

# **CHILDCARE ASSESSMENT**

**FOR A  
LARGE SCALE RESIDENTIAL DEVELOPMENT**

**AT  
A SITE IN CARLISLE, KIMMAGE, DUBLIN 12**

**PREPARED BY**



**ON BEHALF OF**

**1 Terenure Land Limited**

**NOVEMBER 2022**

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## INTRODUCTION

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client 1 Terenure Land Limited, 27 Merrion Square, D02P297, Dublin 2, to prepare this childcare assessment for a proposed Large Scale Residential Development at Carlisle, Kimmage, Dublin 12. perf

The following report has had regard to the *Dublin City Development Plan 2016-2022*, *Draft Dublin City Development Plan 2022-2028*, *Sustainable Urban Housing: Design Standards for New Apartments*, 2020 and *The Childcare Facilities Guidelines for Planning Authorities*, 2001. It is worth noting, at the time of writing, the Draft Dublin City Development Plan 2022- 2028 has been adopted and is due to come into effect on the 14<sup>th</sup> December 2022. However, the final version of the new Development Plan has not been published and it is for this reason the Draft Dublin City Development Plan is being used to inform the planning application.

This assessment has been prepared to demonstrate childcare capacity in the Kimmage area. It will determine whether there is a sufficient supply of crèches to cater for the demand of the existing and proposed developments in the area. The report assesses the vacancy rates within local childcare facilities and determines if the demand for places generated by the proposed development can be accommodated within the existing childcare facilities without the need for an additional facility on the site.

This report is also cognisant of comments about childcare facilities in both the report by Dublin City Council Chief Executives Report and the An Bord Pleanála Inspectors report on the previously granted SHD ABP ref: ABP-313043-22 which comprised the same no. units and mix as the proposed development, and also did not provide a creche facility. Both DCC and ABP supported the approach of the previous application that additional childcare facilities were not required on this site given the unit mix proposed and the high level of existing facilities in the area. It is therefore proposed to continue with this approach.

The ABP Inspector report noted that the SHD application did not provide any childcare facilities within the development. The ABP inspector comments *"The proposed development provides for one- and two-bedroom units and the likely demand for childcare has been demonstrated to be very low, I agree with this conclusion and there is no need for a facility on this site"*.

The Dublin City Council Chief Executives report also notes that there is no creche proposed as part of the development. This report comments that *"Further to this, the report states that there is sufficient capacity in the local area to cater for the demand generated by the development. The applicant relies on the fact that the scheme is wholly a one and two bedroom development and the proposal is likely to generate 3-8 childcare spaces The assessment also highlights that there are 20 childcare facilities within a 1km radius of the site, with 8 vacant spaces identified."*

*Given the high level of one and two bed units proposed, this is considered to be reasonable."*

The method of assessment for this proposed LRD application remains the same as previously used for the SHD with the same outcomes, which were considered reasonable by both DCC and ABP.

## THE PROPOSAL

This is an apartment development within Dublin 12, on zoned Residential lands and close to existing employment, community facilities, retail and public transport. As such, this is a high-quality development, in a highly sustainable location which accords with all of the National, Regional and Local Planning Policy.

The development will include the construction of 208 no. social and affordable housing units (104 no. 1 beds and 104 no. 2 beds) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys.

- Block 1 will range in height from 4 to 6 storeys and will provide 46 no. units.
- Block 2 will range in height from 4 to 6 storeys and will provide 48 no. units.
- Block 3 will range in height from 4 to 6 storeys and will provide 46 no. units.
- Blocks 4 and 5 will be linked. Block 4 will range in height from 4 to 5 storeys and will provide 38 no. units while Block 5 will be 5 storeys in height and will provide 30 no. units.

All residential units have associated private balconies/terraces to the north/south/east/west elevations.

The proposal will also include provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route.

It is noted that permission was granted, under ABP 313043 on the 22/09/2022, for an SHD on the subject site comprising the exact same building heights and mix of 208 no. apartment units in 5 no. blocks. The current proposed LRD application provides a similar layout and quantum of units as this permitted development.

## PLANNING POLICY CONTEXT

### Childcare Facilities Guidelines for Planning Authorities, 2001

The Childcare Facilities Guidelines for Planning Authorities (2001) generally recommend that 1 no. childcare facility is required per 75 no. dwellings. However, it is acknowledged that this is not always appropriate, and the omission of a childcare facility may be allowable *“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”*. In short, the provision of a childcare facility for new schemes of 75 no. dwellings is a guideline and not an absolute requirement.

In considering this issue, it is further stated that *“in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. **This is a guideline standard and will depend on the particular circumstances of each individual site** [own emphasis added]”* (Childcare Facilities Guidelines for Planning Authorities, 2001, p.9).

Using the *“Childcare Facilities Guidelines”* standard of 20 no. childcare facility required per 75 no. dwellings, we have found that c. 56 no. childcare places (208 total units /75 dwellings \*20 childcare places) would need to be provided as part of this development. However, as this development primarily has one and two bed apartments it is considered that the development is unlikely to generate this level of demand. If all one bed units are excluded, this level of demand is halved to c. 28 childcare spaces.

It is worth noting that by applying this crude measure for calculating demand for crèche facilities for every residential application it is likely that there would be an overprovision of crèche facilities. If there is an over provision, then crèche facilities will not be commercially viable. There are numerous examples of small crèches throughout Ireland built as part of a new residential scheme which have either remained unoccupied, or a change of use planning application has been submitted for an alternative use.

As a result, and as noted in the Design Standards for New Apartments Guidelines 2020, the childcare guidelines are to be revised with a view to ensuring that childcare facilities are of sufficient size and scale to be commercially viable. In the interim, until the new childcare guidelines are produced, the New Apartment Guidelines 2020, advise that crèche provision should be on the basis of the population in the area, the number of children who actually attend pre-school and the existing provision in the area.

As a result, and following on from the advice set out above, we have carried out an assessment, identifying the existing facilities, their capacity, and demand in the area as well as an assessment of the demand that will be generated by the proposed development.

### Sustainable Urban Housing: Design Standards for New Apartments, 2020

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020 include specific guidance on childcare provision. This gives an indication of revised approach currently evolving in relation to childcare facilities particularly in the context of the current guidelines which were published nearly 20 years ago. Section 4.7 of the Guidelines states as follows:

*“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.”***

The unit mix for the proposed development is 104 no. 1-beds & 104 no. 2-beds. As assessment of the need for a childcare facility during the design phase of the subject scheme was carried out. This was based on

- 1) all the apartments in the development;
- 2) the omission of all one bed apartments; and
- 3) the omission of all one bed units and 50% of the two bed units.

It was found that there is at present sufficient capacity available within the existing facilities in the area, all within walking/cycling distance of the development, to cater for the likely demand generated by the proposed development, without the need for an additional facility.

### Dublin City Development Plan 2016-2022

With regards to new and existing residential areas Appendix 13 of the Development Plan states:

*“For new residential schemes, one childcare facility will be required unless there are significant reasons to the contrary. A benchmark provision of one childcare facility per seventy-five dwellings is recommended (and a pro-rata increase for developments in excess of seventy-five houses). Regard*

*shall be given to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.”*

The Development Plan requires that if any modifications are to occur to the standard one childcare facility per seventy-five units, then regard should be taken to the following items listed in the table below.

<i>The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that <u>50 per cent approximately of the housing area will require childcare, then in a new housing area of seventy five dwellings, approximately thirty-five will need childcare</u>. One facility providing a minimum of twenty 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>This childcare assessment addresses the make-up of the proposed residential area following guidance from Sustainable Urban Housing: Design Standards for New Apartments, 2020 and Childcare Facilities Guidelines for Planning Authorities, 2001.</p> <p>Assumptions based upon information provided from each document listed have aided the calculated requirement figure within this assessment.</p> <p>Based on the analysis provided below it is expected that the proposal will require just c. 3 to 8 no. childcare spaces which can be accommodated in the existing facilities in the area.</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>This childcare assessment was carried out to determine availability throughout childcare facilities surrounding the proposed development. Consultation was carried out along side Dublin City Childcare Committee to analyse vacancy levels. (See Appendix A)</p>
<i>This is a guideline standard and will depend on the particular circumstances of each individual site. Consideration of childcare facilities provision should be raised as early as possible in preplanning discussions for larger housing developments.</i>	<p>An assessment of the capacity of the existing childcare facilities in the area was carried out in October 2021. We liaised with Dublin City Childcare Committee which is outlined as a statutory consultee within the Board's Opinion. This assessment is adhering to standard guidelines to ensure childcare facility provision is considered from the outset.</p>
<i>In existing residential areas, detached houses/sites or substantial semidetached properties with space for off street parking and/or suitable drop-off and collection points for customers and also space for an outdoor play area will generally be permitted, provided the premises remains primarily residential and traffic and access arrangements do not interfere with general residential amenity.</i>	N/A
<i>Primary traffic routes where there are suitable and safe pull-in areas to the front for dropping off children</i>	N/A

<i>by car are more suitable than tight residential cul-de-sacs.</i>	
<i>Applications for full day-care facilities in premises other than those listed above (e.g. terraced houses or houses located on a cul-de-sac) should be treated on their merits, having regard to parking/ drop-off points, layout and design of the housing area and the effect on the amenities of adjoining properties.</i>	N/A
<i>In relation to sessional and after-school care, the provision of such facilities may be considered in any residential area as ancillary to the main residential use subject to parking/drop-off points, layout and design of the housing area and effect on the amenities of adjoining properties.</i>	N/A
<b>SN17</b> To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.	The proposed development has given due consideration to Policy SN17 for the provision of 'childcare facilities in residential, employment, and educational settings'. This audit has been completed to ascertain the current capacity of facilities and compare this with the demand generated by the current development.

## Draft Dublin City Development Plan 2022-2028

Chapter 5 of the Draft Development Plan notes the 2001 childcare guidelines which recommend the provision of one childcare facility per 75 no. residential units. The Development Plan also states that the provision of childcare facilities should have regard to the existing childcare facilities and local demographics.

<i>'The provision of childcare facilities within new and existing residential areas shall have regard to the capacity and geographical distribution of established childcare facilities in the locality and the emerging demographic profile of the area. Flexibility on lower provision will only be provided on the basis of an evidence-based demographic and locational justification'.</i>	This childcare assessment includes an assessment of the local demographic, the number of existing childcare facilities in the area, and the capacity of existing childcare facilities in line with the draft development plan requirements.
Section 15.8.4 of the Development Plan notes that a childcare assessment should have regard to the following: <ul style="list-style-type: none"> <li>The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to 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).</li> <li>The number of childcare facilities within walking distance (i.e. 1km) of the proposal.</li> </ul>	The unit mix for the proposed development is 104 no. 1-beds & 104 no. 2-beds. As assessment of the need for a childcare facility during the design phase of the subject scheme was carried out. It was found that there is at present sufficient capacity available within the existing facilities in the area, all within walking/cycling distance of the development, to cater for the likely demand generated by the proposed development, without the need for an additional facility.



<ul style="list-style-type: none"> <li>• The capacity of each childcare facility and the available capacity by completion of the project.</li> <li>• 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.</li> </ul>	
<p><b>Policy QHSN53 Childcare Facilities</b> 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.</p> <p><b>Objective QHSNO16 Pre-School Facilities</b> To ensure that pre-school facilities are appropriately sited and protected from air pollution. Where an application is made within or proximate to locations experiencing high levels of pollution, the application must adequately address the impact through design and repositioning, and provide a suitable, attractive protected outdoor environment before permission can be considered.</p>	<p>N/A – The proposed development, based on the results of this childcare assessment, does not include a childcare facility.</p>



## SITE CONTEXT

The subject site is located within Dublin City Council area. The application site is a greenfield, L shaped pocket of land bounded by predominantly residential traditional two storey development to the north, east and west with Captain's Road (north), Brookfield Green to the east and Park Crescent to the west. A recreational facility, Ben Dunne Gym and the Nora Dunne Gallery are located to the south.

The site can be accessed via Kimmage Road West which also serves as an access point for the Ben Dunne Gym and the vacant building which was previously an Art Gallery to the south.

The site is within a well-established residential location on the south side of Dublin within walking/cycling distance of a multitude of services, good public transport options and local amenity and employment opportunities.



Figure 1: Site Location Map (See BKD Architects drawings for accurate red line boundary)

## AREA DEMOGRAPHICS AND CATCHMENT AREA

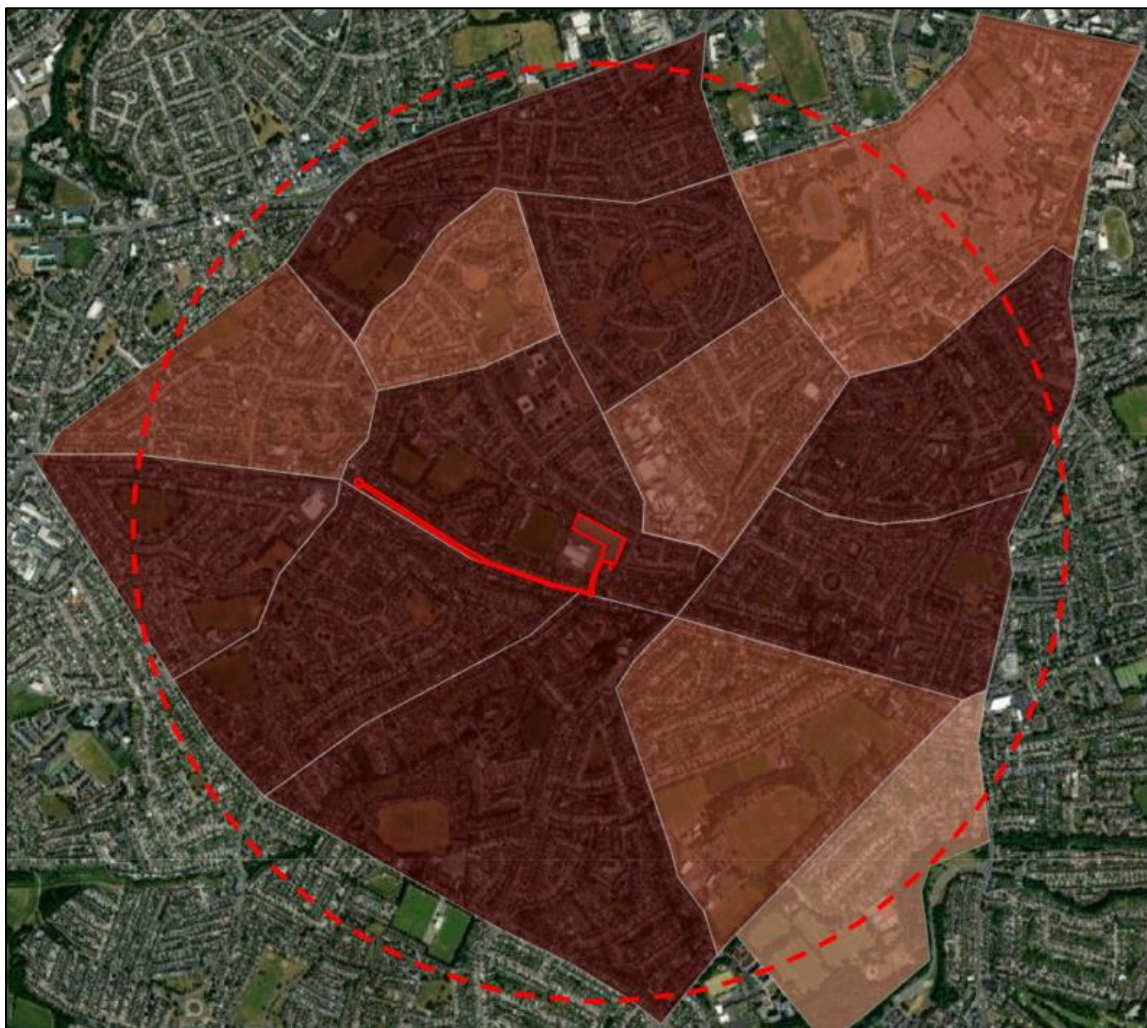


Figure 2: Site Location within Catchment Area for Population Analysis, the red dotted line indicates a 1km buffer area.

The subject site is located within Kimmage E Electoral Division. 14 no. electoral division within 1 km of the subject site have been identified to assess the local demographics. Using the CSO 2016 Census data, it is estimated that approximately 40,430 no. people were living with the identified local area in 2016. This was an increase of 1,231 no. persons, or 3.14%, compared to the 2011 population for the area.

Of the total population, 5.68%, or 2,298 no. people, were of pre-school age in 2016, and this age cohort increased by 1.55% since 2011 which is a very small growth rate compared to other age groups. The 5.68% aged 0-4 in 2016 is also much lower than the national average of 7%.

The analysis of the CSO data showed that the age groups 5-18 and 35-64 saw the largest population increase, with a slight decrease in those aged 19-34.

	Electoral Divisions	Population 2016 (Total)	2016 Population aged 0-4	% of population aged 0-4
1.	Crumlin D	4,089	235	0.58%
2.	Kimmage A	1,944	115	0.28%
3.	Kimmage B	3,572	196	0.48%

4.	<b>Kimmage C</b>	3,043	150	0.37%
5.	<b>Kimmage D</b>	2,462	142	0.35%
6.	<b>Kimmage E</b>	3,395	200	0.49%
7.	<b>Walkinstown C</b>	2,169	111	0.27%
8.	<b>Terenure Cherry</b>	2,151	96	0.24%
9.	<b>Terenure Greentrees</b>	2,872	148	0.37%
10.	<b>Templeogue Kimmage Manor</b>	4,856	299	0.74%
11.	<b>Terenure A</b>	3,741	261	0.64%
12.	<b>Terenure B</b>	3,490	217	0.54%
13.	<b>Terenure C</b>	1,854	84	0.21%
14.	<b>Terenure D</b>	792	44	0.11%
	<b>Total</b>	<b>40,430</b>	<b>2,298</b>	<b>5.68%</b>

Table 1- CSO Data of the Electoral Divisions within a 1km Radius of the site

<b>Electoral Divisions</b>	<b>2011 Population</b>	<b>2016 Population</b>	<b>Population Change 2011-16</b>	<b>Percentage Change 2011-16</b>
<b>Crumlin D</b>	3,992	4,089	+97	+2.4%
<b>Kimmage A</b>	1,834	1,944	+110	+6%
<b>Kimmage B</b>	3,485	3,572	+87	+2.49%
<b>Kimmage C</b>	2,944	3,043	+99	+3.36%
<b>Kimmage D</b>	2,374	2,462	+88	+3.7%
<b>Kimmage E</b>	3,236	3,395	+159	+4.91%
<b>Walkinstown C</b>	2,113	2,169	+56	+2.65%
<b>Terenure Cherryfield</b>	2,174	2,151	-23	-1.05%
<b>Terenure Greentrees</b>	2,791	2,872	+81	+2.9%
<b>Templeogue Kimmage Manor</b>	4,637	4,856	+219	+4.7%
<b>Terenure A</b>	3,549	3,741	+192	+5.41%
<b>Terenure B</b>	3,411	3,490	+79	+2.32%
<b>Terenure C</b>	1,880	1,854	-26	-1.38%
<b>Terenure D</b>	779	792	+13	+1.67%
<b>Total</b>	<b>39,199</b>	<b>40,430</b>	<b>+1,231</b>	<b>+3.14%</b>

Table 2- CSO Data of the Electoral Divisions within a 1km Radius of the site. 2011 / 2016 Comparison

<b>Age</b>	<b>2011</b>	<b>2016</b>	<b>Change</b>	<b>Percentage Change</b>
0-4 Pre-school	2,263	2,298	+35	+ 1.55%
5-18 School Children	5,624	5,892	+268	+ 4.76%
19-34 Adults	9,631	9,537	-94	- 0.98%
35-64 Adults	15,105	16,067	+962	+ 6.37%
65+ Adults	6,576	6,636	+60	+ 0.91%
<b>Total</b>	<b>39,199</b>	<b>40,430</b>	<b>+1,231</b>	<b>+ 3.14%</b>

Table 3- Age Groups CSO Data of the Electoral Divisions



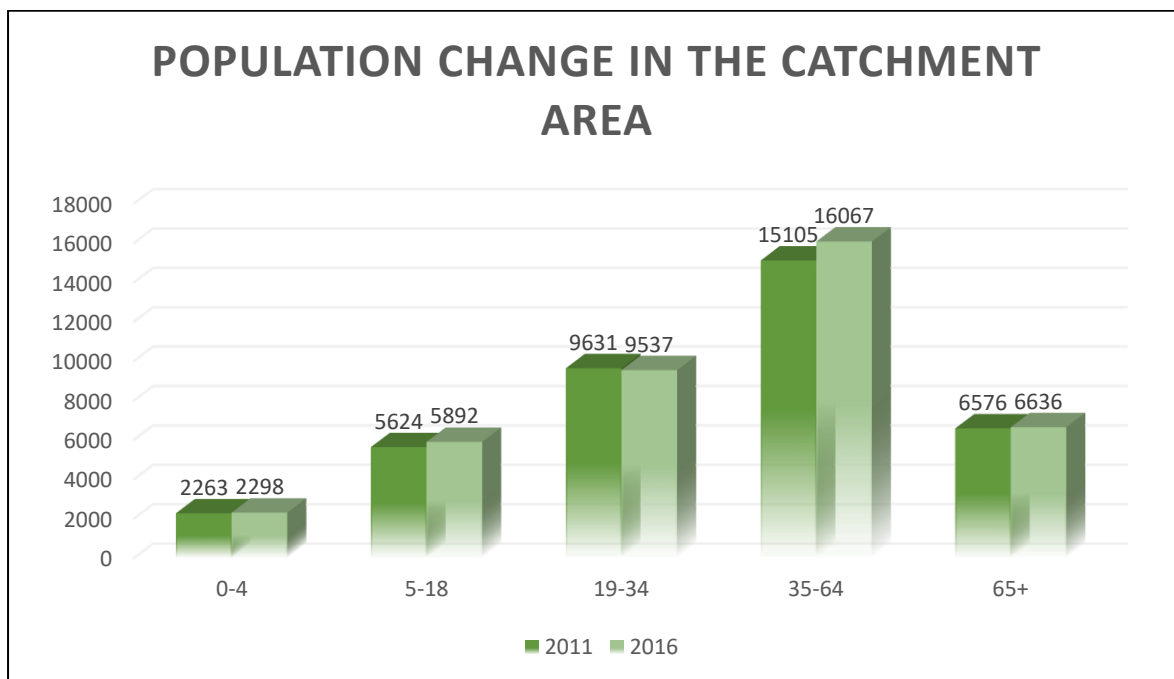


Figure 3: Changing Population in Catchment Area 2011-2016

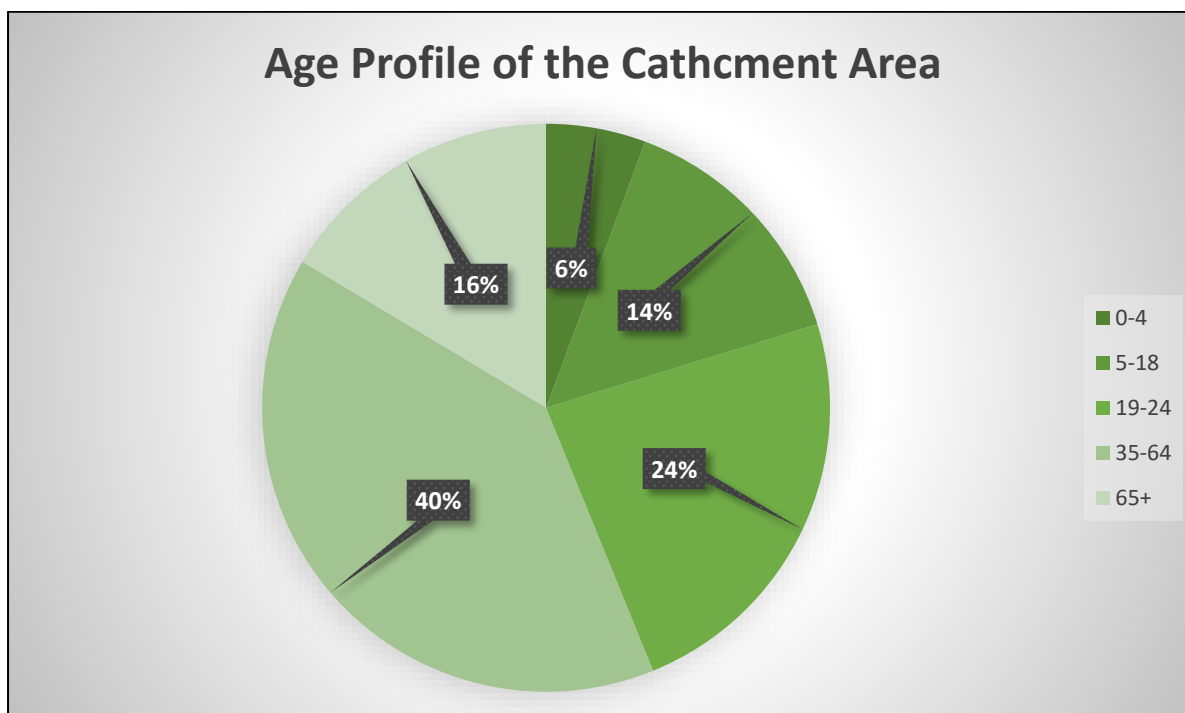


Figure 4: Population breakdown for the catchment area for the 2016 census period

## QUATERLY NATIONAL HOUSEHOLD SURVEY

The Quarterly National Household Survey (QNHS) carried out by the Central Statistics Office includes a Special Module on Childcare. The most recent report on this module was published for Quarter 4 2016. What the figures indicate is that Crèche/Montessori attendance for pre-school age children nationally is 19%, with the Dublin Region at 25% (Source: CSO.ie). At the same time 78% of childcare is carried out unpaid by a parent/partner or relative/friend in the Dublin area.

Pre-school children									
Type of childcare	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	State
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
<b>Total pre-school children using non-parental childcare</b>	<b>45</b>	<b>47</b>	<b>49</b>	<b>46</b>	<b>45</b>	<b>53</b>	<b>45</b>	<b>45</b>	<b>46</b>
Unweighted sample	198	136	234	525	244	189	230	316	2,072

Figure 5 – Extract from Quarterly National Household Survey, 2016 Special Module on Childcare

## CHILDCARE / CRECHE FACILITIES

Pobal, the government agency, maintains an up-to-date map of registered childcare facilities within Ireland, enabling more objective analysis of gaps in provision and the targeting of areas where facilities may be needed in the future.

We have undertaken an analysis of existing facilities in the local area as detailed in *Figure 6* (below) using this data from Pobal. From this analysis it is shown that there are 12 no. childcare facilities operating within 1km (10 mins walk) and 8 no. facilities just outside the 1km buffer distance. Each childcare facility was contacted individually throughout October 2021 by Dublin City Childcare Committee to confirm their capacity, vacancies, and the types of service offered. The survey completed by Dublin City Childcare Committee has shown that there are c. 8 no. childcare spaces within approximately 1km of the site. In addition, 6 no. of the childcare facilities did not respond to the survey and may provide additional spaces.

Name of Service	Services Offered	Type of Service	Max Capacity	Current Vacancies
<b>Childcare Facilities within c.1km of Subject Site</b>				
1. Its A Small World	Sessional, ECCE, CCSP	Private	14	0
2. Happy Phases Montessori and Day Care Centre	FDC, ECCE	Private	No answer	
3. Sundrive Nursery & Montessori School	ECCE, Sessional, SAC, part time FDC	Private	30	0
4. Precious Children Daycare	CCSP, FDC	Private	28	1
5. Primary Shapes Creche and Montessori	CCSP, FDC	Private	40	0
6. Little Peoples Montessori/ Clever Cloggs	ECCE, Sessional	Private	22	0
7. Eden Montessori	ECCE, FDC	Private	50	0
8. Cocoon Childcare (SDCC)	FDC, ECCE	Private	75	0
9. Amazing Minds Montessori (SDCC)	Sessional	Private	22	0
10. Kids Inc Terenure	SAC	Private	No Answer	
11. Horizons Montessori School	Sessional, SAC	Private	No Answer	
12. Daisy Chain (SDCC)	-	Private	No Answer	
13. Chestnut Day Care LTD	FDC, ECCE, CCSP	Private	No Answer	

14. Blossom Montessori School	Sessional, ECCE, CCSP	Private	No Answer	
15. Kiddies Den Childminding Service	Sessional	Private	5	0
16. Clever Cloggs Montessori (SDCC)	ECCE, Sessional	Private		
17. Great Beginnings	ECCE, Sessional	Private	22	0
18. Manor Montessori School	FDC,PT, SAC	Private	80	5
19. High Hopes Montessori Preschool	Sessional	Community	22	0
20. Kimmage Montessori	ECCE, Sessional	Private	26	1-2 morning session
<b>Total</b>	<b>-</b>	<b>-</b>	<b>339</b>	<b>8</b>

Table 4- Data obtained of Creche Facilities within the Catchment Area



Figure 6 – Location Crèche/Childcare Facilities within 1km of the Application Site



## DEMAND FOR CHILDCARE PLACES LIKELY TO BE GENERATED BY PROPOSED SCHEME

The table below provides a breakdown of the proposed units.

Unit Size	Number of Unit	Percentage %
1 Bed Apartment	104	50%
2 Bed Apartment	104	50%
<b>Total</b>	<b>208</b>	<b>100%</b>

*Table 5 – Unit Breakdown for Proposed Development*

Based on an average household size of 2.75 (2016 CSO Census) then the estimated population of the proposed development would be c.572 persons. Based on the 2016 Census figures for the area then the population estimate for the 0-4 age cohort (pre-school at 5.68% of total population for the 14 electoral divisions within 1km of the subject site) may be c.33 children for the entire development.

However, it is noted that this figure is likely overestimated, given that the development is entirely made up of 1-bed and 2 bed units. An average household size of 2.75 is unlikely in this development and may in fact be closer to 2.0 in this instance. Resulting in c. 416 no. persons, with a population of 0-4 year olds of c. 24 children.

Furthermore, as the 2020 Apartment Guidelines recommends, one bed units should be excluded when calculating childcare demand in new developments. Excluding the 1-bed apartments leaves 104 units.

The Guidelines also suggests that in some instances 2-bed units could also be omitted, which in this instance would automatically exclude the proposed development for need to carry out a childcare need analysis. However, given that it is likely that some of future households of this development are likely to have some childcare needs at various times, it was considered prudent to include the 2 bed units.

The estimated 0-4 age cohort (5.68%) population for these future family households only including 2 no. bed units would be between c.12 children (on the basis of a 2.0 average household size) and c. 16 children (based on a 2.75 household size).

However, as detailed above, not all 0–4-year-olds are likely to require private childcare given that some will be cared for by parents, guardians, relatives and/or childminders. The 2016 QNHS indicated that in the Dublin region on average only 25% of pre-school age children attended private childcare in 2016.

Applying the QNHS average of 25% for the Dublin Regions, and assuming all 2 bed units are included, suggests that the households in the future development would generate a private childcare demand of only c. 3 to 4 no. places. Applying a more conservative proportion of 50% of the household requiring private childcare would still result in an estimated demand of still only c. 6 to 8 places. The above calculations are summarised in the table below.



	2001 Guidelines	2020 Apartment Guidelines	2020 Apartment Guidelines
	All apartments	Without 1 beds Apartments	Only 50% 2 bed apartments
Calculation based on 2001 Guidelines			
No. of units	208	104	52
2001 Guidelines (20 no. spaces/75 no. units)	56	28	14
<b>Refined estimate based on population analysis as advised in the 2020 Apartment Guidelines (2.75 per household, assuming a higher household ratio)</b>			
Total Population generated	572	286	143
Population 0-4 (5.68% of Pop)	33	16	8
<b>Estimate based on inclusion of Quarterly National Household Survey Findings for Private Childcare Demand in Dublin Region</b>			
Total Requiring Childcare (25%)	8	4	2
Worst case scenario total Requiring Childcare (50%)	17	8	4
<b>Refined estimate based on population analysis as advised in the 2020 Apartment Guidelines (2 per household, assuming a lower household ratio)</b>			
Total Population generated	416	208	104
Population 0-4 (5.68% of Pop)	24	12	6
<b>Estimate based on inclusion of Quarterly National Household Survey Findings for Private Childcare Demand in Dublin Region</b>			
Total Requiring Childcare (25%)	6	3	2
Worst case scenario total Requiring Childcare (50%)	12	6	3

Figure 6 Estimated Childcare Demand from Proposed Development

In summary, through a variety of scenarios as shown above, the results indicate that the likely childcare demand of the proposed development is likely to be very low and not of a quantity to warrant a dedicated creche to be provided on site, particularly when there are already 20 creches operating within c.1 km of the site (i.e. 10-12 mins walk max).

## CONCLUSION

Considering the nature of the proposed development, the quantum and mix of units proposed, its location and the concentration and ongoing capacity of existing childcare facilities in the area, it is considered that there is sufficient capacity within the area to cater for the minimal additional childcare need that will be created by the proposed development. Furthermore, the low level of demand arising from this development for childcare facilities does not warrant a dedicated creche facility. It is therefore considered that an additional childcare facility is not required.

It is worth noting that this approach was considered reasonable in the SHD ABP-313043-22 permitted development by both the ABP Inspector and in the DCC Chief Executives Report.

## Appendix A – Letter from Dublin City Childcare Committee



19<sup>th</sup> October 2021

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Re: Provision of Childcare Services and Vacancy levels in Kimmage, Dublin 12.

Dear Shauna Hewitt,

In relation to your request, please find enclosed information related to the provision of childcare services in the Kimmage, Dublin 12 area.

As per our survey conducted of the area, please note the following:

- Contact was made with services over the period 12<sup>th</sup> to 19<sup>th</sup> October 2021
- We update our website database of services in line with the Tusla Inspection Reports as developed by Pobal Maps. Our database is updated regularly with this information.

As on the spreadsheet included, you will note that four services appearing on the Pobal Map are within South Dublin Childcare Committee remit.

We trust the attached will be of assistance.  
Yours sincerely,

Carol Dillon,  
Manager, Dublin City Childcare Committee

