



# CHILDCARE DEMAND ANALYSIS

## Coastal Quarter SHD 2 Planning Application



IE000648 Coastal Quarter  
Childcare Demand Analysis  
F01  
12 September 2022

**COASTAL QUARTER SHD 2 PLANNING APPLICATION**

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# 1 INTRODUCTION

Shankill Property Investments Ltd (the Applicant) is seeking planning permission for residential development on lands within the former Bray Golf Course Lands, Bray. RPS Group Ltd. has been commissioned by the Applicant to prepare this Childcare Demand Analysis (report) to accompany an application for a proposed Strategic Housing Development (SHD).

This report has had regard to the Opinion, Inspector's Report and Meeting Record issued by An Bord Pleanála following the Tripartite Preapplication Meeting held in relation to the subject site (Ref. ABP-312257-21).

This report provides an analysis of the projected childcare demand in the context of projected population demographics including prevailing household sizes in the surrounding area, and with consideration for relevant guidelines, policies and objectives that relate to the proposed scheme and concludes that the proposed development includes a childcare facility with more than sufficient capacity to cater for the demand arising from the subject development.

The report is presented in the following sections:

- Section 1 – Introduction
- Section 2 – Site Context & Proposed Development
- Section 3 – Planning Policy Context
- Section 4 – Demographic Trends & Facilities
- Section 5 – Analysis & Estimate of Demand
- Section 6 – Conclusion

The current application seeks permission for a development comprising 586 no. residential units in a mix of apartments, duplexes and houses. In addition, a childcare facility, café, retail unit and 1 no. mixed use commercial unit are proposed along with all associated and ancillary development and infrastructural works, hard and soft landscaping, open spaces, boundary treatment works, ancillary car and bicycle parking spaces at surface, undercroft and basement levels. The proposed houses and duplexes range in height from 2 – 3 storeys with the proposed 4 no. apartment blocks ranging in height from 3 – 12 storeys. Block A will accommodate 162 no. Build-to-Rent (BTR) units. It is proposed that 274 no. units will be located within the administrative area of Dun Laoghaire-Rathdown County Council and 312 no. units will be located within the administrative area of Wicklow County Council. The childcare facility, retail, café and commercial unit will all be located in the administrative area of Wicklow County Council.

Planning permission was previously granted by Order of An Bord Pleanála (under reference ABP-311181) on part of the subject site for 234 no. residential units, a childcare facility, café and retail unit subject to a number of conditions. The current application incorporates the entire site again seeking permission for those elements of the development as previously permitted under ABP-311181 as well as permission for development on those parts of the site which were previously refused permission under ABP-311181 (these comprise the proposed Blocks A and B).

Accordingly, this assessment also has regard to the Opinion, Inspector's Report and Meeting Record issued by An Bord Pleanála following the Pre-application Meeting held in relation to the subject site consultation held in respect of (Ref. ABP-308291-20. In particular, that Opinion) which, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, notified the prospective applicant that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, specific information should be submitted with any application for permission and which includes at item no. 6.

*“Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.”*

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This *Childcare Demand Analysis Report* also references any other relevant considerations which arose in the course of consultation with An Bord Pleanála in respect of ABP-311181.

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## 2 SITE CONTEXT & PROPOSED DEVELOPMENT

The total site area extends to 8.8 ha and extends into four townlands (Cork Great, Ravenswell, Bray Commons and Little Bray). The Coastal Quarter is approximately 7.84 hectares. The townland boundary between Ravenswell and Cork Great also forms the county boundary between counties Dublin and Wicklow. The application site therefore straddles the administrative boundary of Dún Laoghaire-Rathdown County Council (DLRCC) and Wicklow County Council (WCC). Approximately 3.65 hectares are located within DLRCC and approximately 4.19 hectares are located within WCC.

The subject site is bounded by the DART line which provides Bray/Greystones-City-Howth/Malahide DART services and main rail line services to Wexford and Rosslare Europort. Coláiste Raithin and Ravenswell Primary School are immediately to the west of the subject site, beyond which is the Dublin Road along which regular public transport bus services operate. The River Dargle is south of the site with Bray town centre beyond the river. Bray provides an extensive range of residential amenities including, *inter alia*, retail, healthcare, schools, churches, sports, recreational and public transport facilities. The site location is illustrated on **Figure 2-1** below.



Source: Open Street Map and RPS annotation

**Figure 2-1: Site Location (indicative subject lands outlined in red)**

Residential units, a childcare facility, café, retail units, public open spaces, communal gardens, green links together with all necessary works will also be provided as part of the proposed development. A detailed development description is set out in the *Planning Report and Statement of Consistency* prepared by RPS accompanying this planning application.

The proposed development will consist of the construction of 586 no. residential units in a mix of apartments, duplexes and houses as detailed in **Table 2-1**.

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**Table 2.1: Proposed of Residential Accommodation**

<b>Unit Mix by Bedroom</b>		
<b>Unit Size</b>	<b>Number of Units</b>	<b>Percent of Total</b>
1-bedroom	239	40.7%
2-bedroom	237	40.4%
3-bedroom	98	16.7%
4-bedroom	12	2.0%
<b>Total</b>	<b>586</b>	<b>100%</b>

*Source: Based on Glenn Howell Architects Schedules of Accommodation*



### 3 PLANNING POLICY AND PLANNING HISTORY CONTEXT

For the purpose of this report, RPS has reviewed national-level planning policy providing key elements of national guidance regarding childcare facilities, along with the local authority Development Plans.

#### 3.1 Project Ireland 2040 - National Planning Framework

*Project Ireland 2040 - National Planning Framework* (NPF 2040) is the primary articulation of spatial, planning and land use policy within Ireland and provides an overarching framework for all other policies. The NPF 2040 recognises the changing demographic of household size throughout the country stating:

*“7 out of 10 households in the State consist of three people or less, with an average household size of 2.75 people. This is expected to decline to around 2.5 people per household by 2040.”* (page 95)

The NPF 2040 also recognises the importance of appropriate childcare provision for future growth and acknowledges that childcare is reaching full capacity in Ireland noting that:

*“The continued provision and enhancement of facilities and amenities for children and young people, such as childcare, schools, playgrounds, parks and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable future thereafter.”* (page 88)

*“Childcare provision in Ireland is reaching capacity and new planning approaches and sustained investment will be required, particularly in areas of disadvantage and population growth, to increase capacity and enable existing services to meet regulatory and quality requirements”.* (page 89)

National Policy Objective 31 (page 90) aims to:

*“Prioritise the alignment of targeted and planned population and employment growth within investment in:*

*.....A childcare/ ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities”*

With regard to the provision of childcare facilities, the NPF 2040 highlights the importance of sustainable and improved planning in order to provide quality childcare that will meet regulatory and quality environments for future population growth.

#### 3.2 Childcare Facilities – Guidelines for Planning Authorities (2001) & Circular Letter PL3/2016

The *Childcare Facilities – Guidelines for Planning Authorities* (the Childcare Guidelines) seek to ensure high quality childcare services that are easily accessible, affordable and appropriate for all are provided as part of future development proposals. With regard to childcare facilities within residential developments the Childcare Guidelines state: *“a standard of one childcare facility providing for a minimum of 20 childcare places per approximately 75 dwellings may be appropriate”*. They continue by clarifying that *“these are a guideline standard and will depend on the particular circumstances of each individual site”*. (page 9)

In this regard Appendix 2 of the guidelines states that the benchmark provision of one childcare facility per 75 dwellings is recommended and that this threshold for provision should be established *“having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas”*. The guidelines state that modification to this indicative standard should have regard to the make-up of the proposed residential area and the results of any childcare needs analysis undertaken as part of a county childcare strategy.

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*Circular Letter PL3/2016* issued by the Department of the Environment, Community and Local Government outlines Government's policy with respect to increasing access to childcare and until new Childcare Guidelines are issued requesting planning authorities to expediate planning consultations, applications and referrals relating to the provision of childcare facilities. The Circular Letter advises that the *Child Care (Pre-School Services) Regulations 2006* set out a range of childcare related standards for these facilities and that An Tusla, the Child and Family Agency, is responsible for inspecting services and enforcing compliance with these Regulations. Planning authorities are therefore requested to exclude matters relating to Appendix 1 set out in the Childcare Guidelines including minimum floor area requirements per child from their considerations.

### 3.3 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* (the SRDUA) aim to ensure the sustainable delivery of residential development throughout the country. With regard to childcare facilities, these guidelines note the recommendation of *"the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units"* (page 26) as specified by the Childcare Guidelines and continues stating that:

*"The threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas, in consultation with city/ county childcare committees".* (page 26)

Having regard for the above, it is highlighted that the guidelines acknowledge the need to consider the availability of existing childcare facilities in an area as there may be appropriate provision to accommodate the demand generated by new residential schemes without over providing childcare services.

### 3.4 Sustainable Urban Housing: Design Standards for New Apartments (2020)

The *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2020* (the Apartment Standards) acknowledges the standard of childcare facilities recommended in the Childcare Guidelines as *"one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units"* (page 21). However, the Apartment Standards re-iterate the Childcare Guidelines with respect to each site being considered on its individual merit stating that:

*"... the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms".* (page 21)

It is highlighted that these guidelines acknowledge the need to consider unit mix and the level of family size units when delivering the level of childcare facilities required for residential schemes.

### 3.5 Dún Laoghaire-Rathdown County Development Plan 2022 – 2028

Policy Objective PHP6: Childcare Facilities *"Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage."*

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In general, where a new residential development is proposed – with 75+ dwellings (or as otherwise required by the Planning Authority) – one childcare facility shall be provided on site in accordance with Sections 2.4, 3.3.1 and Appendix 2 of the ‘Childcare Facilities Guidelines for Planning Authorities’ (2001). The provision of childcare facilities within new, and indeed existing, residential areas shall have regard to the geographical distribution and capacity of established childcare facilities in the locale and the emerging demographic profile of the area. (P. 74)

In considering applications for new Childcare Facilities the Planning Authority will refer to Section 4.7 of the Design Standards for New Apartments Guidelines for Planning Authorities, (2020), specifically the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units (P. 234)

### 3.6 Wicklow County Development Plan 2016 – 2022

Objective CD24 of the *Wicklow County Development Plan 2016 – 2022* (the Wicklow Development Plan) requires:

*“Where considered necessary by the Planning Authority, to require the provision of childcare facilities in all residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging demographic profile of the area that this level of childcare facilities is not required).”*

Appendix 1 of the Wicklow Development Plan provides further guidance on childcare provision and advises that within a residential development a childcare facility should be sited at or near the entrance/exit to the proposed development so as to allow for ease of access, drop off / pick up points.

### 3.7 Draft Wicklow County Development Plan 2016 – 2022

With regard to childcare and pre-school the *Draft Wicklow County Development Plan 2016 – 2022* states:

*“The provision of childcare and preschool facilities is recognised by Wicklow County Council as a key piece of social infrastructure enabling people to play a more active role in society, particularly in accessing employment and education. Childcare services range from childminding a small number of children in a private home to pre-schools and crèches. A large number of childcare facilities now provide a full range of services from caring for newborns to pre-school and Montessori type education. The growth in population and housing in Wicklow over the last number of years has not been matched with the necessary growth in childcare services, notwithstanding the implementation of the DoECLG Childcare Facilities Guidelines, which require the provision of 20 childcare places for every new 75 housing units granted permission.*

*CPO 7.27 To facilitate the provision of childcare in a manner which is compatible with land-use and transportation policies and adheres to the principles of sustainable development.*

*CPO 7.28 To facilitate the provision of a network of childcare facilities that reflects the distribution of the residential population in the County, in order to minimise travel distance and maximise opportunities for disadvantaged communities.*

*CPO 7.29 Where considered necessary by the Planning Authority, to require the provision of childcare facilities in all residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging demographic profile of the area that this level of childcare facilities is not required). Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years.”*

### 3.8 Bray Municipal District Local Area Plan 2018 – 2024

The community development and infrastructure strategies, objectives and standards set out in the Wicklow Development Plan apply directly in the Bray municipal district and there are no additional objectives pertaining to childcare set out in the *Bray Municipal District Local Area Plan 2018 – 2024*.

### 3.9 Policy Summary

The importance in providing childcare facilities in order to facilitate the future growth of Ireland, is highlighted in the NPF 2040 and national guidelines. The need is acknowledged in all policies and guidance that provision of such facilities should be established with regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities within the surrounding area and demographic trends.

### 3.10 Planning History

On 20<sup>th</sup> August 2021, Shankill Property Investments Limited applied for permission for a Strategic Housing Development, comprising 591 no. residential units in a mix of apartment, duplex and house units (ABP-311181). It was proposed that 278 no. units be located within the administrative area of DLRCC and 313 no. units be located within the administrative area of WCC. A childcare facility, café and commercial units were proposed to be, located in the WCC administrative area. The childcare facility had a capacity for c.88 no. spaces.

With regard to this childcare facility the Inspector's report considered the scale of the facility as proposed acceptable to meet the demand generated by the full 591 no. residential units proposed stating:

*"I consider the scale of the facility as proposed is acceptable."*

The childcare facility now proposed in design and capacity is as per that permitted under ABP- 311181.

## 4 DEMOGRAPHIC TRENDS & FACILITIES

In June 2022, the Central Statistics Office (CSO) released the Preliminary Results from Census 2022. The quantum of data released is quite limited. The data shows the population of County Dublin and County Wicklow has increased in the intercensal period from 1,347,359 to 1,450,701 (+7.7%) and 142,425 to 155,485 (+9.2%). The natural increase in population in County Dublin and County Wicklow was respectively 5.7% and 6.1%.

This recent data along with population figures from the CSO *Census of Population* recorded in 2016 and the *Module on Childcare Quarter 3 2016 of the National Household Quarterly Survey*<sup>1</sup> as reported in July 2017 were used to create a profile of the study area including population statistics and childcare figures. An TUSLA, the Child and Family Agency, website provides information on existing childcare facilities. The An Bord Pleanála, Dún Laoghaire-Rathdown County Council and Wicklow County Council online planning search facilities also provided information on both existing and permitted childcare facilities within and near the study area.

### 4.1 Study Area

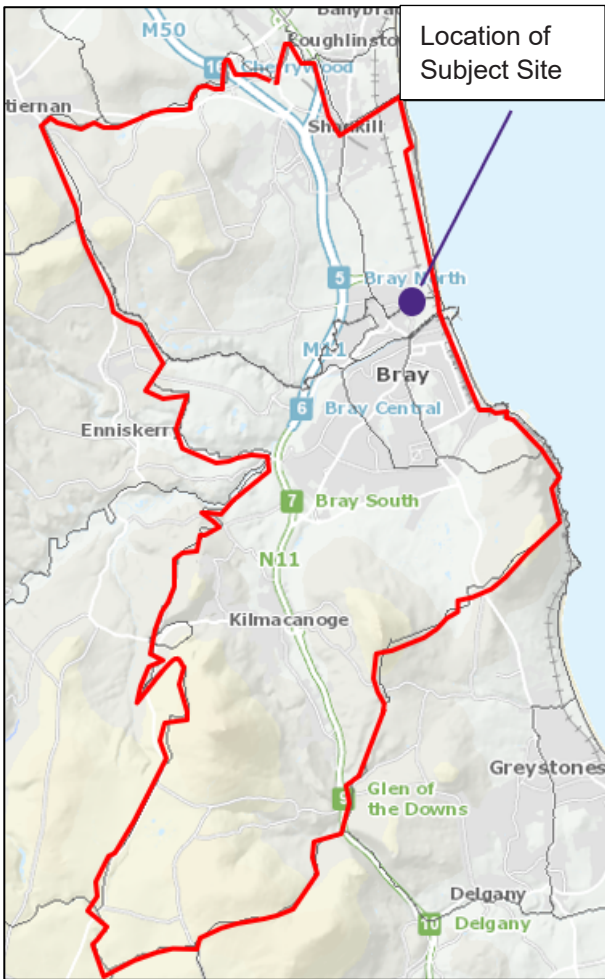
In order to assess the demographic trends and the level of childcare facilities within the vicinity of the subject site, an area within 3km of the subject site was selected as a fair representation of the study area. Population figures from the *Census of Population 2016* were used to create an area profile for the study area. These were examined at Electoral Division (ED) level.

The subject site falls within 2 no. EDs, Bray No.1 ED (CSO Area Code: 15003) in County Wicklow and Shankill-Shanganagh (CSO Area Code: 05062) in County Dublin, other EDs within the study area are Rathmichael (Bray), Shankill-Rathmichael, Bray No. 2, Bray No. 3 and Kilmacanoge. The study area is illustrated in **Figure 4-1**.

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<sup>1</sup> [https://pdf.cso.ie/www/pdf/20170706100048\\_QNHS\\_Childcare\\_Quarter\\_3\\_2016\\_full.pdf](https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf)

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Source: Google Maps, RPS annotation

Figure 4-1: Study Area

## 4.2 Demographic Profile

Table 4-1 shows the 0-4-year old demographic profile of the State, Dún Laoghaire-Rathdown, Wicklow and the study area in 2016.

Table 4.1: 0-4-Year Old Population in the State, Dún Laoghaire-Rathdown, Wicklow and the Study Area, 2016

Location	Total Pop 2022	Total Pop 2016	% Change 2016 - 2022	Total 2016 0-4 yrs	Total 2016 0-4 yrs (%):
State	5,123,536	4,761,865	7.6%	331,515	7.0%
Dún Laoghaire-Rathdown	-	218,018	-	13,810	6.3%
Wicklow	155,485	142,425	9.1%	10,173	7.1%
Study Area	43,479	42,281	2.8%	2,860	6.8%
Bray No.1	1,864	1,839	1.4%	160	8.7%
Shankill-Shanganagh	5,493	5,488	0.1%	401	7.3%
Rathmichael (Bray)	2,312	2,415	-4.3%	155	6.4%
Shankill-Rathmichael	5,716	5,623	1.7%	373	6.6%
Bray No.2	6,786	6,414	5.8%	357	5.6%

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Location	Total Pop 2022	Total Pop 2016	% Change 2016 - 2022	Total 2016 0-4 yrs	Total 2016 0-4 yrs (%):
Bray No.3	6,602	6,459	2.2%	407	6.3%
Kilmacanoge	14,706	14,043	2.1%	1007	7.2%

Source: CSO.ie

Based on the 2016 data, there was a 0-4 age cohort population of 2,860 no. children (6.8%) within the study area which is marginally lower than the State average of 7.0%. The application of this 6.8% to 2022 population data gives a current estimated population of 2,957 within the study area in the 0 – 4 age cohort.

**Table 4-2** shows the demographic profile of females between the ages of 24-55, 45+ and the total population 65+ for the State, Dún Laoghaire-Rathdown, Wicklow and the study area in 2016.

**Table 4.2: Demographic Profile: State, Dún Laoghaire-Rathdown, Wicklow and the Study Area, 2016**

Location	Total Pop	Females 25-44	Females 25-44 (%)
<b>State:</b>	4,761,865	719,363	15.1%
<b>Dún Laoghaire-Rathdown:</b>	218,018	31,684	14.5%
<b>Wicklow:</b>	142,245	20,655	14.5%
<b>Study Area:</b>	<b>42,944</b>	<b>6,346</b>	<b>15.0%</b>
Bray No.1:	1,839	300	16.3%
Shankill-Shanganagh:	5,488	779	14.2%
Rathmichael (Bray)	2,415	376	15.6%
Shankill-Rathmichael	5,623	832	14.8%
Bray No. 2	6,414	940	14.7%
Bray No. 3	6,459	933	14.4%
Kilmacanoge	14,706	2,186	14.9%

Source: CSO.ie

It is most likely for females to have children between the ages of 25-44. Within the State 25-44-year-old females comprise 15.1% of the total population, Dún Laoghaire-Rathdown and Wicklow have a slightly lower 25-44-year-old female population of 14.5%. Within the study area 15.0% of the total population are females between the ages of 25-44 years old, which is consistent with the State and marginally higher than each of the counties.

### 4.3 Childcare Patterns

The *Module on Childcare Quarter 3 2016 of the National Household Quarterly Survey* as reported in July 2017 provides detail on the types of childcare being used in Ireland. Nationally, the most commonly used non-parental childcare type for pre-school children is a 'creche/ Montessori/ playgroup/ after-school facility', with 19% of preschool children availing of this type of childcare in 2016, remaining static since 2007. In the Dublin Region 25% of pre-school children used a 'creche/ Montessori/playgroup/After-school facility' while in the Mid-East Region this reduced to 14%. The most common form of childcare for those of pre-school age was by a parent or partner at 62% and 65% within the Dublin and Mid-East Region respectively. Based on the population of the study area between 0-4 years of 2,957 this would translate to a requirement of 739 no childcare spaces based on the more robust Dublin Region data.

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The Early Childhood Care and Education Programme (ECCE) was first introduced in January 2010 for children who turn 3 years old. The programme seeks to provide children with their first formal experience of early learning prior to commencing primary school. The number of children benefiting from the ECCE programme increased since its introduction with 52,600 no. children enrolled in 2010 and 73,964 no. children enrolled in 2016 and 100,000 in 2018. This is largely due to children being permitted to avail of the programme for 2 years rather than 1 year since 2016.

**Table 4-3** below illustrates the level of the preschool population within the 0-2 and 3-4 years age categories in the study area.

**Table 4.3: Total, 0-2 Years and 3-4 Years Profile of the Study Area, 2016**

ED Area	Population	0-2 yrs	%	3-4 yrs	%
Study Area	42,281	1,636	3.9%	1,224	2.9%

Source: [www.CSO.ie](http://www.CSO.ie)

**Table 4.4: Estimated Total, 0-2 Years and 3-4 Years Profile of the Study Area, 2022**

ED Area	Population	0-2 yrs	%	3-4 yrs	%
Study Area	43,479	1,696	3.9%	1,261	2.9%

## 4.4 Existing Childcare Facilities

Dún Laoghaire-Rathdown Childcare Committee and Wicklow Childcare Committee were consulted and the Pobal online portal reviewed in order to appraise existing childcare service providers within the study area.

The Dún Laoghaire-Rathdown Childcare Committee advised in 2021 that they were aware that childcare provision within the catchment area of Dún Laoghaire-Rathdown was currently at full capacity. Demand is high and provision is currently not meeting this demand. The Wicklow Childcare Committee stated in 2021 that information received from parents over recent years in particular strongly indicate a need for childcare places in the Bray area.

The *Annual Early Years Sector Profile Report 2020/2021* published by the Department of Children and Youth Affairs reports that in Dún Laoghaire-Rathdown 3,784 no. children were enrolled in childcare and there were 403 no. vacant places. This is a vacancy rate of 11%. This report also states that in Wicklow 2,518 no. children are enrolled in childcare and there were 410 no. vacant places. This is a vacancy rate of 16%. These findings indicate there is significant spare capacity within Dún Laoghaire-Rathdown and County Wicklow though it should be noted the vacancy rate is considered unlikely to be sustained once the effects of the COVID-19 pandemic on the enrolments and vacancy rates lessen.

**Figure 4-2** below illustrates the location of existing childcare services within 1km, 2km and 3km of the subject site as per the An Pobal website.



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Source: Pobal.ie

Figure 4-2: Existing Childcare Facilities within 1, 2 and 3km of Subject Site

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A list of childcare providers within the study area based on information provided on the An Pobal website, by the Wicklow County Childcare Committee and by the Dún-Laoghaire Rathdown Childcare Committee is provided below in **Tables 4-5, 4-6 and 4-7.**

**Table 4.5: Childcare Facilities within 1km**

No.	Name	Address	Services Provided	Age Profile	Capacity
1.	Happy Days Playschool	Ravenswell Primary School, 4 Ravenswell, Bray.	Sessional	2-6 years old	22
2.	Ravenswell After School Service	Ravenswell Primary School, Dublin Road, Bray.	Information not provided		
3.	Fun Dayz	6 Prince of Wales Tce, Quinsboro Rd., Bray.	Information not provided		
4.	Tús Nua Montessori & Playgroup	St Andrews (Old School), Eglinton Road, Bray	Sessional	2-6 years old	33
5.	Little Bunnies Montessori	Unit 1, Aubrey Court, Parnell Road, Bray.	Sessional	2-6 years old	44
6.	Clare Elizabeth Creche	1 Eilerslie Villas, Sidmonton Road, Bray	Full Day & Sessional	1-6 years old	100
7.	An Naionra, c/o Gaelscoil Ui Cheadaigh	Vevay Road, Bray.	Sessional	2-6 years old	33
8.	Marian Centre	Greenpark Rd, Bray.	Sessional	2-6 years old	53
9.	Marian Centre (St. Peters School)	Ledwidge Crescent, Little Bray, Bray.	Sessional	2-6 years old	20
10.	Hollyoaks Montessori	St. Peters NS, Bray.	Sessional	2-6 years old	22
11.	LMNO Childcare	9A Purcell Lane, Rear Main Street, Bray.	Full Day	2-6 years old	30
<b>Total:</b>					<b>357</b>

Source: Tusla.ie

**Table 4.6: Childcare Facilities within 1km - 2km**

No.	Name	Address	Services Provided	Age Profile	Capacity
12.	Cois Cairn	Cois Cairn Youth & Community Facility, Cois Cairn, Old Connaught Avenue, Bray.	Sessional	2-6 years old	22
13.	Discoveries Montessori	St James Church, Crinken.	Sessional	2-6 years old	22
14.	St Gerard's Montessori	St Gerard's Montessori, Thornhill Rd.	Full Day	2-6 years old	22
15.	Little Bray Afterschools Service	Little Bray Community Centre, Old Connaught View, Fassaroe, Bray	Sessional	5-11 years old	Information not provided
16.	Zebedee's Montessori Preschool	Glenlucan House, Killarney Road.	Part-time / Sessional	2-6 years old	50
17.	Westfield Montessori School	Westfield House, Sidmonton Road	Part-time/ Sessional	2-6 years old	11
18.	Cuala Montessori	3 Cuala Grove, Bray, Co. Wicklow A98 X832	Sessional	2-6 years old	22

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No.	Name	Address	Services Provided	Age Profile	Capacity
19.	Mother Goose Montessori	Wolfe Tone District Youth Club, Bray, Co. Wicklow	Sessional	2-6 years old	40
20.	Little Oaks Academy Ltd	Vevay Road, Bray, Co. Wicklow	Part time	2-6 years old	33
21.	Little Rascals, Little Bray, Family Resource Centre, New Ard Chualann, Fassaroe, Bray	Ard Chuallan, Fassaroe	Sessional/ Part-time/ Drop-in	0-6 years old	14
<b>Total:</b>					<b>236</b>

Source: Tusla.ie

Table 4.7: Childcare Facilities within 2km - 3km

No.	Name	Address	Service Provided	Age Profile	Capacity
22.	Cherry Blossom Grove Montessori	23 Corbawn Drive	Sessional	2-6 years old	22
23.	Tiggy Tigers	Unit 1, Quinns Rd., Shankill, Dublin 18	Information not provided.		
24.	Toddlers Haven Preschool	St. Anne's Resource Centre, Shankill, Co. Dublin	Information not provided.		
25.	Naionra Pobail Seanchill CTR	Croí na Coille, Lower Road, Shankill, Dublin	Full Day/ Part-time/ Sessional	2-6 years old	50
26.	Discoveries Creche & Montessori Ltd	Olcovar, Shankill, Co. Dublin	Full Day	0-6 years old	47
27.	Heatherfield Playgroup	Heatherfield, Quarry Road, Shankill, Co. Dublin.	Sessional	2-6 years old	18
28.	John Scottus Pre-School Old Conna	Old Conna, Ferndale Road, Rathmichael	Full Day/ Sessional	2-6 years old	57
29.	Little Harvard Creche & Montessori	Upper Dargle Road, Riverdale, Bray.	Full Day / Sessional / Part time	2 -6 years old	100
30.	Coillte Academy Preschool	2 Cill Sarain, Herbert Road, Bray	Sessional	2-6 years old	22
31.	Jolly Tots St. Fergals Resource Centre	107 Oldcourt Avenue	Sessional / Part time	0-6 years old	13
32.	Marian Centre (Ballywaltrim)	Marian Centre, Ballywaltrim Centre, Boghall Rd., Bray.	Sessional	2-6 years old	30
33.	Clever Little Bunnies	Ballywaltrim Community Centre, Boghall Road, Bray, Co. Wicklow	Information not provided.		
34.	Scallywags Childcare	25 Bentley Avenue, Bray, Co. Wicklow	Sessional	2-6 years old	22
35.	Belmont Montessori	235 Belmont, Bray, Co. Wicklow	Sessional	2.5-5.5 years old	11
36.	Oak Glen Creche & Montessori	20 Oak Glen View.	Sessional	2-6 years old	20
37.	Park Academy Childcare Nature Kindergarten	Pigwood, Killruddery Estate, Bray.	Full Day	2-6 years old	35
<b>Total:</b>					<b>447</b>

Source: Tusla.ie

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**Table 4-5, Table 4-6 and Table 4-7** show there are 37 no. childcare facilities within 3km of the subject site of which 11 no. are within 1km, 10 no. are within 1- 2km and 16 no. are within 2- 3km. There is at least 1,040 no. childcare places within the study area. This figure is an underestimation as 5 no. facilities did not disclose capacity information, therefore the total number of places in the area is somewhat higher. Within 1km of the site there are 357 no. places. The closest childcare facility adjacent to the subject site is Happy Days Playschool within 100m of the subject site.

### 4.5 Permitted Childcare Facilities

A desktop review of planning history for the surrounding area in the vicinity of the subject lands was undertaken using the Dún Laoghaire-Rathdown County Council's and the Wicklow County Council's planning application search facilities. Recent planning permissions for new childcare facilities within 3km of the subject site are listed below:

- ABP-311181-21:** On 10<sup>th</sup> December 2020, an Order was made by the Board confirming a split decision (ABP-311181-21), to refuse permission for proposed Block A and Block B and grant permission for the remainder of a proposed SHD development. Permitted development includes 234 no. residential units in a mix of apartment, duplex and house units, a childcare facility, café and commercial units. Also proposed were all associated and ancillary development and infrastructural works, hard and soft landscaping and boundary treatment works, associated car and bicycle parking spaces at surface, undercroft and basement levels. The permitted childcare facility has c.88 no. spaces. With regard to this childcare facility Inspector's report considered the scale of the facility as proposed is acceptable to meet the demand generated by the full 591 no. residential units proposed. Given that the subject development will replace this permitted development the childcare spaces permitted under ABP-311181-21 are not considered further below.
- Reg. Ref. D19A/0422:** Permission for amalgamation of existing ground floor medical consulting room unit and existing vacant childcare unit into one combined unit for childcare use at Unit 1 Quinn's Road, Shankill, Dublin was granted on 18<sup>th</sup> June 2020. Information provided by the applicant as part of a response to further information states a maximum of 33 no. 3 – 5 years old and 36 no. 5 – 12-year-old children would be accommodated per morning and afternoon session respectively
- ABP-305844-19** On 27<sup>th</sup> February 2020, An Bord Pleanála granted planning permission for a Strategic Housing Development comprising 685 no. residential units. Condition no. 2 attached to the decision to grant permission required that the proposed childcare facility be increased to accommodate approximately 148 no. full time equivalent children on lands at Cork Little, Woodbrook, Shankill, County Dublin. This accords with DLRCC recommendation based on discounting the one-bedroom units and providing 20 no. childcare places per 75 no. units.
- ABP-306583-20** On 8<sup>th</sup> July 2020, An Bord Pleanála approved an application under section 175 of the Planning and Development Act 2000, as amended for the construction of 597 no. residential units and other facilities including a creche facility with capacity to accommodate 107 no. children at the townlands of Shanganagh, Cork Little and Shankill, County Dublin. Provision has been made for 20 no. childcare places per 75 no. residential units, excluding 1 bed and studio units.

Overall, 291 no. new childcare places have been permitted within 1-2 km from the subject site. **Table 4-8** summarises the total overall places in the area from both existing and permitted facilities. It should be noted that those spaces permitted under **ABP-311181-21** have been omitted to avoid double counting.

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**Table 4.8: Summary Table of Childcare Places within the Study Area**

<b>KM from the Site</b>	<b>Existing Childcare Places</b>	<b>Permitted Childcare Places</b>	<b>Total Childcare Places</b>
1 km	357	0	357
1-2km	236	291	527
2-3km	447	0	447
<b>Total:</b>	<b>1,040</b>	<b>291</b>	<b>1,331</b>

Source: Tusla.ie, Dún Laoghaire-Rathdown County Council, An Bord Pleanála

In the study area, there is a total of approximately 1,040 no. existing childcare places provided between 37 no. childcare providers within a 3km radius from the subject site and 3 no. permitted childcare facilities with approximately 291 no. childcare places. Overall combining existing and permitted childcare facilities there is a total of approximately 1,331 no. childcare places in the study area.

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# 5 ANALYSIS & ESTIMATE OF DEMAND

In order to ascertain the projected demand for the childcare places an analytical approach has been used, which includes the following factors, in addition to the policy context outlined above:

- Site Location and access;
- Housing mix proposed;
- Level of current childcare facilities in the vicinity;
- Demographic profile; and
- Estimate of Demand.

## 5.1 Site Location and Access

As set out in **Section 2**, the proposed development is well served with residential amenity and infrastructure and is convenient to existing and proposed public transport links. The central location and existing / planned transport linkages facilitate ease of accessing existing childcare facilities.

## 5.2 Housing Mix Proposed

The mix of housing types and sizes proposed will influence the future resident population. Larger units with more bedrooms are more likely to be occupied by households with children. The proposed development unit mix is as per **Table 6-1**.

**Table 5.1: Unit Mix by Bedroom**

Unit Mix by Bedroom		
Unit Size	Number of Units	Percent of Total
1-bedroom	238	40.6%
2-bedroom	238	40.6%
3-bedroom	98	16.7%
4-bedroom	12	2.0%
Total	586	100%

## 5.3 Level of Current Childcare Facilities in the Vicinity

As set out in **Section 4** and summarised in **Table 4-7**, there are 37 no. existing childcare facilities in the study area providing a total of 1,034 no. places.

## 5.4 Level of Permitted Childcare Facilities in the Vicinity

As set out in **Section 4** and summarised in **Table 4-8**, there are 3 no. permitted facilities within the Study Area providing a total of 291 no. childcare places.

In total combining current facilities and permitted facilities, there are a total of 1,331 no. places.

## 5.5 Demographic Profile

As set out in **Section 4**, the demographic profile of the study area is extremely similar to the national profile. 7.1% of the population is aged 0 – 4 years. In 2016 the national average household size was 2.75. According to the NPF the average household size is expected to decline to 2.5 people by 2040. The decline in average household size suggests that family sizes are becoming smaller, therefore there will be a decline

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in the number of childcare places required. In calculating the demand likely to be generated by the proposed development and the future demand for childcare places the 2016 figures have been used in order to provide a robust analysis.

As evidenced by the *Module on Childcare Quarter 3 2016 of the National Household Quarterly Survey<sup>2</sup>* (CSO) as reported in July 2017 not all preschool children attend childcare facilities and it is considered that there will always be a significant portion of children who do not attend or attend only occasionally. Table 3 of this module found that **25%** of preschool children in the Dublin region attended Creche / Montessori / Playgroup / After-school facilities. The module found that 14% of preschool children in the Mid-East region attended Creche / Montessori / Playgroup / After-school facilities. The introduction of the National Childcare Schemes for the over 3s may have led to some increase, but still not all children are expected to attend childcare facilities.

### 5.6 Estimate of Demand

The Childcare Guidelines, Residential Density Guidelines, Apartment Standards and local planning policy recognise the need to assess proposals based on their locational merits. In this regard the Apartment Standards state:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”.*

With regard to the proposed development, the threshold for provision of facilities should be established having regard to:

- Scale and unit mix of the proposed development;
- Existing geographical distribution of childcare facilities; and
- Emerging demographic profile of the area.

#### 5.6.1 Scale and Unit Mix of the Proposed Development

There are 238 no. 1-bedroom apartment units proposed, excluding these units the proposed development would generate a need for childcare places based on 420 no. dwellings as set out below:

**348 no. units / 75 dwellings = 4.6 X 20 (minimum required places) = 92 no. childcare places.**

Noting that there are 110 no. 3- and 4-bedroom units and excluding 33.3% of the 2-bedroomed units the proposed development would generate a need for childcare places based on 269 no. dwellings translating to:

**269 no. units / 75 dwellings = 3.4 X 20 (minimum required places) = 72 no. childcare places.**

#### 5.6.2 Existing Geographical Distribution of Childcare Facilities

As set out in **Section 5.4**, in total combining current facilities and permitted facilities, there are a total of 1,325 no. places.

<sup>2</sup> [https://pdf.cso.ie/www/pdf/20170706100048\\_QNHS\\_Childcare\\_Quarter\\_3\\_2016\\_full.pdf](https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf)

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### 5.6.3 Emerging Demographic Profile of the Area

Based on the *Childcare of the National Household Quarterly Survey* (2016) which recorded that 25% of preschool children attended a childcare facility in the Dublin Region and 14% preschool children attended a childcare facility in the Mid-East Region and that all preschool children over 3 years can avail of 2 years of National Childcare Schemes such as the Early Childhood Care and Education (ECCE) programme it is assumed for robustness that:

- 25% of those aged 0-2 years will attend a childcare facility; and
- 100% of those aged 3-4 years will attend a childcare facility in order to avail of national childcare schemes.

Based on the 2016 national average household size of 2.75 providing an anticipated population of the Coastal Quarter is 1,625 and applying these childcare attendance assumptions the demand for childcare spaces within the Coastal Quarter is set out in **Table 5-1** below.

**Table 5.2: Anticipated Demand for Childcare Places**

Cohort:	Population 0-4 Years	% Requiring Childcare		No. of Required Places
0-2 years	$1,612^1 * 3.9\%^2 = 63$	$63 * 25\%^3$	=	16
3-4 years	$1,612^1 * 2.9\%^2 =$	$47 * 100\%^4$	=	47
<b>Total</b>	-	-		<b>63</b>

1. Units (586no.) \* average household size (2.75).
2. % of population is that age cohort based on state 2022 figures presented in Table 4-3.
3. % of preschool within attended Creche / Montessori / Playgroup / After-school facilities in Dublin region..
4. Assume all (100%) within the 3-4 year cohort attend to avail of national childcare schemes.

In consideration of the specific determinants associated with this development such as unit mix, level of childcare provision in the area and trends in childcare facility attendance it is considered appropriate to provide a facility to accommodate **63 no.** childcare places.

The permitted childcare facility has c.88 no. spaces. With regard to this childcare facility the Inspector's Report (ABP Ref. 3111181-21) considered the scale of the childcare facility as proposed acceptable to meet the demand generated by the full 591 no. residential units proposed.

Given the analysis above and the considerations of ABP under Ref. 3111181-21, the proposed childcare facility with capacity for 88 no. spaces is considered sufficient to meet demand generated by the subject development.



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# 6 CONCLUSION

RPS has prepared this report on behalf of Shankill Property Investments Ltd. to accompany a SHD application for the development of 586 no. residential units within the former Bray Golf Course Lands.

The proposed development comprises 238 no. 1-bedroom units, 238 no. 2-bedroom units, 98 no. 3- bedroom units and 12 no. 4-bedroom units.

This report provides an overview of the proposed development and highlights the relevant planning policies and objectives relating to the provision of childcare facilities as outlined in policy documents.

Considering existing and permitted childcare facilities within a 3km radius of the subject site alongside policy documents, CSO data and consultations with the Dún Laoghaire-Rathdown and Wicklow Childcare Committees, it is concluded that demand for childcare services is high.

Within the study area, a 3km radius from the subject site, there are 37 no. existing services providing 1,040 no. childcare places and 3 no. permitted services providing 291 no. places. In total there is 1,331 no. childcare space in the study area.

*The Quarterly National Household Survey Q3 2016 Module on Childcare* stated that 25% of those of preschool age used a creche/Montessori/playgroup/afterschool service in comparison to 62% of this age group who used a parent/ partner as their childcare in the Dublin Region.

Based on the demand analysis the following apply:

- A rigid application of the Childcare Guidelines, excluding one bed units, would necessitate the provision of a childcare facility with 92 no. places.
- Applying the Childcare Guidelines excluding one bed units and 33% of two bed units would necessitate the provision of a childcare facility with 72 no. places.
- A robust analysis of projected childcare demand allowing for mix of units proposed, household size, childcare practises and the ECCE Programme found that demand for 0 – 4 years childcare places shall be no more than 63 no. places.

It is considered that a childcare facility with capacity for 88 no. spaces (as permitted under ABP Ref. 311181-21) has more than sufficient capacity to meet demand generated by the subject development.