

# CRECHE ASSESSMENT

FOR A

RESIDENTIAL DEVELOPMENT AT BARRINGTON  
TOWER, BRENNANSTOWN ROAD, DUBLIN  
18.

PREPARED BY



ON BEHALF OF

Cairn Homes Properties  
Limited

February 2022

## Introduction

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client, Cairn Homes Properties Limited, 7 Grand Canal, Grand Canal Street Lower, Dublin 2, to prepare this Childcare Assessment regarding the Strategic Housing Development Application at the site at Barrington Tower, Barrington Road, Dublin 18

This assessment will outline the relevant policy context, the existing childcare facilities in the area, and the expected demand from the proposed development.

## Site Context

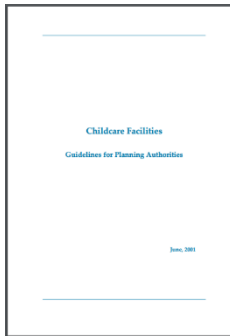


*Figure 1 Site Location Map*

The subject site is located within the Cabinteely-Loughlinstown ED. There are a further seven ED's located within a 2km radius of the subject site – Foxrock-Beechpark, Cabinteely-Kilbogget, Ballybrack, Cabinteely-Granitefield, Foxrock-Carrickmines, Cabinteely-Pottery and Glencullen. It should be noted that the Glencullen ED is not included in the population analysis due to the large nature of the ED and its outlier location. By removing Glencullen from the Local Area study, the risk of a skewed analysis has been reduced. This brings the total study area to seven Eds, which will be referred to as the Local Area.

## Planning Policy Context

### Childcare Facilities Guidelines for Planning Authorities, 2001

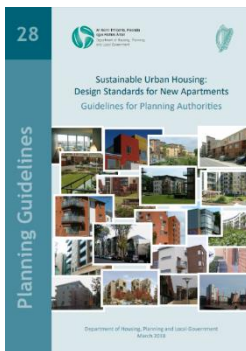


The Childcare Facilities Guidelines for Planning Authorities (2001) generally recommend that 1 no. childcare facility is required per 75 no. dwellings. However, it is acknowledged that this is not always appropriate, and the omission of a childcare facility may be allowable *“where there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments”*. In short, the provision of a childcare facility for new schemes of 75 no. dwellings is a guideline and not an absolute requirement.

In considering this issue, it is further stated that *“in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. **This is a guideline standard and will depend on the particular circumstances of each individual site**”* [own emphasis added]. In addition, the guidelines state 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”*.

This would result in a demand of 142no. childcare spaces based on this calculation for the whole site, based on all 534 no. units. However, if all one beds and studios are removed, only 369 no. units are considered reducing the need for childcare spaces to 98. However, the 2001 Guidelines also note that in calculating childcare demand, an assumption can be made that 50% of households will require childcare and advise that the use of the emerging demographic profile should be used in an assessment. This is discussed below.

### Sustainable Urban Housing: Design Standards for New Apartments



The recently published Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities include specific guidance on childcare provision. This gives an indication of the revised approach currently evolving in relation to childcare facilities particularly in the context of the current guidelines which were published nearly 20 years ago. Section 4.7 of the Guidelines states as follows:

*“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.**”*

## Local Plan Policies from Development Plan 2016-2022 & Development Plan 2022-2028

### **Dun Laoghaire Rathdown Development Plan 2016-2022**

#### **Policy SIC11**

*It is Council policy to encourage the provision of affordable and appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage*

#### **Section 8.2.4.11**

Car parking and cycle parking standards for childcare facilities are set out as  
1 space per 1 staff member

#### **Section 8.2.12.1**

*In assessing individual planning applications for childcare facilities the Planning Authority will have regard to the following:*

- *Suitability of the site for the type and size of facility proposed.*
- *Adequate sleeping/rest facilities.*
- *Adequate availability of indoor and outdoor play space.*
- *Convenience to public transport nodes.*
- *Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.*
- *Local traffic conditions.*
- *Number of such facilities in the area. In this regard, the applicant shall submit a map showing locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location.*
- *Intended hours of operation*

*For new residential developments, the most suitable facility for the provision of full day care should be a purpose built, ground floor, stand alone property.*

### **Dun Laoghaire Rathdown Development Plan 2022-2028**

Dun Laoghaire Rathdown have noted that a consolidated document of the County Development Plan 2022-2028 and its proposed amendments will not be available until after 21<sup>st</sup> of April 2022. As a result, the policies set out below are an amalgamation of the proposed amendments to the draft plan and the draft plan as advertised. The proposed material amendments are indicated in red and blue text throughout (as per the text that had been uploaded on the DLR website).

#### **Policy Objective PHP6:**

It is a Policy Objective to: Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.

#### **Section 12.4.10**

All pedestrian routes leading to a childcare facility from any parking area, play area, or nearby road and footpath shall be suitably designed to meet specified accessibility requirements in accordance with Part M of the Building Regulations.

Table 12.6 sets out Zone 1 Car Parking Zones and Standards at Maximum of 1 no. car parking space per 80sqm provided (this includes set down).

#### **Section 12.3.2.4**

Where it is proposed *or required* to provide a new childcare facility as part of a new residential or commercial development, the facility shall be constructed in tandem with the overall scheme. *To address the need for childcare and make childcare more accessible to everybody in the County*, the developer shall seek to secure an operator *and open* the facility at an early stage *preferably prior to the occupation of the residential units*. *In this regard, the developer shall and submit phasing details* for the development and include details of the intended operation of the facility relative to the completion and occupation of dwellings / commercial buildings.

*In assessing individual planning applications for childcare facilities, the Planning Authority will have regard to the following:*

- Suitability of the site for the type and size of facility proposed.*
- Adequate sleeping/rest facilities.*
- Adequate availability of indoor and outdoor play space.*
- Convenience to public transport nodes.*
- Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.*
- Local traffic conditions.*
- Number of such facilities in the area. In this regard, the applicant shall submit a map showing locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location.*
- Intended hours of operation.*
- Applications for childcare facilities in existing residential areas will be treated on their merits, having regard to the likely effect on the amenities of adjoining properties, and compliance with the above criteria.*
- Detached houses or substantial semi-detached properties are most suitable for the provision of full day care facilities. Properties with childcare should include a residential component within the dwelling, and preferably should be occupied by the operator or a staff member of the childcare facility.*
- For new residential developments, the most suitable facility for the provision of full day care should be a purpose built, ground floor, standalone property.*
- In considering applications for new Childcare Facilities the Planning Authority will refer to Section 4.7 of the Design Standards for New Apartments Guidelines for Planning Authorities, (2018), specifically the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, as detailed in Section 4.7, with the exception for one-bedroom or studio type units, which 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.*

## Existing Childcare Facilities

Desktop research was carried out analysing information provided by Pobal and Dun Laoghaire Rathdown Childcare Committee. A catchment area comprising a 2km buffer from the subject site was chosen as the basis for analysing the childcare provision in the area.

Pobal, the government agency, maintains an up to date map of registered childcare facilities within Ireland, enabling an objective analysis of childcare provision and the targeting of areas where facilities may be needed in the future. McGill Planning Ltd also liaised with Dun Laoghaire Rathdown Childcare Committee.

There are 18 no. existing childcare facilities within 2km of the subject site. Based on the survey carried out there are a known 383 no. children in childcare facilities in the area, with some creches unable to provide a total no. of children within their facilities. We note that there are no vacancies in any of the childcare facilities, therefore the proposed development will cause an increasing demand for childcare spaces in the area.

	<b>Childcare Facility</b>	<b>Total No. Children</b>	<b>Vacancies</b>
1.	Once Upon a Time	18	0
2.	Little Star Preschool	22	0
3.	Tiny Tots	50	0
4.	Miss Judi's Montessori	-	-
5.	Park Academy Childcare Cabinteely	-	-
6.	Little Maples	39	0
7.	Lorraine Wynn Preschool	-	-
8.	Park Academy Childcare Cherrywood	-	-
9.	Kids Inc Cherrywood	-	-
10.	Springfield Montessori School	22	0
11.	Dimples Creche & Montessori	110	0
12.	Inbetween Kids' Club	-	-
13.	Lilliput Childcare Foxrock	-	-
14.	Poppets Childcare	22	0
15.	Lorraine Wynne Preschool	-	-
16.	Pixies Montessori	44	0
17.	Giraffe Childcare Cherrywood	-	-
18.	Brighton Day Care	56	0
<b>Total</b>		<b>383</b>	<b>0</b>
<b>Future Creche</b>			
	Brennanstown Wood to the north west	63	63

Table 1 List of Childcare Facilities within 2km of the subject site

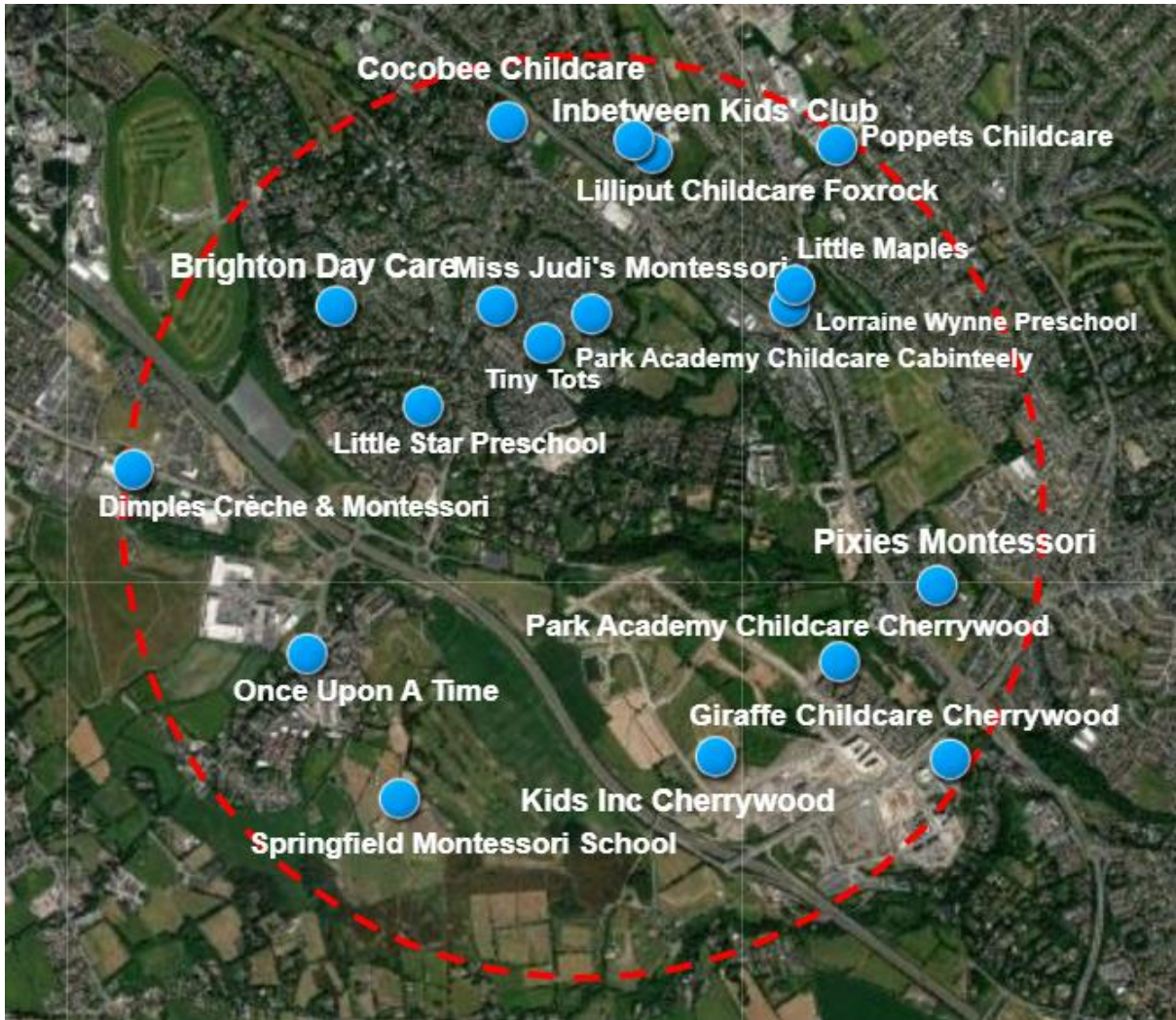


Figure 2 Childcare Facilities within 2km of the subject site

## Demographic Analysis

A demographic analysis was carried out using CSO census data from 2011 and 2016. A local catchment area consisting of the seven Electoral Divisions (ED) within 2km of the subject site was chosen as the basis for the demographic analysis as set out above. Glencullen SHD has been omitted from this assessment as the area is so large it would skew the results. The EDs are shown in figure 3 below.

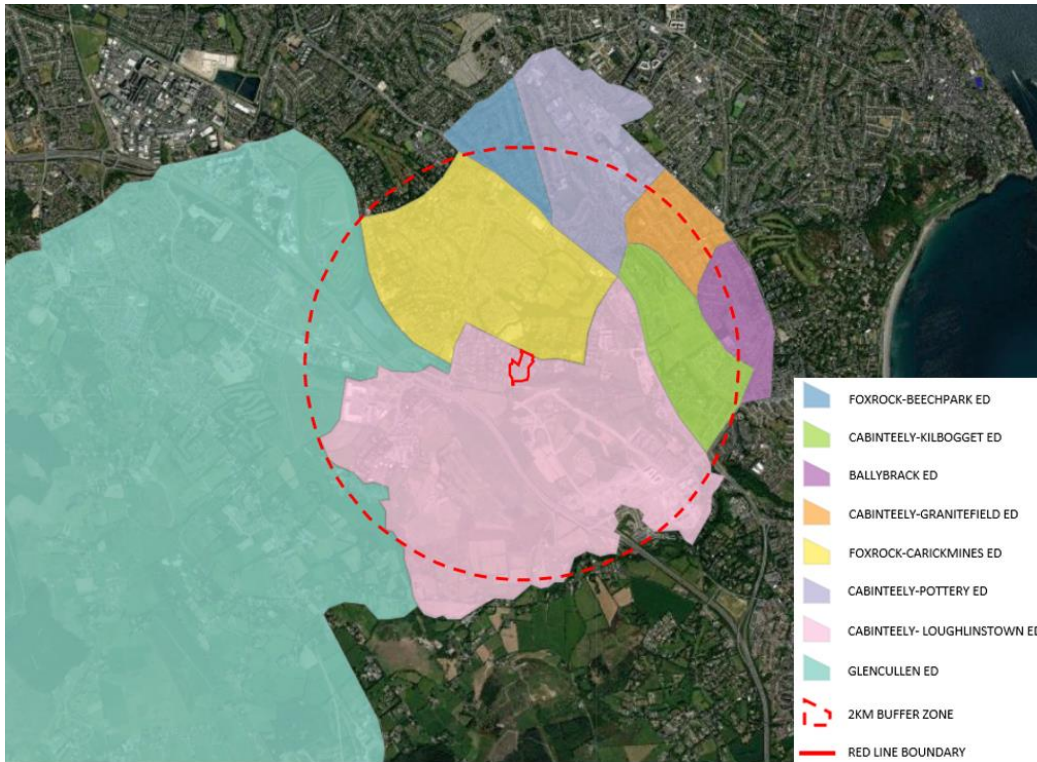


Figure 3: Electoral Divisions within 2km of the Subject Site. Source: Author

The demographic analysis shows that the local catchment area (the seven EDs combined) saw a population increase of 3.4% between 2011 and 2016.

Electoral Divisions	2011 Populations	2016 Population
Cabinteely-Loughlinstown	3,806	4,280
Foxrock-Beechpark	1,653	1,680
Cabinteely-Kilbogget	2,723	2,686
Ballybrack	2,851	2,962
Cabinteely-Granitefield	2,481	2,702
Foxrock-Carrickmines	6,088	5,951
Cabinteely-Pottery	4,833	4,997
<b>Total</b>	<b>24,435</b>	<b>25,258</b>

Table 2: Census Population Data for Electoral Divisions in chosen catchment area. Source: CSO



When this increase is analysed further, it shows that the most significant increase was in those aged 65+, which saw an increase of 18.5%. There was also an increase of 9% in preschool children aged 0-4 and a 2% decrease in those aged 5-19 over the same period.

Age	2011	2016	Change	Percentage Change
0-4 Pre-school	1469	1606	137	9%
5-19 School Children	4873	4770	-103	-2%
20-34 Adults	4876	4659	-217	-4%
35-64 Adults	9419	9721	302	3%
65+ Adults	3798	4502	704	18.5%

Table 3: Local Catchment Area Change in Population by Age Group

Further analysis of the 2016 census data shows that c.6.3% of the local catchment area's population were aged 0-4 in 2016. Of the seven EDs within the local catchment area, Cabinteely-Kilbogget ED had the lowest percentage of people aged 0-4 with only 4.5% of the population within that cohort, while Cabinteely – Loughlinstown, which is the ED the site is located in, has a population of 9.6% for 0-4 years olds, the highest of all 7 ED areas.

	Number Aged 0-4	% of Total Pop Aged 0-4
Cabinteely-Loughlinstown	411	9.6%
Foxrock-Beechpark	75	5.1%
Cabinteely-Kilbogget	137	4.5%
Ballybrack	168	5.7%
Cabinteely-Granitefield	193	7.1%
Foxrock-Carrickmines	325	5.5%
Cabinteely-Pottery	297	5.9%
<b>Local Area (7 EDs combined)</b>	<b>1,606</b>	<b>6.3%</b>

Table 4: Children aged 0-4 in 2016

### Quarterly National Household Survey

The Quarterly National Household Survey (QNHS) carried out by the Central Statistics Office includes a Special Module on Childcare. The most recent report on this module was published for Quarter 4 2016. What the figures indicate is that crèche/Montessori attendance for pre-school age children nationally is 19%, with the Dublin region unsurprisingly with the highest rate (25%) (Source: CSO.ie). The subject site is located within Dublin and it is expected that c. 25% of children aged 0-4 in this area will avail of private childcare.

Type of childcare	Pre-school children								
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	State
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
<b>Total pre-school children using non-parental childcare</b>	<b>45</b>	<b>47</b>	<b>49</b>	<b>46</b>	<b>45</b>	<b>53</b>	<b>45</b>	<b>45</b>	<b>46</b>
<i>Unweighted sample</i>	<i>198</i>	<i>136</i>	<i>234</i>	<i>525</i>	<i>244</i>	<i>189</i>	<i>230</i>	<i>316</i>	<i>2,072</i>

Figure 4 Extract from Quarterly National Household Survey 2016 Special Module on Childcare

## Childcare Demand from Proposed Development

The proposed development will provide a total of 534 no. build to rent units. The breakdown of these units are shown in the table below.

Unit Size	Number of Units	Number of Units
Studio	30 (5.6%)	165 no. studio and 1 beds
1 bed	135 (25.3%)	
2 bed	318 (59.6%)	369 no. 2 and 3 beds
3 bed	51 (9.5%)	
<b>Total</b>	<b>534</b>	<b>534</b>

Table 5: Unit Breakdown of Proposed Development

Based on the average household size of 2.7 persons, the estimated population of the proposed development when complete is c. 1,441 no. (534 no. units\*2.7 household size). Based on the local demographic analysis above, it is estimated that c. no.91 of this population will be aged 0-4 (6.3% of 1,441 people).

As noted above, not all children in the 0-4 age cohort require private childcare. The QNHS indicated that in the Dublin region only 25% of pre-school age children attend private childcare. Applying this percentage to the total estimate of children indicates that c. 23 no. childcare spaces are needed, assuming that each apartment has children in the 0-4 age category.

The Apartment Guidelines recommend the exclusion of studio units and one bed units when calculating childcare demand. When these units are excluded from the calculations, it is estimated that c. 63 no. children aged 0-4 will be in the development. When the QNHS is considered the no. of children attending childcare will be c. 16 children (369 no. units \* 2.7 persons=c. 996 people \* 6.3% = 63 no children). The above calculations are summarised in the table below. The table also includes a scenario in which 50% of the children would require private childcare, but this scenario is unlikely.

	2001 Guidelines	Apartment Guidelines	Apartment Guidelines	Apartment Guidelines
	All apartments	Without Studios + 1 beds	Without Studios, 1 beds + 50% 2 beds	3 beds only
<b>Calculation based on 2001 Guidelines</b>				
No. of units	534	369	210	51
2001 Guidelines (20 no. spaces/75 no. units)	142.4	98	56	14
<b>Refined calculation based on population analysis as advised in the Apartment Guidelines</b>				
Total Population generated (2.7 per household)	1,441	996	567	138
Population 0-4 (6.3% of Pop)	91	53	36	9
<b>Quarterly National Household Survey 25% of all 0-4 year old</b>				
Total Requiring Childcare (25%)	23	13	9	2
Worst case scenario total Requiring Childcare (50%)	46	27	18	5

*Table 6: Estimated Childcare Demand from Proposed Development*

As demonstrated above, the estimated childcare demand arising from the proposed development will be c. 98 no. childcare spaces when based on the 2001 guidelines and the studios and one beds are excluded. When the census data is considered it is estimated that there will be a demand for c. 53 childcare spaces.

The proposed creche will provide for 99 childcare spaces, which will accommodate the full development and also provide capacity for the wider area. On this basis the sizing of the creche is considered appropriate for the development.

## Proposed Creche/Childcare Facility

The proposed location for the crèche is to the North East of the site at ground floor level of Block C-D, off the access road. The overall area of the ground floor is 340m<sup>2</sup> excluding the bin store (356.5m<sup>2</sup> including bin store).

To address the increased demand the proposed development will generate the proposed creche will accommodate 99 no. children. This will meet the need of the proposed development and also any existing demand in the wider area.



Figure 5 Site Plan - Crèche Location

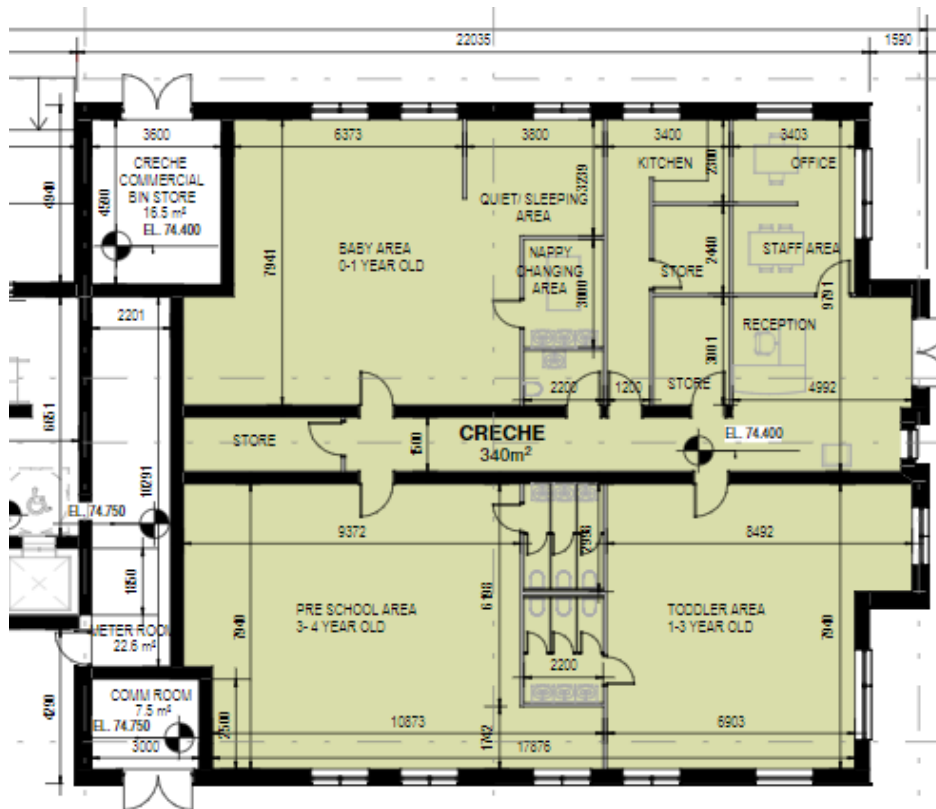


Figure 6 Floor Plan of Crèche in Block CD

## CONCLUSION

This Childcare Assessment has examined the existing childcare facilities in the area, the demographics of the area, and the expected demand from the proposed development.

There are 18 no. childcare facilities operating within a 2km catchment area of the subject site. We note that there are no vacancies in any of the childcare facilities, therefore the proposed development will cause an increasing demand for childcare spaces in the area.

An analysis of the local demographics shows that 6.3% of the local population were within the 0-4 age cohort in 2016. Applying this percentage to the proposed development's expected population, and excluding the one beds and studios, indicates that there will be 53 no. children aged 0-4.

Given the limited capacity of the existing childcare facilities in the area, and the increased demand that this proposed development will create, it is considered appropriate to provide a creche which can accommodate 99 children. This will not only meet the need of the development but also any existing demand in the wider area.