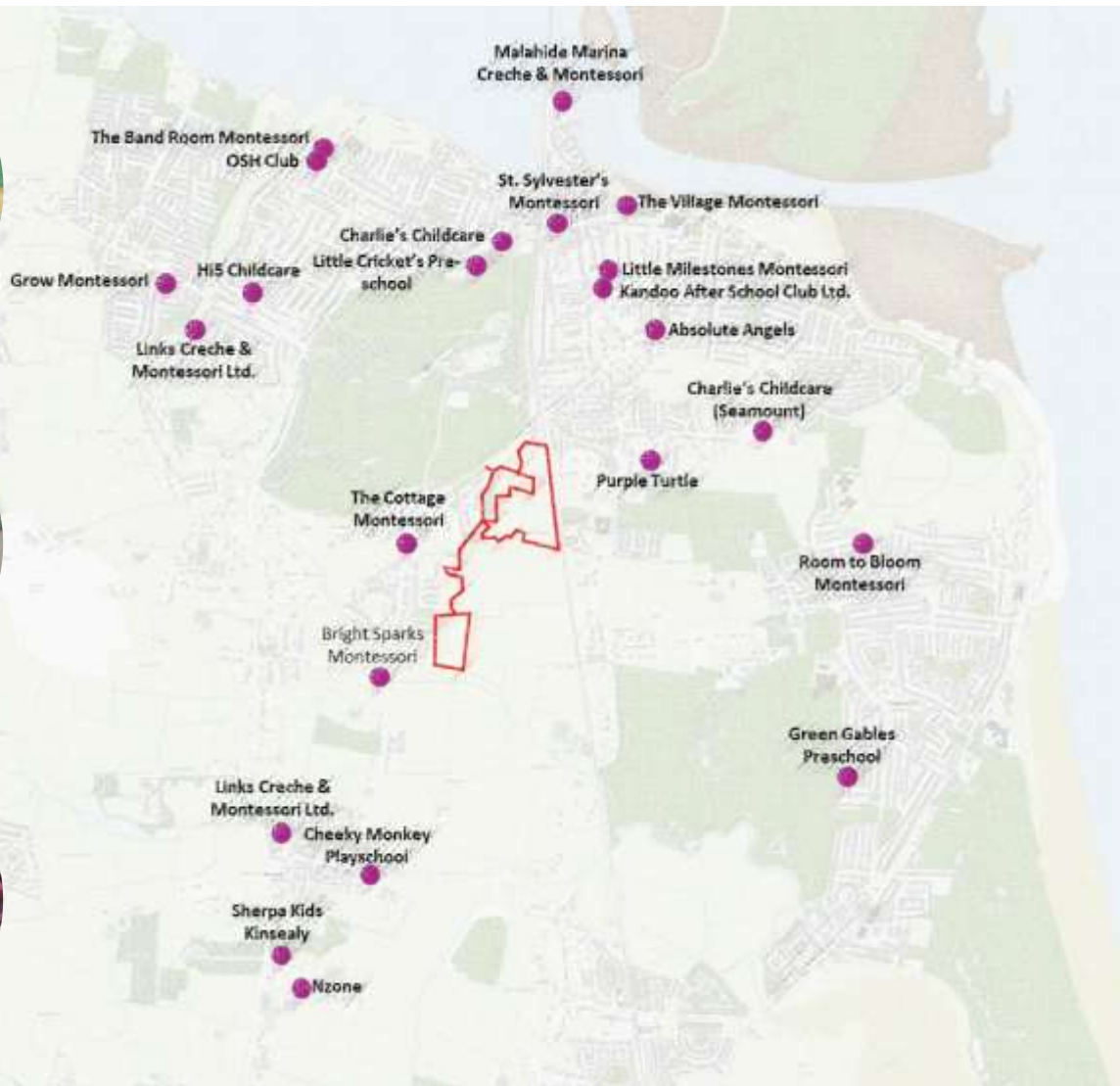


## CHILDCARE PROVISION ASSESSMENT REPORT



Proposed Strategic Housing Development  
on Lands at Back Road & Kinsealy Lane,  
Kinsaley, Broomfield, Malahide, Co. Dublin

Applicant: Birchwell Developments Ltd.

April 2022

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## 1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02RW64, have prepared this Childcare Provision Assessment Report, on behalf of the applicant, Birchwell Developments Ltd., to accompany a planning application for a proposed Strategic Housing Development on lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.

The proposed development subject to this SHD application provides for the demolition of the former rugby clubhouse building on site and the proposed construction of 415 no. residential units comprising 252 no. houses (192 no. 3 beds, 48 no. 4 beds, and 12 no. 5 beds), 28 no. duplex units (8 no. 1 beds, 14 no. 2 beds, and 6 no. 3beds), and 135 no. apartments (37 no. 1 beds, 93 no. 2 beds, and 5 no. 3 beds) with Blocks A & B providing ancillary residential amenity facilities; 1 no. childcare facility; and all associated site infrastructure and engineering works necessary to facilitate the development.

This report is being submitted as part of the response to item 13 of An Bord Pleanála's pre-application consultation opinion letter issued on 14<sup>th</sup> May 2021 (ABP-308804-20), seeking "*Social Infrastructure Capacity Assessment including Neighbourhood Centre facilities, School Demand Assessment and Childcare Assessment (including clarity in relation to number of children to be accommodated in accordance with the Childcare Facilities - Guidelines for Planning Authorities 2001).*" As such, this report will provide an overview and details on the current existing childcare provision in the Malahide area, as well as the future capacity and demand arising from the proposed development.

At this juncture, it is important to note that the proposed development is anticipated to generate a requirement of 74 no. pre-school age childcare when utilising the demographic trending of the area over 2011-2016. The proposed childcare facility would provide c. 86 no. childcare spaces 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 Development Plan 2017-2023.*

It is noted that 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’ (2020), 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”. 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 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 CHILD CARE 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 in Broomfield. 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.

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 is a total of 23 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 on the next page.



As illustrated in Table 1, the existing childcare facilities within the area provide for a total maximum potential capacity of 787 children. It is also noted that one of the existing childcare facilities in the area is temporarily closed, and therefore, it was excluded from the assessment.

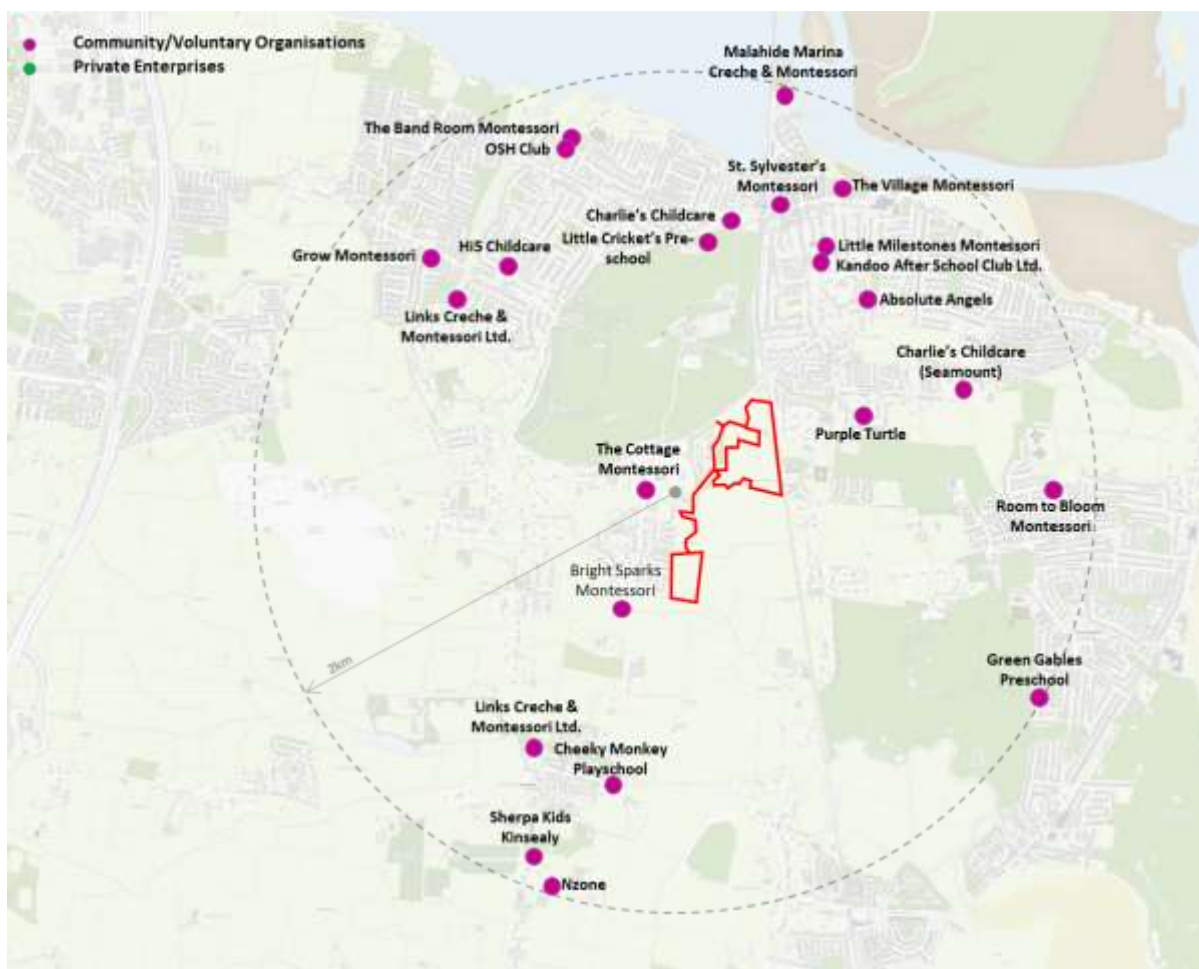


Figure 1. Existing Childcare Provider within the Area and 2km Radius of the Subject Lands

As shown on the Table below, of the overall registered childcare providers within the area, 3 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	The Cottage Montessori	The Cottage, Kinsealy Lane, Co. Dublin	22 children	Sessional (2-6 years)
	Bright Sparks Montessori	Bright Sparks Montessori, Kinsealy Lane, Malahide, Co. Dublin	64 children	Sessional (2-6 years)
	Purple Turtle	13 Mountfield Lawns, Malahide, Co. Dublin	10 children	Sessional (2-6 years)
Within 2 Km	Links Creche & Montessori Ltd. (Links Childcare)	St Olaves, Kinsealy, Co. Dublin	89 children	Full Day/Part Time/Sessional (0-6 years)

Name	Address	Max Capacity	Type of Service Age Profile
<b>Cheeky Monkeys Playschool</b>	Churchview' Chapel Rd., Kinsealy, Co. Dublin	20 children	Sessional (2-6 years)
<b>Sherpa Kids Kinsealy</b>	St. Nicholas of Myra Ns., Malahide Road, Kinsealy, Co. Dublin	Temporarily Closed	Afterschool (4-12 years)
<b>Nzone</b>	Posie Row, Kinsealy, Malahide Road, Co. Dublin, Co. Dublin	80 children	Full Day/Part Time/Sessional (1-6 years)
<b>Room to Bloom Montessori</b>	7 Limetree Avenue, Portmarnock, Co. Dublin	11 children	Part Time (3-6 years)
<b>Green Gables Preschool</b>	160 Ardilaun, Co. Dublin	22 children	Sessional (2-6 years)
<b>Charlie's Childcare (Seamount)</b>	2/3 Jameson Orchard, Seamount Road, Malahide, Co. Dublin	57 children	Full Day (1-6 years)
<b>Absolute Angels</b>	12 Grove Ave, Malahide, Co. Dublin	18 children	Part Time/Sessional (3-6 years)
<b>Kandoo After School Club Limited</b>	St Andrews Malahide Parish Centre, Church Road, Malahide, Co. Dublin	18 children	Afterschool
<b>Little Milestones Montessori School Ltd</b>	St. Marnock's Room, Saint Andrew's Malahide Parish Centre, Church Road, Co. Dublin	18 children	Sessional (8 month-6 Years)
<b>The Village Montessori</b>	Malahide Yacht Club, St James's Terrace, Malahide, Co Dublin	16 children	Sessional (2-6 years)
<b>St. Sylvester's Montessori</b>	Malahide Pastoral Parish Centre, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
<b>Charlie's Childcare</b>	Presbyterian Church Hall, Dublin Road Malahide, Co. Dublin	22 children	Part Time (2-6 years)
<b>Little Crickets Preschool</b>	Malahide Cricket Club, Dublin Road, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
<b>Malahide Marina Creche &amp; Montessori</b>	Fragrance House, Malahide Marina Village, Malahide, Co. Dublin	64 children	Full Day/Part Time (0-6 years)
<b>The Band Room Montessori</b>	Sea Road, Yellow Walls, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
<b>OSH Club</b>	7 The Cove, Co. Dublin	24 children	Afterschool
<b>Hi5 Childcare</b>	86 Millview Lawns, Co. Dublin	36 children	Afterschool
<b>Links Creche &amp; Montessori Ltd Abington Malahide</b>	Abington Wood, Swords Road, Malahide, Co. Dublin	110 children	Full Day/Part Time/Sessional (0-6 years)
<b>Grow Montessori</b>	4 Talbot Road, Swords Road, Co. Dublin	20 children	Sessional (2-6 years)
<b>Total Maximum Potential Capacity</b>		<b>787 Children</b>	



It is important to note that there are more childcare facilities and childminders registered as operating childcare providers within the Malahide area on the TUSLA website. With respect to the geographical scope of the Malahide area, defined as Kinsaley, Malahide East, and Malahide West ED's, and the fact that demographic profile of this area has been utilised within the following assessment, the above Table was further expanded and adjusted, as illustrated in the Table 2 below, to provide an indication of the overall potential capacity for childcare facilities catering this area. However, in terms of assessment of accessibility of these services, which is discussed in detail in the next sub-section, Table 1 was used as the baseline data.

Table 2. Childcare Facilities within the Malahide Area (source: TUSLA.ie updated by Downey)

Name	Address	Max. Capacity
<b>KinsealyED</b>		
<b>The Cottage Montessori</b>	The Cottage, Kinsealy Lane, Co. Dublin	22 children
<b>Bright Sparks Montessori</b>	Bright Sparks Montessori, Kinsealy Lane, Malahide, Co. Dublin	64 children
<b>Links Creche &amp; Montessori Ltd. (Links Childcare)</b>	St Olaves, Kinsealy, Co. Dublin	89 children
<b>Creative Days Preschool</b>	26A Baskin Cottages, Baskin Lane, Co. Dublin	19 children
<b>Bo-Peep Montessori</b>	Church of The Visitation (Hall), Aspen Drive, Kinsealy, Co. Dublin	22 children
<b>Naionra Cholmcille</b>	Scoil an Duinnínigh, Bóthar Faoldroma, Draighneán, Sord, Co. Átha Cliath,	44 children
<b>Bo Peep Creche &amp; Montessori</b>	22 The Rise, Melrose Park, Co. Dublin	22 children
<b>Sticky Fingers Preschool</b>	36 Mount Drinan Avenue, Kinsealy Downs, Co. Dublin	17 children
<b>Kinsealy Childcare Limited</b>	13 Drynam Square, Drynam Hall, Co. Dublin	56 children
<b>Little Harvard KY</b>	Muileann Drive, Kettle Lane, Co. Dublin	86 children
<b>Mini Trinity Montessori</b>	45 Holywell Green, Feltrim Road, Swords, Co. Dublin	15 children
<b>Holywell Childcare Ltd (Holywellies)</b>	Holywell Educate Together NS, Holywell, Swords, Co. Dublin	44 children
<b>Little Harvard Creche &amp; Montessori SW</b>	Little Harvard Creche, Holywell, Feltrim Hall, Swords, Co. Dublin	148 children
<b>Dolphins Early Education &amp; Childcare Centre</b>	Holywell, Feltrim Road, Co. Dublin	46 children
<b>Kids of Life Montessori</b>	Unit 8 Columbia House, Airside Retail Park, Swords, Co. Dublin	80 children
<b>Funky Kids</b>	Back Street Dance Studio, Unit 8 Columbia House, Airside Business Park, Co. Dublin	21 children
<b>Malahide East ED</b>		
<b>Charlie's Childcare</b>	Malahide United AFC, Gannon Park, Coast Road, Malahide	62 children
<b>Charlie's Childcare (Seamount)</b>	2/3 Jameson Orchard, Seamount Road, Malahide, Co. Dublin	57 children
<b>Purple Turtle</b>	13 Mountfield Lawns, Malahide, Co. Dublin	10 children

Name	Address	Max. Capacity
Absolute Angels	12 Grove Ave, Malahide, Co. Dublin	18 children
Kandoo After School Club Limited	St Andrews Malahide Parish Centre, Church Road, Malahide, Co. Dublin	18 children
Little Milestones Montessori School Ltd	St. Marnock's Room, Saint Andrew's Malahide Parish Centre, Church Road, Co. Dublin	18 children
The Village Montessori	Malahide Yacht Club, St James's Terrace, Malahide, Co Dublin	16 children
St. Sylvester's Montessori	Malahide Pastoral Parish Centre, Malahide, Co. Dublin	22 children
Malahide Marina Creche & Montessori	Fragrance House, Malahide Marina Village, Malahide, Co. Dublin	64 children
<b>Malahide West ED</b>		
Charlie's Childcare	Presbyterian Church Hall, Dublin Road Malahide, Co. Dublin	22 children
Little Crickets Preschool	Malahide Cricket Club, Dublin Road, Malahide, Co. Dublin	22 children
The Band Room Montessori	Sea Road, Yellow Walls, Malahide, Co. Dublin	22 children
OSH Club	7 The Cove, Co. Dublin	24 children
Hi5 Childcare	86 Millview Lawns, Co. Dublin	36 children
Grow Montessori	4 Talbot Road, Swords Road, Co. Dublin	20 children
Links Creche & Montessori Ltd Abington Malahide	Abington Wood, Swords Road, Malahide, Co. Dublin	110 children
<b>Total Maximum Potential Capacity</b>		<b>1,336 children</b>

Additionally, there are a number of childminders registered and/or unregistered in the area on the TUSLA website. Details on these services are summarised in the Table below.

Table 3. 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
<b>Total Maximum Potential Capacity</b>		<b>15 children</b>

With respect to the above tables, there is an overall maximum capacity for 1,351 no. childcare places within the Malahide 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 Malahide 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, 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 2 no. childcare facilities located along Kinsealy Lane.

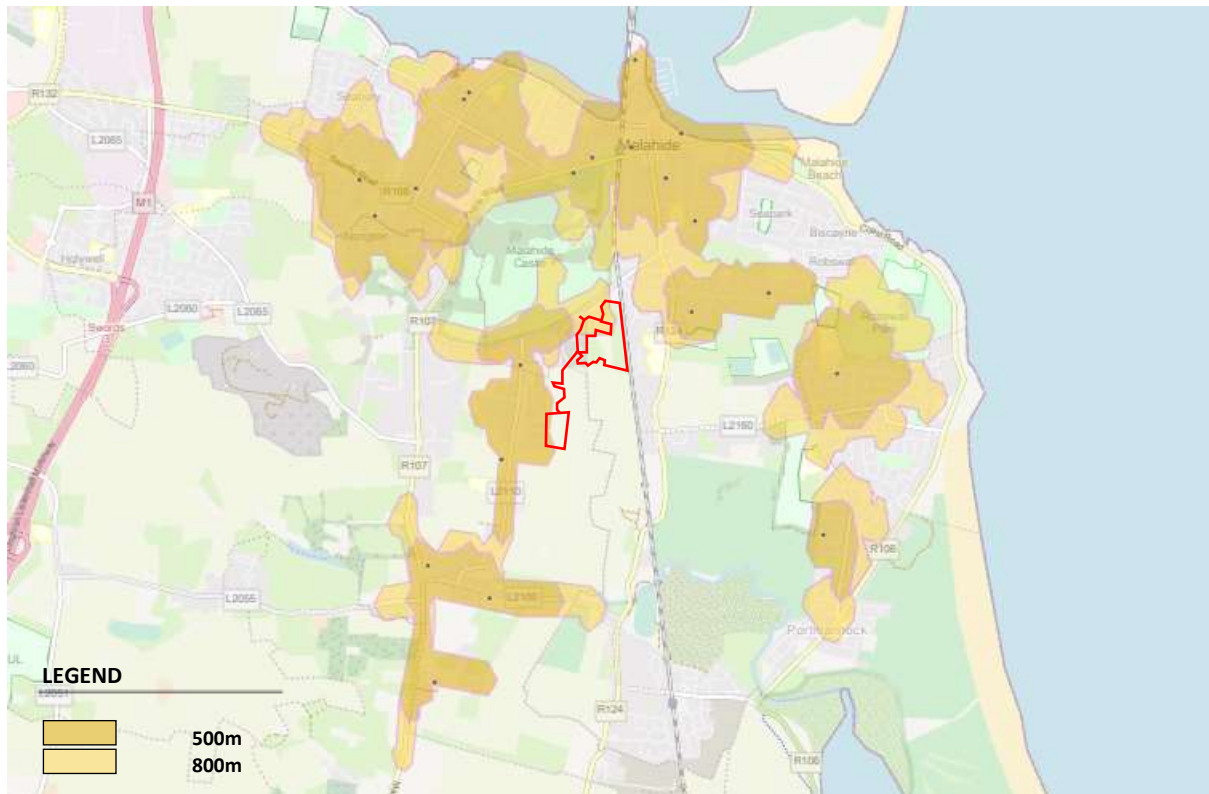


Figure 2. Walkable Buffer Zones from Existing Childcare Facilities on Street Network, Malahide (approximate boundaries of the subject site outlined in red)

It is submitted that 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 Kinsaley Electoral Division (ED), in the immediate vicinity of Malahide East and West ED's (Figure 3), these ED's were used in the following assessment.

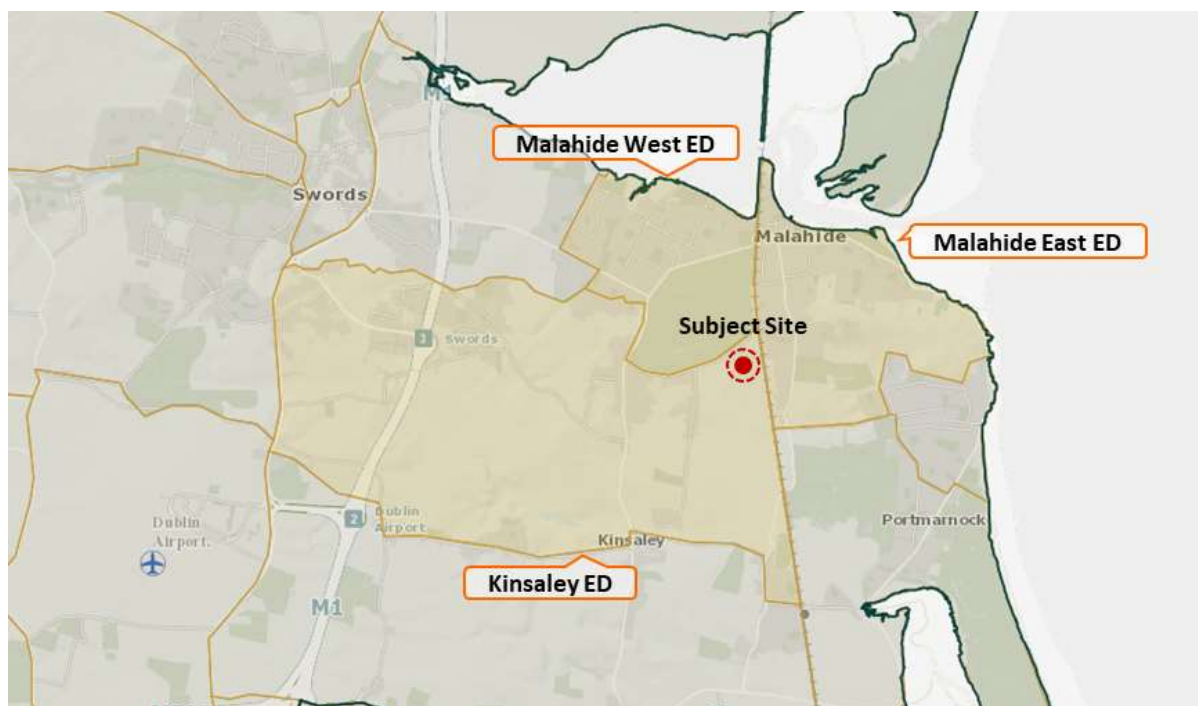


Figure 3. Subject Site Location within the Malahide Area

Census 2016 results show that Malahide Area’s population stood at 23,199 in April 2016, which indicates an increase of 1,572 (7.3%) since the last Census in 2011. However, breaking down the growth across the ED’s, Kinsaley had a considerably higher population growth (13.5%) than the growth rate experienced in the overall County, and this is followed by Malahide East with a growth rate similar as to the County (8.0%). However, Malahide West recorded a declining growth rate decreasing by 124 persons over the intercensal period. It is important to note that the majority of the population in Malahide Area resides in Kinsaley, followed by Malahide East, therefore, it is expected for the overall Area to be mainly affected by the demographic trends within these ED’s. With regards to the growing population in Malahide Area, an increasing demand for housing is expected in the area. A summary of the population changes between 2011 and 2016 can be seen in the Table below.

Table 4. Population Change in Malahide Area against the overall Stats for the County, 2011-2016

	Co. Fingal (Administrative Area)	Kinsealy ED	Malahide West ED	Malahide East ED
<b>Census 2016</b>	296,020	9,621	6,149	7,429
<b>Census 2011</b>	273,991	8,475	6,273	6,879
<b>Actual Change</b>	22,029	1,146	-124	550
<b>Percentage Change</b>	8.0%	13.5%	-2.0%	8.0%

Source: CSO StatBank

With an average household size of 2.8, there were 8,043 private households in the Malahide Area in 2016. As shown in the Table 5 below, nearly 67% of the households residing in this area in 2016 were small sized households ranging from 1- to 3-person households (5,370 households). It is noted that the average household size in the area slightly increased from 2.7 in 2011 to 2.8 in 2016. While average household size in Malahide West stood at 2.9 during the intercensal period and slightly increased from 2.6 to 2.7 in Malahide East, it increased from 2.6 to 2.9 in Kinsaley.

Table 5. Private Households in Malahide Area by Household Size, 2016

Size of household	Kinsealy ED	Malahide West ED	Malahide East ED	Total	%
1-person Households	538	349	546	1,433	18
2-person Households	911	683	904	2,498	31
3-person Households	632	351	456	1,439	18
4-persons Households	676	459	470	1,605	20
5-person and over Households	436	306	326	1,068	13
<b>Total</b>	<b>3,193</b>	<b>2,148</b>	<b>2,702</b>	<b>8,043</b>	<b>-</b>

Source: CSO StatBank

With respect to the household size profile of the area recording c. 49% 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. Census 2016 recorded a total pre-school-attending population of 1,926 within the assessment area, which represents 8.3% of the total population residing in the area.

As illustrated in the Table 6 below, while there was a slight increase in the number of pre-school-attending population in Kinsaley and Malahide East ED’s, Malahide West ED recorded a declining trend for this age group. It is important to note that despite all demographic changes, Kinsaley maintained the proportion of this age group steady at a rate of 11% when compared to its overall population.

Table 6. 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
Kinsaley	4026	1059	11.0	933	11.0	13.5
Malahide East	4029	514	6.9	491	7.1	4.7
Malahide West	4030	353	5.7	375	6.0	-5.9

Source: CSO StatBank

As illustrated in the Table below, assuming a continuation of the 2011-2016 growth rates across the Kinsaley, Malahide East and West ED’s, the pre-school age population in the Malahide area is expected to be 2,110<sup>1</sup> children in 2023, which would be an increase of 184 children.

Table 7. Estimation of Population aged 0-4 years old within the Assessment Area over 2017-2022

	2011	2016	2017	2018	2019	2020	2021	2022	2023
Kinsealy	933	1,059	1,083	1,107	1,132	1,158	1,184	1,210	1,238
Malahide East	491	514	518	522	526	530	534	539	543
Malahide West	375	353	350	346	343	339	336	333	330
<b>Total</b>	<b>1,799</b>	<b>1,926</b>	<b>1,950</b>	<b>1,975</b>	<b>2,001</b>	<b>2,027</b>	<b>2,054</b>	<b>2,082</b>	<b>2,110</b>

<sup>1</sup> This is calculated by applying an annual growth rate of 2.3% to Kinsaley ED, 0.8% to Malahide East ED, and -1% to Malahide West ED over the 2018-2022.

### 3.2.3 Demand Generated by the Proposed Development

The proposed development comprises 415 no. residential dwellings, comprising of a mix of houses and apartments. The breakdown of these units are as follows:

Table 8. Proposed Residential Mix Statistics

Dwelling Type	Bedroom Provision	No. of Units
Apartments & Duplex Units	1 Bed	45
	2 Bed	107
	3 Bed	11
Houses & Duplex Houses	3 Bed	192
	4 Bed	48
	5 Bed	12
<b>Total no. of Units</b>		<b>415</b>

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 2.8, with 49% 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 half of the 2-bedroom units on the basis that these will not be occupied by families (45 no. 1-beds + 53 no. as 50% of 2-beds = 98 no. units), instead these are foreseen to be occupied by young professionals or singles. As such, the proposed development comprises a total of 317 no. residential units which could be potentially family-occupied.

Based on the above, it is considered that the proposed scheme at Broomfield may accommodate a maximum of 317 no. families.

Applying the average household size of 2.8 to 317 apartment/duplex units capable of accommodating families would generate c. 888 total residents within these units. As per the Census 2016, across the assessment area’s population, 8.3% 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 74 children will be at this age cohort.* The calculations can be found below.

Number of children generated by the proposed scheme:

$$317 \text{ no. families} \times 2.8 \text{ avg. household size} = 888 \text{ no. residents}$$

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

$$888 \text{ no. residents} \times 8.3\% = 73.7 \text{ no. children (0-4 years)}$$



### 3.2.4 Cumulative Demand

As outlined above, there are currently 1,351 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 2,110 children. An additional of 74 potential children is expected to be derived from the proposed scheme. This suggests an overall of 2,184 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 9. 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
<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>

Source: CSO StatBank

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 830 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 a gross floor area of 476 sqm, capable of catering for c. 86 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.

In light of the above, it is submitted that the current provision of early childcare facilities in the area can sufficiently cater for 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 Birchwell Developments Ltd., in support of this planning application for the proposed Strategic Housing Development on lands at Broomfield, Malahide, Co. Dublin. Planning permission is sought for the demolition of the former rugby clubhouse building on site and the proposed construction of 415 no. residential units, 1 no. childcare facility, and all associated site infrastructure and engineering works necessary to facilitate the development.

This Assessment identifies 23 no. childcare facilities within 1-2km radius of the subject site, illustrates their maximum potential capacities, and their levels of accessibility with respect to walkable distances from the subject lands. Moreover, the Assessment identifies the existing childcare facilities and childminders within the assessment area, which is defined as Kinsaley, Malahide East, and Malahide West ED's. It then provides an indication of demographic profile of this area along with a projection of pre-school age population with regards to the Census 2011-2016 to estimate the emerging demand for childcare facilities in the area. Together with the anticipated demand arising from the proposed development, it is then 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 476 sqm, capable of catering for c. 86 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 Broomfield lands, and support a sustainable development of zoned lands within Malahide.