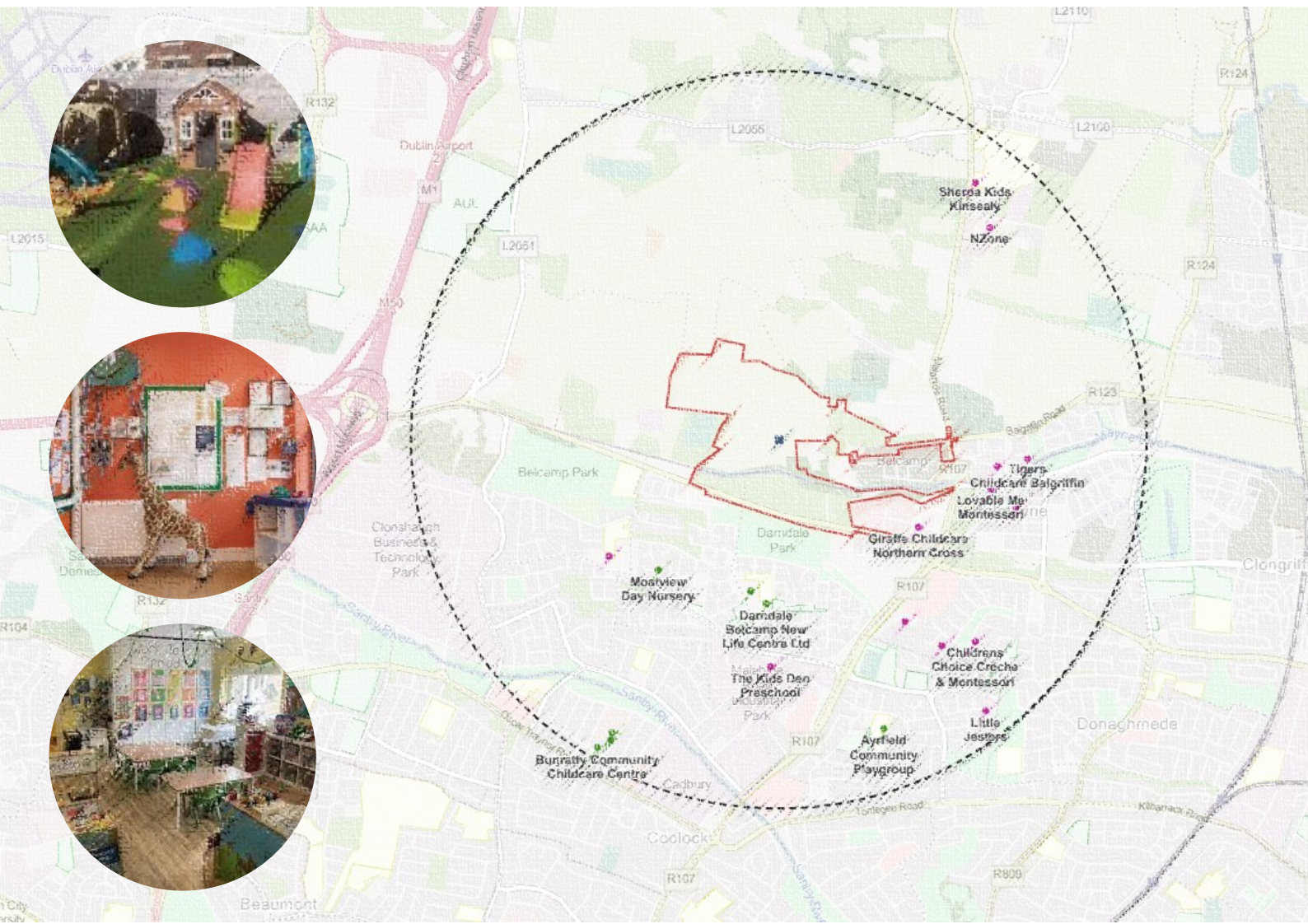


## CHILDCARE PROVISION ASSESSMENT REPORT



**Proposed Strategic Housing Development  
on lands at Belcamp Hall (Protected Structure),  
Malahide Road and R139,  
Belcamp, Dublin 17**

**Applicant: Gerard Gannon Properties**

**April 2022**

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## 1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02RW64, have prepared this Childcare Provision Assessment, on behalf of the applicant, Gerard Gannon Properties, to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands at Belcamp Hall (Protected Structure), Malahide Road and R139, Belcamp, Dublin 17. A ten-year permission is sought for the proposed delivery of 2,527 no. residential units comprising 1,780 no. apartments, 274 no. duplex units, and 473 no. houses, 2 no. childcare facilities, retail/commercial provision, and all associated site infrastructure and engineering works necessary to facilitate the development.

This report is being submitted in support of the justification for the proposed development and to 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.

At this juncture, it is important to note that the cumulative demand for childcare facilities driven by the future population and the proposed scheme is anticipated to be 1,131 no. spaces, which is submitted to be 19 no. spaces above the existing capacity of the childcare services in the area.

In response to this emerging need, as per the Childcare Facilities Guidelines (2001), and with regards to the large scale of the proposed development, 2 no. childcare facilities with a gross floor area of 1,114.7 sqm, capable of catering for c. 165 no. children are proposed as part of this scheme. This is submitted to provide 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 facilities 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),*
- *Dublin City Development Plan 2017-2023,*
- *Fingal Development Plan 2017-2023,*
- *Clongriffin-Belmayne Local Area Plan 2012-2018 (extended to December 2022),*
- *Draft Dublin City Development Plan 2022-2028, and*
- *Draft Fingal Development Plan 2023-2029.*

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 catchment area of the proposed development and the current trends and details provided by the TUSLA and Pobal websites, as well as information provided by the Dublin City Childcare Committee and Fingal County Childcare Committee.

## 2.0 PLANNING POLICY

### 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”. Excluding the 1-bedroom apartment/duplex units from the overall provision for 2,527 no. residential units, this leaves a total of 1,887 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 potentially require c. 503 childcare places.

$$(1,887 \div 75) \times 20 = 503.2 \text{ childcare places}$$

However, this also needs to be informed by the demographic profile of the area, and in particular the average household size residing in the area. Therefore, though the calculations submitted as part of this report have taken cognisance of the above, it also had regards to the demographic profile of the area, and demonstrates that the 2 no. childcare facilities proposed as part of the scheme would suffice the cumulative demand arising from the future population and the proposed development.

## 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.”*

As stated within the Development Plan, Balgriffin & Belcamp are identified as “Consolidation Areas Within Gateway”, such locations are defined as settlements with their own distinctive character and sense of place while in close proximity to Dublin City. The policy approach in “Consolidation Areas Within Gateway” areas will be *“to gain maximum benefit from existing transport, social, and community infrastructure through the continued consolidation of the city and its suburbs. Future development will happen in a planned and efficient manner utilising opportunities to achieve increased densities where appropriate.”*

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.*

## 2.3 Dublin City Development Plan 2016-2022

The Dublin City Development Plan 2016-2022 provides the overarching planning policy that applies to the area. Outlined in the **Policy SN17** of the City Development Plan, it is the policy of the Council to:

*“Facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and the educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends of the area.”*

The foregoing policy reflects the recommendation in the Guidelines that the provision of childcare facilities should be informed by the demographic profile of the area and the existing capacity of surrounding facilities.

Also, resultant from Dublin City Council's adherence to the abovementioned Childcare Facilities: Guidelines for Planning Authorities (2001), Appendix 13 to the Development Plan states that *"for new residential schemes, one childcare facility will be required unless there are significant reasons to the contrary. A benchmark provision of one childcare facility per seventy-five dwellings is recommended (and a pro-rata increase for developments in excess of seventy-five houses). Regard shall be given to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas."*

In line with this, Appendix 13 states that *"any modification to the indicative standard of one childcare facility per 75 dwellings, need to have regard to the make-up of the proposed residential area, i.e., an estimate of the mix of community that the housing area seeks to accommodate."* This would help determine whether an increase or decrease is necessary to the standard requirement.

It is also noted in the Appendix 13 of the Development Plan, *"this is a guideline standard and will depend on the particular circumstances of each individual site. Consideration of childcare facilities provision should be raised as early as possible in preplanning discussions for larger housing developments."*

#### **2.4 Clongriffin-Belmayne Local Area Plan 2012-2018 (extended to Dec. 2022)**

The Clongriffin-Belmayne (North Fringe) area is a growing community and there has been considerable progress and delivery of infrastructure in this developing area including: (a) Approx. 3,400 homes completed to date; (b) Approx. 41,000 sqm of commercial floor space constructed; (c) Construction of Clongriffin Rail Station and the No 15 Bus Service, accessing the Malahide Road QBC, which terminates in Clongriffin; (d) The North Fringe Sewer and North Fringe Watermain projects; (e) Significant sections of the main street network, including the distributor roads, completed; (f) Two primary schools, Educate Together and St Francis of Assisi, successfully established (in temporary accommodation with progress towards permanent sites being advanced); (g) The innovative 21ha Fr Collins Park; and, (h) Park and Ride public car park and town centre plaza at Clongriffin completed.

Outlined in the LAP, developments within the lands should provide a framework within which communities can grow. Also, appropriate community facilities and services, such as open spaces, crèches, day-care and health services, local pubs and other places for residents, are important in this framework. Residential areas were to be serviced with local services at regular intervals which provided opportunities for local businesses (crèches, cafes, corner shops etc). In addition, live work units were also proposed as part of the residential mix for home based economic activity.

Within the undeveloped lands at Clongriffin, parks which were proposed included Pocket Park, Wetland Park, Linear Park, Panhandle Park, Conifer Park and Creche Park. Within the undeveloped lands at Belmayne, proposed parks included Community Square, Garden Precinct Neighbourhood Park and Quadrangular Plaza. These are indicative park names only. In relation to the creche park mentioned in the LAP, this is suggested to be a small park area but with an important contribution to facilitating community interaction and greenery adjacent to a location where a proposed community use, in this case a crèche, is intended.

## 2.5 Draft Fingal Development Plan 2023-2029

Under Section 20 of the Planning and Development Act 2000 (as amended), Fingal County Council, being the Planning Authority for the area, had given notice that they have prepared a Draft County Development Plan for Fingal. The Draft Fingal Development Plan 2023-2029 comprises a written statement and maps and is accompanied by a Strategic Environmental Assessment (SEA) Report, prepared in accordance with the SEA Directive (2001/42/EC) and in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) (as amended), and an Appropriate Assessment (AA) Natura Impact Report pursuant to the Habitats Directive (92/43/EEC) and the Planning and Development Act 2000 (as amended). The Draft Fingal Development Plan 2023-2029 is available for public display from Thursday, 24<sup>th</sup> February 2022 to Thursday, 12<sup>th</sup> May 2022.

It is noted that Fingal County Council propose to advance a new Development Plan at the earliest possible date. At the time of preparing this SHD application, the Draft Development Plan has not been formally ratified by the Elected Members. Until such time as this new Development Plan is prepared and adopted, the current Fingal County Development Plan 2017-2023 will continue to have effect. It is submitted that the proposed development is consistent with the emerging policies and objectives of the Draft Development Plan.

## 2.6 Draft Dublin City Development Plan 2022-2028

Under Section 20 of the Planning and Development Act 2000 (as amended), Dublin City Council, being the Planning Authority for the area, had given notice that they have prepared a Draft City Development Plan for Dublin. The Draft Dublin City Development Plan 2022-2028 comprises a written statement and maps and is accompanied by a Strategic Environmental Assessment (SEA) Report, prepared in accordance with the SEA Directive (2001/42/EC) and in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) (as amended), and an Appropriate Assessment (AA) Natura Impact Report pursuant to the Habitats Directive (92/43/EEC) and the Planning and Development Act 2000 (as amended).

The Draft Dublin City Development Plan 2022-2028 was available for public display from Thursday, 25<sup>th</sup> November 2021 to Monday, 14<sup>th</sup> February 2022. It is noted that Dublin City Council propose to advance a new Development Plan at the earliest possible date. At the time of preparing this SHD application, the Draft Development Plan has not been formally ratified by the Elected Members. Until such time as this new Development Plan is prepared and adopted, the current Dublin City Development Plan 2016-2022 will continue to have effect. It is submitted that the proposed development is consistent with the emerging policies and objectives of the Draft Development Plan.

*With regards to the abovementioned planning policy and guidelines, it is submitted that the following provides a detailed assessment of the existing and available childcare capacities in the catchment area of the proposed development, demographic profile of this area, and the cumulative demand arising from the future population and the scheme. This also indicates that the provision of 2 no. childcare facilities within the subject lands catering for approximately 165 no. childcare places would be sufficient to cater the emerging community.*

### 3.0 CHILD CARE PROVISION ASSESSMENT

In accordance with current guidelines, the following provides a detailed examination of local need for additional childcare facilities at the subject lands at Belcamp Hall (Protected Structure), Malahide Road and R139, Belcamp, Dublin 17.

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.

Therefore, 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, as expected, the operating childcare facilities were at their full capacity for the time being. It is also important to note that not all childcare facilities participated in the phone study undertaken as part of the assessment.

Therefore, where proprietors did not participate or could not be contacted, figures from the most recent TUSLA reports are referenced. In line with the childcare guidelines, the assessment is set out to include:

- Determining the catchment area of the assessment,
- An identification of the existing childcare facilities in the catchment area,
- Accessibility analysis of these facilities assessed in walkable distances off the site, and
- The cumulative demand arising from future population and the scheme.

#### 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 below, indicates that there is a total of 19 no. registered childcare providers within 2km radius of the subject lands.

It is important to note that as per the Fingal County Council's written response to the stage 2 pre-planning submission, there were concerns over accurate portrayal of central point of the lands, which effectively changes the 2km radius catchment of the community audits, which includes Community & Social Infrastructure Audit, Childcare Provision Assessment, and School Demand Assessment.

In response to that and with regards to the irregular shape of the development site, it is suggested that centroid (geometric centre) of the lands would appropriately meet the abovementioned item. Thus, as illustrated in the Figure 1 below, the centroid of the lands was calculated by utilising ArcGIS online, and the 1-2km buffer areas were then generated off this point.



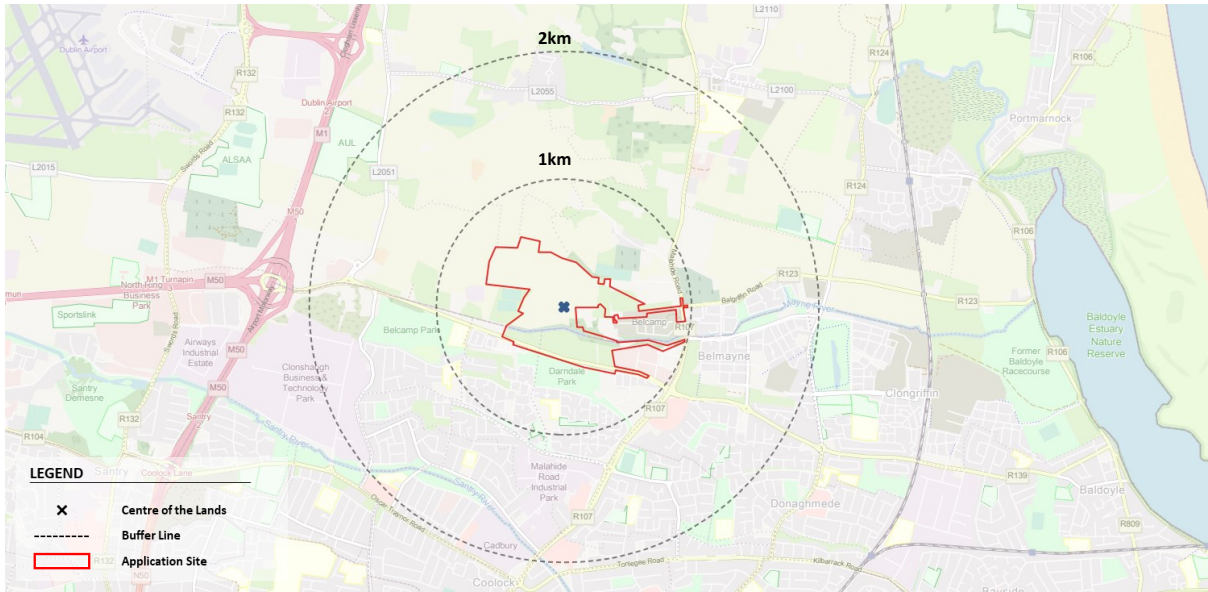


Figure 1. Catchment Area of the Assessment Defined as 1-2km Radius off the Centroid of the Lands

With respect to the foregoing, Downey have assessed the Early Years Inspectorate reports in relation to details pertaining to the existing childcare facilities within the assessment area and contacted the childcare providers to update the existing and available capacities. The relevant details of these facilities are summarised on the Table 1 on the following page. As illustrated in the Table, the existing facilities within the area provide for a total maximum potential capacity of 1,057 children, of which 5 spaces were identified as available for September 2022.

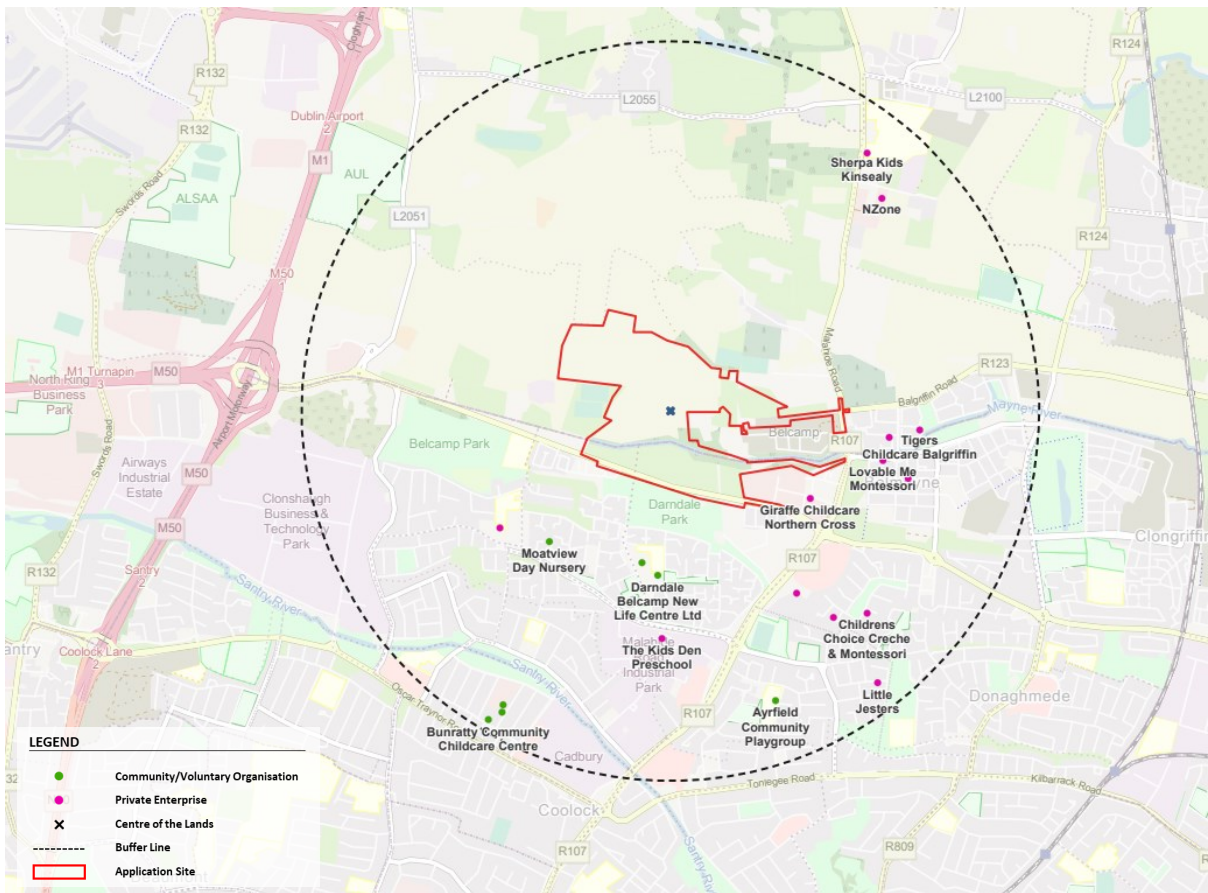


Figure 2. Childcare Facilities within 2km Radius of the Lands (approximate boundaries of the lands are outlined in red)

It is noteworthy to mention that as illustrated in the Table below, one of the existing childcare facilities in the area is temporarily closed, and therefore, it was excluded from the assessment. However, this is submitted to provide additional childcare capacity when coming back to operation.

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	Giraffe Childcare Northern Cross	Retail Unit 14, Burnell Square, Northern Cross, Malahide Road	98 children	Full Day/Part Time/Sessional (0-6 years)
	Bumblebee Montessori and Childcare – Belmayne	16-17 Churchwell Mews, Belmayne	52 children	Full Day (0-6 years)
	First Steps Academy Creche & Montessori Limited	The Hermitage, Balgriffin	85 children	Full Day/Part Time/Sessional (1-6 years)
	Tigers Childcare	20 St. Samson's Square, Balgriffin	103 children	Full Day/Part Time/Sessional (0-6 years)
	Lovable Me Montessori	63-64 Churchwell Drive, Belmayne	22 children	Sessional (2-6 years)
Within 2 Km Radius of the Subject Lands	Sherpa Kids Kinsealy	St. Nicholas of Myra Ns., Malahide Road, Kinsealy, Co. Dublin	Temporarily Closed	Afterschool (4-12 years)
	Nzone	Posie Row, Kinsealy	80 children	Full Day/Part Time/Sessional (1-6 years)
	Children's Choice	31 Templeview Park, Clarehall	34 children	Full Day (0-6 years)
	Caroline's Playschool	6 Templeview Court, Clarehall	16 children	Sessional (2-6 years)
	Dolphins Early Education & Childcare Centre	Clare Village, Malahide Road	46 children	Full Day
	Ayrfield Community Playgroup	St. Paul's School (Room 13), Ayrfield	20 children	Sessional (2-6 years)
	Bunratty Community Childcare Centre Ltd.	Northside Civic Centre, Bunratty Road, Bonnybrook	38 children	Full Day/Part Time (1-6 years)
	Doras Buí	Doras Buí, Bunratty Drive, Coolock	65 children	Full Day/Part Time/Sessional (1-6 years)
	Bonnybrook Early Education Centre	Bunratty Drive, Coolock	80 children	Full Day/Part Time/Sessional (0-6 years)
The Kids Den Preschool Ltd.	Unit 6a Newtown Park, Malahide Road, Coolock	44 children	Full Day/Part Time/Sessional (2-6 years)	

Name	Address	Max Capacity	Type of Service Age Profile
<b>Darndale Belcamp New Life Centre Ltd.</b>	Darndale Belcamp Village Centre, Darndale	30 children	Standalone (4-12 years)
<b>Darndale/Belcamp Integrated Childcare Service</b>	Darndale/Belcamp Village Centre	157 children	Full Day/Part Time/Sessional (0-5 years)
<b>Moatview Early Education Centre</b>	35A Moatview Avenue Priorswood, Priorswood, Coolock	32 children	Sessional (2-5 years)
<b>Little Footprints Montessori</b>	130th Priorswood Scout Den, Clonshaugh Shopping Centre, Clonshaugh	22 children	Part Time/Sessional (2-6 years)
<b>Total Maximum Potential Capacity</b>		<b>1,057 Children</b>	

It is noted that a quick search through Mindme.ie, as an online service helping families find carers including childminders, indicates that there were c. 158 childminders available within 1km radius of Dublin 7 at the time of carrying out this study. However, these have not been included within the calculation. Therefore, with respect to the above tables, it is submitted that there is an overall maximum potential capacity for 1,057 no. childcare places within the area.

It is crucial to mention that another element to this childcare provision assessment is the demographic profile of the catchment area. This is submitted to be determined by overlaying the 2km radius buffer zone off the centre of the application lands and the Electoral Divisions National Statutory Boundaries, as shown on the Figure 3 below.

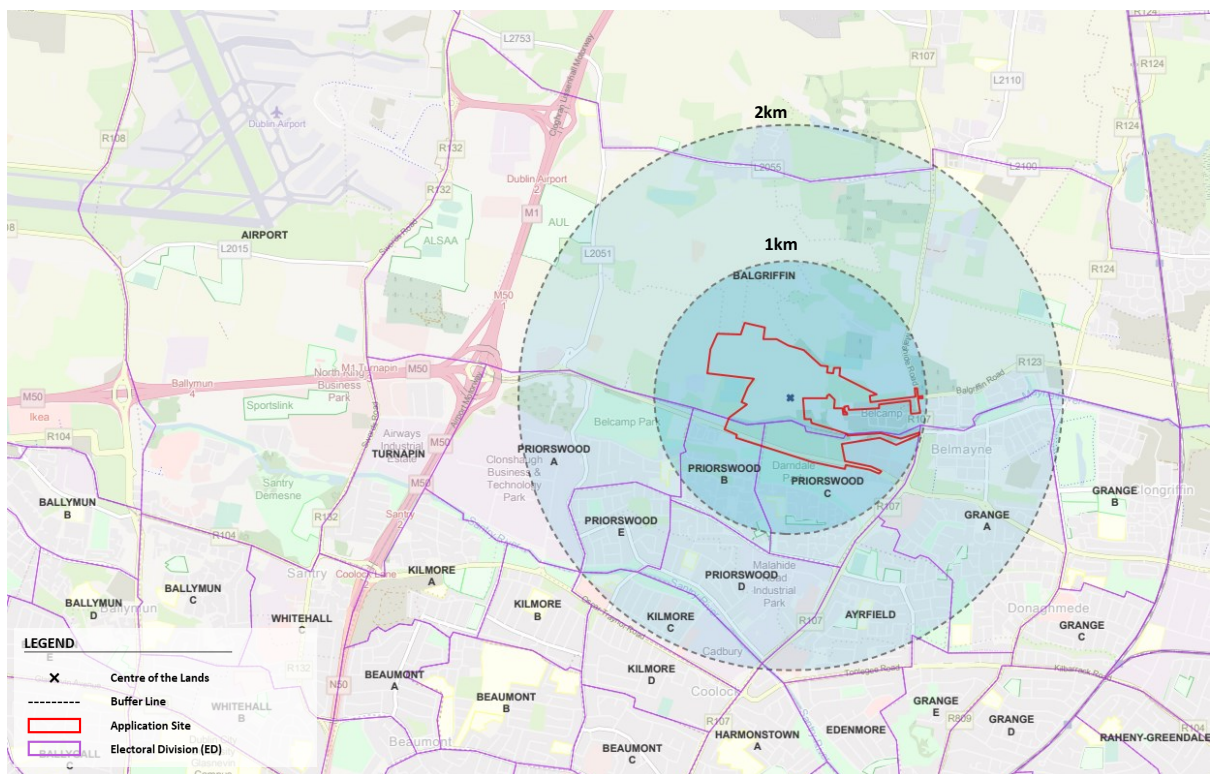


Figure 3. Overlay of 2km Buffer Zone with Electoral Divisions

With regards to the abovementioned, all creches catering this catchment area need to be considered within the assessment and this is regardless of these services’ accessibility to the subject lands. Thus, in addition to the childcare facilities listed in the Table above, 2 more childcare facilities catering this area is incorporated within the assessment. The details of these facilities are summarised in the Table below, **providing for an overall total of 1,112 no. childcare facilities catering the assessment area.**

Name	Address	Max Capacity	Type of Service Age Profile
Little Blossom’s Ltd.	163 Tonlegee Road, Raheny	33 children	Full Day (2-6 years)
Cheeky Monkeys Playschool	Churchview' Chapel Rd., Kinsealy	20 children	Sessional (2-6 years)
<b>Total Maximum Potential Capacity</b>		<b>55 Children</b>	

### 3.1.2 Accessibility Analysis of the Childcare Facilities

As part of the threshold for provision of childcare facilities, utilising ArcGIS online, an accessibility assessment of the childcare facilities was also carried out. This is to identify the *walkable distances* to the existing childcare facilities, which is defined as 500-800m distances off these facilities on the street network.

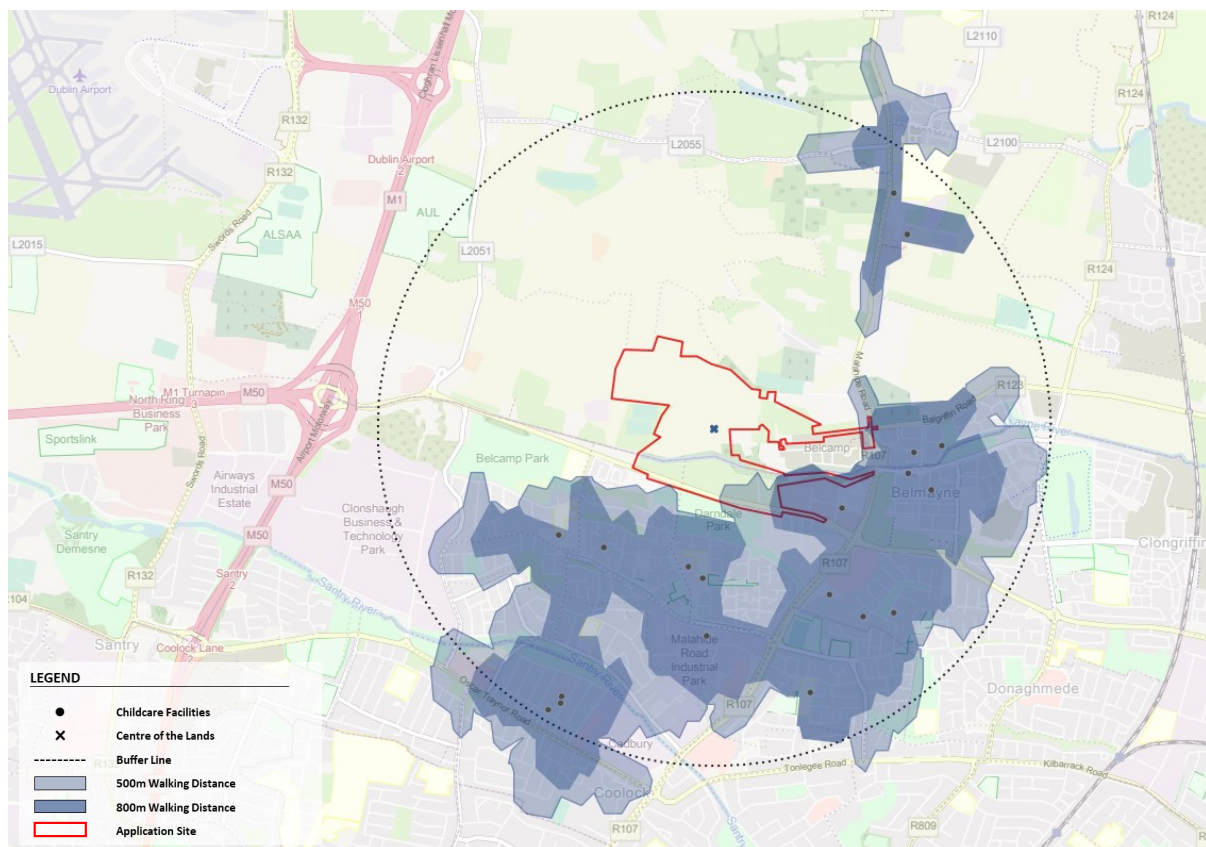


Figure 4. Walkable Distances off the Childcare Facilities on the Street Network

As shown on the Figure 4 above, there is a good level of accessibility to the existing childcare facilities, in particular from the southern and western boundaries of the application lands, and this is further extender along the R107 (Malahide Road) when considering the 2 no. childcare facilities located to the north of the lands.

With respect to the extent of the subject lands located on the northern fringe of Dublin city, it is submitted that provision for additional childcare facilities within the scheme would further expand the walkable catchment of the childcare provision throughout the site and in the overall area catering for the emerging community.

### 3.2 Childcare Facilities in the Pipeline

With respect to the earlier phases of Belcamp lands, it is submitted that there is 1 no. granted permission (Reg. Ref. F15A/0609) for a childcare facility as part of the scheme. It is also noteworthy to mention that there is also 1 no. proposed childcare facility as part of the live application for Block 3 of development on the lands (Reg. Ref. F22A/0136), all by the same applicant. This is submitted to further support the existing childcare facility provision in the area, catering for the wider community as well.

### 3.3 Future Demand

#### 3.3.1 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. As mentioned earlier, the demographic scope of the assessment is determined by overlaying the 2km radius buffer zone off the centre of the application lands and the Electoral Divisions National Statutory Boundaries, which includes the following:

- |                            |                            |
|----------------------------|----------------------------|
| 1) Balgriffin ED (04005)   | 6) Priorswood E ED (02084) |
| 2) Priorswood A ED (02080) | 7) Grange A ED (02059)     |
| 3) Priorswood B ED (02081) | 8) Kilmore C ED (02071)    |
| 4) Priorswood C ED (02082) | 9) Ayrfield ED (02008)     |
| 5) Priorswood D ED (02083) |                            |

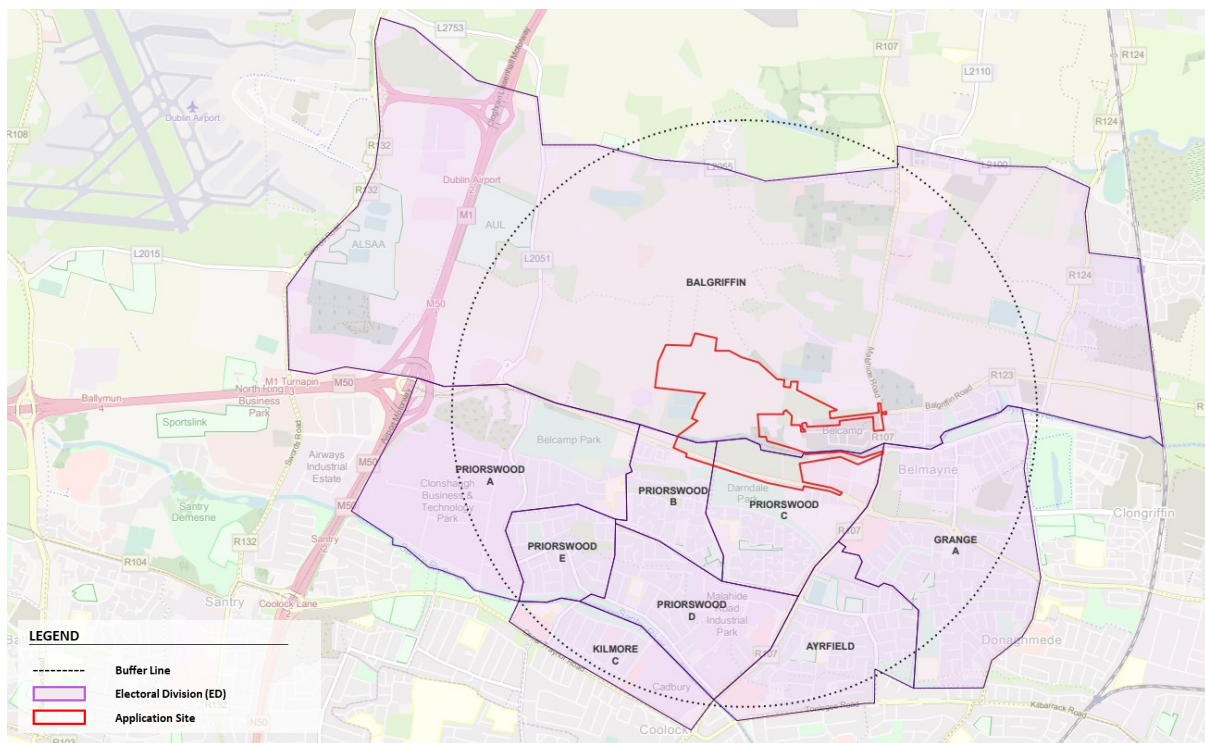


Figure 5. Demographic Scope of the Assessment

Census 2016 results show that the assessment area’s population stood at 34,733 in April 2016, which indicates an increase of 2,733 (+8.5%) since the last Census in 2011. This is submitted to be in line with the overall demographic trend in both administrative areas of Fingal County and Dublin City, where the growth rate recorded at +8% and +5.1% respectively.

Breaking down the growth into the ED’s, as illustrated in the Table below, all electoral divisions had a growing population. However, Balgriffin recorded a notable growth rate standing at +58.3% with an actual increase of +1,147 persons over 2011-2016. This is then followed by Grange A (+8.4%), Priorswood C (+8.1%), and Kilmore C (+5.3%).

It is noted that major part of the subject lands is located within the Balgriffin ED, where the most notable population growth took place in. The Priorswood C and B, where the southern portion of the lands area located in, also experienced considerable growth over the intercensal period. This is submitted to be reflective of the spatial distribution of the area’s emerging housing demand.

Table 2. Population Change in the Assessment Area against the overall Stats of the Administrative Areas, 2011-2016

	Census 2011	Census 2016	Actual Change	Percentage Change
<b>Co. Fingal (Administrative Area)</b>	<b>273,991</b>	<b>296,020</b>	<b>22,029</b>	<b>8.0%</b>
<b>Dublin City (Administrative Area)</b>	<b>527,612</b>	<b>554,554</b>	<b>26,942</b>	<b>5.1%</b>
<b>Balgriffin</b>	1,966	3,113	1,147	<b>58.3%</b>
<b>Priorswood A</b>	1,562	1,618	56	<b>3.6%</b>
<b>Priorswood B</b>	2,673	2,728	55	<b>2.1%</b>
<b>Priorswood C</b>	4,491	4,854	363	<b>8.1%</b>
<b>Priorswood D</b>	2,729	2,756	27	<b>1.0%</b>
<b>Priorswood E</b>	2,821	2,839	18	<b>0.6%</b>
<b>Grange A</b>	8,948	9,696	748	<b>8.4%</b>
<b>Kilmore C</b>	1,415	1,490	75	<b>5.3%</b>
<b>Ayrfield</b>	5,395	5,639	244	<b>4.5%</b>

Source: CSO StatBank

As illustrated on the Figure 6 below, the largest share of the population residing in the Assessment Area recorded to be in Grange A (28%), followed by Ayrfield (16%), and Priorswood C (14%). Therefore, the overall demographic trending of the Assessment Area is expected to be mainly affected by the foregoing ED’s.

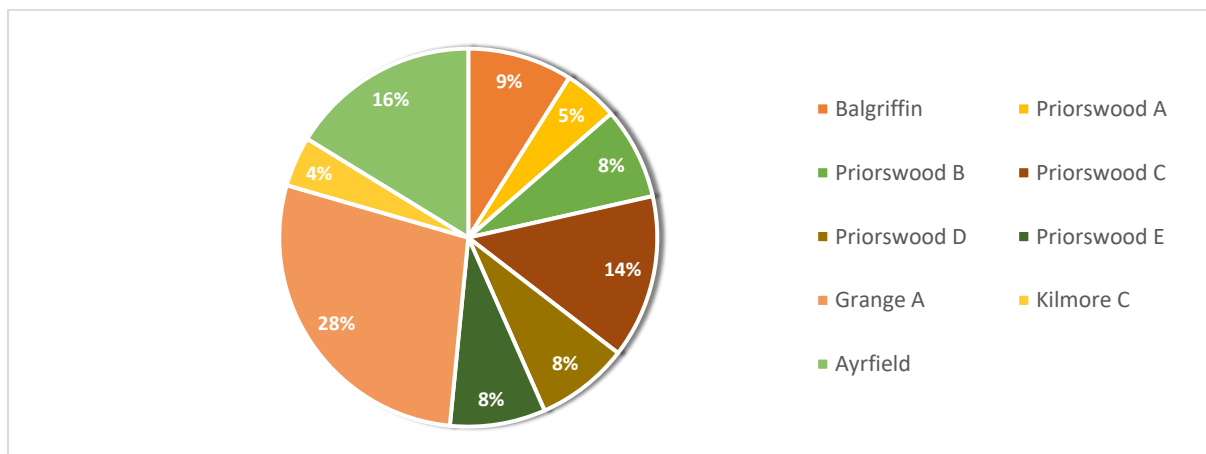


Figure 6. Breakdown of Population Residing in the Assessment Area by ED, 2016

With an average household size of 3.1, there were 11,100 no. private households residing in the area in 2016. As shown in the Table 3 below, 62.2% of the households in this area recorded to be small sized households ranging from 1- to 3-person households (6,906 no. households). It is important to note that the average household size in the area slightly increased from 3.0 in 2011 to 3.1 in 2016.

Table 3. Private Households in the Assessment Area by Household Size, 2016

Size of Household	Balgriffin	Priorswood A	Priorswood B	Priorswood C	Priorswood D	Priorswood E	Grange A	Kilmore C	Ayrfield	Total	% of Total
1-Person	87	78	78	287	194	143	360	111	376	1,714	15.4%
2-Person	123	134	166	417	240	261	800	146	635	2,922	26.3%
3-Person	128	109	172	339	182	204	655	83	398	2,270	20.5%
4-Person	194	124	147	261	143	211	721	91	361	2,253	20.3%
5-Person	111	61	100	151	110	79	371	39	190	1,212	10.9%
6plus-Person	69	19	115	118	67	53	169	43	76	729	6.6%
<b>Total</b>	<b>712</b>	<b>525</b>	<b>778</b>	<b>1,573</b>	<b>936</b>	<b>951</b>	<b>3,076</b>	<b>513</b>	<b>2,036</b>	<b>11,100</b>	<b>100.0%</b>

Source: CSO StatBank

With respect to the household size profile of the area recording more than 62% of the households as small sized 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.

### 3.3.2 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 2,643 within the assessment area, which represents 7.6% of the total population residing in this area.

As illustrated in the Table below, while there was a notable increase in the number of pre-school-attending population in Balgriffin ED, recording a growth rate of c. 19% over the intercensal period, most likely due to new developments within the area. It is noted that this growing pattern was only followed by Priorswood C (+9.2%) and Grange A (2.4%).

As shown on the Table, the rest of the ED's experienced a decline in the foregoing age cohort with Priorswood E recording a decline rate of -16.5% followed by Kilmore C (-15.8%) and Priorswood A (-11.9%). Regarding this, the overall population of 0-4 years residing in the area declined by a growth rate of -0.4% (or 10 people) over 2011-2016.

Table 4. 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
Balgriffin	04005	310	10.0%	261	13.3%	18.8%
Priorswood A	02080	104	6.4%	118	7.6%	-11.9%
Priorswood B	02081	211	7.7%	227	8.5%	-7.0%
Priorswood C	02082	404	8.3%	370	8.2%	9.2%
Priorswood D	02083	183	6.6%	210	7.7%	-12.9%
Priorswood E	02084	162	5.7%	194	6.9%	-16.5%
Grange A	02059	837	8.6%	817	9.1%	2.4%
Kilmore C	02071	85	5.7%	101	7.1%	-15.8%
Ayrfield	02008	347	6.2%	355	6.6%	-2.3%

Source: CSO StatBank

With regards to the abovementioned, by 2023 and if this proportion of pre-school age population remains constant with the figures and trends recorded in the intercensal period 2011-2016, **the pre-school age population is expected to be 2,631<sup>1</sup> children in the assessment area**, which is a decline of -12 children when compared to Census 2016. Therefore, the number of children within the study area requiring childcare places would remain lower than the capacity of existing childcare facilities.

### 3.3.3 Demand Generated by the Proposed Development

The proposed development comprises 2,527 no. residential dwellings, comprising of a mix of houses and apartments. The breakdown of these units are as follows:

Table 5. Proposed Residential Mix Statistics

Dwelling Type	Bedroom Provision	No. of Units
Apartments & Duplex Units	1 Bed	640
	2 Bed	1,045
	3 Bed	369
Houses	2 Bed	16
	3 Bed	385
	4 Bed	72
<b>Total no. of Units</b>		<b>2,527</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 3.1, with 41.7% of the households recorded as 1- to 2-person families.

<sup>1</sup> This is calculated by applying an annual growth rate of -0.06% to the assessment area over the 2017-2023. This growth rate is captured from the demographic changes of 0-4 years old age cohort recorded over the intercensal period of 2011-2016.



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 (640 no. 1-beds + 418 no. as 40% of 2-beds = 1,058 no. units), instead these are foreseen to be occupied by young professionals or singles. As such, the proposed development comprises a total of 1,469 no. residential units which could be potentially family-occupied.

Based on the above, it is considered that the proposed scheme at Belcamp may accommodate a maximum of 1,469 no. families.

Applying the average household size of 3.1 to 1,469 no. houses and apartment/duplex units capable of accommodating families would generate c. 4,554 total residents within these units. As per the Census 2016, across the assessment area’s population, 7.6% 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 346 children will be at this age cohort.** The calculations can be found below.

Number of children generated by the proposed scheme:

$$1,469 \text{ no. families} \times 3.1 \text{ avg. household size} = 4,553.9 \text{ no. residents}$$

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

$$4,553.9 \text{ no. residents} \times 7.6\% = 346 \text{ no. children (0-4 years)}$$

### 3.2.4 Cumulative Demand

As outlined above, there are currently 1,112 no. childcare places within the study area 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 2,631 children. An additional of 346 potential children is expected to be derived from the proposed scheme. This suggests an overall of 2,977 no. children by 2023.

Table 6: 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

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.

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 1,131 no. childcare spaces, which is 19 childcare spaces above the actual existing childcare facilities.

In response to this emerging demand and as per the requirements of *Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)*, the proposed development provides for 2 no. childcare facilities with an area of 1,114.7 sqm, capable of catering for c. 165 children. With respect to the spatial catchment of the existing childcare facilities, the proposed creches will further extend this catchment area and therefore facilitate the community access to these services. 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 Gerard Gannon Properties in support of this planning application for the proposed Strategic Housing Development on lands at Belcamp Hall, Malahide, Dublin 17. Planning permission is sought for the proposed phased delivery of 2,527 no. residential units comprising 1,780 no. apartments, 274 no. duplex units, and 473 no. houses, 2 no. childcare facilities, retail/commercial provision, and all associated site infrastructure and engineering works necessary to facilitate the development.

This Assessment identifies 19 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 Balgriffin, Priorswood A, Priorswood B, Priorswood C, Priorswood D, Priorswood E, Grange A, Kilmore C, and Ayrfield 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 a shortfall of 19 no. childcare spaces is expected.

With regards to the foregoing and as per the requirements of *Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)*, the proposed development also provides for 2 no. childcare facility with a gross floor area of 1,114.7 sqm, capable of catering for c. 165 children. With respect to the spatial catchment of the existing childcare facilities, the proposed creches will further extend this catchment area and thus facilitate the community access to these facilities. Therefore, the proposed development will also help to sustain the existing facilities, assist in the completion of the Belcamp lands, and support a sustainable development of zoned lands within the north fringe of Dublin.