



Childcare Needs Assessment

Proposed Mixed-Use Strategic Housing Development
at Coolflugh, Cloghroe, Tower, Cork

Cloghroe Development Limited

January 2022

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Connecting places.

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01. Introduction

1.1 INTRODUCTION

This Childcare Needs Assessment has been prepared to accompany a planning application for the development of 198 no. residential units at Coolflugh, Cloghroe, Tower, Cork. Specifically, it examines the demand for childcare places to be generated by the proposal and the extent to which this can or will be catered for on or off-site.

The subject site is situated in the townland of Coolflugh, to the southwest of the joint settlements of Cloghroe/Tower, approximately 4km southwest of Blarney. The subject lands are included within the 'development boundary' of Tower in the current Blarney Macroom Municipal District Local Area Plan 2017.

1.2 PURPOSE OF REPORT

This report has been prepared in response to item 11 of An Bord Pleanála's opinion (Reference 308980-20) which states.

"Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme.

The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application."

Cork City Childcare Committee have been identified as a statutory consultee for the application in the Board Opinion.

02. Planning Policy Context

2.1 CHILDCARE GUIDELINES FOR PLANNING AUTHORITIES 2001

The Childcare Guidelines for Planning Authorities provides a framework guiding Local Authorities in preparing Development Plans and assessing proposals for new childcare facilities. It also assists prospective applicants and childcare providers in formulating development proposals.

Appendix 2 of the Guidelines establishes an indicative standard of one childcare facility per 75 dwellings in new housing developments. The guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

The guidelines emphasize 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 CIRCULAR PL 3/2016

In March 2016, the Government issued a circular in relation to childcare facilities under the early Childhood Care and Education (ECCE) Scheme. In accordance with the stated aspiration to increase access to childcare nationally, the circular requests that local planning authorities:

- *“Expedite all pre-planning application consultation requests from childcare facility providers in relation to proposals to extend opening hours, to increase capacity or to provide new facilities.*
- *Expedite, 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.”*

2.3 UNIVERSAL DESIGN GUIDELINES FOR EARLY LEARNING AND CARE SETTINGS 2019

On 10th June 2019, the Minister for Children and Youth Affairs, launched the Universal Design Guidelines for Early Learning and Care Settings. These Guidelines are an important step in making all Early Learning and Care services accessible to all children. This publication offers guidance on the refurbishment, renovation and building of centres for Early Learning and Care in Ireland. The Guidelines apply to both new-build and retrofit projects and provide a flexible Universal Design framework to ensure that settings are accessible, understandable and easy to use for all children, staff, families and visitors.

The Universal Design ELC setting comprises four quality features.

- Site Location, Approach, Entry and Site Layout

- Entering and Moving about the ELC setting
- Key Internal and External Spaces
- Elements and Systems

2.4 CORK COUNTY DEVELOPMENT PLAN 2014

The local planning policy context is currently in a transitional stage following the boundary extension of May 2019. As a new City Development Plan has yet to be made, the zoning and policy objectives for the site continue to be governed by the Cork County Development Plan 2014.

Objective SC3-1: Childcare Facilities of the Cork County Development Plan 2014 (CDP) relates to the provision of childcare facilities. It states that Cork County Council will:

“Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Guidelines on Childcare Facilities and the Childcare (Pre-School Services) Regulations 2006”.

Paragraph 5.3.2 addresses the issue of providing childcare facilities in tandem with new residential developments, stating:

“The Council will take account of existing childcare provision when considering new childcare/creche facilities provision as part of residential development in order to avoid overprovision of these facilities”.

2.5 SUSTAINABLE URBAN HOUSING DESIGN STANDARDS FOR NEW APARTMENTS - GUIDELINES FOR PLANNING AUTHORITIES' (2018)

We note section 4.7 of the 2018 Apartment Guidelines which states that:

“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”.

03. Assessment

3.1 PROPOSED DEVELOPMENT

The proposed development consists of 198 no. residential units (117 no. dwelling houses and 81 no. apartments). It is proposed to provide 1 no. two storey 405 sqm childcare facility of with capacity for 42 no. children to serve the proposed development consisting of.

- 27 no. 1/2 bedroom stepdown apartment units.
- 20 no. 1 bedroom apartment units.
- 30 no. 2 bedroom duplex/apartment units.
- 22 no. 2 bedroom townhouses
- 4 no. 3 bedroom duplex/apartment units.
- 38 no. 3 bedroom townhouse/semi-detached dwelling houses
- 57 no. 4 bedroom townhouse/semi-detached and detached dwelling houses.

Of the proposed units, 99 no. are 1 or 2 bedroom units, representing 50% of the total number of units on site ¹. The proposed apartment block to the north of the proposed retail unit containing 27 no. 1 and 2 bedroom apartment units, has been specifically designed as a step-down apartment building for elderly occupants. It is not envisaged that these units will require any childcare provision.

The proposed housing mix is consistent with all national and local planning policies relating to housing variety in residential developments (as outlined in the accompanying Statement of Consistency prepared by HW Planning). We envisage that the primary market for the proposed apartments will be younger professionals working in the many employment centres accessible via the existing public transport links from Tower/Cloghroe, including Cork City, Blarney, Blackpool and City Centre. It is anticipated the principal market for the proposed dwelling houses will be first time buyers and younger couples seeking to settle in the Metropolitan Cork Area.

3.2 DEMOGRAPHIC PROFILE

According to 2016 Census Figures, the average household size in Tower is 3.0 persons per household. This is slightly higher than the average across Cork City and suburbs at 2.6 persons per household ². In 2016, 7.6% of Towers resident population of 3,421 people were of pre-school age ³.

¹ Refer to Schedule of Accommodation/Housing Quality Assessment as prepared by Deady Gahan Architects.

² As defined by the CSO Census of population

³ 260 no. persons between the ages of 0-4.

3.3 CHILDCARE DISTRIBUTION

The following resources were investigated to establish the number of existing childcare services in the vicinity of Tower.

- Tuslas' Database - 'Register of Early Years Services by County' - <https://www.tusla.ie/uploads/content/CorkFeb21.pdf>
- Childcare.ie, Ireland's National Childcare Directory - www.childcare.ie
- Cork County Childcare Committee - www.corkchildcare.ie

At present there are 4 no. existing childcare facilities in Tower area, namely:

- Tiny Toes Pre-School, Cloghphilip, Kerry Road, Tower, T23 RR02. (Tusla Reference: TU2015CC428) with a current capacity of 25 no. children.
- Shournagh Childcare, Elmgrove, Shournagh Road, Tower, T23 W291 (Tusla Reference: TU2015CC365) with a capacity of 77 no. children,
- Stepping-Stones Pre School, 6 Muskerry Heights, Tower, T23 C9VK.
- Vicarstown Playschool, Kileen, Vicarstown, P32 KX33 (Tusla Reference TU2015CC457) with a capacity of 20 no. children.

As well as a further 4 no. childcare facilities in Blarney.

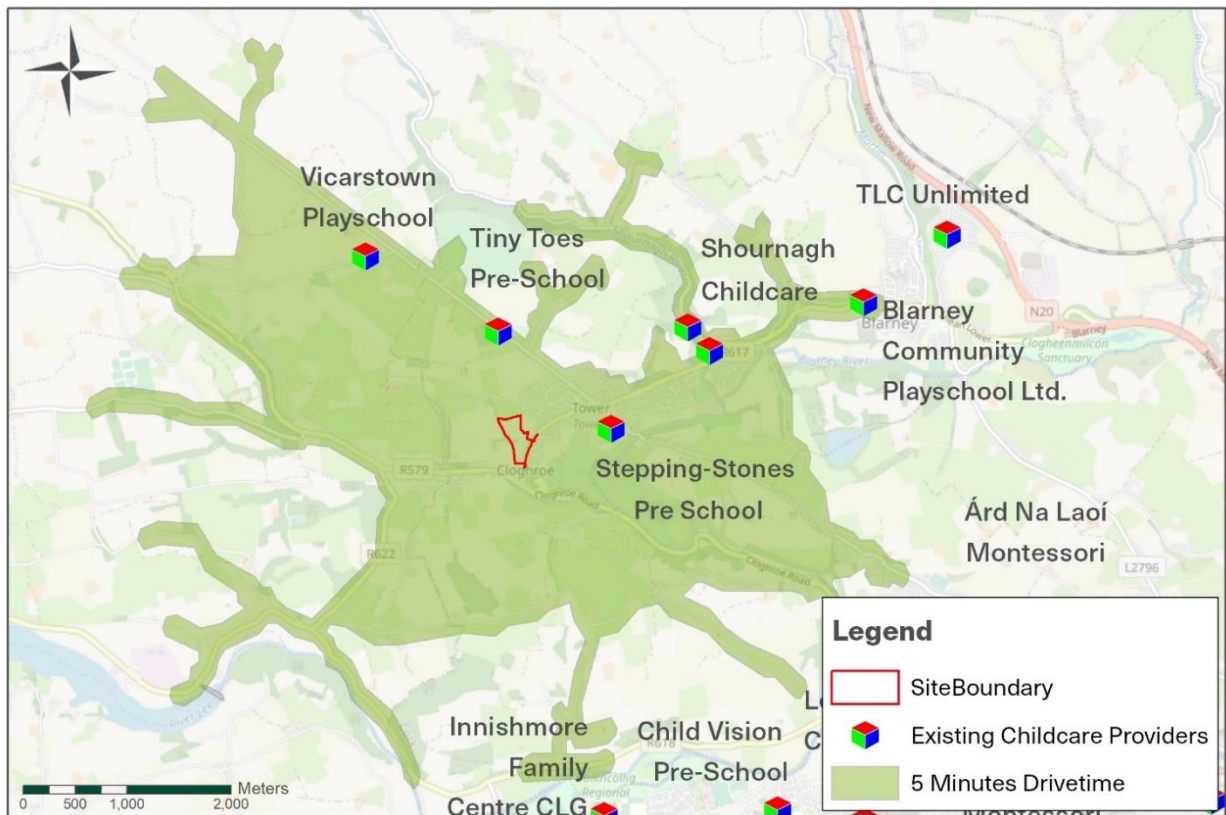


Figure 3.1 Local Distribution of existing Childcare Facilities

We note local planning policy in terms of childcare, and refer Section 5.3.2 of the County Development Plan which states:

“.....the Council will take account of existing childcare provision when considering new childcare / crèche facilities provision as part of residential development in order to avoid over provision of these facilities.”

Appendix 2 of the Childcare Guidelines for Planning Authorities establishes a standard that where 75 dwellings are constructed, one childcare facility providing a minimum of 20 childcare places is considered reasonable. On this basis, the need to provide for 40 childcare places would be triggered by reaching a threshold of 150 units, 60 places by a threshold of 225 units, 80 places by a threshold of 300 units etc.

In accordance with section 4.7 of the 2018 Apartment Guidelines, childcare provision is being made in full for the 99 no. 3 and 4 bedroom units in the proposed scheme. The minimum requirement for this number of dwellings would be a 20 no. child capacity creche.

The proposal to provide for a 42 -place childcare facility is therefore in excess of and fully compliant with this standard. The proposed creche will be 410 sqm in area and will be located in a purpose-built structure with 180 sqm of outdoor play area. Suitable provision is made for supporting drop-off facilities, staff and visitor parking.

3.4 LOCATION OF PROPOSED CRECHE

We consider the proposed location of the future creche to the south of the proposed residential site entrance represents the most appropriate location within the subject site. A creche at this location will assist in strengthening the Cloghroe Neighbourhood Centre and contribute to a transition between the commercial/retail uses to the south of the site and the residential areas to the north.

From an operational perspective, the proposed location is appropriate given it will be within a short walking distance from Cloghroe National School to the southeast and visual presence along the R617 will ensure that the childcare needs for the growing population of Tower will be catered for. The future creche will also be situated within short walking distance of the proposed relocated bus stop and new cycle lane/footpath along the R617.



Figure 3.2 CGI Impression of Proposed Creche – Deady Gahan Architects

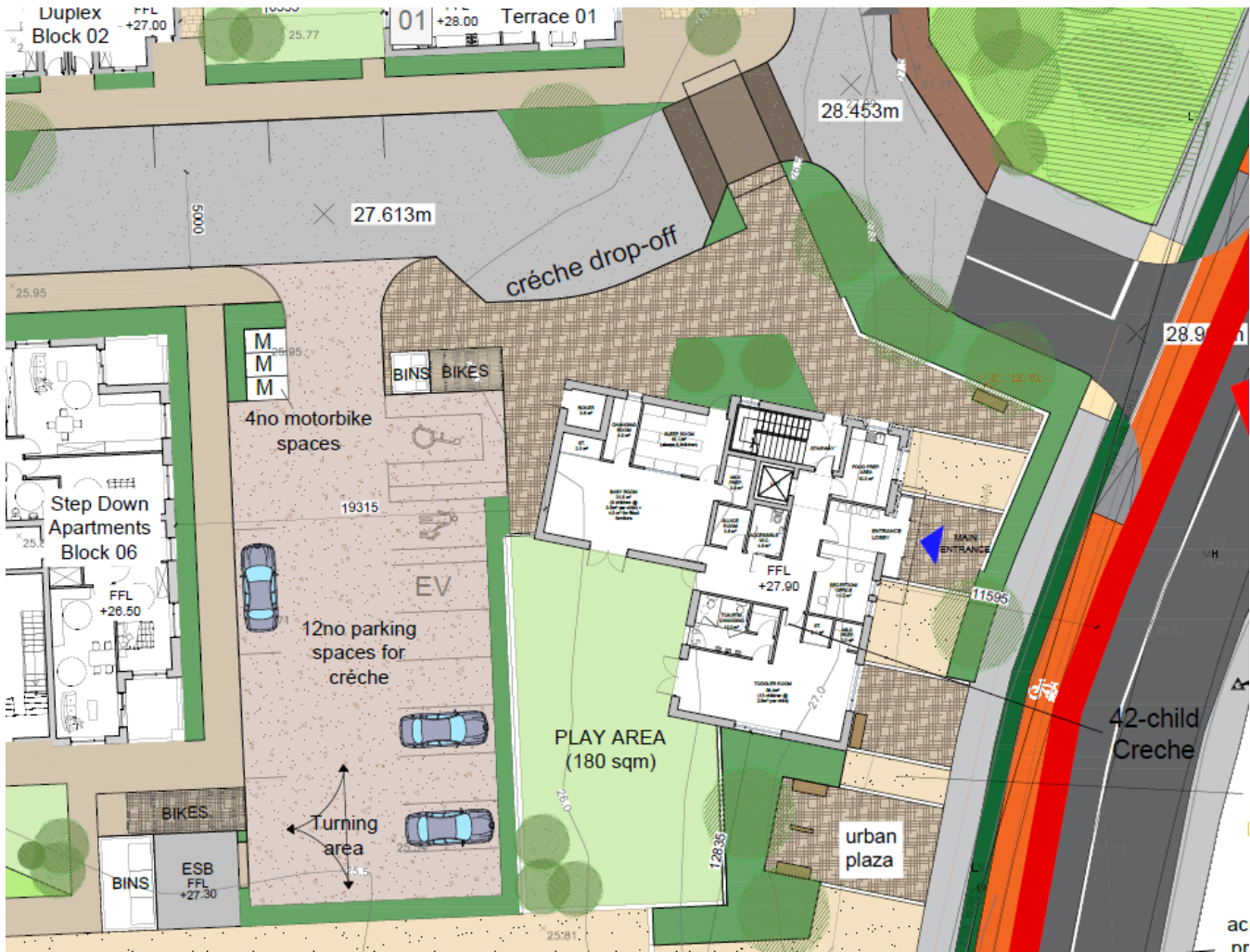


Figure 3.3 Creche Site Plan Extract – Drawing 20068/P/003D prepared by Deady Gahan Architects

3.5 DISCUSSIONS WITH CORK CITY AND CORK COUNTY CHILDCARE COMMITTEES

In advance of the pre-consultation submission to An Bord Pleanála, HW Planning contacted Cork City Childcare Committee regarding the design and layout of the proposed creche⁴. We were advised that due to Towers location within the Cork City Boundary Extension Area, Cork City Childcare Committee refers developments in the settlement of Tower to the Cork County Childcare Committee for comment. Following constructive feedback from Cork County Childcare Committee, the following design interventions have been incorporated for the proposed creche.

- The area of the proposed baby room has been increased to include additional space for fixed furniture.
- A separate milk preparation space has been included.

⁴ Refer to Appendix A of this report

- The boiler within the building has been relocated further away from the proposed baby sleeping room. A changing room has been included between sleep room and boiler to mitigate any potential noise issues.
- The relocated changing room has been provided with a window for ventilation.
- The proposed pre-school room has an increased capacity of 20 no. children. This is the maximum number of children that can be accommodated on the first floor without the need for a second stairs for fire safety reasons.
- A changing room has been included within the toilet area for the toddler room and a milk preparation area has also been provided.
- The proposed ground floor layout ensures that there is direct access to the proposed external play area for pre-school children when they enter the ground floor corridor.
- In accordance with Tulsa guidelines, there will be 3 no. adults associated with the baby room.
- A proposed sluice room has been included at ground floor level.

As requested in item 11 of the Boards Opinion, both childcare committees were provided with the proposed site layout and revised creche layout in advance of submission of his SHD application.

04. Conclusions

This assessment has been prepared in accordance with the adopted policies of Cork County Council and the National Childcare Guidelines.

A review of public records indicates the presence of a number of childcare facilities in close proximity to the subject site. Notwithstanding this, and the presence of a significant number of 1-2 bed units in the proposed development, provision has been made on site for a 42-child place creche in full accordance with established standards.

The detailed design of the proposed creche has been influenced by constructive discussions with Cork County and Cork City Childcare Committees.

Appendix A

CORRESPONDANCE WITH CORK COUNTY & CORK CITY CHILDCRE COMMITTEES

From: [John O'Brien | HW Planning](#)
To: ["Michelle Ryan"](#)
Cc: [Harry Walsh | HW Planning](#)
Subject: RE: SHD @ Coolflugh, Cloghroe, Tower, Cork
Date: 25 May 2021 17:26:00
Attachments: [image001.png](#)
[20068_P_003_SITE_PLAN.PDF](#)
[20068_P_1101-1104_creche.pdf](#)
[20068_P_003_SITE_PLAN_creche.pdf](#)

Hi Michelle

We act on behalf of Cloghroe Development Limited who intend to submit a Strategic Housing Development (SHD) at Coolflugh, Cloghroe, Tower, Cork. You may recall that I contacted you previously regarding this development in November 2020 and we are now progressing towards lodgement of the application in next month.

The proposed development comprises the construction of 198 no. residential units consisting of 117 no. dwelling houses (57 no. four bed, 38 no. 3 bed and 22 no. 2 bed units) and 81 no. apartments/duplexes (4 no. 3 bed, 35 no. 2 bed and 42 no. 1 bed). 27 no. of the proposed apartment units are designed as step-down units for elderly occupants. The proposed development will be served by a two storey 42 no. child capacity creche (circa 405 sqm gross floor area) to be located to the south of proposed entrance. The proposed creche is equipped with a dedicated play area to the rear, drop off facilities and car parking.

We consider the proposed design, location and size of the proposed creche is consistent with current policies and guidance contained in the 'Childcare Guidelines for Planning Authorities 2001', 'Circular PL3/2016' relating to childcare facilities under the early Childhood Care and Education (ECCE) Scheme, 'Universal Design Guidelines for Early Learning and Care Settings 2019' and the 2018 Apartment Guidelines. Section 4.7 of the 2018 Apartment Guidelines which states that:

"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".

Of the proposed units, 99 no. are 1 or 2 bedroom units representing 50% of the total number of units on site. Appendix 2 of the 'Childcare Guidelines for Planning Authorities 2001' establishes a standard that where 75 dwellings are constructed, one childcare facility providing a minimum of 20 childcare places is considered reasonable. In accordance with section 4.7 of the 2018 Apartment Guidelines childcare provision is being made in full for the 99 no. 3 and 4 bedroom units in the proposed scheme. The minimum requirement for this number of dwellings would be a 20 no. child capacity creche. The proposal to provide for a 42 -place childcare facility is therefore in excess of and fully compliant with this standard.

The proposed location of the future creche to the south of the proposed residential site entrance represents the most appropriate location within the subject site. From an operational perspective, the proposed location is appropriate given it will be within a short walking distance from Cloghroe National School to the south east and visual presence along the R617 will ensure that the childcare needs for the growing population of Tower will be catered for. Informed by your previous comments, the proposed creche layout has evolved from that previously proposed to provide for the following:

- The area of the proposed baby room has been increased to include additional space for fixed furniture.
- A separate milk preparation space has been included.
- The boiler within the building has been relocated further away from the proposed baby sleeping room. A changing room has been included between sleep room and boiler to mitigate any potential noise issues.
- The relocated changing room has been provided with a window for ventilation.

- The proposed pre-school room has an increased capacity of 20 no. children. This is the maximum number of children that can be accommodated on the first floor without the need for a second stairs for fire safety reasons.
- A changing room has been included within the toilet area for the toddler room and a milk preparation area has also been provided.
- The proposed ground floor layout ensures that there is direct access to the proposed external play area for pre-school children when they enter the ground floor corridor.
- In accordance with Tulsa guidelines, there will be 3 no. adults associated with the baby room.
- A proposed sluice room has been included at ground floor level.

We consider the proposed creche facility will serve as an important community asset and will greatly benefit the proposed scheme. Please do not hesitate to contact us if you have any queries

Kind Regards

John O'Brien
Planning Consultant

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From: Michelle Ryan <mryan@corkchildcare.ie>
Sent: 25 November 2020 13:14
To: John O'Brien | HW Planning <jobrien@hwplanning.ie>
Cc: Harry Walsh | HW Planning <hwalsh@hwplanning.ie>
Subject: SHD @ Coolflugh, Cloghroe, Tower, Cork

Hi John, Harry,

I received your email from Cork City Childcare a few days ago. I have looked at the documents attached and I have a few comments based on my observations and Early Years experience:

1. Baby room for 9 babies. My concern is that the measurement is accurate for 9 babies but I am not sure that the space allows for fitted furniture.

2. Is the X beside the baby room for milk preparation purposes as this is a requirement?
3. The boiler, stairs and lift are all quite close to the baby sleeping room. I wonder about the noise levels in the room. Is there an emergency exit from the sleep room as this is a requirement?
4. Does the changing room have adequate ventilation or a window?
5. ECCE 19 children. It is always more viable for a creche if an ECCE room can hold 22 children as the adult child ratio is 1:11.
6. Toddler Room. My query is in relation to a changing area for toilet training purposes and a milk preparation area. I noticed an area marked X close to the Managers office?
7. Outdoor area. Is this to be used by the three groups of children as I noticed that the rooms have a door to go directly out on to the area? My concern currently would be in relation to the large congregation of children in the one area. In relation to the preschool children, they may have to all go through the lobby and downstairs to access the play area.
8. Is there a plan for adequate storage space for the rotation of toys and equipment?
9. Adult toilets. My concern is that the staff downstairs may have to use the upstairs toilets. The requirement is one toilet per 8 adults.
10. Food preparation area. A full day care creche catering for 42 children would need a full kitchen fitted and a separate toilet for the chef. Three sinks are required. Is there a plan for a sluice room close by as this is a requirement?

Finally, I am querying the proposed location of the creche on the site plan. From my experience, a service is often more sustainable if it was located closer to the front of the development as it may also serve families from outside of the area and they would not have to drive through the estate. I was confused about the roadway entering the creche or which route it will be accessed from?

Cork County Childcare has identified that there would be a need for additional childcare provision in the Blarney/Cloghroe should this new development be completed as approx. 160 of the units may be attractive for young families. There are currently only two full day care facilities in the Blarney area. There are a number of sessional pre-schools in the area also (i.e 3 hours per day).

According to the 2016 CSO data, the total population of Blarney is 2,726. This averages at approximately 259 children under the age of 5. It calculates at approx.. 43 births per year for the area.

The National Childcare Scheme (NCS) commenced in November 2019 www.ncs.gov.ie This has increased the demand for childcare in the county in particular for younger children and we have already established a shortage of full day care provision in the county based on population figures alone.

I will also refer you to the following documents:

- Universal Design Guidelines for Early Learning and Care Settings. These were published in 2019 <https://aim.gov.ie/universal-design-guidelines-for-elc-settings/>
- Quality Regulatory Framework (QRF) for full and part-time services https://www.tusla.ie/uploads/content/4566-TUSLA_QRF_DAY_CARE_LR.pdf

If you have any further queries, please feel free to contact me again.

Kind Regards,
Michelle

Michelle Ryan
Childcare Development Worker (Blarney/Mallow)
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From: [John O'Brien | HW Planning](#)
To: [Janet Dennehy](#)
Cc: [Harry Walsh | HW Planning](#)
Subject: RE: SHD @ Coolflugh, Cloghroe, Tower, Cork
Date: 25 May 2021 12:02:00
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Kind Regards

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