

Childcare Assessment

Fortfield Road, Terenure, Dublin

December 2024



Turley

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Client

1 Celbridge West Land Limited

Our reference

LIOX3001 Fortfield Road Terenure

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1. Introduction

- 1.1 Turley¹ have been instructed by 1 Celbridge West Land Limited² to prepare this Childcare Assessment for a Large-Scale Residential Development (LRD) Pre-Planning Submission at Fortfield Road, Terenure (the site). The proposed development comprises:
- 1.2 *“The development will comprise a Large-Scale Residential Development (LRD) on a site at Fortfield Road, Terenure of 284 no. units delivering 19 no. houses and 265 no. apartments made up of studios; 1 beds; 2 beds; 3 beds; and 4 beds. The development will also provide community, cultural and arts space and a creche. Communal internal space for residents will also be delivered. Provision of car, cycle and motorbike parking will be provided throughout the development, including at basement and surface level. Vehicular/pedestrian/cyclist access from Fortfield Road. Proposed upgrade works to the surrounding road network is also included. All associated site development works, open space, services provision, ESB substations, plant areas, waste management areas, landscaping (both public and communal) and boundary treatments.”*
- 1.3 This Childcare Assessment has regard to relevant policies and objectives of the Dublin City Development Plan (DCDP, 2022 to 2028) together with S28 Ministerial Guidelines, provided by the Childcare Facilities Guidelines for Planning Authorities (Childcare Guidelines, 2001) and Sustainable Urban Housing Design Standards for New Apartments (Apartment Guidelines, 2023).
- 1.4 This Childcare Assessment and its methodology have been prepared in light of these documents to ascertain whether a sufficient supply of childcare facilities exist within the local area to cater for demand arising from the proposed development. It does so by establishing a study area for the assessment; providing a demographic review of the population, its make-up, and the capacity of existing childcare facilities to cater for the demand arising.
- 1.5 The assessment is cognisant of comments made by Dublin City Council (DCC) and An Bord Pleanála (ABP) in their reports on the previous LRD planning application on the site (DCC reference LRD6004/22-S3 and ABP reference LH29S.314390).

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2. The Site

- 2.1 The site is c4.77 ha of land (including the area the subject of an application in South Dublin County Council lands) in Terenure, Dublin City. It is located to the south of existing residential properties along Greenlea Road, to the east of Fortfield Road and to the north and west of Terenure College. The site is illustrated on Figure 2.1.

Figure 2.1: Site Location Plan



Source: Urban Agency

- 2.2 The site is located in Terenure, a suburb in the southern part of Dublin City. The site is surrounded by the established residential areas of Fortfield Road, Greenlea Road, Templeogue Road, and Lakelands Park. It is c1 km to the south-west of Terenure Village, which provides a range of services and facilities. Bus stops and cycle paths are available within 30m to 650m of the site along Fortfield Road, Templeogue Road and Terenure Road West. Services include Dublin Bus Routes 54A, 15, 17, 17D, 49, 65 and 65B, and the new Bus Connects Dublin Bus Routes S4 and 74.

Source: Urban Agency

Table 3.1: Proposed Residential Mix

Unit Typologies	Occupancy	Units No.	Percentage
Studio Apartment	2-person	10	4%
1-bed Apartment	2-person	117	41%
2-bed Apartment	4-person	129	45%
3-bed Apartment	5-person	9	3%
4-bed House	7-person	19	7%
Total		284	100%

4. Planning history

4.1 Site specific

- 4.1 The site has been the subject of an LRD Planning Application which was refused permission under the terms of DCC Reg. Ref. LRD6004/22-S3 and ABP Reg. Ref. LH29S.314390. That planning application proposed 385 no. residential units comprising 364 no. Build to Rent (BTR) Apartments (15 no. studios, 166 no. 1-bedroom apartments, 174 no. 2-bedroom apartments and 9 no. 3-bedroom apartments), 21 no. houses (5 no. 2-bedroom houses and 16 no. 4-bed houses) and associated development.

- 4.2 The LRD application was supported by a Childcare Assessment, which concluded that there was no identified need for a childcare facility to support the development. An extract from the DCC Planner's Report (pg. 25, August 2022) which assesses the Childcare Assessment is cited as follows:

"The applicant in their Childcare Needs Analysis states that given the nature of the BTR element, the likelihood that all two-bedroom BTR apartment units will be occupied by young professionals and single people, and they therefore consider it reasonable to exclude the 2-bed units from the calculation. They, therefore, contend that houses and 3-bed apartments have the potential to generate just 8 childcare spaces, which can be met by the existing provision in the area.

They also state that they reached out to each of the childcare providers and 41% responded stating that 4 spaces were available immediately and as such they extrapolate that on a pro-rata basis to a total capacity of 10 spaces within the catchment. They also reached out to the Dublin City Childcare Committee and were informed that 13 spaces were available in the Dublin 6W area.

They therefore conclude that the provision of a childcare facility is not required as section 4.7 of the 'Sustainable Urban Housing: Design Standards for New Apartments', states that two bed apartments may also be considered in part or whole to not require childcare provision. Third parties have raised concern regarding the ability of the area to cater for childcare needs and dispute contention that those residing in two bed BTR units will not have children and therefore consider that the development will negatively impact on the residential amenity of the existing residents of the area.

Assessment: Having regard to the number of residential units proposed and to the lack of local childcare capacity in the area as indicated in the Childcare Demand Assessment, it is the opinion of the planning authority that on-site childcare facilities should be provided as part of the scheme. However, it is accepted that this could be addressed by way of condition in the event that permission is granted."

- 4.3 DCC in their decision to refuse planning permission concluded that a childcare facility should be provided as part of the development, suggested by planning condition.

5. Planning Policy

5.1 This Childcare Assessment has regard to the Dublin City Development Plan (DCDP, 2022 to 2028) and S28 Ministerial Guidelines, that is the Childcare Facilities Guidelines for Planning Authorities (2001) and the Sustainable Urban Housing Design Standards for New Apartments (2023).

5.1 S28 Ministerial Guidelines

Childcare Guidelines for Planning Authorities (2001)

5.2 The Childcare Facilities: Guidelines for Planning Authorities (The Childcare Guidelines, 2001) generally recommend that one childcare facility is provided for every 75 dwellings proposed as part of new development (Paragraph 2.4). The policy confirms that this approach may not be appropriate for every development. Childcare provision may not be required where “there are significant reasons to the contrary, for example, development consisting of single-bed apartments or where there are adequate childcare facilities in adjoining developments” (Childcare Guidelines, 2001, pg. 5). In this context, the standard of a childcare facility per 75 dwellings is a guideline rather than an absolute requirement.

5.3 Appendix 2 of the Childcare Guidelines confirms that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to the following:

<p><i>“The make-up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate. (If an assumption is made that 50% approximately of the housing area will require childcare then in a new housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. Other assumptions may lead to an increase or decrease in this requirement.)</i></p>	<p>The Childcare Assessment confirms the make-up of the proposed residential area, both existing and proposed as part of this development. The Childcare Guidelines (2001) standard of 20 no. space childcare facility per 75 no dwellings would result in a need for c76 no. childcare spaces to be provided as part of the development (284 dwellings / 75 dwellings * 20 childcare spaces).</p> <p>Having regard to Section 4.7 of the Sustainable Urban Housing Design Standards for New Apartments (2023) outlined below, the development primarily provides one and two-bedroom apartments (90% of the development, 284 no.) and the existing demographic context confirms that level of demand for childcare spaces is unlikely to be required.</p> <p>An accurate and realistic projection of future childcare demand is provided in</p>
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	Section 8 (Childcare Assessment) in light of the findings of Section 7 (Demographics).
<i>The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees, which will have identified areas already well-served or alternatively, gap areas where there is underprovision, will also contribute to refining the base figure."</i>	This Childcare Assessment has been devised using existing published material outlined in Section 6 (Methodology). Dublin City Childcare Forum will also be consulted in due course and before a formal planning application for the proposed development is lodged.

Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2023)

- 5.4 The Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (The Apartment Guidelines, 2023) include specific provisions in respect of childcare. Section 4.7 states (our emphasis):

"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 childcare 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."

The majority of the proposed development (90%) comprises 1-bedroom apartments (studios, 10 no. and, 1-bedroom apartments, 117 no.) and 2-bedroom apartments (129 no.). In light of the Apartment Guidelines, the assessment of need has been carried out on the basis of:

1. The omission of one-bed apartments;
2. The omission of 50% of the two-bed apartments on the basis that some, but certainly not all, may support families, including children.

This Childcare Assessment has found that the need for childcare spaces generated by the proposed development is low, and capacity exists in the study area to meet the needs arising. As a result, there is no identified need to deliver a childcare facility as part of the development. Notwithstanding this, a childcare facility is provided as part of the development in full compliance with relevant planning policy.

5.2 Dublin City Development Plan 2022-2028

- 5.5 The Dublin City Development Plan 2022-2028 (DCDP) was adopted at a Special Council meeting on November 2, 2022, and came into effect on December 14, 2022.
- 5.6 In relation to childcare provision, Dublin City Development Plan (DCDP, 2022-2028) Policy QHSN55, Objective QHSNO19 and Section 15.8.4 applies.
- 5.7 Policy QHSN55 (Childcare Facilities) seeks *“to facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth”* (our emphasis). This policy, therefore, requires childcare facilities to be provided in new development if they are required to meet the needs of the projected population. This Childcare Assessment concludes the need for childcare spaces generated by the proposed development is low and capacity exists in the study area to meet the needs arising.
- 5.8 Objective QHSNO19 Pre-School Facilities provides standards relating to the appropriate siting of pre-school facilities in new development. As childcare facilities are not required as part of this development, this objective is not considered further in this assessment.
- 5.9 Section 15.8.4 of the DCDP Development Management Standards confirms the plan objective *“to ensure that an adequate number of childcare facilities are provided to serve the city’s growing population.”* It goes on to state that *“In order to meet this objective, one childcare facility (equivalent to a minimum of 20 child spaces) for every 75 no. dwelling units shall be provided in all new mixed-use and residential schemes.”* This standard confirms that one childcare facility per 75 no. dwellings is required in order to meet the needs of a *“growing population”*. This Childcare Assessment concludes that the need for childcare spaces generated by the proposed development is low, and capacity exists in the study area to meet the needs arising. Notwithstanding this, a childcare facility is provided as part of the development in full compliance with relevant planning policy.
- 5.10 Section 15.8.4 confirms those items that should be included in a Childcare Assessment, as follows:

<i>“As part of the community and social audit, an assessment of the childcare facilities in the surrounding 1 km radius of the proposed should be included.”</i>	The Childcare Assessment study area is a 1 km radius of the proposed development.
<i>“The analysis should 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</i>	The make-up of the existing residential area is described in Section 7 (Demographics) that follows.

<p><i>accommodate (if an assumption is made that 50 % approximately of the housing area will require childcare, how does the proposal contribute to the existing demand in the area).“</i></p>	<p>The mix of community proposed as part of the development is primarily small households as the development primarily provides studio, one and two-bedroom apartments (90% of the total development, 284 no. units). These housing units are unlikely to require childcare, although it is acknowledged that some of the 2-bedroom units may accommodate children.</p> <p>The development’s 3—and 4-bedroom units (28 no.), alongside some of its 2-bedroom units, would contribute to the demand for childcare spaces in the area. To confirm an accurate and realistic demand for childcare spaces, this Assessment omits one-bedroom units and 50% of the two-bed units. This is provided in Section 8 (Childcare Assessment).</p>
<p><i>“The number of childcare facilities within walking distance (i.e. 1 km) of the proposal.”</i></p>	<p>11 no. childcare facilities are located within a 1 km walking distance of the proposal.</p>
<p><i>“The capacity of each childcare facility and the available capacity by completion of the project.”</i></p>	<p>The 11 no. childcare spaces have a capacity of 550 no. spaces and 8 no. vacancies confirmed via a telephone survey conducted in March 2024 with an 82% response rate. Subject to the grant of planning permission, the development is projected to be completed by 2026/27</p>
<p><i>“The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.”</i></p>	<p>This Childcare Assessment has been devised using existing published material outlined in Section 6 (Methodology). Dublin City Childcare Forum will also be consulted in due course and before a formal planning application for the proposed development is lodged.</p>

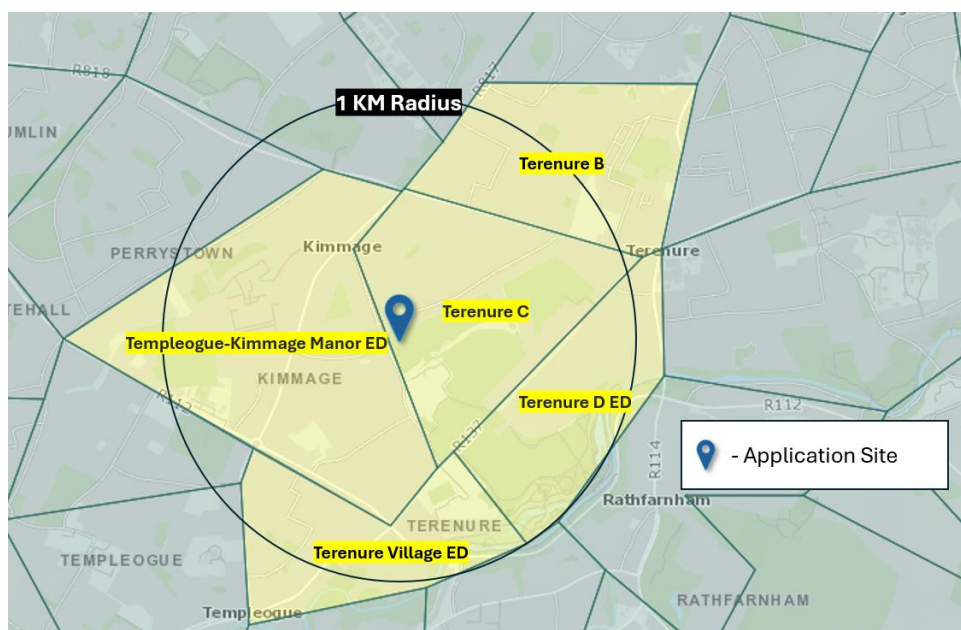
<p><i>“Childcare facilities should also be located in existing residential areas, business/technology parks, industrial estates, areas of employment and within office blocks, with such provision being established having regard to the Dublin City Childcare Committee audit and needs analysis (for full details, see Childcare Facilities, Guidelines for Planning Authorities 2001). “</i></p>	<p>The childcare facility is to be located in an existing residential area.</p>
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The Childcare Assessment complies with Section 15.8.4 and Policy QHSN55, by assessing childcare facilities within the study area (see Section 8 of this report).

6. Methodology

- 6.1 For the purposes of this assessment, a study area of a 1km radius of the proposed development has been adopted as required by the DCDP (2022 to 2028).
- 6.2 The following approach to this Childcare Assessment has been adopted:
1. The existing and emerging demographic profile of the study area has been confirmed, including the demand for childcare spaces, in **Section 7** (Demographics); and
 2. The existing supply of childcare facilities in the study area, including capacity, is confirmed in **Section 8** (Childcare Assessment) alongside the demand for childcare spaces generated by the proposed development.
- 6.3 **Section 7** (Demographics) analyses the demographics profile of the 1 km Study Area, in terms of the population and age profile of 5 no. Electoral Divisions (EDs). EDs have been selected where 50% of the ED falls within the 1 km study area as depicted on Figure 6.1 and listed as follows:
1. Terenure B
 2. Terenure C (including the subject site)
 3. Terenure D
 4. Templeogue - Kimmage Manor ED
 5. Terenure Village

Figure 6.1: 1 km Study Area – Electoral Divisions



Source: Central Statistics Office, CSO, Census 2022

6.4 **Section 8** (Childcare Assessment) confirms the childcare facilities that exist within the 1 km study area. Locations of the facilities are confirmed using the Pobal Childcare Map, capacity using the TUSLA Maps/Lists and vacancies using a phone survey conducted with childcare providers in March 2021.

6.5 The following sources have formed the basis for this assessment:

1. Pobal Childcare Map and TUSLA Maps/lists of childcare providers to ascertain the existing childcare facility locations and capacity;
2. TUSLA (Child and Family Agency) Early Years Inspectorate Report and School Age Register to gather capacity and service type data;
3. Telephone survey (March 2021) with childcare providers to confirm the capacity of existing childcare facilities; and
4. Relevant policy from the Central Statistics Office (CSO) and National Government about existing demographic trends.

6.6 It is also noted that:

1. This Assessment is made on the basis of published information and telephone survey of services that are registered with TUSLA, acknowledging that informal childcare also provides a significant contribution to wider area.
2. Given the pre-planning nature of this inquiry, the Dublin City Childcare Committee will be consulted in due course and prior to the lodgement of the planning application.

7. Demographics

4.1 Population

- 7.1 The subject site falls within the Electoral Division (ED) of Terenure C. The subject ED has a population of 1,881 persons according to Census 2022. The 1 km study area includes 5 no. EDs, that is subject ED (Terenure C), Terenure B, Terenure D, Templeogue-Kimmage Manor, and Terenure Village. This study area has a combined population of 13,608 persons. Population growth at ED is significantly below that recorded in the Study Area, Dublin City in the wider State from 2011 to 2022. The subject ED saw only 0.1% population growth over the period (2011 to 2022), relative to the Study Area (7.1%), the State (12.2%) and Dublin City (12.3%), with recorded rate growth being -12.2% less than Dublin City. That said, Study Area growth rates were also low, almost 60% below that experienced in the wider Dublin City.

Table 7.1: Population at ED, 1 km ED, DCC and National Levels

Electoral Division	2011 Census	2016 Census	2022 Census	% Change 2011-22
Subject ED (Terenure C)	1,880	1,854	1,881	0.1%
1 km Study Area (5 no. EDs)	12,701	13,066	13,608	7.1%
Dublin City Council	527,612	554,554	592,713	12.3%
Ireland	4,588,252	4,761,865	5,149,139	12.2%

Source: CSO, 2022

4.2 Age Profile

- 7.2 Tables 7.2 and 7.3 below describe the area's age profile according to Census 2016 and Census 2022 respectfully.
- 7.3 At Census 2022, 4% of the subject ED comprised pre-school-age children (0 and 4 years), a 1% reduction from 2016 Census figures. This pre-school-age population is lower than the Study Area (5%), Dublin City (5%), and national (6%) figures, all of which provide a greater proportion of pre-school children by a factor of 1-2%. This factor has been consistent since Census 2016.
- 7.4 20% of the subject ED falls within the school-going age group (5-19 years), again representing a 1% reduction on the 2016 Census. These figures are in line with the state (20%) but higher than the study area (18%, +2%) and Dublin City (15%, +5%).
- 7.5 While the vast majority of the ED is populated by adults, the area does include a greater proportion of older adults (22%) which is 9% higher than the levels at Dublin

City (13%), a trend that is existed since Census 2016, where levels were 13% higher than Dublin City figures (subject ED, 26%, Dublin City, 13%). Within the subject ED, Adults (25-64 years) account for 47% of the area, which is also below Study Area (49%), State (53%) and Dublin City (59%) levels, although proportions have increased (+5%).

Table 7.2: Age Profile 2016 Census

Age Cohort	Terenure C Electoral Division	1 km Study Area (5 no. EDs)	Dublin City Council	Ireland
Preschool (0-4 years)	84 (5%)	770 (6%)	30,683 (6%)	331,515 (7%)
School (5-19 years)	387 (21%)	2388 (18%)	81,311 (15%)	977,853 (21%)
Young adults (20-24 years)	124 (7%)	790 (6%)	44,484 (8%)	273,636 (6%)
Adults (25-64 years)	784 (42%)	6,846 (52%)	325,721 (59%)	2,541,294 (53%)
Older adults (65+ years)	475 (25%)	2,384 (18%)	72,355 (12%)	637,567 (13%)
Total	1,854	13,178	554,554	4,761,865

Source: CSO, 2016 (Figures may not add due to rounding).

Table 7.3: Age Profile 2022 Census

Age Cohort	Subject ED (Terenure C)	1 km Study Area (5 no. EDs)	Dublin City Council	Ireland
Preschool (0-4 years)	71 (4%)	705 (5%)	28,946 (5%)	295,415 (6%)
School (5-19 years)	385 (20%)	2,498 (18%)	89,926 (15%)	1,054,500 (20%)
Young adults (20-24 years)	124 (7%)	817 (6%)	45,907 (8%)	307,143 (6%)
Adults (25-64 years)	882 (47%)	6,677 (49%)	348,566 (59%)	2,715,766 (53%)
Older adults (65+ years)	419 (22%)	2,911 (22%)	79,368 (13%)	776,315 (15%)
Total	1,881	13,608	592,713	5,149,139

Source: CSO, 2022 (Figures may not add due to rounding).

4.3 Childcare Trends

- 7.6 Live births continue to fall significantly across Ireland, with a 20% decrease in live births across the State from 2012 to 2022. These figures are also reflected in Dublin City which saw a 31.2% reduction in births since 2012. According to the Vital Statistics Yearly Summary (CSO 2022, published May 2023):

“There were 57,540 births registered in 2022, 29,400 male births and 28,140 female births, a decrease of 903 on 2021. The 2022 total is 20% lower than in 2012 when 72,225 births were registered.”

- 7.7 Children per family has, as a consequence, reduced across the country. Census 2022 saw a 26% fall in the average number of children per family since 1996, with the national average standing at 1.38 children per family. Census 2022 confirmed that Dublin City has a lower number of children per family than the national figures at 1.11. The Kimmage-Rathmines Electoral Area, which includes the site, has a lower figure again at 1.06 children per family. According to the Census of Population 2022 Profile 3 - Households, Families and Childcare (CSO, 2022):

“26% fall in the average number of children per family recorded in Census 2022 compared with 1996. The number of families with no children increased by 11% in 2022 compared with 2016 and by 14% compared with 2011. In contrast, the number of families with four or more children decreased by 7% in the six years to 2022 and by 10% since Census 2011.”

Table 7.4: Children Per Family

Kimmage-Rathmines	Dublin City	Ireland
1.06	1.1	1.33

Source: CSO, 2022

- 7.8 While the number of children per family fell, the average household size remained relatively constant across the state, standing 2.74 in Census 2022, a minor decrease on 2016 figures (2.75). For Dublin City, the household size was 2.48 in the 2022 Census, with no change since 2016, potentially reflecting the impact of supply-side delivery constraints on household formation.
- 7.9 Turning then to the type of childcare used, Census 2022 reports that almost one-third of children under 15 years were in childcare. A creche or similar facility was the most common form of childcare (42%), with 15% of children in Dublin City being in ‘creche, Montessori, playgroup, or afterschool facilities. These rates were higher when considered at 0-4 age group level, 50.5% at a national level in childcare or 44.8% in Dublin City. Of these, the proportion children in a Creche / Montessori / Playgroup or Afterschool was 28.3% nationally or 29% in Dublin City.

“Almost one-third (331,783) of children under the age of 15 in the State were in some form of childcare. This ranged from 29% of children in South Dublin and Dublin City to

38% of children in Monaghan. A crèche or a similar facility was the most common form of childcare (42%), followed by an unpaid relative or family member (28%)...

“A crèche or similar facility was the most common childcare type among pre-school aged children (aged 0-4 years), at 56%. Almost one in three of those in childcare in this age group were there for 11-20 hours a week. Three quarters of these were either in a crèche (60%) or were cared for by an unpaid relative (15%).”

Table 7.5: Crèche / Montessori / Playgroup or Afterschool – Take Up

Dublin City	Ireland
29%	28.3%

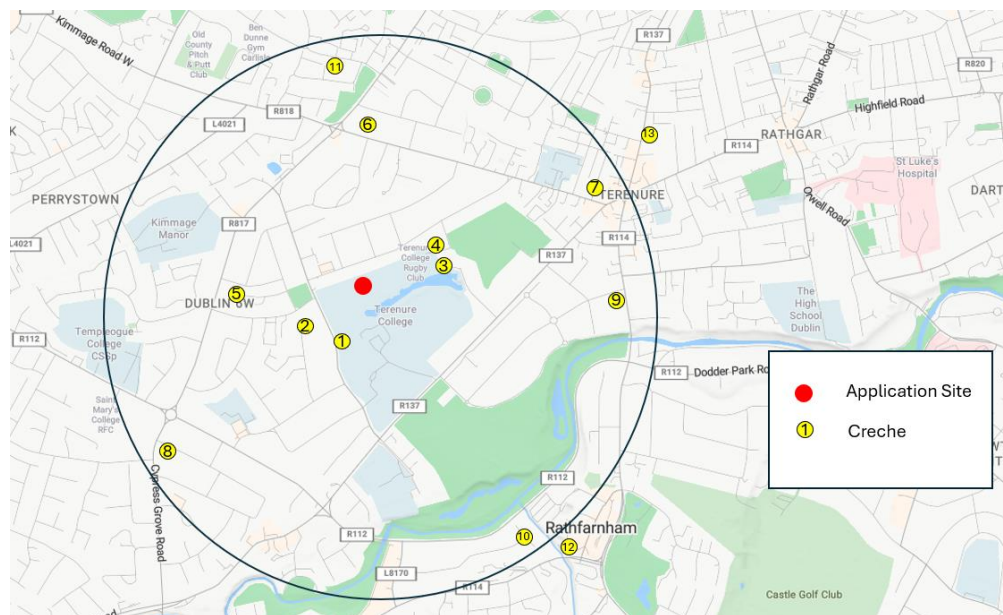
Source: CSO, 2022

8. Childcare Assessment

Existing Childcare Supply

- 8.1 Pobal, the national government agency for childcare, maintains an up-to-date map of registered childcare facilities in Ireland. This has been used to confirm the number of facilities available within 1 km of the proposed development. Childcare capacity was retrieved from POBAL and TUSLA Register and from Inspectorate Reports. Each of the facilities was then contacted via telephone survey to confirm their existing capacity.
- 8.2 These facilities and the results from the telephone survey assessment is presented in Figure 8.1 and Table 8.1 below.
- 8.3 This assessment confirms that 11 childcare facilities exist within 1 km of the site, providing a total of 550 childcare spaces for the study area. Of the 11 facilities, 9 responded to the survey, providing a robust 82% response rate. The telephone survey confirmed that available capacity stands at 8 childcare spaces, which are presently available in the study area.

Figure 8.1: Existing childcare facilities within 1 km Study Area



Source: OpenStreetMap and Turley annotations

Table 8.1: Childcare Facilities: Capacity and Current Vacancies

No.	Name	Facility Type	Capacity* (Spaces)	Vacancies** (Spaces)
1	Daisy Chain Montessori and Childcare Centre	Montessori	72	0
2	Little People's Montessori School	Montessori	22	Unresponsive
3	Horizons After School Care and Summer Camp	Pre-School	22	0
4	Eden Montessori School	Montessori	50	0
5	Clever Cloggs	Montessori	8	Unresponsive
6	Primary Shapes Montessori	Montessori	40	5
7	Great Beginnings Montessori	Montessori/ pre-school	22	3
8	Horizons Montessori School	Montessori	82	0
9	Little Smarties Montessori and After School Club	Montessori	32	0
10	Rathfarnham Daycare	Montessori	170	0
11	Precious Children Childcare	Montessori	30	Unresponsive
Total within 1 km			550	8

**Source: TUSLA Register of Early Years Services by County*

***Source: Telephone survey (Turley, March 2024).*

5.1 Childcare Demand

8.4 Based on the average household size in Dublin City of 2.48 persons per household (CSO, 2022), the estimated population of the development would be 704 persons (284 persons x 2.48 average household size = 704 persons). Based on the preschool age cohort of the study area from Census 2022, 5% of this population would fall within this age group, meaning that the development would generate 35 no. children, taken in its entirety.

8.5 This estimation of childcare demand is likely to be overestimated given the characteristics of the development and the locational attributes of Terenure, including:

- The majority of the development consists of 1–2-bedroom units (256 no. dwellings, 90%), which would not be occupied by families with children.
- The demographic review confirms that the subject ED provides a lower number of preschool children (4%) and higher numbers of older people (22%) than the

Dublin City and national rates. Consequentially, the area provides a lower rate of children per family (1.06 in Kimmage-Rathmines Electoral Ward) relative to Dublin City (1.1) and national (1.33 rates). These local demographic trends may well prevail in the proposed development.

- 8.6 To provide an accurate and realistic projection of future childcare demand, the Childcare Guidelines (2001) and the Apartment Guidelines (2023) confirm that one-bedroom units should be excluded from childcare demand calculations. “Subject to location” (Apartment Guidelines, Section 4.6), 2-bedroom units may also be excluded in whole or part.
- 8.7 All of the one-bedroom units (studios and apartments) and two-bedroom apartments could be excluded from the calculation of childcare demand, given that they are unlikely to support families with children at this demographic location. That said, it is acknowledged that some of the future households in the development may also have childcare needs at various times. It is considered prudent to include some of the 2-bedroom units in the calculation of childcare demand. Consequentially, 50% of the two-bedroom units have also been excluded from the calculation of childcare demand to reflect that some – but certainly not all – may be occupied by 0-4-year-olds.

Table 8.2: Proposed Units

Unit Typologies	Occupancy	Unit Nos.	Percentage
Studio Apartment	2-person	10	4%
1-bed Apartment	2-person	117	41%
2-bed Apartment	4-person	129	45%
3-bed Apartment	5-person	9	3%
4-bed House	7-person	19	7%
Total		284	100%

Table 8.3: Proposed Units Expected to Generate Children

Unit Types	Unit Nos.
2-bed Apartment	65*
3-bed Apartment	9
4-bed House	19
Total	93

*50% of the 2-bed apartments included in the units accommodating children

Table 8.4: Estimation of the Number of Children Aged 0-4 in the Proposed Development

Total units	Average household size	Residents	0–4-year-olds (%)	0–4-year-olds (Number)
93	2.48	231	5%	12

- 8.8 Census 2022 includes detailed reflection on the types of childcare that are used within the study area, Dublin City, and the State, confirming that not all 0-4-year-olds are likely to require private healthcare. Nationally, the proportion of 0-4-year-olds in creches, Montessori, playgroups or afterschool stands at 28.3%, and in Dublin City, the rate is 29%.
- 8.9 Applying the Dublin City (29%) take-up rate to the number of 0–4-year-olds generated by the development confirms that the likely demand for childcare facilities is very low, comprising an overall demand of **4 no. childcare spaces** to support the development (12 no children x 29% take-up rate = 4 no childcare spaces).
- 8.10 **Table 8.5** sets this childcare demand is set in the context of 2 no. other scenarios, to ensure the robustness of the assessment:

Table 8.5: Estimated Childcare Demand – Scenarios

	All Units	Without 1-bed apartments	Without 1-bed and 50% 2-bedroom apartments
Number of units	284 units	157 units	93 units
Population (2.48 persons per household)	704 persons	389 persons	231 persons
Preschool population (0–4-year-olds, 5%)	35 children	20 children	12 children
Total requiring childcare (29% take-up rate)	10 places	6 places	4 places

- 8.11 The demand for childcare arising from this development is, therefore, considered to be very low, comprising a demand for **4 to 6 no. childcare spaces** in accordance with the Childcare Guidelines (2001) and the Apartment Guidelines (2023). As required by the DCDP (2022 to 2028), childcare facilities within a 1 km study area have been reviewed and confirmed by telephone survey at a robust response rate of 82%. This survey confirms that there are 11 no. childcare facilities operating within 1 km of the subject site providing **550 no. childcare spaces and a vacancy rate of 8 no. children**. As a consequence, no childcare provision is required as part of the development via a standalone facility or otherwise.
- 8.12 Notwithstanding this, a childcare facility is also proposed as part of the application and therefore complies with planning policy at all levels.

9. Conclusion

- 9.1 This Childcare Assessment Report has been carried out to determine the existing childcare provision in the study area and to ascertain the need, or likely demand, if any, for a childcare facility to be provided as part of the proposed development.
- 9.2 The demand for childcare arising from this development is considered to be very low, comprising a demand for **4 to 6 no. childcare spaces** in accordance with the Childcare Guidelines (2001) and the Apartment Guidelines (2023). As required by the DCDP (2022 to 2028), childcare facilities within a 1 km study area have been reviewed and confirmed by telephone survey at a robust response rate of 82%. This survey confirms that there are 11 no. childcare facilities operating within 1 km of the subject site providing **550 no. childcare spaces and a vacancy rate of 8 no. children**. As a consequence, no childcare provision is required as part of the development via a standalone facility or otherwise.
- 9.3 This approach has been accepted by DCC and ABP in recent planning precedent in the area (Carlisle, Kimmage Road West, Terenure, Dublin 12 DCC Ref: LRD6018/22-S3 and ABP Ref: 316176).
- 9.4 Notwithstanding this, a childcare facility is also proposed as part of the application and therefore complies with planning policy at all levels.

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