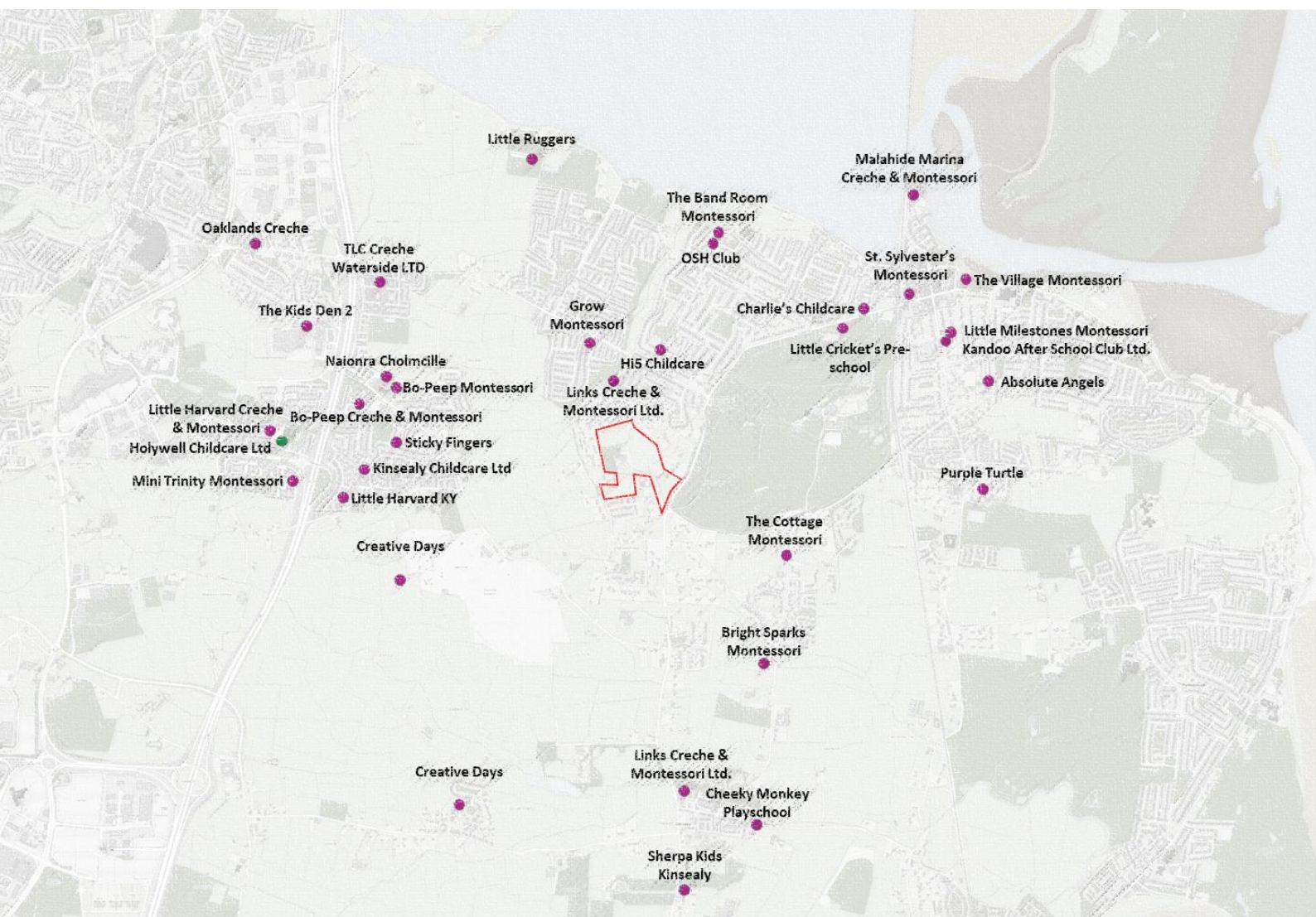


CHILDCARE PROVISION ASSESSMENT REPORT



Proposed Strategic Housing Development

on Lands at Auburn House (Protected Structure),
Little Auburn and Streamstown off the R107 Malahide
Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin

Applicant: Kinwest Ltd.

April 2022

TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	PLANNING POLICY CONTEXT	4
2.1	Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)	4
2.2	Fingal County Development Plan 2017-2023	5
3.0	CHILDCARE PROVISION ASSESSMENT	5
3.1	Existing Early Childcare Facilities	6
3.1.1	Existing Childcare Capacities	6
3.1.2	Catchment Area of the Existing Childcare Facilities	9
3.2	Future Demand	10
3.2.1	Demographic Profile of the Area	10
3.2.2	Childcare Demand	12
3.2.3	Demand Generated by the Proposed Development	13
3.2.4	Cumulative Demand	14
4.0	CONCLUSION	15

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Childcare Provision Assessment on behalf of the applicant, Kinwest Ltd., to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands at Auburn House (a Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin. The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling, and the construction of 368 no. new residential dwellings units (87 no. houses, 238 no. apartments, and 43 no. duplexes), providing for an overall total of 369 no. residential units along with 1 no. 196 sqm childcare facility, with the capacity for 35 childcare spaces.

This report is being submitted as part of the response to section 8 of the Fingal County Council's written opinion letter issued on 29th November 2019 (PPSHD/017/21), outlining *"as part of the previous application a number of letters of objections received express concern over the lack of available school places within the Malahide Area. It is considered that the applicant should be requested to undertake an assessment of the current capacity levels of the surrounding educational facilities and provide the results within an audit report to An Bord Pleanála."* The letter goes on in section 8 to add, *"the applicant should be requested to undertake an assessment of the current capacity levels of the surrounding educational and childcare facilities and provide the results within an audit report."* As such, this report will provide a detailed assessment of the existing childcare facilities within the subject area, as well as the future demand arising from the proposed development, thus assessing the current capacity of the surrounding environs as well as whether the proposed childcare facility would be sufficient to cater for the proposed development. It is important to note that a School Demand Assessment has also been prepared by Downey as part of response to the foregoing item, which is enclosed under a separate cover within this SHD application.

At this juncture, it is important to note that regarding the Childcare Facilities Guidelines, there is a requirement for 65 no. childcare spaces, which is 30 no. childcare spaces above the proposed childcare spaces in the scheme. When utilising the demographic trending of the area over 2011-2016, the proposed development is anticipated to generate a requirement of 48 no. childcare spaces, which is 13 no. spaces above what is proposed as part of the scheme. However, an assessment of the existing childcare facilities indicates an overall maximum potential capacity of 1,249 no. spaces, and a cumulative demand of 818 no. children in 2023. Therefore, it is submitted that there is sufficient capacity to cater for the proposed residential scheme and the community residing in the wider area.

This report demonstrates that based on the results provided by the assessment, the additional childcare facility proposed as part of the development is considered sufficient to cater for the potential demand generated by the proposed development. The following planning policy and guidance documents have been reviewed in the preparation of this report:

- *Childcare Facilities Guidelines for Planning Authorities, Department of Environment (2001),*
- *Sustainable Urban Housing: Design Standards for New Apartments (December 2020), and*
- *Fingal County Development Plan 2017-2023.*

In addition to the above, the assessment of current and future childcare facilities for the area includes the analysis of CSO data and childcare facilities located within the Malahide area and the current

trends and details provided by the TUSLA and Pobal websites, as well as information provided by the Fingal County Childcare Committee.

2.0 PLANNING POLICY CONTEXT

2.1 Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)

Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. These ‘*Guidelines for Planning Authorities on Childcare Facilities*’ provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The following definition of Childcare is included in the Guidelines:

“In these Guidelines, “childcare” is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education, and socialisation opportunities for children. Thus services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.”

For housing schemes, the Guidelines provide a benchmark provision of 1 no. 20 space childcare facility per 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The recommendations provided within the Guidelines must be considered in the context of the ‘*Sustainable Urban Housing: Design Standards for New Apartments*’ (2018), which state that:

“Notwithstanding the Department’s Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision in apartment scheme 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 for the area.”

It is important to note that the apartment guidelines also state 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*”. Excluding the 1-bedroom apartment/duplex units from the overall provision for 369 no. residential units, this leaves a total of 242 no. units that can be deemed to accommodate families and therefore may generate demand for childcare places. With respect to the foregoing and as per the following calculations, the proposed scheme would require c. 65 childcare places.

$$(242 \div 75) \times 20 = 64.5 \text{ childcare places}$$

As such, the calculations submitted as part of this report have taken cognisance of the above and demonstrate that as part of the proposal 1 no. childcare facility would be required to cater for the influx of population arising from the proposed scheme.

2.2 Fingal County Development Plan 2017-2023

As stated within the Development Plan, the *“the provision of childcare facilities is an important factor for economic and social wellbeing. The National Anti-Poverty Strategy 2007-2016 states that the provision of childcare is essential to enable parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for both them and their children. Quality childcare can also make a significant contribution to child development in the early years of a child’s life. Currently Fingal County Childcare Committee supports a childcare infrastructure of 364 early childhood facilities that collectively employ in excess of 3,000 staff.”*

By acknowledging the vitality of childcare services as local support facilities, Fingal County Council seeks to enhance childcare provision as to assist people to return to work and to facilitate training for persons in long term unemployment. The Development Plan reinforces the views taken within the Guidelines in which the Council aims to:

Objective PM74: *Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.*

Objective PM75: *Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the Childcare (Pre-School) Services) (No. 2) Regulations 2006.*

Objective PM76: *Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority.*

It is submitted that given the nature, scale, and proposed mix of units of the proposed development, as well as the potential demand arising from the proposed scheme and available capacity within the area, it is considered that the provision of 1 no. childcare facility within the subject lands is sufficient to cater for the proposed development.

3.0 CHILDCARE PROVISION ASSESSMENT

In accordance with current guidelines, the following provides a detailed examination of local need for a new childcare facility at the subject lands at Auburn House. Accordingly, TUSLA Pre-school Inspection Reports for different facilities in the locality were examined in detail. However, it was found that these are often outdated and/or not necessarily an accurate reflection of current provision in the area.

Thus, in order to provide for a more accurate information, a survey of different childcare facilities in the area was carried out by contacting these facilities, seeking numbers of current Pre-school goers registered for the academic 2021-2022 school year, as well as the available capacity of each facility.

However, as the assessment was carried out in March 2022, as expected, the operating childcare facilities were at their full capacity for the time being.

It is important to note that not all the childcare facilities decided to participate in the assessment. Therefore, where proprietors did not participate or could not be contacted, figures from the most recent TUSLA reports are referenced. In accordance with the childcare guidelines, the assessment is set out as follows:

- The existing childcare facilities in the vicinity of the subject lands, and their spatial distribution in the area,
- Catchment area of the existing childcare facilities, and
- The emerging demand for childcare facilities including the future demand in the town and the generated demand from the proposed development.

3.1 Existing Early Childcare Facilities

3.1.1 Existing Childcare Capacities

As part of this Audit, Downey carried out an analysis of the provision and capacity of childcare facilities in the area. The TUSLA database, as shown on the Figure 1 below, indicates that there are a number of registered childcare providers within this catchment area. Downey have assessed the Early Years Inspectorate inspection reports in relation to details pertaining to these facilities and contacted these childcare providers to update the existing and available capacities. The relevant details on these facilities are summarised in the Table 1 below. As illustrated in the Table, the existing childcare facilities within 2km radius of the lands provide for a total maximum potential capacity of 1,340 children. It is also noted that one of the existing childcare facilities in the area is temporarily closed, and therefore, was excluded from the assessment.

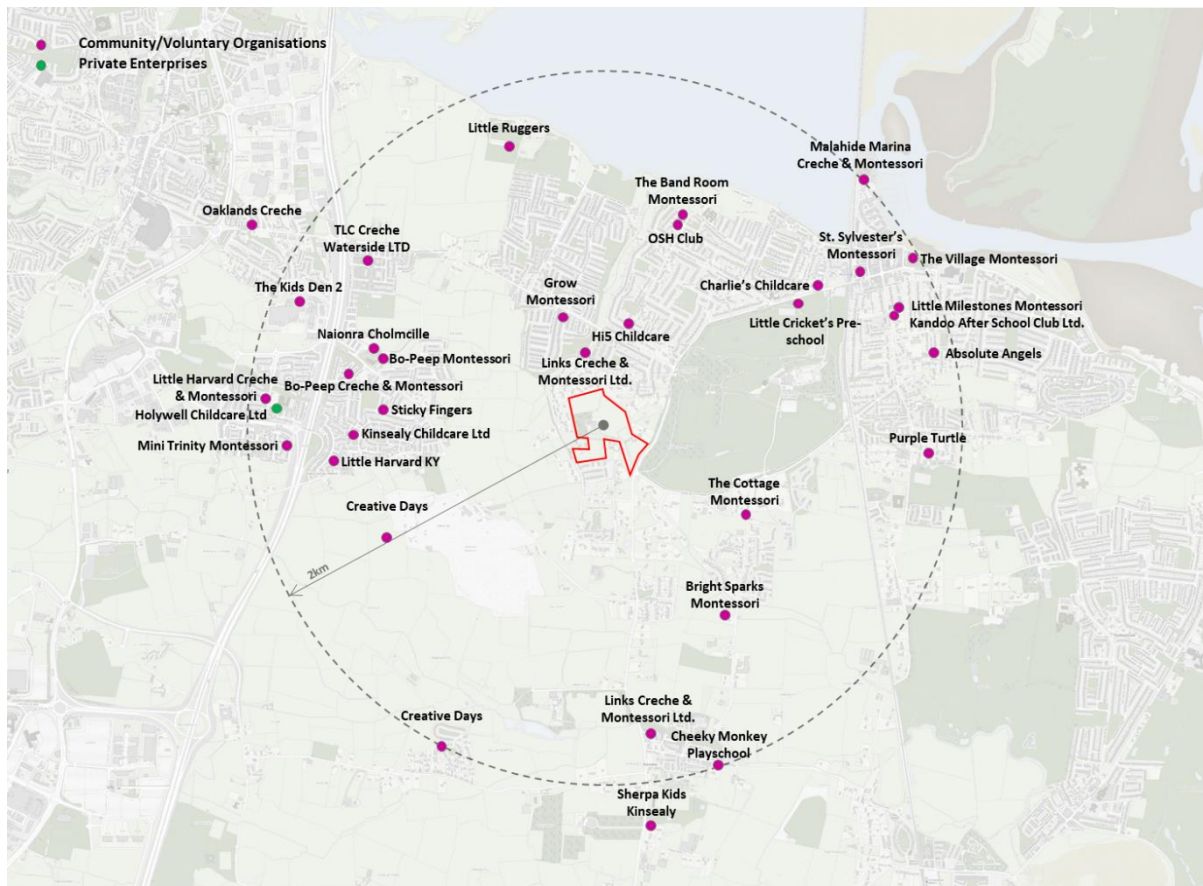


Figure 1. Existing Childcare Provider within the Area and 2km Radius of the Subject Lands

As shown on the Table below, of the overall registered childcare providers within the area, 4 no. childcare facilities are within 1km radius of the subject lands and surrounding area.

Table 1. Childcare Facilities within 1-2km Radius of the Subject Lands (source: TUSLA.ie updated by Downey)

	Name	Address	Max Capacity	Type of Service Age Profile
Within 1 Km Radius of the Subject Lands	Links Childcare - Abington	Abington Woods, Abington Wood, Swords Rd, Yellow Walls, Co. Dublin	110 children	Full Day/Part Time /Sessional (0-6 years)
	Grow Montessori	4 Talbot Road, Swords Road, Co. Dublin	20 children	Sessional (2-6 years)
	Hi5 Childcare	86 Millview Lawns, Co. Dublin	36 children	Afterschool
	The Cottage Montessori	The Cottage, Kinsealy Lane, Co. Dublin	22 children	Sessional (2-6 years)
Within 2 Km Radius of the Subject Lands	Little Ruggers	Malahide Rugby Club, Estuary Road	22 children	Sessional (2-6 years)
	Links Creche & Montessori Ltd. (Links Childcare)	St Olaves, Kinsealy, Co. Dublin	89 children	Full Day/Part Time/Sessional (0-6 years)
	Cheeky Monkeys Playschool	Churchview' Chapel Rd., Kinsealy, Co. Dublin	20 children	Sessional (2-6 years)
	Bright Sparks Montessori	Bright Sparks Montessori, Kinsealy Lane, Malahide, Co. Dublin	64 children	Sessional (2-6 years)
	Sherpa Kids Kinsealy	St. Nicholas of Myra Ns., Malahide Road, Kinsealy, Co. Dublin	Temporarily Closed	Afterschool (4-12 years)
	Charlie's Childcare	Presbyterian Church Hall, Dublin Road Malahide, Co. Dublin	22 children	Part Time (2-6 years)

Name		Address	Max Capacity	Type of Service Age Profile
	Little Crickets Preschool	Malahide Cricket Club, Dublin Road, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
	Malahide Marina Creche & Montessori	Fragrance House, Malahide Marina Village, Malahide, Co. Dublin	64 children	Full Day/Part Time (0-6 years)
	The Band Room Montessori	Sea Road, Yellow Walls, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
	OSH Club	7 The Cove, Co. Dublin	24 children	Afterschool
	TLC Creche Waterside LTD	1 The Water Rill, Waterside, Swords Road, Co. Dublin	100 children	Full Day/Sessional (1-6 years)
	Bo-Peep Montessori	Church of The Visitation (Hall), Aspen Drive, Kinsealy, Co. Dublin	22 children	Sessional (3-6 years)
	Naionra Cholmcille	Scoil an Duinninigh, Bothar Faoldhroma Draighneán	44 children	Sessional (3-6 years)
	Sticky Fingers Preschool	36 Mount Drinan Avenue, Kinsealy Downs, Co. Dublin	60 children	Full Day (1-6 years)
	Kinsealy Childcare Limited	13 Drynam Square, Drynam Hall, Co. Dublin	56 children	Full Day/Part Time/Sessional (0-6 years)
	Little Harvard KY	Muileann Drive, Kettle Lane, Co. Dublin	86 children	Full Day/Part Time/Sessional (1-6 years)
	Bo-Peep Creche & Montessori	22 The Rise, Melrose Park, Co. Dublin	22 children	Part Time/Sessional (3-6 years)
	The Kids Den 2	Unit 3, Feltrim Industrial Park, Drynam Road, Co. Dublin	82 children	Full Day (0-6 years)
	Holywell Childcare Ltd (Holywellies)	Holywell Educate Together NS, Holywell, Swords, Co. Dublin	44 children	Sessional (2-6 years)
	Mini Trinity Montessori	45 Holywell Green, Feltrim Road, Swords, Co. Dublin	15 children	Full Day/Part Time/Sessional (2-6 years)
	Little Harvard Creche & Montessori SW	Little Harvard Creche, Holywell, Feltrim Hall, Swords, Swords	148 children	Full Day/Part Time/Sessional (0-6 years)
	Purple Turtle *	13 Mountfield Lawns, Malahide, Co. Dublin	10 children	Sessional (2-6 years)
	Absolute Angels *	12 Grove Ave, Malahide, Co. Dublin	18 children	Part Time/Sessional (3-6 years)
	Kandoo After School Club Limited*	St Andrews Malahide Parish Centre, Church Road, Malahide, Co. Dublin	18 children	Afterschool
	Little Milestones Montessori School Ltd*	St. Marnock's Room, Saint Andrew's Malahide Parish Centre, Church Road, Co. Dublin	18 children	Sessional (8 month-6 Years)
	The Village Montessori*	Malahide Yacht Club, St James's Terrace, Malahide, Co Dublin	16 children	Sessional (2-6 years)
	St. Sylvester's Montessori*	Malahide Pastoral Parish Centre, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
Total Maximum Potential Capacity			1,318 Children	

* Though located within 2km radius of the lands, these facilities are situated out of the demographic scope of the assessment, i.e., Kinsealy, Swords-Seatown, and Malahide West ED's.

With respect to the demographic scope of the assessment, comprising of Kinsealy, Malahide West, and Swords-Seatown ED's, the Table above have been adjusted as to reflect those facilities which are situated within the Assessment Area, i.e., the last 6 facilities marked in dark grey on the Table above have been excluded from the assessment, since they are located beyond the spatial scope of the assessment. As per, the creches located within the demographic scope of this assessment provide for an overall total of 1,234 no. childcare spaces. It is important to note that with regard to the TUSLA website, there are more childcare facilities and childminders registered and/or unregistered as operating childcare providers within the area. As illustrated below, this provides for 15 no. additional creche spaces catering the area.

Table 2. Registered Childminders in the Area (source: TUSLA.ie updated by Downey)

Name/ Person in Charge	Address	Max. Capacity
Clever Cats Montessori	9 Glen Ellan Court, Swords, Co. Dublin	5 children
Colette Furlong	18 Ormond Drive, Swords Manor, Swords, Co. Dublin	5 children
Cora Moran	Little Forest, Cloghran, Swords, Co. Dublin	5 children
Total Maximum Potential Capacity		15 children

Therefore, with respect to the tables above, there is an overall maximum potential capacity for 1,249 no. childcare places within the Assessment Area.

3.1.2 Catchment Area of the Existing Childcare Facilities

As part of the threshold for provision of childcare facilities, a spatial analysis of the catchment area of the existing childcare providers within Assessment Area was also carried out. This is to identify the *walkable distances* from the childcare facilities, which is defined as 500 to 800m distances from the childcare facilities on the street network. As shown on the Figure 2 below, the existing childcare facilities are evenly distributed across the town, providing a good level of accessibility for the residents. Given the location of the subject site, this catchment area reaches to the boundaries of the subject site providing a good level of walkability to the 3 no. childcare facilities located in the Abington and Swords Road area.

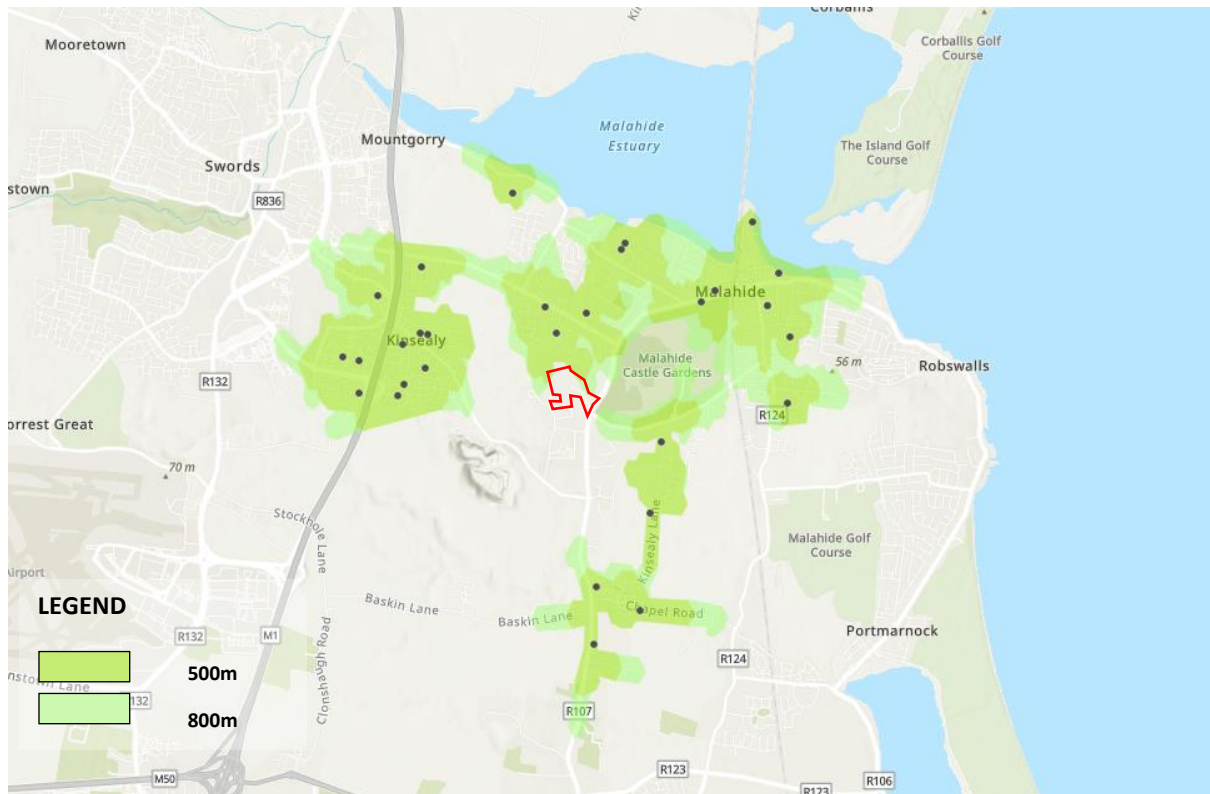


Figure 2. Walkable Buffer Zones from Existing Childcare Facilities on Street Network (approximate boundaries of the subject site outlined in red)

It is submitted that the provision of 1 no. childcare facility as part of the scheme would provide additional capacity, catering for the proposed development, as well as its wider context. Moreover, it will extend the walkable buffer zones further into the site, providing for an evenly distribution of the childcare facilities and consequently promoting the walkability within the Malahide area.

3.2 Future Demand

3.2.1 Demographic Profile of the Area

The demographic profile of the subject lands was examined using the Census 2016 result, as the latest Census available on the CSO website. With respect to the site location within the Kinsealy Electoral Division (ED), in the immediate vicinity of Malahide West ED and a catchment area extended towards Swords-Seatown (Figure 3), these ED's were utilised within the following assessment (see Figure 3).

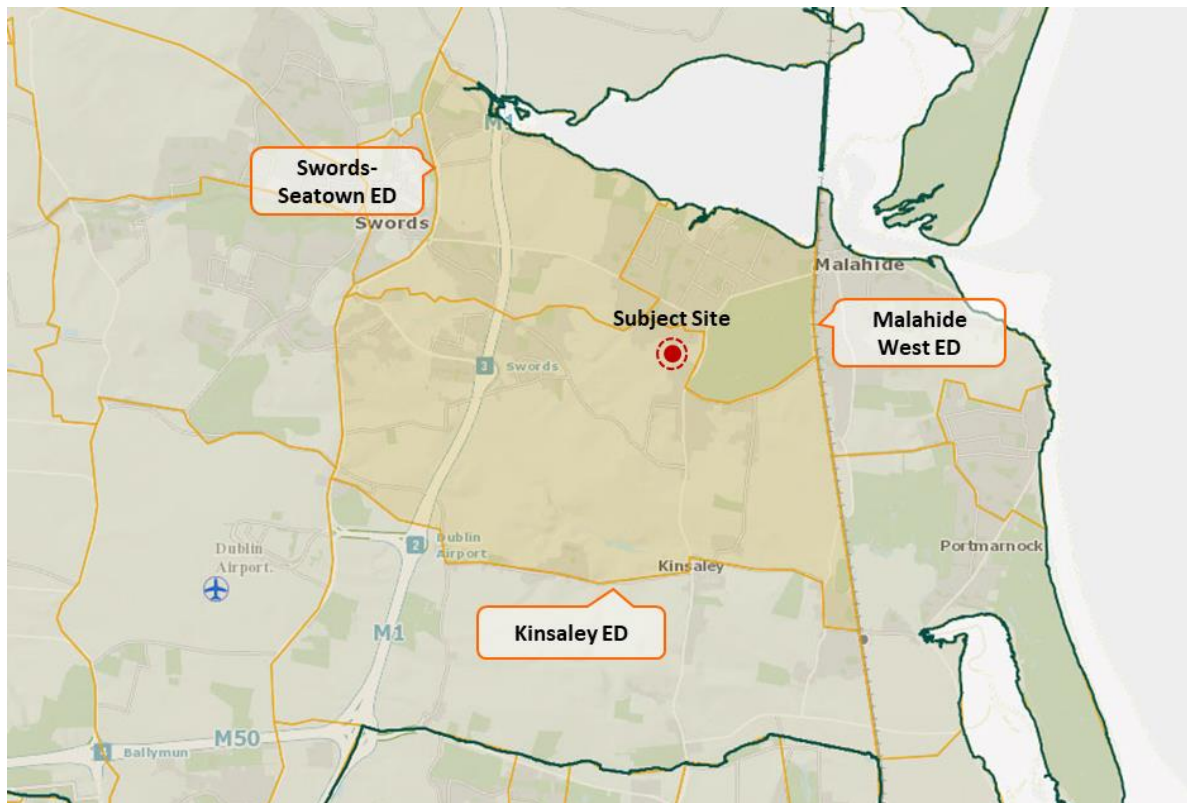


Figure 3. Subject Site Location within the Assessment Area

Census 2016 results show that Assessment Area's population stood at 22,773 in April 2016, which indicates an increase of 1,486 (7.0%) since the last Census in 2011. However, breaking down the growth across the ED's, Kinsealey had a considerably higher population growth (13.5%) than the growth rate experienced in the overall County, and this is followed by Swords-Seatown with a growth rate close to the County (7.1%). However, Malahide West recorded a declining growth rate decreasing by 124 persons over the intercensal period.

As illustrated in the Table below, the biggest share of the population in the Assessment Area resides in Kinsealey ED, followed by Swords-Seatown, hence, it is expected for the overall Area to be mainly affected by the demographic trends within these ED's. Regarding the growing population in the Area, an increasing demand for housing is also expected. A summary of the population changes between 2011 and 2016 can be seen in the Table below.

Table 3. Population Change in Malahide Area against the overall Stats for the County, 2011-2016

	Co. Fingal (Administrative Area)	Kinsealey ED	Malahide West ED	Swords-Seatown ED
Census 2016	296,020	9,621	6,149	7,003
Census 2011	273,991	8,475	6,273	6,539
Actual Change	22,029	1,146	-124	464
Percentage Change	8.0%	13.5%	-2.0%	7.1%

Source: CSO StatBank

With an average household size of 3.0, there were 7,606 private households in the Assessment Area in 2016. As shown in the Table 4 below, more than 63% of the households residing in this area in 2016

were small sized households ranging from 1- to 3-person households (4,822 households). It is noted that the average household size in the area slightly increased from 2.9 in 2011 to 3.0 in 2016. Accordingly, this figure has not changed for Malahide West and Swords-Seatown ED's over the intercensal period, while it increased from 2.6 to 2.9 for Kinsealy.

Table 4. Private Households in Malahide Area by Household Size, 2016

Size of household	Kinsealy ED	Malahide West ED	Swords-Seatown ED	Total	%
1-person Households	538	349	329	1,216	16.0%
2-person Households	911	683	554	2,148	28.2%
3-person Households	632	351	475	1,458	19.2%
4-persons Households	676	459	547	1,682	22.1%
5-person and over Households	436	306	360	1,102	14.5%
Total	3,193	2,148	2,265	7,606	100%

Source: CSO StatBank

With respect to the household size profile of the area recording c. 44% of the households as 1- to 2-person families, it is suggested that not all the 2-bedroom dwellings are expected to be family-occupied, instead these are foreseen to be mainly occupied by young professionals or singles.

3.2.2 Childcare Demand

Investigating the age profile of the area, the proportion of the population that are of pre-school-going age are those children aged between 0 and 4 years old. Accordingly, Census 2016 recorded a total pre-school-attending population of 1,984 within the assessment area, which represents 8.7% of the total population residing in this area.

As illustrated in the Table 8 below, while there was an increase in the number of pre-school-attending population in Kinsealy ED, both Malahide West and Swords-Seatown ED's had a declining population of this age cohort when compared to the overall population residing in the area. It is also important to note that the Kinsealy ED, where the subject lands fall under, maintained this age group steady forming 11% of its overall population.

Table 5. Pre-school-age Going Population in the Assessment Area (0-4-year-old age cohort), 2011-2016

Assessment Area	ED ID	CSO 2016 0-4 y/o	% Town Population	CSO 2011 0-4 y/o	% Town Population	% Change 2011-2016
Kinsealy	4026	1,059	4.7%	933	4.4%	13.5%
Malahide West	4030	353	1.6%	375	1.8%	-5.9%
Swords-Seatown	4039	572	2.5%	583	2.7%	-1.9%

Source: CSO StatBank

As illustrated in the Table below, assuming a continuation of the 2011-2016 growth rates across the Kinsealy, Malahide West, and Swords-Seatown ED's, the pre-school age population in the Assessment

Area is expected to be 2,105¹ no. children in 2023. This is submitted to be an increase of 121 no. children compared to Census 2016.

Table 6. Estimation of Population aged 0-4 years old within the Assessment Area over 2017-2023

	2011	2016	2017	2018	2019	2020	2021	2022	2023
Kinsealy	933	1,059	1,079	1,100	1,121	1,143	1,165	1,188	1,211
Malahide West	583	572	570	569	567	566	564	563	561
Swords-Seatown	375	353	350	347	344	341	338	336	333
Total	933	1,059	2,000	2,016	2,033	2,050	2,068	2,086	2,105

3.2.3 Demand Generated by the Proposed Development

The proposed development comprises 368 no. new residential dwellings, comprising of a mix of houses and apartments. The breakdown of these units are as follows:

Table 7. Proposed Residential Mix Statistics

Dwelling Type	Bedroom Provision	No. of Units
Apartments & Duplex Units	1 Bed	127
	2 Bed	145
	3 Bed	9
Houses & Duplex Houses	3 Bed	45
	4 Bed	36
	5 Bed	6
Total no. of Units		368

According to the apartment guidelines, “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”. Outlined in the demographic profile of the area, the average household size in 2016 stood at 3, with 44% of the households recorded as 1- to 2-person families.

To provide for a more accurate estimation, the calculation shown below thus excludes 1-bedroom apartments and 40% of the 2-bedroom units on the basis that these will not be occupied by families (127 no. 1-beds + 58 no. as 40% of 2-beds = 185 no. units), instead these are foreseen to be occupied

¹ This is calculated by applying an annual growth rate of +1.9% to Kinsealy ED, -0.8% to Malahide West ED, and -0.3% to Swords-Seatown ED over the 2017-2023. This is captured from the historical trending of pre-school age population residing in the area over 2011-2016.

by young professionals or singles. As such, the proposed development comprises a total of 183 no. residential units which could be potentially family-occupied.

Based on the above, it is considered that the proposed scheme at Auburn House may accommodate a maximum of 183 no. families.

Applying the average household size of 3 to 183 apartment/duplex units capable of accommodating families would generate c. 549 total residents within these units. As per the Census 2016, across the assessment area's population, 8.7% were in the 0-4 age cohort. When the proportion of pre-school-attending population applied to total number of potential residents in 2-, 3-, and 4-bedroom units, it is estimated that up to 48 children will be at this age cohort. The calculations can be found below.

Number of children generated by the proposed scheme:

$$183 \text{ no. families} \times 3 \text{ avg. household size} = 549 \text{ no. residents}$$

Number of children generated by the proposed scheme (0-4 years age band):

$$549 \text{ no. residents} \times 8.7\% = 47.76 \text{ no. children (0-4 years)}$$

3.2.4 Cumulative Demand

As outlined above, there are currently 1,249 no. childcare places to cater for pre-school age population of the area. In 2023, should the population follow the same growth path that 2011-2016 intercensal figures, the demand for early childcare places will be 2,105 children. An additional of 48 potential children is expected to be derived from the proposed scheme. This suggests an overall of 2,153 no. children by 2023.

The CSO's Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 contains the most current available published data on childcare statistics. The statistics shown below relate to the types of childcares used by children by school-going status and region.

Table 8: Types of Childcares used by Children by School-going Status and Region, Quarter 3 2016

Type of Childcare	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
Total Pre-school Children using Non-parental Childcare	45	47	49	46	45	53	45	45	46

Accordingly, Census 2016 identifies that the percentage of pre-school children minded by parents in the Dublin region is 62%, meaning 38% of pre-school children attend some sort of childcare facility or are minded informally by a family friend or an unpaid relative. Applying the Dublin region childcare uptake ratio of 38% to the cumulative demand in the assessment area, then the overall number of childcare facilities required to meet the future demand in the area is expected to be 818 no. childcare spaces, which falls well below the actual existing childcare facilities.

However, as per the requirements of *Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)*, the proposed development also provides for 1 no. childcare facility with an area of 196 sqm, capable of catering for c. 35 children. With respect to the spatial catchment of the existing childcare facilities, the proposed creche will further extend this catchment area and therefore facilitates the community access to these facilities. It is important to mention that the level of feedback from the creche phone survey was relatively high, with most childcare facilities within the vicinity of the proposed development expressing high demand.

In light of the above, it is submitted that the current provision of early childcare facilities in the area can sufficiently cater the town's future population and the influx of population arising from the proposed development, and therefore, the scheme is considered to be consistent with the relevant policies and guidelines.

4.0 CONCLUSION

Downey have prepared this Childcare Provision Assessment on behalf of Kinwest Ltd, in support of this planning application for the proposed Strategic Housing Development on lands at Auburn House (a Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin. Planning permission is sought for the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; and the construction of 368 no. new residential dwellings units (87 no. houses, 238 no. apartments & 43 no. duplexes), providing for an overall total of 369 no. residential along with 1 no. childcare facility.

This Assessment identifies 23 no. childcare facilities within 1-2km radius of the assessment area, which is defined as Kinsealy, Malahide East, and Malahide West ED's. It then provides a detailed evaluation of maximum and available capacities of these facilities, as well as their catchment area, defined as the walkable distance to these childcares. Having regard to the analysis of current childcares' capacities and available demographic data in the assessment area, together with the emerging demand of the proposed development, it is concluded that there is generally sufficient capacity of childcare facilities in the area to cater for the future population and proposed development.

However, as per the requirements of *Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)*, the proposed development also provides for 1 no. childcare facility with a gross floor area of 196 sqm, capable of catering for c. 35 children. With respect to the spatial catchment of the existing childcare facilities, the proposed creche will further extend this catchment area and therefore facilitates the community access to these facilities. Therefore, the proposed development will also help to sustain the existing facilities, assist in the completion of the wider residential scheme for the Broomfield lands, and support a sustainable development of lands within Malahide.