

Project No. 34.03/2022



Childcare Demand Analysis

RE: Proposed SHD
Application for Lands at
Canal Bank, Pa Healy Road,
Limerick

DATE: February 2022

on behalf of: Revington
Developments Ltd

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1.0 INTRODUCTION

Revington Land Ltd (the Applicant) is seeking planning permission for a residential development on lands located in Canal Bank, Limerick. RW Nowlan has been commissioned by the Applicant to prepare this Childcare Demand Analysis Report to accompany a Strategic Housing Development (SHD) application to An Bord Pleanála.

This report has been undertaken to examine the likely demand for childcare places as a result of the proposed development and ensure long term supports are in place for the childcare needs of residents.

This report is set out as follows;

1. Introduction
2. Site Context and Proposed Development
3. Planning Policy Context
4. Demographic Trends & Facilities
5. Analysis & Estimate of Demand
6. Conclusion

2.0 SITE CONTEXT & PROPOSED DEVELOPMENT

The ca. 4 hectare site is a triangular shaped site of vacant land. It forms one of the last remaining development sites within walking distance of the city centre. There is no current active use on the site. There is one disused industrial building complex near the eastern boundary of the site. This building is no longer in use and is vacant. The site is generally level, is located adjoining the canal and has been filled in.

The site is bounded to the south by Pa Healy Road, a relatively recently constructed road which provides an important connecting road linking Dooradoyle to Corbally and the general inner-city circular bypass route. Pa Healy road rises to a bridge over the canal near the northwestern corner

of the site. As a result the road is above the level of the site near the south western portion of the site.

The site is adjoined to the east by Park Road and to the north by the canal. Along the canal on the side of the development site, there is a pedestrian walkway linking the University of Limerick grounds with the city centre. The site is immediately accessible from this walkway.

Along the southern site boundary the site adjoins established industrial development. To the north the area consists of generally open fields which form part of the Lower River Shannon SAC and public open space lands attached to residential development. To the east the site is adjoined by a mixture of residential and industrial development. To the northwest the site is adjoined by a shopping complex. A currently functioning commercial building stands near the south eastern corner of the site at the junction between Pa Healy Road and Park Road. This building is in active use and has separate vehicular access.

The proposed development is set out in the public notices as follows;

Revington Developments Ltd. intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at Canal Bank, Pa Healy Road, Limerick.

The development will consist of a mixed-use development of build-to-rent apartments, student apartments incorporating common areas, café and 3no retail units, creche and management facilities building, and dwelling houses at Canal Bank, Pa Healy Road, Limerick. The development will consist of a 4ha area bounded by City Canal to the north, Pa Healy Road to the south and Park Road to the east, Canal Bank, Limerick;

A. Demolition of existing 530m² warehouse building on site.

B. Block 1 – Student accommodation building of 8,238m² stepped from three to six storeys, with ground floor café of 144.60m² and 3 no. retail units facing onto Pa Healy road of 86.59m² each, with 9 no. two bedroom, 37 no. three bedroom, and 15 no. four bedroom student apartments, totalling 189 bed spaces, ancillary laundry, refuse and enclosed communal courtyard with landscaping and bicycle storage;

C. Block 2 - A residential apartment building of 6,013.25m² with eight storeys and two penthouse storeys, total ten storeys containing 10 no. studio, 1 no. one bedroom and 52 no. two-bedroom apartments;

D. Block 3 – A residential apartment building of 8,107.10m² with six storeys and two penthouse storeys, total eight storeys containing 16 no. studio, 10 no. one bedroom, and 62 no. two-bedroom apartments;

E. Block 4 – A residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;

F. Block 5 – A residential apartment building of 5,849.40m² with six storey and one penthouse storey total seven storeys containing 14 no. studio, 16 no. one bedroom and 36 no. two-bedroom apartments;

G. Block 6 a residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;

H. Block 7 a residential apartment building of 4,962m² with five storeys and one penthouse storey, total six storeys containing 12 no. studio, 14 no. one bedroom and 30 no. two-bedroom apartments;

I. Community facilities building of 1,336.90m² and three storeys with creche, café, management offices and common accommodation for use by apartment dwellers;

J. 18 no. Executive Houses – Consisting of 2 no. detached four-bedroom houses of 194.62m² each and 16 no. terraced four-bedroom houses of 177.82m² each, with off street parking to front separate from communal parking;

K. 149 Car parking spaces throughout the development and 420 secured bicycle parking spaces throughout the development;

L. Ancillary works comprising; new vehicular entrances onto Pa Healy Road, pedestrian and cycle links to Pa Healy road, Park road and City Canal, bin storage for all developments adjacent to all entrances, New public park of 0.5ha along city canal, communal open space and communal roof gardens for all apartments, all ancillary drainage, civil and landscape works, public lighting within estate and Electricity Sub-station to rear of Block 1.

The total number of units is as follows;

Build to rent apartments - 363 (66x studio, 67x one bedroom, 230x two bedroom); Student apartments - 61 (9x two-bedroom, 37x three bedroom and 15x four bedroom, totalling 189 student bed spaces); 18 Dwelling houses.

Overall total of residential units is 442. Overall Gross floor area of development proposed is 45,478.65m² on a site of circa 4ha.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development

3.0 PLANNING POLICY CONTEXT

National Planning Framework (NPF)

Project Ireland 2040 - National Planning Framework (NPF 2040) is the primary articulation of spatial, planning and land use policy within Ireland and provides an overarching framework for all other policies. The NPF 2040 recognises the changing demographic of household size throughout the country stating:

“7 out of 10 households in the State consist of three people or less, with an average household size of 2.75 people. This is expected to decline to around 2.5 people per household by 2040.” (page 95)

The NPF 2040 also recognises the importance of appropriate childcare provision for future growth and acknowledges that childcare is reaching full capacity in Ireland noting that:

“The continued provision and enhancement of facilities and amenities for children and young people, such as childcare, schools, playgrounds, parks and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable future thereafter.” (page 88)

“Childcare provision in Ireland is reaching capacity and new planning approaches and sustained investment will be required, particularly in areas of disadvantage and population growth, to increase capacity and enable existing services to meet regulatory and quality requirements”. (page 89)

National Policy Objective 31 (page 90) aims to:

“Prioritise the alignment of targeted and planned population and employment growth within investment in:A childcare/ ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities”

With regard to the provision of childcare facilities, the NPF 2040 highlights the importance of sustainable and improved planning in order to provide quality childcare that will meet regulatory and quality environments for future population growth.

Childcare Facilities – Guidelines for Planning Authorities (2001) & Circular Letter PL3/2016

The Childcare Facilities – Guidelines for Planning Authorities (the Childcare Guidelines) seek to ensure high quality childcare services that are easily accessible, affordable and appropriate for all are provided as part of future development proposals. With regard to childcare facilities within residential developments the Childcare Guidelines state: “a standard of one childcare facility providing for a minimum of 20 childcare places per approximately 75 dwellings may be appropriate”. They continue by clarifying that “these are a guideline standard and will depend on the particular circumstances of each individual site”.

In this regard Appendix 2 of the guidelines states that the benchmark provision of one childcare facility per 75 dwellings is recommended and that this threshold for provision should be established “having had regard to the existing geographical distribution of childcare facilities and

the emerging demographic profile of areas". The guidelines state that modification to this indicative standard should have regard to the make-up of the proposed residential area and the results of any childcare needs analysis undertaken as part of a county childcare strategy.

Circular Letter PL3/2016 issued by the Department of the Environment, Community and Local Government outlines Government's policy with respect to increasing access to childcare and until new Childcare Guidelines are issued requesting planning authorities to expediate planning consultations, applications and referrals relating to the provision of childcare facilities. The Circular Letter advises that the Child Care (PreSchool Services) Regulations 2006 set out a range of childcare related standards for these facilities and that An Tusla, the Child and Family Agency, is responsible for inspecting services and enforcing compliance with these Regulations. Planning authorities are therefore requested to exclude matters relating to Appendix 1 set out in the Childcare Guidelines including minimum floor area requirements per child from their considerations.

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) (the SRDUA) aim to ensure the sustainable delivery of residential development throughout the country. With regard to childcare facilities, these guidelines note the recommendation of "the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units" as specified by the Childcare Guidelines and continues stating that: "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".

Having regard for the above, it is highlighted that the guidelines acknowledge the need to consider the availability of existing childcare facilities in an area as there may be appropriate provision to

accommodate the demand generated by new residential schemes without over providing childcare services.

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

The Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2020 (the Apartment Standards) acknowledges the standard of childcare facilities recommended in the Childcare Guidelines of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the Apartment Standards re-iterate the Childcare Guidelines with respect to each site being considered on its individual merit.

It is highlighted that these guidelines acknowledge the need to consider unit mix and the level of family size units when delivering the level of childcare facilities required for residential schemes.

Limerick City Development Plan (2010-2016)

Policy SC.7 within the Limerick City Development Plan states that;

“It is the policy of Limerick City Council to encourage the provision of childcare facilities in appropriate locations, including residential areas, City Centre and neighbourhood centres, in areas of employment and educational institutions and convenient to public transport nodes”.

4.0 DEMOGRAPHIC ANALYSIS

Population figures from the Central Statistics Office (CSO) Census of Population recorded in 2016 and the Module on Childcare Quarter 3 2016 of the National Household Quarterly Survey (July 2017) were used to create a profile of the study area including population statistics and childcare figures. An TUSLA, the Child and Family Agency, website provides information on existing childcare facilities. The An Bord Pleanála and Limerick City and County Council online planning search facilities also provided information on both existing and permitted childcare facilities within and near the study area.

4.1 STUDY AREA

It is considered that to appropriately assess the demographic trends within the vicinity of the site, a study area of 3km around the subject site should be examined. The demographic profile of the study area has been created utilising population statistics, at Electoral Division (ED) level, from the 2016 Census as found on the CSO website. The subject site is located within the Abbey B (CSO Ref. 20002) ED in Limerick. The 3km study area includes 40 no. EDs as described in Appendix A. For the purposes of this report, the total figures from the study area as a whole are calculated from the 40 no. individual ED level statistics.

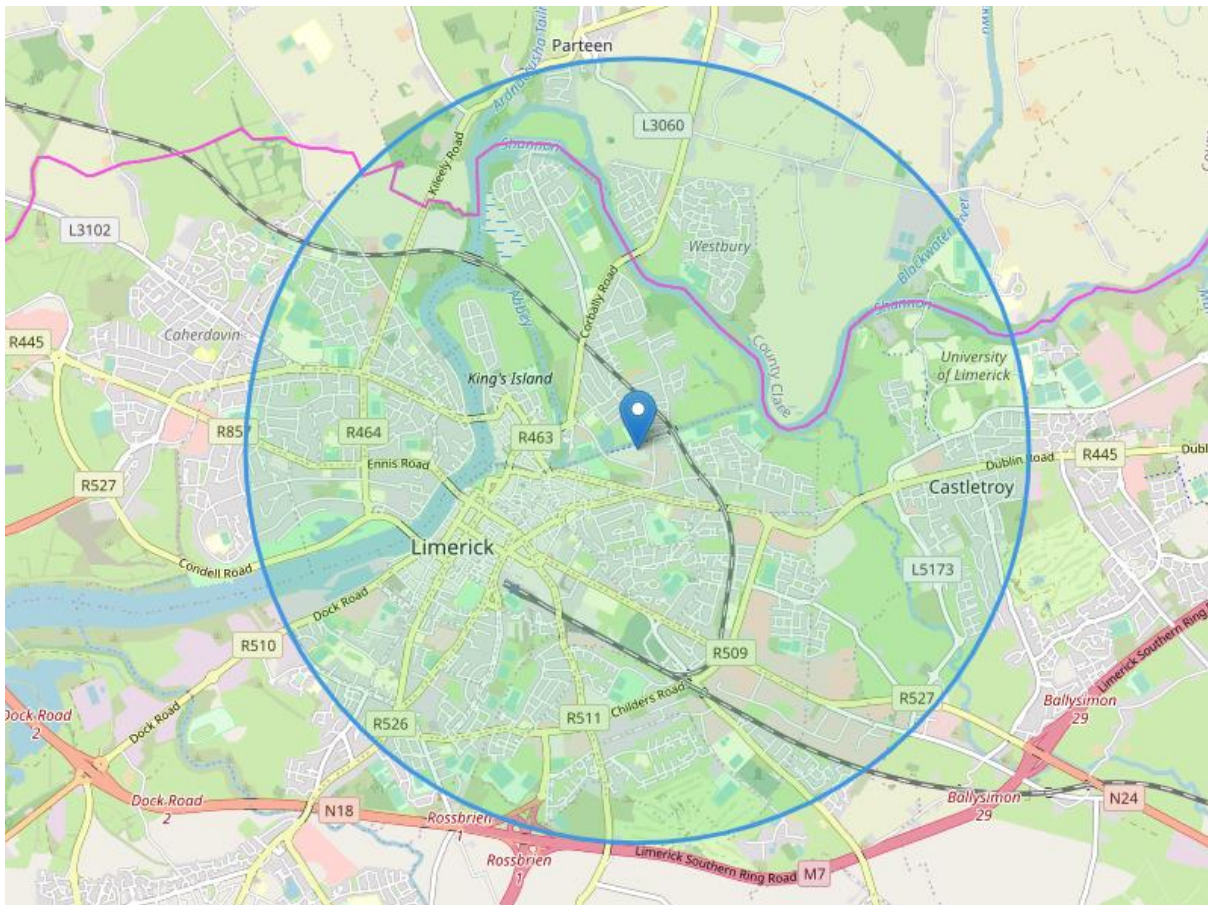


Figure 1: Study Area (3km) Map

4.2 DEMOGRAPHIC OVERVIEW

The demographic profile of persons aged 0-4 years within the State, Limerick City and County, Study Area and Abbey B is described in Table 1 below.

Area	Total Pop	0 Yrs	1 Yrs	2 Yrs	3 Yrs	4 Yrs	Total 0-4 Yrs	Total 0-4 Yrs (%)
State	4,761,865	62,257	64,029	66,318	68,076	70,835	331,515	7.0%
Limerick City and County	194,899	2,536	2,538	2,615	2,654	2,792	13,135	6.7%
Study Area	73,674	897	913	888	956	928	4,582	6.2%
Abbey B	2,653	40	42	40	50	32	204	7.6%

Table 1: Demographic Overview 0-4 Age Group. Source: cso.ie

Based on the population statistics above, in 2016, 7.0% of the overall State population were aged between 0 and 4 years. The percentage within the study area was slightly lower at 6.2% but higher in the ED in which the subject site is located at 7.6%.

Area	Total Population	Females 25-44 Yrs	Females 25-44 Yrs (%)
State	4,761,865	719,363	15.1%
Limerick City and County	194,899	27,707	14.2%
Study Area	73,674	10,796	14.6%
Abbey B	2,653	478	18%

Table 2: Demographic Overview Female 25-44 Age Group. Source cso.ie

For the purposes of this review, it is presented that females are most likely to have children between the ages of 25 and 44 years old. In the State overall, 15.1% of the population is female between 25 and 44 years old. Limerick City and County and the Study Area have a similar percentage of females within this age range with 14.2% and 14.6% respectively. The ED in which the subject site is located recorded a higher percentage of 18% in the 2016 census.

4.3 CHILDCARE DEMAND

The Module on Childcare Quarter 3 2016 of the National Household Quarterly Survey as reported in July 2017 provides detail on the types of childcare being used in Ireland. Nationally, the most

commonly used non-parental childcare type for pre-school children is a ‘creche/ Montessori/ playgroup/ after-school facility’, with 19% of preschool children availing of this type of childcare in 2016. The most common form of childcare for those of pre-school age was by a parent or partner at 62%. Based on the population of the study area between 0-4 years of 4,584 this would translate to a requirement of 870 no. childcare spaces within the study area.

The Early Childhood Care and Education Programme (ECCE) was introduced in January 2010 for children who turn 3 years old. The programme provides children with their first formal experience of early learning before entering primary school. The number of children benefiting from the ECCE programme increased since its introduction with 52,600 no. children enrolled in 2010 and 73,964 no. children enrolled in 2016 and 100,000 in 2018. This is largely due to children being permitted to avail of the programme for 2 years rather than 1 year since 2016.

Area	Population	0-2 Yrs	%	3-4 yrs	%
Study Area	73,674	2,698	3.7%	1,884	2.6%

Table 3: Percentage of Childcare Age Children in the Study Area

4.4 EXISTING FACILITIES

An assessment of the current level of childcare services provided within the study area has been undertaken using the An Pobal website as well as the Tusla website. The Annual Early Years Sector Profile Report 2018/2019 published by the Department of Children and Youth Affairs reports that in Limerick 7,499 no. children were enrolled in childcare and there were 421 no. vacant places. This is a vacancy rate of 6% and effectively means that childcare is available in Limerick but current facilities are close to capacity at present.

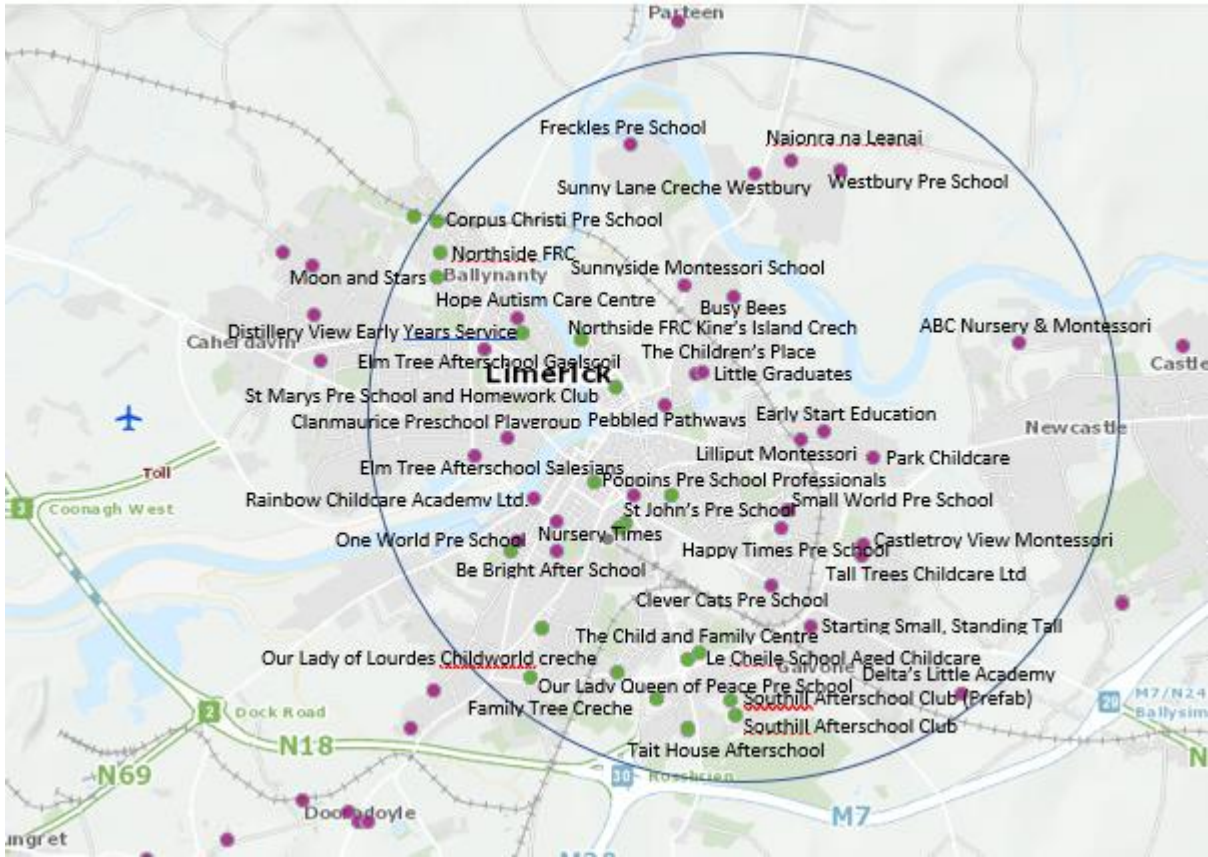


Figure 2: Childcare Facilities Within the Study Area (3km from subject site)

A list of childcare providers within the study area based on information provided on the An Pobal website and Tusla website is outlined in Table 4 below. There are currently 46 no. childcare facilities within 3km of the subject site. The total number of places provided is presented as 1,454 but it must be noted that this is an underrepresentation of the total figure as information was not available for 11 no. facilities. As noted above, Limerick is recorded to have a 6% vacancy rate for childcare places which would equate to a minimum of 87 places available within 3km based on the data set out in Table 4 below.

Name	Address	Services	Age Profile	Capacity
ABC Nursery & Montessori	University of Limerick, Castletroy	Part Time	0-6	45
Be Bright After School	No Information Provided			
Busy Bees	59 Park Gardens, Corbally	Sessional	2-6	22
Castletroy View Montessori	1 Castletroy View	Sessional	2-6	11
Clanmaurice Pre School Playgroup	1 Clanmaurice Gardens, Ennis Road	Sessional	3-6	22
Clever Cats Pre School	Ardroe, Ballysimon Road	Sessional	3-6	22

Corpus Christi Pre School	Corpus Christi School, Moyross	Sessional	2-5	22
Delta's Little Academy	Unit 1, Delta Retail Park, Ballysimon Road	Sessional	1-6	27
Distillery View Early Years Service	Quarry Road, Thomondgate	Full Day	2-6	25
Early Start Education	73 Dromrow, Rhebogue	Part Time	2-6	12
Elm Tree Afterschool Gaelscoil	No Information Provided			
Elm Tree Afterschool Salesians	No Information Provided			
Family Tree Creche	Limerick Enterprise Development Partnership, Roxboro Road	Full Day Sessional	0-6	66
Freckles Pre School	Mill Road, Corbally	Sessional	3-6	11
Happy Times Pre School	St Brigid's Church Hall, St. Patricks Road	Sessional	2-6	22
Hope Autism Care Centre	No Information Provided			
Le Cheile School Aged Childcare	No Information Provided			
Lilliput Montessori	Mount Charlotte, Rhebogue	Sessional	3-6	22
Little Graduates	29 Richmond Park, Corbally	Sessional	2-5	22
Moon and Stars Neionra na Leanai	No Information Provided No Information Provided			
Northside FRC	Northside Family Resource Centre, Ballynanty	Full Day	0-6	110
Northside FRC King's Island Creche	No Information Provided			
Nursery Times	28 Upper Mallow Street	Full Day	0-6	52
One World Pre School	80 Henry Street	Sessional	2-6	22
Our Lady of Lourdes Childworld Creche	Our Lady of Lourdes, Greenfields Cross Childers Road	Full Day	0-6	80
Our Lady Queen of Peace Pre School	Our Lady Queen of Peace National School	Sessional	0-6	40
Park Children	Rhebogue	Full Day	0-6	75
Pebbled Pathways	No Information Provided			
Poppins Pre School Professionals	Old Windmill Lane, Lower Gerald Griffin St	Full Day	0-6	105
Presentation Pre School	Presentation Primary School, Sexton Street	Part Time Sessional	3-6	40
Rainbow Childcare Academy Ltd	Unti 22 Block A, River Point, Bishops Quay	Full Day	1-6	64
Riocht na Si	Conradg na Gaeilge, 18 Sraid Thomais	Part Time Sessional	2-6	22
Small World Pre School	21 Hilltop, St Patrick's Road	Sessional	2-6	9
Southhill Afterschool Club	No Information Provided			
Southhill Afterschool Club (Prefab)	No Information Provided			
St John's Pre School	Scoil Eoin Naofa, Cathedral Place, St John's Square	Sessional	2-6	60
St Marys Pre School and Homework Club	St Mary's National School, Bishop Street	Sessional	2-6	22

Starting Small, Standing Tall	Ballysimon Road, Crossgalla Industrial Estate, Ballysimon	Full Day Sessional	0-6	175
Sunny Lane Creche Westbury	No Information Provided			
Sunnyside Montessori School	Sunnyside House, Mill Road, Corbally	Sessional	2-6	22
Tait House Community Creche	Tait House, Collins Avenue, Roxboro Road	Full Day	0-6	80
Tall Trees Childcare Ltd.	Springfield, Old Singland Road	Full Day	0-5	120
The Child and Family Centre	No Information Provided			
The Children's Place	33 Richmond Park, Corbally	Childminder	3-6	5
Westbury Pre School	No Information Provided			
			Total	1,454

Table 4: Existing Childcare Facilities in the Study Area. Source:

https://www.tusla.ie/uploads/content/Limerick_Aug21.pdf

5.0 ESTIMATE OF DEMAND

In order to ascertain the projected demand for the childcare places an analytical approach has been used, which includes the following factors, in addition to the policy context outlined above:

- Site Location and access;
- Housing mix proposed;
- Level of current childcare facilities in the vicinity;
- Demographic profile; and
- Estimate of Demand.

5.1 SITE LOCATION AND ACCESS

The site is bounded to the south by Pa Healy Road, a relatively recently constructed road which provides an important connecting road linking Dooradoyle to Corbally and the general inner-city circular bypass route.

The site is adjoined to the east by Park Road and to the north by the canal. Along the canal on the side of the development site, there is a pedestrian walkway linking the University of Limerick grounds with the city centre. The site is immediately accessible from this walkway.

Along the southern site boundary the site adjoins established industrial development. To the north the area consists of generally open fields which form part of the Lower River Shannon SAC and public open space lands attached to residential development. To the east the site is adjoined

by a mixture of residential and industrial development. To the northwest the site is adjoined by a shopping complex.

5.2 PROPOSED HOUSING MIX

The mix of housing types and sizes proposed will influence the future resident population. Larger units with more bedrooms are more likely to be occupied by households with children. The proposed development includes:

- 66 no. Studio Units
- 67 no. 1 Bed Units
- 230 no. 2 Bed Units
- 18 no. 4 Bed Units (houses)

5.3 LEVEL OF CURRENT CHILDCARE FACILITIES IN THE VICINITY

As set out in section 4.4 above, there are currently 45 childcare facilities within 3km of the subject site providing 1,454 childcare places at present.

5.4 DEMOGRAPHIC PROFILE

As set out in Section 4, the demographic profile of those aged 1-4 years in the study area is lower than that of the State at 6.2%. In 2016 the national average household size was 2.75. According to the NPF the average household size is expected to decline to 2.5 people by 2040. The decline in average household size suggests that family sizes are becoming smaller, therefore there will be a decline in the number of childcare places required. In calculating the demand likely to be generated by the proposed development and the future demand for childcare places, the 2016 figures have been used in order to provide a robust analysis.

As evidenced by the Module on Childcare Quarter 3 2016 of the National Household Quarterly Survey (CSO, 2017) not all preschool children attend childcare facilities and it is considered that there will always be a significant portion of children who do not attend or attend only occasionally. It is recorded that 19% of pre school children use creche/ Montessori/ playgroup/ after-school facilities. The introduction of the National Childcare Schemes for the over 3s may have led to some increase, but still not all children are expected to attend childcare facilities.

5.5 ESTIMATE OF DEMAND

The Childcare Guidelines, Residential Density Guidelines, Apartment Standards and local planning policy recognise the need to assess proposals based on their locational merits. In this regard the

Apartment Standards state: “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”.

With regard to the proposed development, the threshold for provision of facilities should be established having regard to:

- Scale and unit mix within proposed development;
- Existing geographical distribution of childcare facilities; and
- Emerging demographic profile of the area.

5.5.1 SCALE AND UNIT MIX WITHIN PROPOSED DEVELOPMENT

There are 66 no. studio units and 67 no. one bedroom units proposed within the development which are excluded from the childcare demand analysis. The student housing units are also discounted from the analysis due to the units being shared between students with single bedrooms for each student. The proposed student units would not be compatible for those with children. Based on the above, it is established that 230 no. apartment units and 18 no. housing units should form the basis of the demand analysis as it is most likely that children would live in these units. This would result in the following requirement for childcare provision within the development;

248 no. units / 75 dwellings = 3.3 X 20 no. places = 66 no places required.

The above represents an over estimate of places required as there is policy to support the discounting of 50% of 2 bedroom units as not all of these units would accommodate children. For the purposes of ensuring that an adequate supply of childcare places are provided within the development, in this instance all 2 bedroom units were included in the calculation above.

5.5.2 EXISTING GEOGRAPHICAL DISTRIBUTION OF CHILDCARE FACILITIES

As set out above, there are currently 1,454 childcare places available within the study area.

5.5.3 EMERGING DEMOGRAPHIC PROFILE OF THE AREA

Based on the Childcare of the National Household Quarterly Survey (2016) which recorded that 19% of preschool children, Nationally, attended a childcare facility and that all preschool children over 3 years can avail of 2 years of National Childcare Schemes such as the Early Childhood Care and Education (ECCE) programme it is assumed for robustness that:

- 19% of those aged 0-2 years will attend a childcare facility; and
- 100% of those aged 3-4 years will attend a childcare facility in order to avail of national childcare schemes.

Based on the 2016 national average household size of 2.75 providing an anticipated population of the Build to Rent and Housing elements of the proposed development of 1,048 and applying these childcare attendance assumptions the demand for childcare spaces within the proposed development is set out in Table 5 below.

Age	Population 0-4	% Requiring Childcare	No. Required Places
0-2 Years	$1,048^1 * 3.7\%^2 = 39$	$39 * 19\%^3 =$	7
3-4	$1,048^1 * 2.6\%^2 = 27$	$27 * 100\%^4 =$	27
Total			34

1. Units (381 no.) * average household size (2.75)

2. % of population is that age cohort based on state 2016 figures

3. % of preschool children attending Creche / Montessori / Playgroup / After-school facilities Nationally.

4. Assume all (100%) within the 3-4 year cohort attend to avail of national childcare schemes.

Table 5: Anticipated Demand for Childcare

In consideration of the specific determining factors associated with this development such as unit mix, level of childcare provision in the area and trends in childcare facility attendance it is considered appropriate to provide a facility to accommodate 34 no. childcare places.

6.0 CONCLUSION

RW Nowlan & Associates have prepared this report on behalf of Revington Developments Ltd. to accompany a SHD application for the development of 363 no. build to rent apartment units, 18 no. houses and 189 student bed spaces in Canal Bank, Limerick. The proposed development

comprises 66 no. studio units, 67 no. 1 bedroom units, 230 no. 2 bedroom units, and 18 no. 4 bedroom house units. This report provides an overview of the proposed development and highlights the relevant planning policies and objectives relating to the provision of childcare facilities as outlined in policy documents.

Considering existing childcare facilities within a 3km radius of the subject site alongside policy documents, CSO data, it is concluded that demand for childcare services is relatively high. Within the study area, a 3km radius from the subject site, there are 45 no. existing services providing 1,454 no. childcare places.

Based on the demand analysis the following apply:

- Application of the Childcare Guidelines excluding studio and one bed units would necessitate the provision of a childcare facility with 66 no. places.
- A robust analysis of projected childcare demand allowing for mix of units proposed, household size, childcare practises and the ECCE Programme found that demand for 0 – 4 years childcare places shall be no more than 34 no. places.

Considering existing facilities in the study area, population demographics, relevant policy and guidelines, it is concluded that a childcare facility with a mid-point between the maximum and minimum estimate providing 50 no. childcare places will exceed the demand generated by the proposed development.

APPENDIX A – Electoral Division Data

Identity No.	Area	Total Pop
	State	4,761,865
	Limerick City and County	194,899
	Study Area (3km)	73,674
ED3409_20001	Abbey A	4,636
ED3409_20002	Abbey B	2,653
ED3409_20003	Abbey C	602
ED3409_20004	Abbey D	1,517
ED3409_20005	Ballinacurra A	1,962
ED3409_20006	Ballinacurra B	1,371
ED3409_16106	Ballyglass	5,994
ED3409_20007	Ballynanty	2,891
ED3409_21052	Ballysimon	13,590
ED3409_16107	Cappavilla	846
ED3409_20008	Castle A	1,140
ED3409_20009	Castle B	458
ED3409_20010	Castle C	1,245
ED3409_20011	Castle D	2,081
ED3409_20012	Coolraine	1,573
ED3409_20013	Custom House	736
ED3409_20014	Dock A	2,339
ED3409_20015	Dock B	1,077
ED3409_20016	Dock C	976
ED3409_20017	Dock D	773
ED3409_20018	Farranshone	963
ED3409_20019	Galvone A	1,502
ED3409_20020	Galvone B	664
ED3409_20021	Glentworth A	554
ED3409_20022	Glentworth B	1,198
ED3409_20023	Glentworth C	502
ED3409_20024	John's A	759
ED3409_20025	John's B	952
ED3409_20026	John's C	456
ED3409_20027	Killeely A	1,467
ED3409_20028	Killeely B	821
ED3409_21066	Limerick South Rural	1,786
ED3409_20029	Market	2,035
ED3409_20030	Prospect A	826
ED3409_20031	Prospect B	715
ED3409_20032	Rathbane	1,593
ED3409_20034	Shannon A	994
ED3409_20035	Shannon B	925
ED3409_20036	Singland A	1,664
ED3409_20037	Singland B	3,873

