
26	D13A/0570/E	Medium Residential	30	Granted
27	D15A/0191 (PL06D.245621)	Medium Residential	52	Commenced
28	D16A/0987 (PL06D.248220)	Minor Residential	10	Granted
29	D19A/0162	Medium Residential	43	Granted
30	3019/20 (PL29S.308936)	Medium Residential	105	Granted
31	3301/20 (PL29S.309378)	Medium Residential	100	Granted
32	3513/20 (PL29S.309720)	Medium Residential	49	Granted
33	310138	Major residential	231	Granted
34	2477/17	Minor Residential	10	Granted

Table 13: Childcare Planning and Development Pipeline.

Reg. Ref.	Type of Development	Status
2907/21	Childcare Facility Extension	Plans Submitted
4015/09/X1	New Childcare Facility	Plans Granted
310138	New Childcare Facility	Plans Submitted
3468/20	New Childcare Facility	Plans Granted
2374/21; 3394/16	New Childcare Facility	Plans Submitted
D20A/0198	New Childcare Facility	Plans Granted
D20A/0192	New Childcare Facility	Plans Granted
303133	New Childcare Facility	Plans Granted

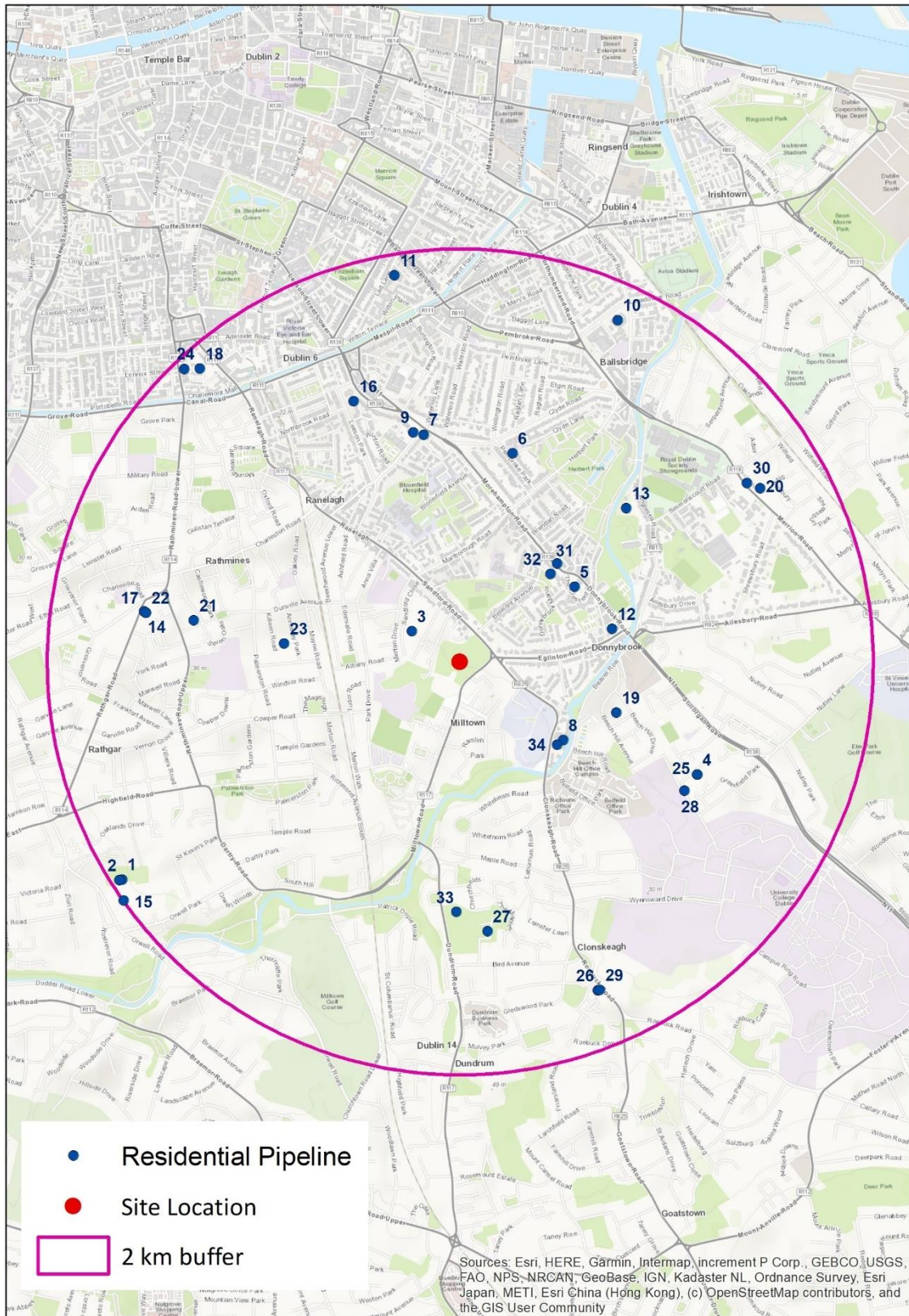


Figure 4: Residential Planning and Development Pipeline.

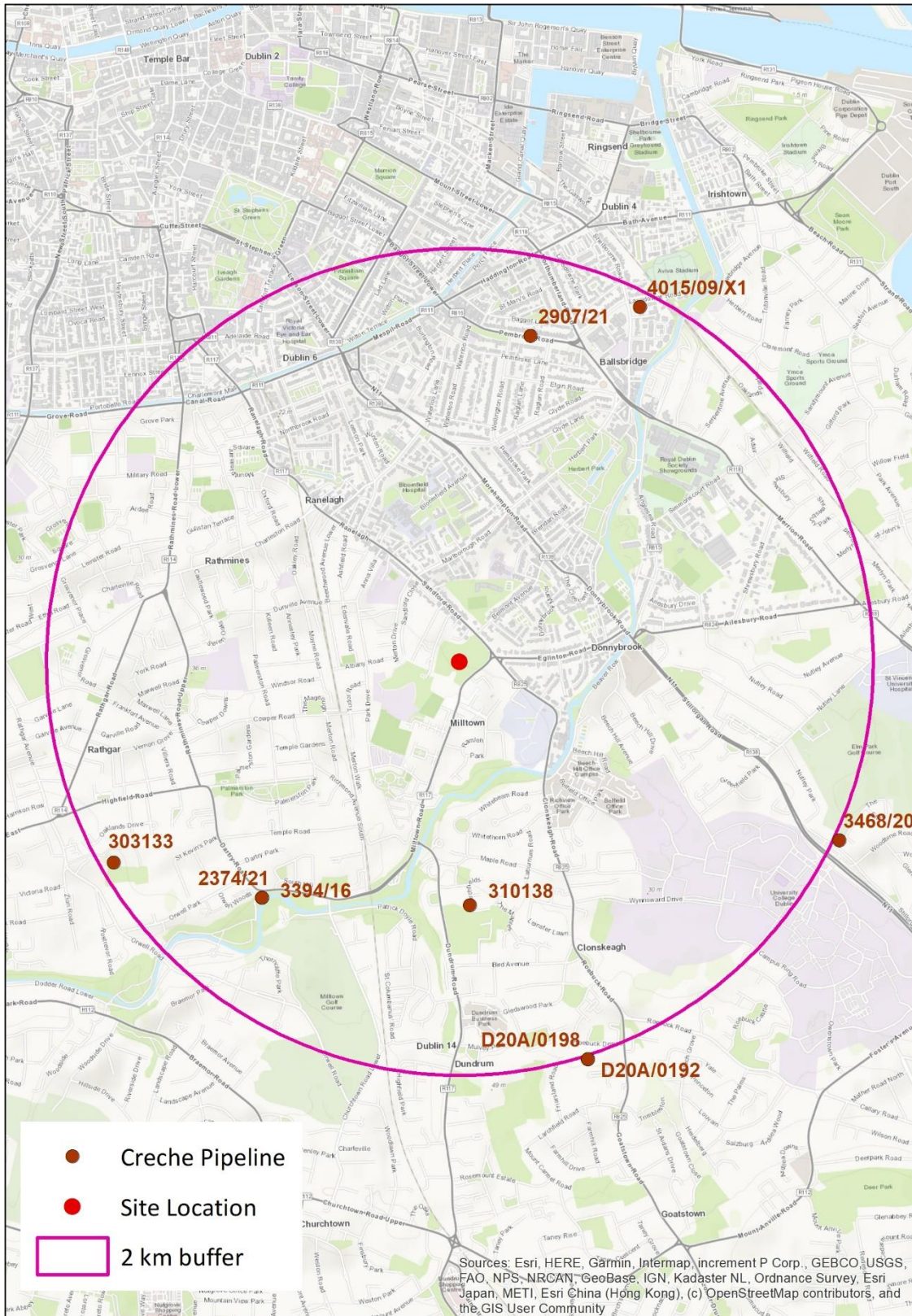


Figure 5: Childcare Planning and Development Pipeline.

6.0 Proposed Crèche

While the proposed development does not generate demand for a childcare facility, the Applicant has decided to include a crèche with a gross floor area of 400 sq.m within Block F of the development which will meet the childcare demand generated by the proposed development, as well as serve the wider community (Figure 6).

As illustrated in Figure 6, the proposed crèche comprises five childcare rooms with a gross floor area of 211.5 sq.m. Based on a conservative estimate of 30% of the gross floor area of the childcare rooms including furniture, surplus to the requirements of the child, or permanent fixtures, the proposed crèche will have a clear floor area of 148.05 sq.m which could accommodate more children aged 0-6 years than is likely to reside within the proposed development (Table 14).

It is thus submitted that the proposed crèche could meet the childcare demand generated by the proposed development which will highly likely be lower than the potential number of 0-6 year olds that may reside in the proposed development given the vast majority of pre-school children in Dublin are cared for by their parents or partners of their parents, and serve the wider community.

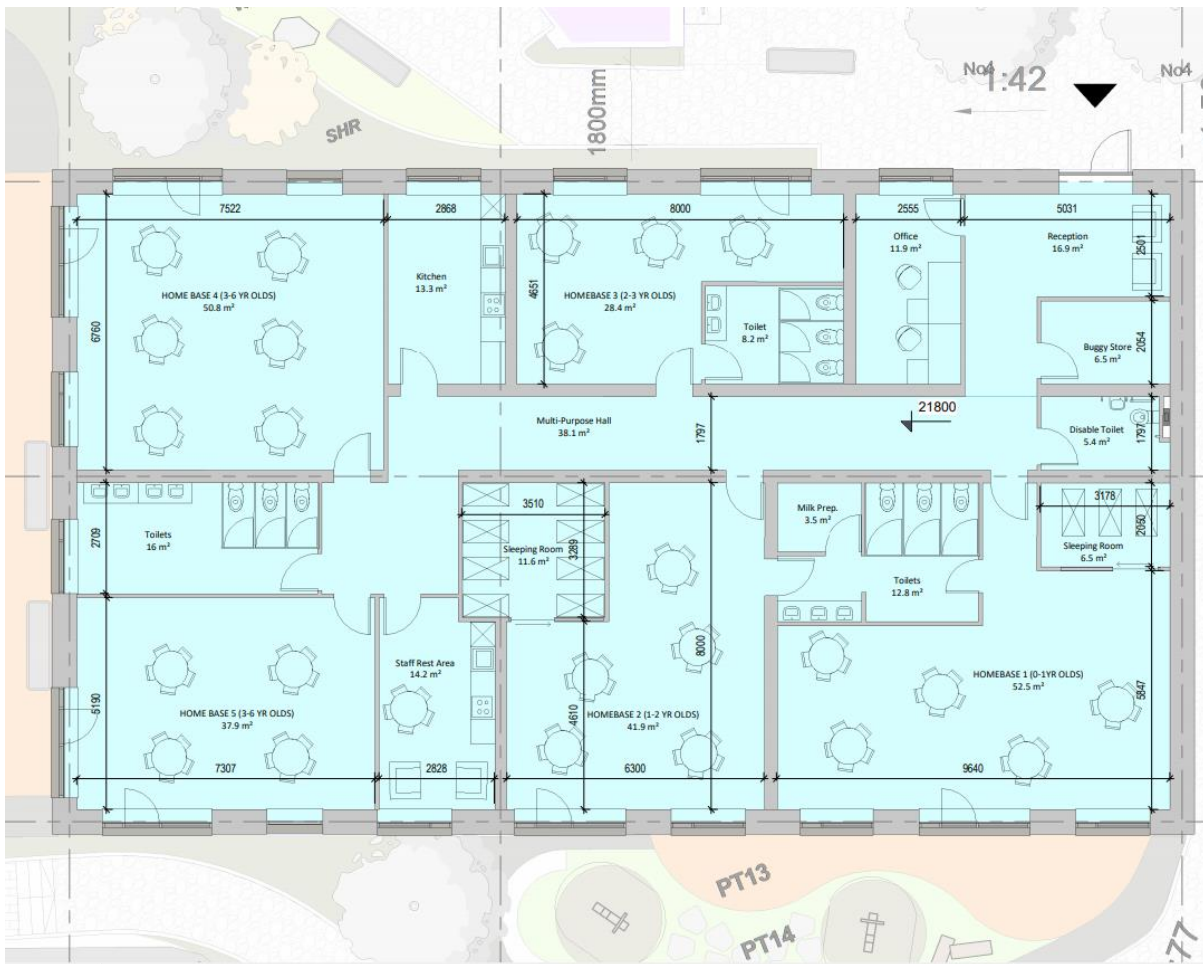


Figure 6: Proposed Crèche Layout (Source: O'Mahoney Pike).

Table 14: Potential Number of 0-6 Year Old Residents in the Proposed Development and Clear Floor Area Required.

Primary Analysis	Item	Existing Population (2016)		Proposed Development Population		Proportion of 0-6 Year Olds	Clear Floor Area Standards (Childcare (Pre-school Services) (No 2) Regulations 2006)	Clear Floor Area Required (Net)	Estimated Total Floor Area Required (Gross)	Proportion of Floor Area
		Number	Percentage	Number	Percentage	Percentage	sq.m	sq.m	sq.m	Percentage
	Residences/Households	24,603	-	219	-	-	-	-	-	-
	Total Population	60,695	-	548	-	-	-	-	-	-
	Average Household Size	2.5	-	2.5	-	-	-	-	-	-
	Age 0	578	1.0%	5	1.0%	15.6%	3.5	17.9	25.6	19.9%
	Age 1	575	0.9%	5	0.9%	15.5%	3.5	17.8	25.5	19.8%
	Age 2	527	0.9%	5	0.9%	14.2%	2.8	13.1	18.7	14.5%
	Age 3	502	0.8%	4	0.8%	13.6%	2.35	10.5	14.9	11.6%
	Age 4	480	0.8%	4	0.8%	13.0%	2.3	9.8	14.0	10.8%
	Age 5	518	0.9%	5	0.9%	14.0%	2.3	10.6	15.1	11.7%
	Age 6	523	0.9%	5	0.9%	14.1%	2.3	10.7	15.2	11.8%
	Total Aged 0-6	3,703	6.1%	33	6.1%	100.0%	-	90.3	129.0	100.0%

7.0 Conclusion

This Childcare Demand Assessment has assessed the likely demand generated for a childcare facility as a result of the proposed Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6.

The potential impact of the proposed development on childcare facilities and the level of demand generated by it has been considered in the context of:

- The composition of the proposed development including unit mix and form;
- The demographics of the surrounding area; and
- The existing childcare capacity of the area.

This assessment has identified the following in relation to the need for a childcare facility:

- Based upon the proposed unit mix and form of the development, the persons per unit proposed (determined by the proposed development and the average household size in the Study Area) and the proportion of the Study Area's population within the 0-6 years age cohort, 33 children aged 0-6 years may reside in the proposed development.
- The QNHS Q3 2016 illustrates that only 25% of pre-school children in Dublin attend a childcare facility. When applied to the estimated number of 0-6 year old children that may be resident in the proposed development, a demand for only eight childcare spaces is likely to exist, while 13 childcare spaces would be required under the scenario where 40% of the 0-6 year old residents attend a childcare facility.
- Consultation with the existing childcare facilities in the Study Area has revealed available capacity in them of approximately 16-17 spaces.

In conclusion and for the reasons set out above, the proposed development does not generate demand for a childcare facility. Despite this, the Applicant has decided to include a crèche within Block F of the development in accordance with the required floor areas which will meet the childcare demand generated by the proposed development, as well as serve the wider community. Positively, its delivery will enhance the availability of and access to childcare facilities in the locality.