



## **Childcare Demand Assessment**

To Support a Planning Application for a Proposed Strategic Housing Development on Sandyford Road, Sandyford, Dublin 18.

On behalf of Midsal Homes Limited

April 2022

**Document Control Sheet**

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## 1.0 Introduction

This Childcare Demand Assessment has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of Midsal Homes Limited, in support of a planning application for a proposed Strategic Housing Development (SHD) in Sandyford, Dublin 18. This Assessment has also been prepared in response to Item 14 of An Bord Pleanála's Opinion which states:

*14. "Childcare demand analysis by way of assessment and report on demographic profile of the wider area, and including analysis of childcare capacity / services in the immediate area and the likely demand for childcare places resulting from the proposed development."*

This report supports the proposed development by:

- Providing a detailed review of the statutory, strategic and policy context that relates to the provision of childcare facilities in the area;
- Outlining the existing range of childcare facilities on offer in the defined Study Area;
- Describing the demand for childcare places generated by the proposed development; and
- Offering insights into the capacity of existing childcare facilities.

### 1.1 Purpose of this Report

The Government's *Childcare Facilities: Guidelines for Planning Authorities (2001)* instructs Local Authorities to set out objectives in their respective Development Plans relating to the provision of childcare facilities. The Guidelines recommend the provision of at least 1 no. childcare facility for new residential developments of 75 no. units or more. The focus of the Guidelines is to promote sustainable communities having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of an area. The Guidelines acknowledge that case-specific circumstances based on the aforementioned factors may lead to an increase or decrease in this requirement. The Childcare Demand Assessment provided herein accompanies a planning application for a residential development comprising 137 no. units.

### 1.2 Approach

Having regard to the relevant planning policy referenced in Section 1.1 above, it is evident that an assessment of the existing childcare facilities in the local area is required. It is therefore necessary for a demographic and facilities baseline to be identified, to allow for detailed demand estimations to be made with respect to the impact of the proposed development. A methodology for the assessment of childcare facilities has been developed in accordance with the provisions of the relevant planning policy guidance (described in Section 3.0 to follow), which involves the following steps:

1. Defining a Study Area, centred on the subject site;
2. Determining the extent and provision of childcare facilities within the Study Area;
3. Undertaking a study of the demographic composition of the population of the Study Area; and
4. Estimating the level of demand for childcare facilities that may arise from the development proposal.

The following sections will follow this methodology as a structural framework with the current supply of childcare facilities first established, followed by a demographic analysis that provides valuable insight

into the characteristics of the population of the Study Area, prior to finally determining the potential demand impacts of the proposed development.

### 1.3 Response to Dún Laoghaire-Rathdown County Council

This Childcare Demand Assessment has also been prepared to respond to comments of Dún Laoghaire-Rathdown County Council (DLRCC) set out in their response to the Stage 2 submission of this Strategic Housing Development application. DLRCC's response to the Pre-Application Consultation stated:

*"In the proposed scheme no crèche facility is proposed. The applicant estimates there will only be demand from 7-11 no. spaces based on 87 no. 2 bed and 24 no. 3 bed units (111 in total), and that this demand will be catered for within the existing childcare sector.*

*This figure along with the assumption that the demand will be catered for locally seems quite conservative and also out of sync with other childcare assessments carried out in the area recently as part of the other SHDs.*

*It is recommended that this matter be given further attention in any planning application"*

#### 1.3.1 Childcare

This Childcare Demand Assessment has reviewed the comments raised by DLRCC in their response to the Stage 2 submission. The Authority alleged that the projected demand generated by the proposed development would be catered for locally "seems quite conservative" and out of sync with other childcare assessments carried out in the area recently as part of other SHDs.

The study undertaken at the time of Stage 2 (since revised to reflect changes to the unit mix and number) concluded that 7-11 no. childcare spaces would be generated by the proposed development. This was arrived at using the same and consistent methodology (which has been deemed acceptable by the Board) across a substantial number of planning applications. In fact, the methodology was refined to adopt a more conservative approach by including all two bedroom units and arriving at a demand that would likely be higher than the situation 'on the ground'. It should be noted that the *Sustainable Urban Housing: Design Standards for New Apartments (2020)* recognise that 2-bed units may not generate a demand for childcare spaces and can be discounted (or at least a proportion discounted).

*"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.**" [emphasis added]*

*Source: Sustainable Urban Housing: Design Standards for New Apartments (2020)  
Section 4.7, pg. 20-21.*

The estimated childcare space demand was also informed having regard to census data and age profiles for the locality. The 2016 census data confirms that 9.6% of the population of the Study Area was aged between 0-6 years old which could reasonably transition into the assessment of the proposed scheme when excluding all studio and one-bedroom units. In addition, we reviewed the CSO's Quarterly National Household Survey which provides a study specifically on childcare take-up for Q3 of 2016.

This study confirmed that in the Dublin region only 25% of children attend a childcare facility. In our report it is acknowledged that this 25% is a conservative figure and so a scenario was used where 40% of pre-school children attend a childcare facility was incorporated into the study. This methodology concluded that a projected demand of 7-11 no. childcare spaces would be generated by the proposed scheme.

Further to this at Stage 2, a survey was carried out (including a phone survey) of available spaces in existing childcare facilities within a 2-2.5km radius. At the time of survey, it was confirmed that there were 133 no. spaces available in existing childcare facilities within the Study Area. With the proposed scheme only generating c.7-11 no. children aged 0-6 years old, it was deemed acceptable to assume that this figure could readily be absorbed by the existing facilities. A review of previous SHD's lodged in the DLRCC area confirmed that a similar approach to assessing childcare demand has been adopted and deemed acceptable.

The proposed number of units has since changed from Stage 2 of this Strategic Housing Development application. This reduction of units has been reflected in the calculations of potential 0–6-year-old children which this proposed development may generate. The same methodology was used to calculate this number, and it is expected that the new proposed unit mix (32 no. one-bedroom units, 78 no. two-bedroom units and 27 no. three-bed units) will potentially generate 6-10 no. children aged 0-6-years-old. This figure was calculated by discounting all one-bedroom units, from the total 137 no. units, this equalled 105 no. units. Using the average household size (2.5) and the percentage of 0–6-year-olds (9.6%) in the Study Area, a calculation was made to estimate that the proposed development could generate 25 no. 0–6-year-old children. Further analysis was conducted and found that according to the QNHS only 25% of children in Dublin attend a childcare facility. This would mean that from the potential 25 no. 0–6-year-olds resident at the proposal, only 6 no. children would attend a childcare facility. It is acknowledged that this percentage is conservative and for this reason a calculation of 40% was made. This estimated that potentially 10 no. children may attend a childcare facility.

A new review of existing childcare facilities was conducted and followed by a survey (including a phone survey) of available spaces in these facilities. This survey discovered that from the 37 no. existing childcare facilities in the Study Area, there is capacity for 46 no. children. Furthermore, the total capacity of the 21 no. childcare facilities that replied to the consultation and their current enrolments, average capacity comes to 96%. If this is applied to the 16 no. providers who could not be reached by phone or were unwilling to provide enrolment data, then it is estimated that an additional 39 no. childcare places may be available, thereby bringing available capacity up to 85no. spaces. It is clear from the survey data that there is sufficient capacity within the existing network to accommodate additional demand generated by the proposed development.

### 1.3.2 Community Facilities

With regard to the provision of community facilities, DLRCC requested further information on whether the proposed facilities within the scheme (including shared office/study space and gym) would be open to the community. DLRCC also noted the existing facilities and services at Sandyford and highlighted that a pedestrian/cycle link to Coolkill would significantly improve accessibility to these services in terms of both distance and quality.

In relation to the proposed communal spaces, these are intended to act as ancillary spaces for the proposed residential units and therefore will not be open to the public. This is a standard approach in apartment type developments and intend to improve the quality of life of future residents. The applicant is considering seeking a pedestrian/cycle connectivity link to increase accessibility to existing services. This would be subject to a future planning application.

## 2.0 Subject Development

### 2.1 Study Area

The development site is located at 'Karuna' and 'Glenina' Sandyford Road, Dublin 18 and comprises c. 0.92 ha of land. The subject site is located approximately 1.8 km from Sandyford to the north-east, 3.2 km from Leopardstown to the east, 2.2 km from the south entrance of Dundrum Town Centre to the north, 2.9 km from Ballinteer and 3.8 km from Marlay Park to the west. The site is bound by a residential development known as 'Coolkill' to the east, a 2 no. storey residential dwelling known as 'The Pastures' to the south, the Sandyford Road (R117) to the west and to the north by a residential development (which is under construction) known as 'Cul Cuille'.



**Figure 2.1** Site Location

The Study Area for this assessment is defined by an indicative c. 2-2.5 km radius of the subject site, equivalent to a c. 20- to 30-minute walking distance thereby considered accessible to future residents of the proposed development. Given that the subject site is predominantly residential in character, largely surrounded by existing residential dwellings this catchment area forms a logical spatial area for this Childcare Demand Assessment.



Figure 2.2 Study Area

## 2.1.1 Transport Access

The subject site is served by a range of transport options. The site is located on the Sandyford Road (R117), with the Kilcross Road, Bus Stop (6007 and 6006). This Bus Stop is served by Dublin Bus services 44B and 114. There are three LUAS Green Line stops in the Sandyford area. We note that no point within the Sandyford Business District is more than c. 15-minutes' walk from the LUAS.

Furthermore, the Sandyford Business District is served by a number of bus services including the 11, 47, 75, 116 and the 114 feeder bus service to Blackrock DART Station, as well as the Aircoach and Finnegan's Coach services. A range of additional routes are also accessible from the nearby N11 Quality Bus Corridor (QBC) including the 7D, 46A, 75, 84, 84X, 145 routes.

### 2.1.1.1 BusConnects

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus and sustainable transport services. The aim of BusConnects is to deliver an enhanced bus system that is better for the city, its people and the environment. BusConnects is included in the *Programme for Government "Our Shared Future" 2020*, as well as within the following Government strategies: *The National Development Plan 2018 - 2027*; *Transport Strategy for the Greater Dublin Area 2016 – 2035*; and *The Climate Action Plan 2019*.

The full programme for BusConnects Dublin includes a range of interlinked and complementary proposals including:

- **Management elements:** Redesigning the network to increase the number of homes, jobs and services with coverage, improving orbital accessibility and restructuring radial routes into spines;
- **Technological elements:** Introducing new ticketing systems to improve convenience and reduce dwell time at bus stops;
- **Fleet elements:** Introducing a 90-minute ticket to remove the financial penalty for interchanging between buses or changing mode during trips;
- **Infrastructure elements:** Creating infrastructure to separate buses and cyclists from other traffic to make sustainable travel a faster, safer and more reliable choice. Developing interchange hubs. Improving pedestrian facilities around bus stops.

As can be seen from Figure 2.3 below, the BusConnects initiative proposes an ‘Other City Bound Route’ along the Sandyford Road (R117). This will provide new and improved bus transport access to the subject site.

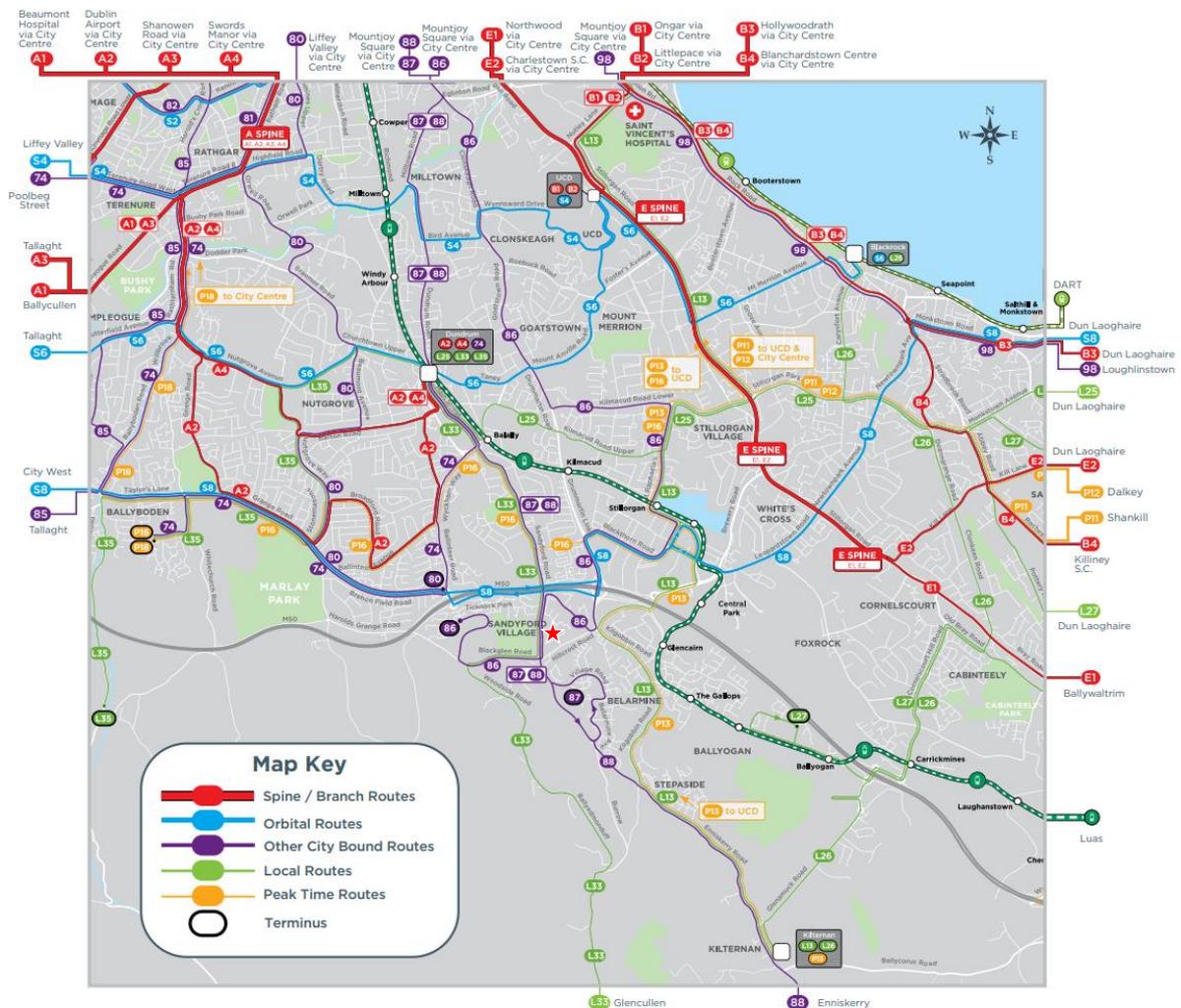


Figure 2.3 Bus Connects Proposal (Site Identified by Red Star) (Source: BusConnects.ie)

## 2.2 Proposed Development

Midsal Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of 0.829 Ha approx. comprised of the properties known as 'Karuna' and 'Glenina' at Sandyford Road, Dublin 18, D18 C2H6 and D18 X5T7 respectively. The site is generally bound by a residential development known as 'Coolkill' to the east, a detached dwelling known as 'The Pastures' to the south, Sandyford Road (R117) to the west and a residential development (which is under construction) known as 'Cul Cuille' to the north. Works are also proposed at Sandyford Road, which include the removal of a wall and the creation of a new pedestrian connection to the existing cul-de-sac adjacent to 'Cul Cuille' to the north (0.016 Ha approx.) and at the footpath at Sandyford Road to provide a new multi-modal entrance, pedestrian/cycle entrances and landscaping (0.015 Ha approx.). In addition, works are proposed for water services (0.05 Ha approx.): water supply to be sourced by way of a new connection to the existing 250 mm diameter water main across from the proposed main entrance at Sandyford Road; surface water drainage network to discharge to the existing 525 mm diameter surface water sewer located to the north of the site at Sandyford Road via a new 150 mm surface water sewer; and foul water to discharge to the 225 mm diameter foul sewer under construction at Sandyford Road. An additional 0.01 ha has been assigned for Dún Laoghaire-Rathdown County Council to undertake road works to upgrade Sandyford Road. The residential development site, pedestrian connection, entrance works, water services and road works area will provide a total application site area of 0.92 Ha.

The proposed development principally consists of the demolition of the existing dwelling and ancillary buildings known as 'Glenina', the existing dwelling known as 'Karuna' and the existing boundary wall fronting Sandyford Road, and the construction of a residential development principally comprising 137 No. apartments (32 No. 1-bed units, 78 No. 2-bed units and 27 No. 3-bed units) in 4 No. blocks ranging in height from part-1 No. storey to part-6 No. storeys with a part-basement/part-undercroft level (at Blocks B, C and D).

The proposed development which has a gross floor space of 13,144 sq m (over a part-basement/part-undercroft level measuring 4,508 sq m, principally providing car and cycle parking and plant) also includes: internal communal amenities and support facilities (404 sq m); 137 No. car parking spaces, which include 127 No. spaces and 6 No. GoCar spaces located at basement level (accessed beneath Block B) and 4 No. set down spaces located at surface level adjacent to Block A; motorcycle parking spaces; cycle parking spaces; bin store; substation; switch room; meter rooms; plant rooms; new telecommunications infrastructure at rooftop level including microwave link dishes concealed in shrouds; hard and soft landscaping, including communal amenity space; private amenity space with balconies facing north, south, east and west; boundary treatments; and all associated works above and below ground.



Figure 2.4 Site Layout Plan

Table 2.1 Schedule of Accommodation

Unit Type	Block A	Block B	Block C	Block D	Combined	% of Total
1-bed units	5	14	9	4	32	23%
2-bed 3 person units	0	3	1	6	10	7%
2-bed 4 person units	4	23	21	19	68	50%
3-bed units	3	4	7	13	27	27%
<b>Total units</b>	<b>13</b>	<b>44</b>	<b>38</b>	<b>42</b>	<b>137</b>	<b>100%</b>

## 3.0 Policy Review

For the purpose of this report, national-level planning policy relating to the delivery of childcare facilities, as well as the *Dún Laoghaire-Rathdown County Development Plan 2022–2028* have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

### 3.1 National Planning Policy

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

The recently revised *Sustainable Urban Housing: Design Standards for New Apartments (2020)* specifies the provision of 1 no. childcare facility (equivalent to a minimum of 20 no. child places) for every 75 no. proposed residential units, albeit informed by the demographic profile of the area and the existing capacity of childcare facilities, 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.**” [emphasis added]*

Source: *Sustainable Urban Housing: Design Standards for New Apartments (2020)*  
Section 4.7, pg. 20-21.

This allows for an element of flexibility in the provision of childcare facilities, on the basis that a sufficient demographic and/or geographical justification can be provided. It also states that studio and one-bedroom units do not need to be included in any count that estimates the number of minors in a development and this may also apply to a portion of units with 2 no. or more bedrooms.

#### 3.1.2 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)* also specifies the provision of 1 no. childcare facility for every 75 no. units pursuant to the local context, as follows:

*“When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, **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.**” [emphasis added]*

Source: *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) Section 4.5, pg. 26-27.*

The Guidelines “**recommend**” the provision of childcare facilities and do not require them; notably, they stipulate the importance of undertaking a local assessment of the need to provide them.

### 3.1.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* state that 1 no. childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

*“Planning authorities should require the provision of at least one childcare facility for new housing areas **unless 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**. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. **The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.** Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.”*  
**[emphasis added]**

Source: *Childcare Facilities: Guidelines for Planning Authorities (2001) Section 2.4, pg. 5-6.*

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that “a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate” for new residential developments. However, they continue by clarifying that such Guidelines are exactly that – **guidelines and not a strict prescription or requirement** – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

## 3.2. Local Planning Policy

### 3.2.1 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028* provides the overarching planning policy that applies to the area. Resultant from Dún Laoghaire-Rathdown County Council’s (DLRCC) adherence to the abovementioned *Childcare Facilities: Guidelines for Planning Authorities*, the Development Plan contains the following policy:

**“Policy Objective PHP6: Childcare Facilities** It is a Policy Objective to: 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.”

*Source: Dún Laoghaire-Rathdown County Development Plan 2022-2028, Section 4.2.1.5, pg. 72.*

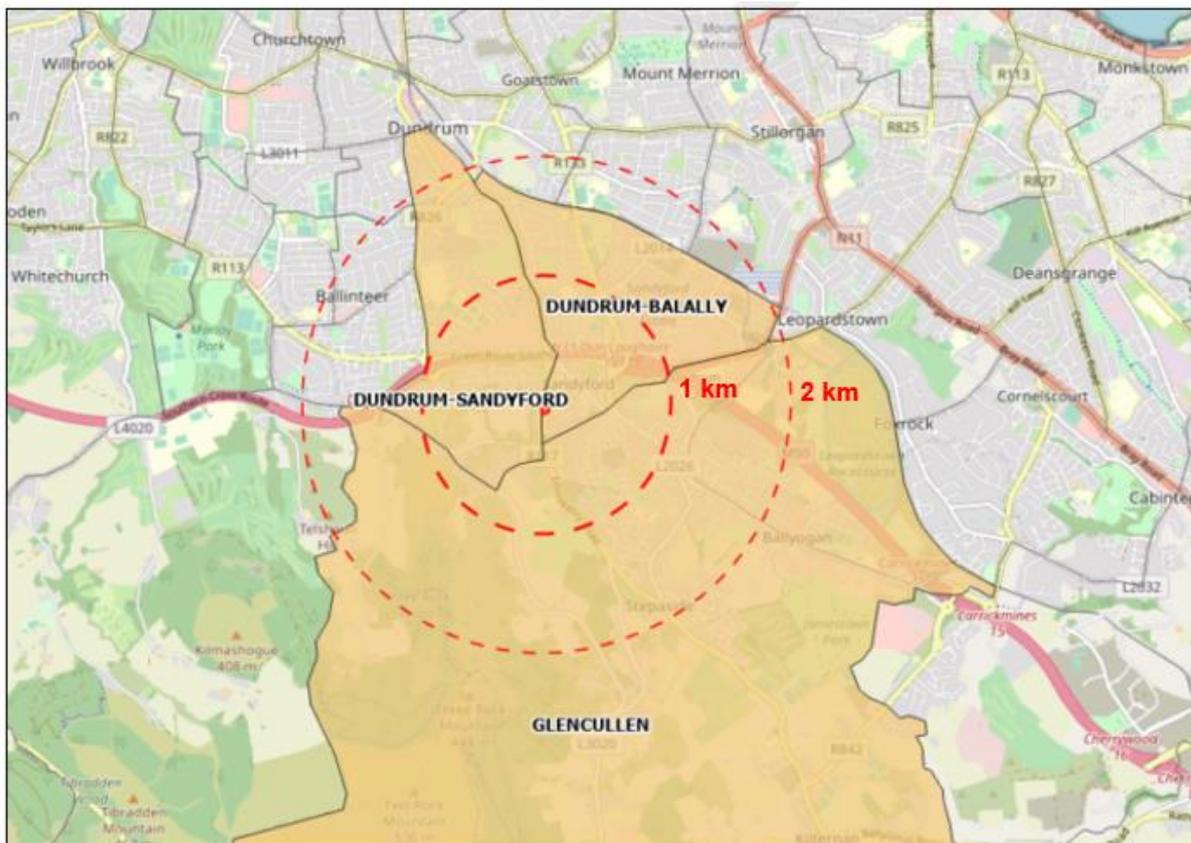
**This policy reflects the recommendation in the Guidelines that the provision of childcare facilities in new residential developments should be informed by the demographic profile of the area and the existing capacity of surrounding facilities.**

## 4.0 Demographic Profile

The following section provides an assessment of the potential number of 0- to 6-year-old residents in the proposed development. Socio-economic data is utilised to reach a quantitative conclusion about the potential number of residents within the age cohort.

### 4.1 Population Trends

For the purposes of demographic analysis, the Study Area comprises the 3 no. Electoral Divisions of Dundrum-Balally (CSO ED 05037), Dundrum-Sandyford (CSO ED 05039) and Glencullen (CSO ED 05057), which intersect a c. 1km radius from the subject site (as indicated in Figure 4.1 below) and provide insight into the character of the local population with respect to demographic trends.



**Figure 4.1** Extent of Demographic Study Area comprising 3 no. Electoral Divisions of Dundrum-Balally (CSO ED 05037), Dundrum-Sandyford (CSO ED 05039) and Glencullen (CSO ED 05057). Source: CSO 2016.

The following section outlines the demographic profile of the Study Area in order to provide a baseline that can be used to estimate the number of 0- to 6-year olds that may be resident in the proposed development. Table 4.1 outlines the population of the Study Area as recorded during the Census in 2011 and 2016, as well as the percentage change in population during this period to highlight overall residential patterns.

**Table 4.1:** Population Change 2011-2016.

2011 (Number)	2016 (Number)	2011-2016 Change (Number)	2011-2016 Change (%)
7,049	8,035	986	14.0%

As illustrated in Table 4.1, the Study Area experienced a population increase between 2011 and 2016. Over the five-year period, the population of the Study Area rose from 7,049 to 8,035, equivalent to a 14.0% increase.

## 4.2 Age Profile

Table 4.2 provides a breakdown of the recorded population, categorised by age. It offers a breakdown of the area's age profile that allows a more detailed overview of the specific cohorts that have experienced the greatest change. Different age cohorts of a population have different requirements, with young families in need of childcare and educational facilities, a strong working age population requiring employment opportunities, and those of retirement age in need of care and health services.

**Table 4.2:** Population by Age 2011-2016.

Age Cohort	2011 (Number)	2011 (% Total)	2016 (Number)	2016 (% Total)
0-4	440	6.2%	560	7.0%
5-9	328	4.7%	456	5.7%
10-14	295	4.2%	316	3.9%
15-19	337	4.8%	350	4.4%
20-24	561	8.0%	589	7.3%
25-29	1,064	15.1%	922	11.5%
30-34	940	13.3%	1,042	13.0%
35-39	574	8.1%	886	11.0%
40-44	375	5.3%	539	6.7%
45-49	362	5.1%	375	4.7%
50-54	314	4.5%	352	4.4%
55-59	333	4.7%	319	4.0%
60-64	338	4.8%	342	4.3%
65-69	335	4.8%	308	3.8%
70-74	217	3.1%	328	4.1%
75-79	119	1.7%	196	2.4%
80-84	63	0.9%	96	1.2%
85+	54	0.8%	50	0.6%
<b>Total</b>	<b>7,049</b>	<b>100.0%</b>	<b>8,035</b>	<b>100%</b>

As illustrated in Table 4.2 above, the Study Area has a predominantly working age structure. However, given the focus of this study, specific regard will be had for the age cohort of 0–6 years as it comprises the standard age range for childcare facilities. Over the five-year period, the number of people in the age cohort of 0-6 years increased, rising from 560 people in 2011 to 778 people in 2016 (Table 4.3).

**Table 4.3:** Number and Percentage of the Total Population Aged 0-6 by Year 2011-2016.

Age	2011 (Number)	2011 (% Total)	2016 (Number)	2016 (% Total)
0	102	1.4%	123	1.5%
1	97	1.4%	106	1.3%
2	82	1.2%	119	1.5%
3	79	1.1%	112	1.4%
4	80	1.1%	100	1.2%
5	61	0.9%	108	1.3%
6	59	0.8%	110	1.4%
<b>Total</b>	<b>560</b>	<b>7.9%</b>	<b>778</b>	<b>9.6%</b>

Having ascertained the overall demographic trends as relevant to the age cohort pertaining to childcare provision, the impact of the proposed development in this context will now be examined.

## 4.3 Composition of the Proposed Development

### 4.3.1 Estimated Population Generated

As outlined previously in Section 3.0 above, the Apartment Guidelines advise that studio and one-bedroom units should be discounted when calculating demand for childcare that would be generated by a proposed residential development. The Guidelines further note that this approach may also apply in part or whole, to units with two or more bedrooms. The proposed development does not include any studio units. This assessment has adopted a conservative approach and as such has only discounted all one-bedroom units in the estimation of 0–6-year-old residents that may reside in the development. Thus, the total number of units in the scheme which are included in this estimation amounts to 105.

In arriving at the estimated number of 0–6-year-old residents in the proposed development, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.5 persons per unit<sup>1</sup> using the Census 2016); and
- Proportion of the Study Area’s population within the 0–6 years age cohort (determined as 9.6% using Census 2016 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development. As highlighted in Table 4.4, it is estimated that 25 no. children aged 0–6 years may reside in the proposed development. However, it should be noted that simply being resident at the development does not equate to a demand for childcare services.

**Table 4.4:** Methodology for Estimating the Number of Children Aged 0-6 Years in the Proposed Development.

Total Units*	Average Household Size	Residents (Number)	0-6 Years (% of Total Population)	0-6 Years (Number)
105	2.5	263	9.6%	25

\* Excluding All One-Bed Units.

<sup>1</sup> CSO statistics record a total of 7,895 no. residents in 3,119 no. households.

### 4.3.2 Estimated Childcare Demand Generated (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016<sup>2</sup>. This release is especially relevant for the purposes of this assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a similar table found in the QNHS, Table 4.5 shows the range of methods parents use for the purposes of childcare for their pre-school children in Dublin, compared with national figures of same.

**Table 4.5:** Type of Childcare Utilised by Parents of Pre-School Children.

Type of Childcare	Dublin (incl. DLR)	State
Parent/Partner	62%	62%
Unpaid Relative/Friend	16%	17%
Paid Relative/Friend	3%	3%
Childminder/Au-Pair/Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

Source: QNHS 2016

Interestingly, the vast majority of pre-school children in Dublin are cared for by their parents or partners of their parents, while 25% of pre-school children attend a childcare facility compared to 19% nationally. While it is reasonable to assume that the CSO's QNHS is an accurate and representative measure of the population, it is acknowledged that this figure may be considered to be conservative and as such a scenario where 40% of pre-school children attend a childcare facility is also considered herein. Table 4.6 applies both the QNHS's 25% figure and a 40% figure to the estimated number of residents aged 0–6-year-old, as determined under the quantitative demographic analysis above.

**Table 4.6:** Number of Pre-School Children Requiring Access to Childcare Facilities.

Total Units*	0-6 Years (Number)	0-6 Years Total at 25%	0-6 Years Total at 40%
105	25	6	10

\*Excluding All One-Bed Units

## 4.4 Demographic Summary

In order to estimate the potential number of 0–6-year-old children that may reside in the proposed development and may require a space in a childcare facility, a review of the demographics of the settlement area was undertaken. In summary, the population for the Study Area increased by 14.0% from 2011 to 2016. In 2016, 9.6% of the population was between the ages of 0- to 6-years old. This allowed for a calculation to estimate the number of 0–6-year-olds that could potentially reside in the proposed development.

<sup>2</sup> The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up: [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)

All one-bedroom units were subtracted from the total 137 no. units, this equalled 105 no. units. Using the average household size (2.5) and the percentage of 0–6-year-olds (9.6%) in the Study Area, a calculation was made to estimate that the proposed development could generate 25 no. 0–6-year-old children. Further analysis was conducted and found that according to the QNHS only 25% of children in Dublin attend a childcare facility. This would mean that from the potential 25 no. 0–6-year-olds resident at the proposal, only 6 no. children would attend a childcare facility. It is acknowledged that this percentage is conservative and for this reason a calculation of 40% was made. This estimated that potentially 10 no. children may attend a childcare facility.

## 5.0 Childcare Facilities Audit

In order to establish a baseline of existing capacity within and bordering the Study Area it is necessary to first identify each of the existing childcare facilities. This was undertaken through a comprehensive desktop research exercise which used publicly available information and sources.

Tusla is the most appropriate source of information on childcare facilities as it is the dedicated State agency charged with undertaking a comprehensive reform of child protection, early intervention and family support services in Ireland. In this regard, Tusla provide the most definitive and accurate source of information on childcare facilities and the identification of facilities was made based upon their data.

We note that the Dún Laoghaire Rathdown County Childcare Committee (DLR Childcare) was also consulted in the course of this assessment (March 2022)<sup>3</sup> but was not able to provide any recent childcare capacity analysis for the Study Area (comprising Dublin 16 and 18) or anecdotal information regarding childcare needs in the area at the time of the consultation. DLR Childcare suggested that an independent audit of services be conducted, as detailed in Section 5.1 to follow.

### 5.1 Existing Facilities Network (Survey Data)

While the various policies referenced do make certain provisions for determining the requirements for childcare facilities in neighbourhoods, there is no reference to the most appropriate distances families should travel, or indeed the quantum of facilities that are appropriate in a given area. Therefore, for the purpose of this study it was deemed appropriate to audit all facilities within a c.2-2.5 km radius of the subject site. In identifying an appropriate study area, it is imperative to have regard to specific site conditions including locational context. The lands to the immediate west of the application site are characterised by open space with little or no development and the remaining lands in residential use. Adopting a narrower search radius would distort the results and present a situation that is not reflected in reality. Furthermore, the Study Area as adopted in the Assessment now captures several large employment areas, with parents likely to drop their children on their way to work.

Figure 5.1 overleaf illustrates the locations of each of the Tusla registered childcare facilities within and bordering the Study Area. In total, 37 no. childcare facilities, including full day, part time and sessional services, were identified therein. The childcare services on offer reflect a demand for different types of childcare and thus should be recognised as important contributors to achieving a viable childcare service.

Table 5.1 sets out each of the facilities listed by name. The Table also details the total enrolment numbers for each provider, according to Tusla data, and the extent of their available capacity, according to consultations with each facility made through phone calls or emails to them in March 2022 and Tusla data.

Due to the understandably cautious attitudes of childcare facility owners and managers to release such information, a 100% response rate was not secured during the consultation period. In total, 21 no. facilities provided details of their existing capacity. Thus, the response rate was 56.8%. A conservative approach was undertaken in estimating available childcare spaces in this study, and for the 16 no. facilities that did not provide enrolment figures, the available capacity was assumed to be zero. Of the facilities that responded to the consultation, 4 no. indicated that they had capacity; amounting to 46 no. available spaces.

Noting the total capacity of the 21 no. childcare facilities that replied to the consultation and their current enrolments, average available capacity comes to 4%. If this applied to the 16 no. providers who could

<sup>3</sup> By email with DLR Childcare Development Officer, March 2022.

not be reached by phone or were unwilling to provide enrolment data, then it is estimated that an additional 39 no. childcare places may be available, thereby bringing available capacity up to 85no. spaces.

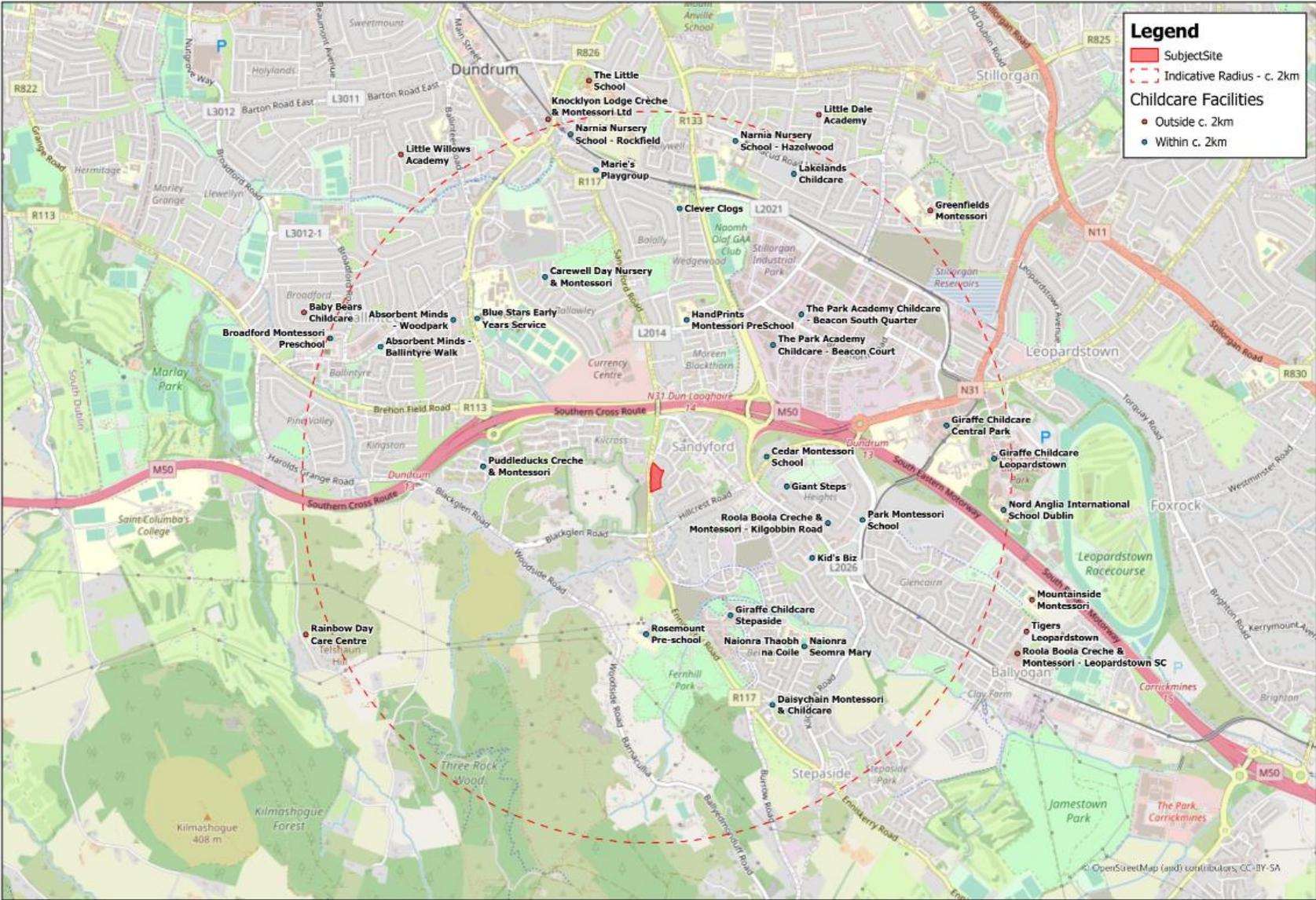


Figure 5.1 Existing Childcare Facilities in and bordering the Study Area.

**Table 5.1** Current Capacity of Existing Childcare Facilities in and bordering the Study Area.

Map ID	Childcare Facility	Service Type	Indicative Population	Indicative Max Capacity	Estimated Available Capacity
1	Absorbent Minds - Ballintyre	Full Day	29	29	0
2	Absorbent Minds - Woodpark	Full Day/ Sessional	50	50	No Answer
3	Blue Stars Early Years Service	Part Time	6	6	No Answer
4	Broadford Montessori	Sessional	22	22	0
5	Carewell Day Nursery & Montessori	Part Time/ Sessional	16	16	0
6	Cedar Montessori School	Sessional	40	60	20
7	Bright Minds Childcare and Montessori School Ltd	Full Day	55	55	No Answer
8	Daisychain Montessori & Childcare	Full Day Part time sessional	50	50	0
9	Giant Steps	Sessional	18	18	0
10	Giraffe Childcare Central Park	Full Day Part Time	84	84	No Answer
11	Giraffe Childcare Leopardstown	Full Day Part Time	116	116	No Answer
12	Giraffe Childcare Stepside	Full Day Part time sessional	137	137	No Answer
13	HandPrints Montessori PreSchool	Part Time/ Sessional	54	54	No Answer
14	Kid's Biz	Full Day/ Part Time/ Sessional	36	36	No Answer
15	Lakelands Childcare	Full Day	38	38	No Answer
16	Marie's Playgroup	Childminder	5	5	No Answer
17	Naionra Seomra Mary	Part Time/ Sessional	22	22	0
18	Naionra Thaobh na Coile	Sessional	12	22	10
19	Narnia Nursery School Hazelwood	Full Day	65	65	0
20	Narnia Nursery School Rockfield	Full Day/ Part Time/ Sessional	46	46	0
21	Nord Anglia International School Dublin	Full Time	120	120	0
22	Park Montessori School	Sessional	6	12	6
23	Puddleducks Creche & Montessori	Full Day/ Part Time	92	92	0
24	Roola Boola Creche & Montessori Kilgobbin Road	Full Day	24	24	0
25	Rosemount Pre-school	Part Time	56	66	10
26	The Park Academy Childcare Beacon Court	Full Day	143	143	No Answer
27	The Park Academy Childcare Beacon South Quarter	Full Day	115	115	No Answer
28	Baby Bears Childcare	Childminder	5	5	No Answer
29	Greenfields Montessori	Sessional	22	22	No Answer
30	Knocklyon Lodge Crèche & Montessori Ltd	Full Day	102	102	0
31	Little Dale Academy	Full Day/ Part Time/ Sessional	83	83	No Answer
32	Little Willows Academy	Full Day/ Part Time	37	37	0

33	Mountainside Montessori	Part Time	22	22	No Answer
34	Rainbow Day Care Centre	Full Day/ Sessional	65	65	0
35	Roola Boola Creche & Montessori Leopardstown Valley	Full Day	22	22	0
36	The Little School	Full Day	44	44	0
37	Tigers Leopardstown	Full Day/ Part Time	110	110	0
<b>Total</b>			<b>1,969</b>	<b>2,015</b>	<b>46</b>

\* Source: Combination of: Tusla Inspections (based on AM) Tusla listing (Jan 2022) provided by DLRCC, KPMG Future Analytics Survey Consultation. Note that where no response was given by facility operator during the consultation period, the capacity noted as zero.

## 5.2 Planned Facilities Network (Applications Pipeline)

An examination of DLRCC's Online Planning Register showed the planning and development pipeline consisted of 7 no. planning applications in the Study Area (Table 5.2) as of March 2022. The most recent application, An Bord Pleanála Ref. 312170 was still pending a decision as of March 2022. We note that 3 no. of the childcare developments have commenced as of March 2022, with an additional 3 no. developments not yet commenced. Application Ref. No. D17A/0367 relates to an existing childcare facility as set out in Table 5.1. This facility is Giraffe Childcare Central Park and is an extension to the existing facility.

If all of the permitted developments currently within the planning pipeline are delivered, they will create considerable additional childcare capacity (485 no. childcare spaces) to the Study Area. However, it should be noted that the proposed childcare facility under ABP 312170 has been proposed to cater for the future residents of the proposed development. According to the calculations by McGill Planning, set out in their planning report, the proposed development will generate a demand between 55 – 142 no. childcare spaces.<sup>4</sup>

As illustrated in Table 5.2 below, the majority of proposed childcare facilities relate to change of use applications and are not proposed as part of residential led mixed use development. When discounting the facility proposed as part of a residential development, the childcare planning and development pipeline will provide an additional 343 – 430 no. childcare spaces. Whilst it is acknowledged that some of these spaces will be occupied by residents of planned and existing developments, it is not unreasonable to assume that there will be sufficient capacity in both the existing and planned network to accommodate the minor uplift in demand generated by the proposed development.

**Table 5.2:** Childcare Planning and Development Pipeline – March 2022.

Reg. Ref.	Type of Development	No. of Spaces	Final Grant Date	Status
ABP 312170	Residential	146	Pending Decision	Pending Decision
D20A/0806	Change of Use	22	25/03/2021	Plans Granted
D19A/0957	Change of Use	28	19/08/2020	Plans Granted
D18A/0604	Extension	60	20/09/2018	Plans Granted
D17A/0757	Change of Use	141	18/01/2018	Commenced
D17A/0359	Change of Use	88	20/07/2018	Commenced
D17A/0367 <sup>5</sup>	Extension	-	20/07/2017	Commenced

<sup>4</sup> 142 no. spaces calculated from the 2001 Childcare Guidelines (531/75\*20). 55 no. spaces calculated from excluding all studio and one bed apartment units.

<sup>5</sup> Permission for development consisting of the construction of a single storey (53 sqm), temporary accommodation homebase/classroom to be located in south-east corner of existing first floor external play area at Giraffe Childcare Central Park.

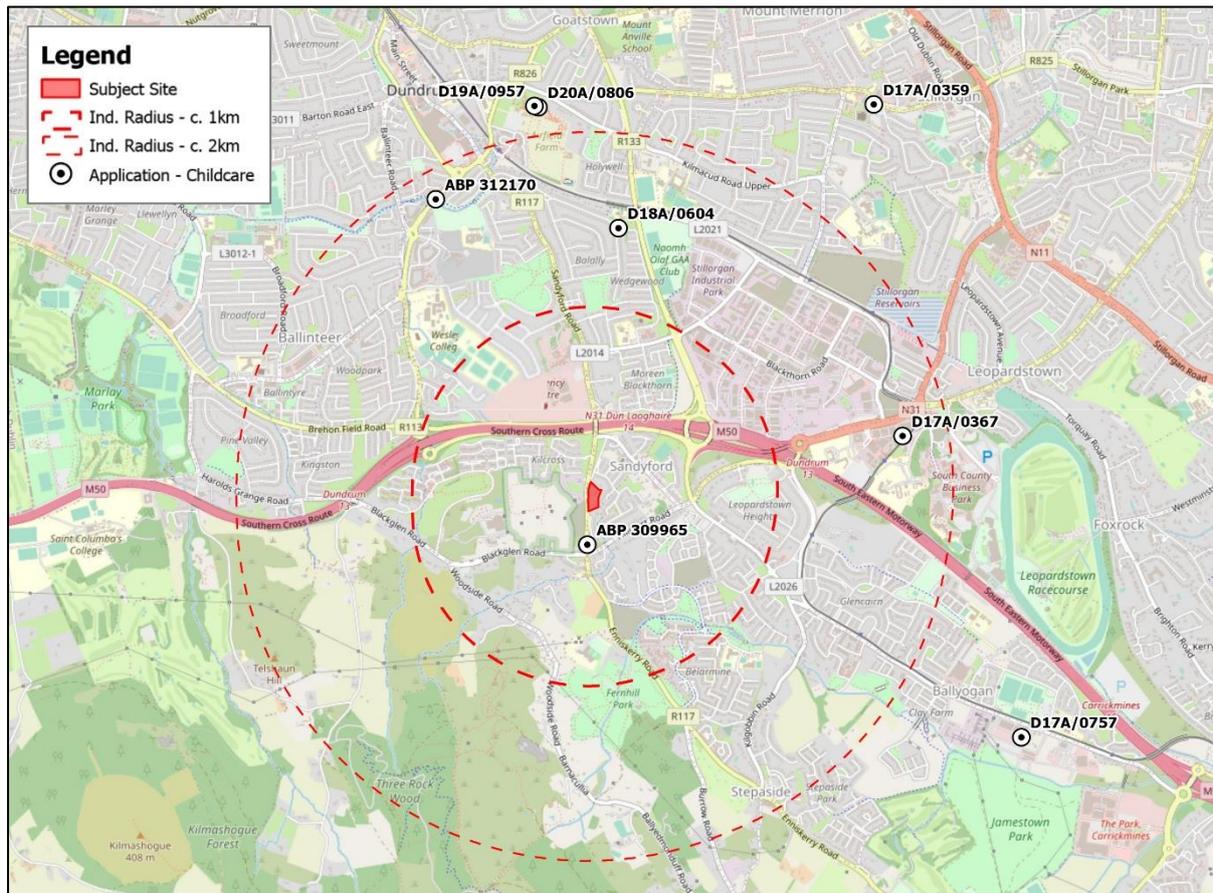


Figure 5.2 Planned Facilities Network

### 5.3 Facilities Summary

In order to determine the current levels of childcare provision in the Study Area, an independent childcare capacity audit of existing facilities was conducted by KPMG Future Analytics in March 2022 for a Study Area comprising an approx. c. 2-2.5 km radius from the subject site (see previous Figure 5.1). A total of 37 no. childcare facilities were identified in the Study Area using the latest Tusla Early Years Inspectorate data<sup>6</sup> which could be accessed within an approx. 2-2.5 km radius.

Furthermore, a survey via e-mail and telephone was undertaken by contacting each childcare facility to determine current enrolment figures. As discussed previously, a 100% response rate was not secured due to the understandably cautious attitudes of childcare facility owners and managers to release such information. The response rate of this survey was 56.8% and consultation with these facilities indicated that there is capacity for 46 no. children, and if the average occupancy rate is applied to those providers that did not provide enrolment figures, it is estimated that the available capacity may be 85 no. spaces within and bordering the Study Area. Notwithstanding these findings, ample forthcoming childcare spaces (343 – 430 no. spaces) have been identified following a review of DL RCC's Online Planning Register.

<sup>6</sup> The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the Child Care Act 1991 (as inserted by Section 92 of the Child and Family Agency Act 2013). Inspection Reports for active facilities are available online for public inspection and are updated at regular intervals by the service. Visit the Tusla website for more detail: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

## 6.0 Conclusion

This Childcare Demand Assessment has assessed the likely demand generated for childcare services as a result of the proposed development at 'Karuna' and 'Glenina', Sandyford Road, Dublin 18. The potential impact of the proposed development on childcare facilities and the level of demand generated by it has been considered in the context of:

- The composition of the proposed development including unit mix and form;
- The demographics of the surrounding area; and
- The existing and proposed childcare capacity of the area.

This assessment has identified the following in relation to the need for a childcare facility:

- Based upon the proposed unit mix and form of the development, the persons per unit proposed (determined by the proposed development and the average household size in the Study Area) and the proportion of the Study Area's population within the 0-6 years age cohort, 25 no. children aged 0–6 years may reside in the proposed development.
- The QNHS Q3 2016 illustrates that only 25% of pre-school children in Dublin attend a childcare facility. When applied to the estimated number of 0- to 6-year-old children that may be resident in the proposed development, a demand for only 6 no. childcare spaces is likely to exist, while 10 no. childcare spaces would be required under the scenario where 40% of the 0- 6-year-old residents attend a childcare facility.
- Consultation with existing childcare facilities in and bordering the Study Area has revealed available capacity in existing childcare facilities of 46 no. spaces.
- The childcare planning permission pipelines in the Study Area will cumulatively create additional childcare capacity (343 – 430 no. childcare spaces).

**In conclusion, the subject development comprises 137 no. dwelling units, of which only 105 no. units of 2-bedrooms or more can reasonably accommodate families. The potential childcare uptake of the proposal is likely to only be 6–10 no. places and the local childcare network has an indicative capacity of 46 no. spaces in 4 no. of the 37 no. existing facilities. It is submitted that the total number of childcare places to be accommodated by this facility will most likely be absorbed by the existing facilities network and the planned facilities (comprising 343 – 430 spaces) proposed within the area.**