

Childcare Demand Report

For Development at Barnhill

on behalf of Alanna Homes & Alcove Ireland Four Ltd.

July 2022



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Alanna Homes & Alcove Ireland Four Ltd.	
Project Title	Barnhill SHD	
Document Title	Childcare Demand Report	
Document Comprises	Volumes	1
	Pages (Including Cover)	24
	Appendices	1
Prepared by	Muireann Carroll	
Checked by	MH	
Office of Issue	Cork	
Document Information	Revision	2
	Status	Final
	Issue Date	July 2022

CORK

6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

T. +353 (0)21 420 8710

DUBLIN

Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271

T. +353 (0)1 676 6971

www.mhplanning.ie

Contents

1. Introduction	4
2. Planning Policy Context.....	5
2.1 Fingal Development Plan 2017-2023	5
2.2 Draft Fingal Development Plan 2023-2029	6
2.3 Barnhill Local Area Plan February 2019.....	7
2.4 Childcare Guidelines for Planning Authorities 2001	7
3. Assessment.....	8
3.1 Demographic Profile of the Area.....	8
3.1.1 Population	8
3.1.2 Population Profile.....	8
3.1.3 Household Size	10
3.1.4 Commuting Trends	11
3.2 Distribution of Childcare Facilities near Barnhill.....	12
4. Future Demand Generated by the Proposed Development.....	17
4.1 National Planning Framework 2040 (NPF)	17
4.2 Regional Spatial and Economic Strategy (RSES).....	17
4.3 Projected Household Size.....	17
4.4 Projections for Barnhill	17
5. Conclusion	22
Appendix 1: Expression of Interest Letter	24

1. Introduction

Alanna Homes and Alcove Ireland Four Ltd. are applying for a Strategic Housing Development comprising the construction of approximately 1,243 residential units, a crèche, village centre, railway plaza providing access to Hansfield railway station; land set aside for a primary school, a public park of approximately 5.6 hectares and a series of pocket parks throughout the development. The proposed development is in Barnhill, approximately 3 km south-west from Blanchardstown Centre, and approximately 18 km northwest from Dublin City Centre (see Figure 1).



Figure 1.1 Location of Barnhill in context of wider area (proposed site marked with red X)

The purpose of this report is to examine the existing childcare facilities located in the vicinity of the development site, their capacity, and the resulting need to incorporate on-site crèche facilities as part of the development proposal.

The report is set out as follows:

1. Introduction
2. Planning Policy Context
3. Assessment
4. Future Demand Generated by the Proposed Development
5. Conclusion

2. Planning Policy Context

2.1 Fingal Development Plan 2017-2023

The Fingal Development Plan provides the framework for childcare provision as identified in the following objectives:

Objective PM74 (Placemaking)

“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.”

Zoning Objective “LC” Local Centre

It is an objective to “protect, provide for and/or improve local centre facilities”.

It is a vision of this objective to “provide a mix of local community and commercial facilities for the existing and developing communities of the County. The aim is to ensure local centres contain a range of community, recreational and retail facilities, including medical/ dental surgeries and childcare facilities, at a scale to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. The development will strengthen local retail provision in accordance with the County Retail Strategy.”

Objective DMS93 (Development Management Standards)

“Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following:

- Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.
- Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.
- Conformity with the requirements of appropriate legislative guidelines.”

Objective DMS94 (Development Management Standards)

Any application for childcare facilities shall have regard to the following:

- “Suitability of the site for the type and size of facility proposed.
- Adequate sleeping/rest facilities.

- Adequate availability of indoor and outdoor play space.
- Convenience to public transport nodes.
- Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.
- Local traffic conditions.
- Intended hours of operation.”

2.2 Draft Fingal Development Plan 2023-2029

The draft Fingal County Development Plan proposes the following policy framework for childcare provision:

Policy CIOSP10 – Childcare Facilities

Support the provision of appropriate childcare facilities.

Objective CIO5026

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. Encourage the co-location of childcare facilities and community facilities where appropriate, such as community centres and schools, with an emphasis on community and not for profit child care facilities where appropriate

Objective CIO5026

Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.

Objective CIO5028

Promote the establishment in community-based, non-profit, childcare in future Fingal community facilities

Objective DMS079 – Community Facilities

Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following:

- Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.
- Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.
- Conformity with the requirements of appropriate legislative guidelines. ” Conformity with land use zoning objectives

Objective DMS081 – Applications for Childcare Facilities

Any application for childcare facilities shall have regard to the following:

- Suitability of the site for the type and size of facility proposed.

- *Adequate sleeping/rest facilities.*
- *Adequate availability of indoor and outdoor play space.*
- *Convenience to public transport nodes.*
- *Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.*
- *Local traffic conditions.*
- *Intended hours of operation.*

2.3 Barnhill Local Area Plan February 2019

The Barnhill Local Area Plan advises compliance with relevant national policies:

"CF01 Childcare facilities shall be provided in accordance with relevant national policy and shall include outdoor play space or have safe and easy access to a safe outdoor play area."

2.4 Childcare Guidelines for Planning Authorities 2001

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 also refer to this standard). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

The results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

Appendix 2 of the Guidelines also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

3. Assessment

The need for a new crèche and after-school facility at the subject site at Barnhill, Fingal was examined in detail in accordance with current guidelines. In the first instance, the TUSLA Pre-School Inspection Reports for different facilities in the locality were examined. However, it was found that these are often outdated and not an accurate reflection of current provision in the area. Therefore, in order to gain more detailed information, a survey of the different childcare facilities in the area was carried out, seeking numbers of the existing population availing of childcare facilities for the academic 2021/2022 school year, as well as the available capacity of each facility. Where proprietors 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 emerging demographic profile of the area
- The existing geographical distribution of childcare facilities in the area.

3.1 Demographic Profile of the Area

3.1.1 Population

The most recent data from the Census 2016 indicates that the total population for the Blanchardstown-Blakestown Electoral District (ED) has increased by 7.9% (or 2,837 persons) since the previous census in 2011. The population of Fingal County has grown by 8.04% (or 22,029 persons). This rate of 7.9% is far more than the state and city level rates, at 3.8% and 5.1% respectively, as illustrated at table 3.1. This demonstrates that the population of Fingal is rapidly increasing.

The Barnhill Local Area Plan (LAP) envisages a total residential population of 3,500 for the LAP lands, based on delivery of 900-1150 units. The Fingal Development Plan (FDP) 2017 further identifies that the residential capacity for the total metropolitan area of Fingal is 33,409 and 9,632 for the total hinterland, equating to a total potential residential capacity of 43, 041 for all of Fingal. Included in this figure is a target residential capacity of 11,757 for Blanchardstown.

Table 3.1: Population Change

Area	Census 2011 Population	Census 2016 Population	% Population Change
Blanchardstown Blakestown ED	36,057	38,894	7.9 %
Fingal County Council Administrative Area	273,991	296,020	8.04 %
Dublin City	527,612	554,554	5.1 %
State	4,588,252	4,761,865	3.8 %

3.1.2 Population Profile

The demographic breakdown of the age profile for Blanchardstown-Blakestown Electoral District (BB ED) is provided in table 3.2 from Census 2011 as a comparative reference and in table 3.3 from the most recent Census 2016 data.

The 2016 Census data indicates that within the BB ED, 22.5% of the population are aged 19-34 and 40% are aged 35-64. These figures are similar to that of Fingal County. A comparative analysis of the age cohorts 0-4, 5-12 and 13-18 indicates that BB ED has a higher rate of persons within these age brackets and is significantly higher than the state average. There is also a very low proportion of older people in the electoral district (3.5%), when compared to the state average of 13.4%. Furthermore, the average percentage of people aged 65+ for Fingal County is higher at 9.1%. Overall, these figures are indicative of a population catchment comprising largely of a younger population.

In the 2016 Census data it is notable that the 0–4-year cohort of children decreased from 12.2% in 2011 to 9.8% in the BB ED. Fingal County and the State also recorded falling percentages for the 0–4-year cohort, from 9.7% to 8.4% and 7.8% to 7% respectively in the intercensal period (see table 3.4). There was also a decrease in the 19–34-year cohort in the BB ED, from 28.9% in 2011, to 22.5% in 2016. There was an increase of approximately 5% within the age cohort 35-64. Census 2016 recorded that 40% of the total population lies within this age group for the BB ED, an increase from 35.3% in 2011. In Fingal County the 35-64 age group also accounts for 40% up from 37.3% in 2011 and in the State the figure for this age group stands at 39.5% of the total population up from 37.9% in 2011.

The comparison between 2011 and 2016 census statistics indicates that there was an influx of young families into BB ED, coinciding the development of Hansfield SDZ. This resulted in a younger age cohort profile than county or state averages. However, by the 2016 census the demographic profile of the area was beginning to align with the county and state averages.

Table 3.2: Population Profile 2011 (CSO 2011)

Area	Age 0-4	Age 5-12	Age 13-18	Age 19-34	Age 35-64	Aged 65+	Total Population
State	356,329	504,267	344,931	1,109,380	1,737,952	535,393	4,588,252
As percentage of total population	7.8%	11.0%	7.5%	24.2%	37.9%	11.7%	N/A
Fingal County	26,708	33,076	19,054	73,171	102,121	19,861	273,991
As percentage of total population	9.7%	12.1%	7.0%	26.7%	37.3%	7.2%	N/A
Dublin City	30,250	39,707	31,662	174,330	185,173	66,490	527,612
As percentage of total population	5.7%	7.5%	6.0%	33%	35.1%	12.6%	N/A
Blanchardstown Blakestown ED	4,386	5,276	2,400	10,406	12,732	857	36,057
As percentage of total population	12.2%	14.6%	6.7%	28.9%	35.3%	2.4%	N/A

Table 3.3: Population Profile 2016 (CSO 2016)

Area	Age 0-4	Age 5-12	Age 13-18	Age 19-34	Age 35-64	Aged 65+	Total Population
State	331,515	548,693	371,588	990,618	1,881,884	637,567	4,761,865
As percentage of total population	7%	11.5%	7.8%	20.8%	39.5%	13.4%	N/A
Fingal County	24,899	39,349	22,892	63,345	118,500	27,035	296,020
As percentage of total population	8.4%	13.3%	7.7%	21.4%	40%	9.1%	N/A
Dublin City	30,683	42,603	31,884	171,064	205,965	72,355	554,554
As percentage of total population	5.5%	7.7%	5.7%	30.8%	37.1%	13%	N/A
Blanchardstown Blakestown ED	3,805	6,063	3,375	8,745	15,550	1,356	38,894
As percentage of total population	9.8%	15.6%	8.7%	22.5%	40%	3.5%	N/A

Table 3.4: Pre-school Cohort Population Change 2011-2016

Area	2011 Age 0-4 years % of the total population	2016 Age 0-4 years % of the total population	% increase/decrease 2011-2016
Blanchardstown-Blakestown ED	12.2 % (4,386)	9.8 % (3,805)	- 2.4 % (-581)
Fingal County	9.7 % (26,708)	8.4 % (24,899)	- 1.3 % (-1,809)
Dublin City	5.7 % (30,250)	5.5 % (30,683)	+ 0.2 % (+433)
State	7.8 % (356,329)	7 % (331,515)	- 0.8 % (-24,814)

3.1.3 Household Size

Household sizes are considerably higher in the BB ED, at 3.3 in 2016, in comparison with the state average of 2.75. While the state average remained static in the intercensal period, it increased in the BB ED, Fingal County and Dublin City (see table 3.5).

Table 3.5: Comparison of Household Size 2011-2016

Area	Households 2011	2011 Theme 5 Private Households	Average Household Size 2011	Households 2016	2016 Theme 5 Private Households	Average Household Size 2016
Blanchardstown Blakestown ED	11,553	36,289	3.1	11,755	39,245	3.3

Area	Households 2011	2011 Theme 5 Private Households	Average Household Size 2011	Households 2016	2016 Theme 5 Private Households	Average Household Size 2016
Lucan North ED	372	1,285	3.4	380	1,357	3.6
Fingal County Council Administrative Area	93,146	271,958	2.9	96,812	292,989	3.0
Dublin City	208,008	499,659	2.4	211,747	525,229	2.5
State	1,654,208	4,510,409	2.7	1,702,289	4,676,648	2.75

The Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (EMRA RSES) attributes the increase in household size to a lack of housing supply during the intercensal period (see section 4.2).

3.1.4 Commuting Trends

Demographic commuting trends indicate that considerable numbers of people aged 5 years and over from the BB ED commute daily (see table 3.6). A total of 11,482 persons commute daily for more than half an hour. This represents 41.1% of the total population of the BB ED. It is therefore likely, that some of the persons who commute avail of childcare facilities near their place of work, in the area outside of the BB ED.

Table 3.6: Travel Trends 2016 (Source: Census 2016 Blanchardstown- Blakestown Electoral Division)

Journey Time taken to travel to work, school or college	Total Population aged 5 years and over	Percentage of Total
Under 15 mins	7,189	25.8%
1/4 hour - under 1/2 hour	7,075	25.4%
1/2 hour - under 3/4 hour	5,546	19.9%
3/4 hour - under 1 hour	2,325	8.3%
1 hour - under 1 1/2 hours	2,773	9.9%
1 1/2 hours and over	838	3%
Not stated	2,152	7.7%
Total	27,898	100%

3.2 Distribution of Childcare Facilities near Barnhill

Barnhill is located south of the railway line, adjacent to the Hansfield Strategic Development Zone (SDZ). Social Infrastructure, including crèches are part of the development brief for the SDZ, however the realisation of these services is dependent on phased delivery of the overall development in the SDZ.

The catchment area of Barnhill reaches beyond the Hansfield SDZ. The childcare assessment has identified childcare facilities within an approximate 1.5 km radius from the subject site, in order to facilitate walkable distances. Some crèches just outside this boundary have also been considered.

The locations of the facilities are outlined in Figure 2 below and listed in table 3.7, with the circle measures indicating a 500m radius, a 1000m radius and a 1500m radius from Hansfield Train Station. A small cluster of facilities just outside the 1500m radius was also included within the survey

Initially 16 childcare facilities were identified within the study area. However, subsequent research involving conversations with proprietors reduced this number to a total of 12 childcare facilities within the study area. Of the 4 childcare facilities removed from the study, one was operating as a childminder and was excluded from consideration as a 'childcare facility' in line with the differentiation set out in the Quarter National Household Survey (see Section 4.4 and Table 4.1), two have closed/moved location outside of the study area, and one (i.e., Busy Bees) had moved from one location within the study area to another and was showing twice on the mapping survey incorrectly. Preschool inspection reports from TUSLA are available for all of the identified facilities. However, only some of these reports are up to date for the academic year 2021/2022, thus, not all the relevant data necessary to carry out the assessment was available within these reports. In the absence of this information, information in relation to the facilities was gathered by speaking directly with their proprietors who advised on the total capacity of the relevant facility and the corresponding number of available places. If the provider was unreachable after several attempts by email and phone, the TUSLA figures were used as referenced.



Figure 3.1 Location of Childcare Facilities within 500m, 1000m and 1500m radius of Hansfield Train Station. Details of Each Childcare Facility are Outlined in Table 3.7.

Table 3.7: Capacity of Childcare Facilities within a 1.5 km Radius

Id. No	Childcare Facility	Age Group	Approximate Distance from Site Boundary¹	Full Day	Part-Time	Sessional	Current Occupancy of Facility in Places	Available Places (2021/2022)	% Available Places
1	Busy Bees Childcare Hansfield	2-6 years	0.5 km			✓	14*	0	0%
2	Little Treasures Playgroup	2.5 years - 5 years	0.9 km			✓	11	0	0%
3	Early Learners Montessori	2 yrs 8 mths - 5 years	0.9 km			✓	20	0	0%
4	Mother Hubbard's Crèche	1-12 years	1.1 km	✓	✓	✓	128	0	0%
5	Cocoon Childcare	0-5 years	1.3 km	✓	✓	✓	29*	0	0%
6	Small Steps Preschool/Hayley Devlin Ltd	2 years 8 months - 12 years	1.2 km		✓	✓	78	0	0%

¹ The measuring point is Hansfield train station as this is the site boundary of proposed phase 1 of development and ensures connectivity to the street network of the area. The distance is aerial distance, 500m compares to approximately 10min walking distance.

Id. No	Childcare Facility	Age Group	Approximate Distance from Site Boundary ¹	Full Day	Part-Time	Sessional	Current Occupancy of Facility in Places	Available Places (2021/2022)	% Available Places
7	Sticky Fingers Crèche	1 – 12 years	1.1 km	✓	✓	✓	60	2	3%
8	Little Sparrows Preschool	2 years 8 months – 5 years	1.5 km			✓	20*	0	
9	Hartstown Montessori	2 yrs 8 mths – 5.5 years	1.5 km			✓	11	0	0%
10	Bee Smart Montessori	2-6 years	1.7 km			✓	16*	0	0%
11	Eileen’s Little Scholars	2 years to 5 years	1.7 km			✓	11	0	0%
12	Treehouse Childcare/Daisybelle T/A	1 - 4 years	1.7 km	✓	✓	✓	50	4	8%
	TOTAL	-	-	4	5	12	448	6	1.34%

*Representation taken from most recent TUSLA Reports as Service Provider was uncontactable.

Of the 12 identified childcare facilities study area, 4 were uncontactable after several attempts. Taking a conservative approach, it was assumed that these crèches were working at full capacity. Of the remaining 8 facilities, 6 are operating at full capacity for the current academic year, with a total of 6 childcare places available in the remaining 2 childcare facilities. This represents a total of 1.34% availability of places within the identified study area.

Only three of the existing childcare facilities offer pre-school/after-school services for school-going children aged 5+. Of these three facilities, only one had availability for the academic year 2021/2022 with capacity for two more children in the afterschool session.

In addition to existing crèche facilities, 5 new facilities have been granted planning permission within the Hansfield SDZ, as follows:

- FW20A/0084 – Permitted crèche (approx.493m²).
- FW18A/0110 – This crèche (approx. 335 m²) is under construction.
- FW18A/0162 – This crèche (approx. 209 m²) is under construction.
- FW18A/0197 – Permitted crèche, (area not available) under construction.
- FW17A/0234 – Permitted crèche (approx. 196 m²)

4. Future Demand Generated by the Proposed Development

4.1 National Planning Framework 2040 (NPF)

The National Planning Framework notes that

- Average households are becoming smaller in size and older.
- 7 out of 10 households consist of 3 people or less.
- Household sizes tend to be smaller in urban areas than in the suburbs or rural parts.

In view of 2040, the NPF considers the following:

- The average household size is expected to decline from 2.75 to 2.5 people per household by 2040.
- There will be increasing demand to cater for 1 and 2 person households.

4.2 Regional Spatial and Economic Strategy (RSES)

The RSES prepared by the Eastern and Midland Regional Assembly notes that Fingal and Laois were the fastest growing counties. This has had a bearing on the average household size as housing stock recorded only a slow growth compared to rates of population growth and household formation. The increase in the average number of persons per household to around 2.8 in the Region, based on the 2016 census, was a reversal of the long-term decline in the average household size. It can be expected to fall again, once supply increases.

4.3 Projected Household Size

It is assumed that household size in the proposed development will align with the Fingal County averages. The present household size for Fingal County is 3.0. The NPF suggests that household size will decline from the state average of 2.75 to 2.5 people per household in 2040.

RSES finds that the higher household size in Fingal County, in comparison with the state average, is linked to housing stock not keeping up with the population growth and rates of household formation.

There is no indication of projected household size in the current Fingal County Development Plan however the draft Fingal Development Plan projects a household size of 2.73 by 2029. This is calculated on the basis of an increase in housing supply and a decrease in population growth in Fingal for the plan period. Based on projections in the NPF and RSES we have assumed that by 2040 the household size in the LAP lands will fall to approximately 2.7, and that at an interim period of 2030 the household size will average 2.8. This assumes that there will be a continuing alignment between the household size in Barnhill and Fingal County with the state average, combined with a general downward trend of the national average for household size while taking a precautionary approach.

4.4 Projections for Barnhill

We are projecting an average household size figure within the proposed development of 2.7 by 2040, taking account of

- the declining population figures for the 0–4-year age group.

- a projected decline in national average household figures to 2.5 for 2040.
- projected growth in housing stock, allowing pent-up demand in Fingal and the ED to be met, resulting in a closer alignment of the average household figure in Fingal with the state average.
- a high percentage (60%) of 1 & 2 bed units in the proposed development.

Taking a conservative approach in calculating the likely demand for childcare services, we have assumed that upon completion of the proposed development circa. 2032, the average household size in the Barnhill LAP area will be 2.8. We have also calculated the likely demand for childcare services based on an average household size of 3.0, reflecting the current County average and to allow for a precautionary approach. The total number of units proposed within the development is 1,243 units. Assuming an average household size in the range of 2.8 – 3.0, it is projected that the proposed development will accommodate a population of between approximately 3,480 – 3,729 people when built out. The number of units excluding 1-bed units is 1,090. Using the same average household sizes as above, the projected population of the proposed development excluding these units would be between 3,052 – 3,270.

It is unlikely that all pre-school children will require childcare within the subject site (i.e. some will be cared for at home, some by other family members/friends, or will attend another childcare facility in the area or further afield). Data compiled by the Quarterly National Household Survey (QNHS) Childcare Quarter 3 2016, identifies that in the Dublin region, 25% of pre-school children (Age 0-4) are catered for in Crèche/Montessori/Playgroup/After-school facilities compared with 17% for the 0-12 age group. The national survey indicates that 13% of all children aged 0-12 years avail of pre-school / after-school care (see Table 4.1).

Table 4.1 Percentage of Children in Childcare in Dublin compared to State, Source: QNHS Childcare Quarter 3 2016.

Type of Childcare	% of Children in Childcare, Dublin	% of Children in Childcare, State
Pre-School children		
Parent/Partner	62	62
Unpaid relative or family friend	16	17
Paid relative or family friend	3	3
Child-minder/Au Pair/Nanny	8	13
Crèche /Montessori/Playgroup/After-school facility	25	19
Other type of childcare	1	1
Primary school children		
Parent/Partner	71	74
Unpaid relative or family friend	15	16
Paid relative or family friend	3	3
Child-minder/Au Pair/Nanny	8	8

Type of Childcare	% of Children in Childcare, Dublin	% of Children in Childcare, State
Crèche /Montessori/Playgroup/After-school facility	11	8
Other type of childcare	<1	<1
All children aged 0-12 years		
Parent/Partner	67	70
Unpaid relative or family friend	15	16
Paid relative or family friend	3	3
Child-minder/Au Pair/Nanny	8	10
Crèche /Montessori/Playgroup/After-school facility	17	13
Other type of childcare	<1	1

In relation to the breakdown of age cohorts, it is assumed that, upon completion, the Barnhill LAP will broadly align with the current averages for Fingal County (detailed in table 3.3). The projected childcare demand arising from the proposed development has been calculated on the basis of the minimum population projected (i.e., 3,052, based on the total unit figure excluding 1-bed and an average household size of 2.8) and the maximum population projected (i.e. 3,729, based on the total unit figure and an average household size of 3.0).

Applying the Fingal County percentage of 8.4% in the 0-4 years age cohort, the number of pre-school children that will live in the completed development is projected to be between approximately 256-313 (see Table 4.2).

Applying the Fingal County percentage of 21.7% in the 0-12-year age cohort, the number of pre-school and primary school children that will live in the completed development is projected to be approximately 662-809 (see Table 4.2).

Table 4.2: Highest Likely Childcare Demand

		Average Household Size of 2.8	Average Household Size of 3.0
Units excluding 1-bed units	1,090	3,052 (a)	3,270 (c)
All units in the scheme	1,243	3,480 (b)	3,729 (d)
Children aged 0-4	8.4%	(a) 256 to (b) 292	(c) 275 to (d) 313
Children aged 5-12	13.3%	(a) 406 to (b) 463	(c) 435 to (d) 496
Total Children aged 0-12	21.7%	(a) 662 to (b) 755	(c) 710 to (d) 809

		Average Household Size of 2.8	Average Household Size of 3.0
Highest Likely Childcare Demand	@ 17% of all children aged 0-12.	(a)113 to (b) 128	(c) 121 to (d) 137

Based on the data provided by the National Household Survey, a crèche to cater for all projected pre-school and primary school children is unlikely to be required. Dublin has the highest rate of use of Crèche/Montessori/Playgroup/After-school facilities at 17% for the 0-12 age group compared to a national average of 13%. This rate is higher for 0-4 age group with Dublin at 25% compared to a state average of 19%. A rate of 17% has been applied to the total population projections within the 0-12 age group and is considered a precautionary approach reflecting the highest rate in any region. This results in an estimate of between 113-137 children requiring childcare provision. When broken down between age cohorts this figure indicates that between 44-53 children in the 0-4 age group within the proposed development will potentially require access to a crèche/childcare facility with 69-84 children aged 5-12 within the proposed development requiring access to an afterschool/childcare facility.

This figure does not consider future expansion plans by the existing facilities and discounts commuting trends which indicate that some children may not be catered for in the immediate locality, but near the place of work / in the wider area.

The proposed development provides for a crèche / afterschool facility of 942m², with a minimum capacity of 140-160 childcare spaces². Alanna Homes have received an expression of interest from Fonthill Lodge Childcare to operate the childcare facility within the SHD subject to permission being granted (see appendix 1).

The crèche is to be delivered within the first phase of the development by the end of the year 2027. Table 4.3 and 4.4 provide detail on the estimated childcare demand arising from the proposed development yearly from 2025 until 2031 when it is anticipated to be fully constructed. During the first two years of the development, it is likely that there will be some demand for childcare facilities that will arise prior to completion of the proposed crèche on site. Tables 4.3 and 4.4 estimate that by 2027 the highest likely demand will be between 33 to 36 childcare places before the Barnhill Garden Village crèche is provided.

As detailed in section 3.2, there are 12 existing childcare facilities within 1.5km of the proposed development, with an estimated capacity of 448 spaces. A further five facilities are permitted, and it is likely that at least some of these units will be complete prior to works commencing at Barnhill Garden Village. During the first two years of the proposed development there is likely to be a lack of capacity of childcare space within the proposed development. However, research has indicated that there is sufficient capacity available in nearby facilities to meet this shortfall in demand, pending delivery of the on-site childcare facility.

² The floorspace has a technical capacity of up to 201 childcare spaces based on the Childcare guideline recommendation of 2.32m² per child, excluding kitchen, bathroom, furniture, or permanent fixtures. It is considered likely that in practice the creche will have an operating capacity of 140 – 160 childcare spaces

Table 4.3 Estimated Childcare Demand by Year at Av. Household Size of 2.8

Year End	2025	2026	2027	2028	2029	2030	2031	2032
Units / Cumulative Units	79	+117 196	+ 125 321	+ 268 589	+ 256 845	+ 214 1,059	+ 151 1,210	+ 33 1,243
Population @ 2.8 hshld size	221	549	899	1,649	2,366	2,965	3,388	3,480
Children aged 0-4 (8.4%)	19	46	75	139	199	248	285	292
Children aged 5-12 ³ (13.3%)	29	73	120	219	315	394	451	463
Total Children 0-12	48	119	195	358	514	642	736	755
Highest likely childcare Demand ⁴	8	20	33	61	87	109	125	128

Table 4.4 Estimated Childcare Demand by Year at Av. Household Size of 3.0

Year End	2025	2026	2027	2028	2029	2030	2031	2032
Units / Cumulative Units	79	+117 196	+ 125 321	+ 268 589	+ 256 845	+ 214 1,059	+ 151 1,210	+ 33 1,243
Population @ 3.0 hshld size	237	588	963	1,767	2,535	3,177	3,630	3,729
Children aged 0-4 (8.4%)	20	49	81	148	213	267	305	313
Children aged 5-12 ⁵ (13.3%)	32	78	128	235	337	423	483	496
Total Children 0-12	52	127	209	383	550	690	788	809
Highest likely childcare Demand ⁶	9	22	36	65	94	117	134	138

³ Primary School Demand⁴ @ 17% of all children aged 0 – 12.⁵ Primary School Demand⁶ @ 17% of all children aged 0 – 12.

5. Conclusion

The research undertaken concentrated on an area adjacent to the proposed development, which is within a walkable distance seeking to connect to established communities and supporting sustainable development. In recognition of Zoning Objective LC which specifies:

It is a vision of this objective to “provide a mix of local community and commercial facilities for the existing and developing communities of the County. The aim is to ensure local centres contain a range of community, recreational and retail facilities, including medical/ dental surgeries and childcare facilities, at a scale to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. The development will strengthen local retail provision in accordance with the County Retail Strategy.”

Within this area, 12 childcare facilities were identified, with an availability of 6 childcare places (1.34% of total capacity). A further 5 crèche facilities are permitted within the Hansfield SDZ and three of these are currently under construction.

CSO figures were analysed to ascertain the expected number of children for the development in line with existing population trends for Fingal. It is also cognisant of pent-up housing demand as identified in RSES and the projected trend in the NPF of decreasing household sizes. The percentage of children being cared for in crèches/ Montessori/Playgroup/After-school facilities and by Child-minders/Au Pairs/Nannies in the Dublin region further informs the expected size for a childcare facility.

On this basis the proposed development makes provision for a crèche with a minimum capacity of 140 to 160 childcare places. This provision is deemed appropriate given:

- the number of childcare facilities identified in the area
- Census data and household size projections; and
- statistical data for the uptake of childcare

The scale of creche proposed in the Barnhill Garden Village development will meet the highest number of childcare places likely to arise from the development for pre-school and after school care. The crèche is proposed to be provided within Phase 1 of the development which will ensure that the childcare places will be established as development proceeds and the population grows. There may be a slight deficit in childcare spaces in the first two years of the development. It is considered that this deficit can be met by existing and proposed childcare facilities in the vicinity of the proposed development.

Appendix 1: Expression of Interest Letter

Fonthill Lodge



Childcare

Fonthill Lodge Childcare
Main Street, Clonee,
Co Meath
Telephone: 01 8252823
www.fonthilldaycare.ie

Private

Mr Cathal Ross
Alanna Homes
4 The Mall
Main Street
Lucan
Co Dublin

24th June 2022

Re: Barnhill Garden Village Creche

Dear Cathal,

We are a local commercial creche business in operation for almost 30 years. We have two creches of c. 550 sqm and c. 1000 sqm located in Lucan and Clonee respectively and we cater for c. 260 children between the two creches.

We note that the proposed new residential development at Barnhill Garden Village will result in a childcare demand in the region of 60 to 80 pre-school children, and 50 to 60 after-school places. Based on our business experience we consider that it would be commercially viable to operate a childcare facility catering for this number and mix of childcare places.

We have expressed an interest to Alanna Homes to operate the childcare facility in Barnhill Garden Village, should planning permission be granted. We have reviewed the design of the proposed creche in Station Plaza and would consider it to be appropriate in terms of its location, design and layout to accommodate the projected childcare demand in the development.

We look forward to engaging with you further on this project, once you been successful in your planning application.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Conor Lynch
Managing Director