

CHILD CARE CAPACITY AUDIT – KNOCKRABO P2

PREPARED FOR THE ASSESSMENT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT



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TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	2
2.0	RELEVANT PLANNING GUIDANCE	4
2.1	<i>National Planning Guidance for the Provision of Childcare Facilities</i>	4
2.1.1	<i>Sustainable Urban Housing Guidelines - Apartments.....</i>	4
2.2	<i>Development Plan Requirements.....</i>	4
3.0	DEMOGRAPHIC PROFILE.....	6
3.1	<i>Indicative Population of Proposed Development</i>	6
3.2	<i>Potential Childcare Uptake.....</i>	7
4.0	LOCAL CHILDCARE CAPACITY	8
4.1	<i>Localised Goatstown Area Profile</i>	8
4.1.1	<i>Results of Childcare Capacity Audit.....</i>	11
5.0	CONCLUSION	12

1.0 EXECUTIVE SUMMARY

Knockrabo Investments DAC intend to apply to An Bord Pleanála for permission for a Strategic Housing Development with a total application site area of c. 1.78 ha, on a site located at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.

The proposed development relates to Phase 2 of the development on the ‘Knockrabo’ lands. Phase 1 of ‘Knockrabo’ was granted under Dún Laoghaire-Rathdown County Council (DLRCC) Reg. Ref. D13A/0689/An Bord Pleanála (ABP) Ref. PL06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1) and DLRCC Reg. Ref. D16A/0960 (Phase 1A) and comprises a total of 125 no. units.

The proposed development will consist of the amendment of the permitted ‘Phase 2’ residential development of 93 no. units, childcare facility and community/leisure uses (DLRCC Reg. Ref. D17A/1124) on a site of 2.75ha. The proposed development will provide for the reconfiguration and redesign of the approved residential development. The Knockrabo Way entrance road (constructed and unconstructed), the renovation of Cedar Mount House including childcare facility and community/leisure uses, the Coach House, Gate Lodge (West), the Gate House and all associated landscaping permitted under D17A/1124 which are outside the boundary of the current application are proposed to remain as previously granted. See Appendix A for a full description of development.

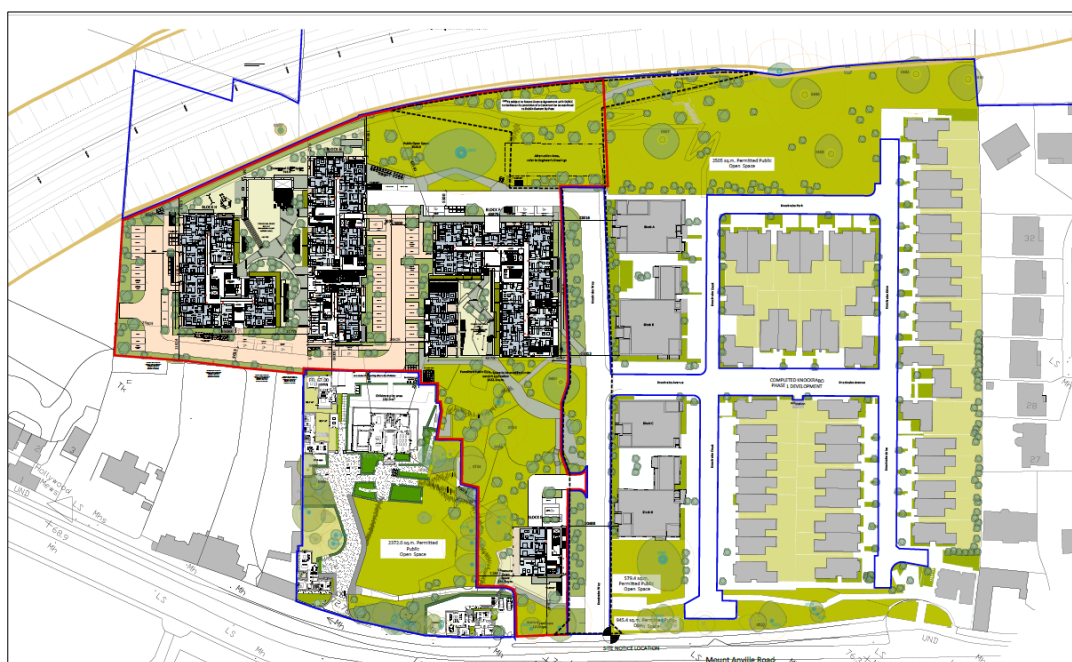


Figure 1.1: Proposed Site Layout Plan, showing relationship of proposed Phase 2 development (outlined in red) to previously permitted Phase 1 development. Source: OMP Architects, 2021.

With respect to this development, Knockrabo Investments DAC have requested that a childcare capacity audit be undertaken by Tom Phillips + Associates (TPA)¹ for the surrounding area to determine the existing level of childcare services provision and potential requirement for additional facilities at this location. This audit was undertaken by

¹ 80 Harcourt Street, Dublin 2, D02 F449.

TPA in October 2021 utilising desktop and telephone survey methods and can be summarised as follows:

- Of the 352 No. units proposed in the total development (125 units - Phase 1 and 227 units – Phase 2), only the 262 No. units of 2-bedrooms or more within the development can reasonably accommodate families, generating a requirement for 70 No. childcare places (as per the *Apartment Guidelines, 2020*).² However, potential childcare uptake for a new facility at this location is likely to be only c. 24-45 No. children with respect to recent demographic trends³.
- We note that the subject site is located within an established residential area of Goatstown, where there were 21 No. operational childcare facilities identified within a c. 15-minute drive of the proposed development with more than 1,100 No. childcare spaces on offer at the time of the capacity audit. An estimated 229 No. vacant places (c. 20% of total capacity) were available to accommodate the demand generated by the subject development.

As the proposed development (Phase 1 and Phase 2) comprises 262 No. dwelling units which can reasonably accommodate families (i.e., 2-bedrooms or more with respect to the relevant guidance), we submit that a purpose-built childcare facility is required at this location with provision for 70 No. childcare places. We note that a 400 sq. m childcare facility was previously permitted under Reg. Ref. D17A/1124 with sufficient capacity to absorb the childcare demand of the entire development once completed (see Figure 1.2).



Figure 1.2: Extract from Proposed Site Layout Plan, showing childcare facility permitted under Reg. Ref. D17A/1124. Source: OMP Architects, 2021.

² (262 family units / 75 units) * (20 places) = 70 places required.

³ See Section 3.1 for calculation.



2.0 RELEVANT PLANNING GUIDANCE

2.1 *National Planning Guidance for the Provision of Childcare Facilities*

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments:

*“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.”

[Our emphasis, Section 2.4, p. 5]

2.1.1 *Sustainable Urban Housing Guidelines - Apartments*

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020* also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, 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 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.”

[Our emphasis, Section 4.7]

In respect of these requirements, the composition of the subject development proposal, geographic distribution of existing childcare facilities and the demographic profile of the Goatstown area are assessed in Sections 3.0 to 5.0 to follow.

2.2 *Development Plan Requirements*

The proposed development area is located within the Dún Laoghaire-Rathdown County Council administrative area and is governed by the provisions of the *Dún Laoghaire-Rathdown County Development Plan 2016-2022* and served by the representative Dún Laoghaire-Rathdown County Childcare Committee. The *Dún Laoghaire-Rathdown County*



Development Plan 2016-2022 (DLRCDP) supports the provision of new childcare facilities at appropriate locations, including residential areas, employment nodes, large educational establishments, major town, district and neighborhood centers and areas accessible by public transport networks. Specific policies for the development of childcare facilities within the *DLRCDP* area include:

Table 2.1: Childcare Policies included in <i>DLRCDP 2016-2022</i>	
Policy	Description
SIC11	<i>It is Council policy to encourage the provision of affordable and 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. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.</i>
[Our emphasis].	

With regard to the development of childcare facilities within new residential schemes, the *DLRCDP* states:

“Where a new residential development is proposed – with 75+ dwellings (or as otherwise required by the Planning Authority) – one childcare facility shall be provided on site in accordance with Sections 2.4, 3.3.1 and Appendix 2 of the ‘Childcare Facilities Guidelines for Planning Authorities’ (2001).

The provision of childcare facilities within new, and indeed existing, residential areas shall have regard to the geographical distribution and capacity of established childcare facilities in the locale and the emerging demographic profile of the area.”

[Our emphasis, Section 7.1.3.6]

For new residential developments, the *Plan* advises that the most suitable facility for the provision of full day care should be a purpose built, ground floor, standalone property. Detailed requirements and standards in respect to childcare provision are set out in Section 8.2.12.1 of the *Plan*, which states that the following criteria will be considered in the assessment of a Planning Application for any new facility:

- *“Suitability of the site for the type and size of facility proposed;*
- *Adequate sleeping/rest facilities;*
- *Adequate availability of indoor and outdoor play space;*
- *Convenience to public transport nodes;*
- *Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff;*
- *Local traffic conditions;*
- ***Number of such facilities in the area. In this regard, the applicant shall submit a map showing locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location; and***
- *Intended hours of operation.”*

[Our emphasis, Section 8.2.12.1]



These criteria are addressed with respect to the proposed development in Sections 3.0 and 5.0 to follow, which provide information with respect to demographic profile of the area and the capacity of existing childcare facilities for new enrolments.

The *DLRCDP* also states that Council policies for childcare provision will be guided by the recommendation of the County Childcare Committee, which conducts strategic mapping exercises for the area at regular intervals. We note that a representative of the DLR Childcare was consulted prior to the completion of this assessment⁴ regarding capacity in the area, but could not provide any recent, localised data for the subject location, deferring instead to the most recent *Annual Early Years Sector Profile Report 2018/2019*. This information is summarised in Section 4.0 to follow.

3.0 DEMOGRAPHIC PROFILE

The most recent Irish Census (2016) identified that Dún Laoghaire-Rathdown had the largest increase in the pre-school population in the State from 2011-2016 at 5%. This cohort forms only 6% of the total population of the county, a figure unchanged from the 2011 Census.⁵ The primary school (5-12 years) cohort grew by c. 10% in the recent period, which indicates a slightly older family cohort within the county. We note that the elderly population (65+ years) demonstrated the largest increase overall, with c. 16% growth.

Age Group	2011 Population	2016 Population	% Change
Pre-school (0-4 years)	13,155	13,810	5% increase
Primary School (5-12 years)	19,284	21,302	10% increase
Secondary School (13-18 years)	15,334	15,651	2% increase
Young Adults (19-24 years)	18,695	19,088	2% increase
Adults (25-64 years)	109,921	113,498	3% increase
Older People (65+ years)	29,872	34,669	16% increase
Total	206,261	218,018	6% increase

3.1 Indicative Population of Proposed Development

The development will comprise 352 No. residential units (Phase 1 and Phase 2) if completed as proposed in Table 3.2. The average household size in the State was 2.75 No. persons per unit⁶ at the time of the most recent Census, which generates an indicative population of 968 No. persons when applied to the proposed development. The average number of children per family recorded in the State at that time was 1.38, which is equivalent to 362 No. children (0-18 years) when applied to the 262 No. units of 2-bedrooms or more within the development that can reasonably accommodate families. Of this number, an estimated 98 No. children would be considered pre-school age with respect to the age cohorts recorded for Dún Laoghaire-Rathdown⁷ (see Table 3.3).

⁴ DLR Childcare Development Officer, by email December 2020.

⁵ Census 2016 Profile 3 – An Age Profile of Ireland: <https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3/agr/>

⁶ <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

⁷ <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>



Unit Type	Phase 1 Permitted ⁸	Phase 2 Proposed	Total Units	% Total
1-bedroom	14	76	90	26%
2-bedroom	57	145	202	57%
3-bedroom	27	6	33	9%
4-bedroom	21	-	21	6%
5-bedroom	6	-	6	2%
Total Units	125	227	352	100%

Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	13,810 persons	27%
Primary school children (5-12 years)	21,302 persons	42%
Secondary school children (13-18 years)	15,651 persons	31%
All children (0-18 years)	50,763 persons	100%

3.2 Potential Childcare Uptake

If the average rate of non-parental childcare uptake for this age-group in the Dublin Region (incl. Dún Laoghaire-Rathdown) is applied (46%)⁹ to the proposed development population, it is estimated that 45 No. children would be likely to avail of childcare in the area.

If the average rate of uptake for crèche, Montessori, playgroup and after-school services for the Dublin Region (incl. Dún Laoghaire-Rathdown) is applied (25%)¹⁰, it is estimated that only 24 No. children would be likely to avail of childcare in the area.

Type of childcare	Pre-school children									State
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	% of children ¹	
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	
Total pre-school children using non-parental childcare	45	47	49	46	45	53	45	45	46	
<i>Unweighted sample</i>	198	136	234	525	244	189	230	316	2,072	

Figure 3.1: Types of childcare used by status/region (% children) Source: QNHS, Quarter 3 2016, CSO.

⁸ A total of 119 No. units (50 Houses – 69 Apartments Blk A-D) have been constructed on site. The remaining 6 No. extant units are proposed to be constructed with the planned Phase 2 development.

⁹ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/gnhschildcarequarter32016/>

¹⁰ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/gnhschildcarequarter32016/>



4.0 LOCAL CHILDCARE CAPACITY

The latest *Annual Early Years Sector Profile Report 2018/2019*¹¹ (EYSP) identified a low vacancy rate of 2% in Dún Laoghaire-Rathdown equivalent to 173 No. vacant places across the Local Authority during the 2018/19 survey year, compared with a 4% vacancy rate (i.e., 224 No. vacant places) in the previous year.

County (Year)	Enrolled	Vacant places	Vacancy rate	Waiting List
DLRC (2016/17)	6,987	250	4%	1,241
DLRC (2017/18)	6,357	224	4%	880
DLRC (2018/19)	7,023	173	2%	892

Dún Laoghaire-Rathdown also recorded a reduction in the total number of services (down three childcare services from the previous survey year). However, the total number of services with more than 1 No. child enrolled in Dún Laoghaire-Rathdown remained the same from 2017/18 to 2018/19, with 146 No. services providing childcare to an increased average enrolment of 48 No. children in 2018/19.

County (Year)	Population	Summary Statistics		
	Children enrolled	Total No. of Services	No. of services with (>=1) child enrolled	Average enrolled per facility
DLRC (2016/17)	6,987	194	150	47
DLRC (2017/18)	6,357	188	146	44
DLRC (2018/19)	7,023	185	146	48

4.1 Localised Goatstown Area Profile

We note that a representative of the DLR Childcare was consulted prior to the completion of this assessment¹² regarding childcare needs in the Goatstown area, but could not provide any recent, localised data for the subject location. As the TUSLA Early Years Sector Profile¹³ data is only available at the county level and the DLR Childcare Committee was unable to provide any localised childcare statistics, a site-specific audit was conducted by TPA in October 2021 to determine the capacity of existing childcare operators in the area.

A total of 21 No. operational childcare facilities were identified within a c. 1.5km radius (equivalent to a c. 15-min driving radius) during the course of the audit, as shown in Figure 4.1 and Table 4.3 overleaf. We note that 1 No. facility was operating as a drop-in service only within the Dundrum Shopping Centre and for this reason has not been included in the total capacity figures.

¹¹ Published by Pobal, December 2019 - <https://www.pobal.ie/app/uploads/2019/12/Annual-Early-Years-Sector-Profile-Report-AEYSPR-2018-19.pdf>. We note that the latest publication was not used for enrolment data as this section was excluded from the latest publication.

¹² By email with DLR Childcare Development Officer, December 2020.

¹³ *Annual Early Years Sector Profile Report 2018/2019*¹³ (EYSP)

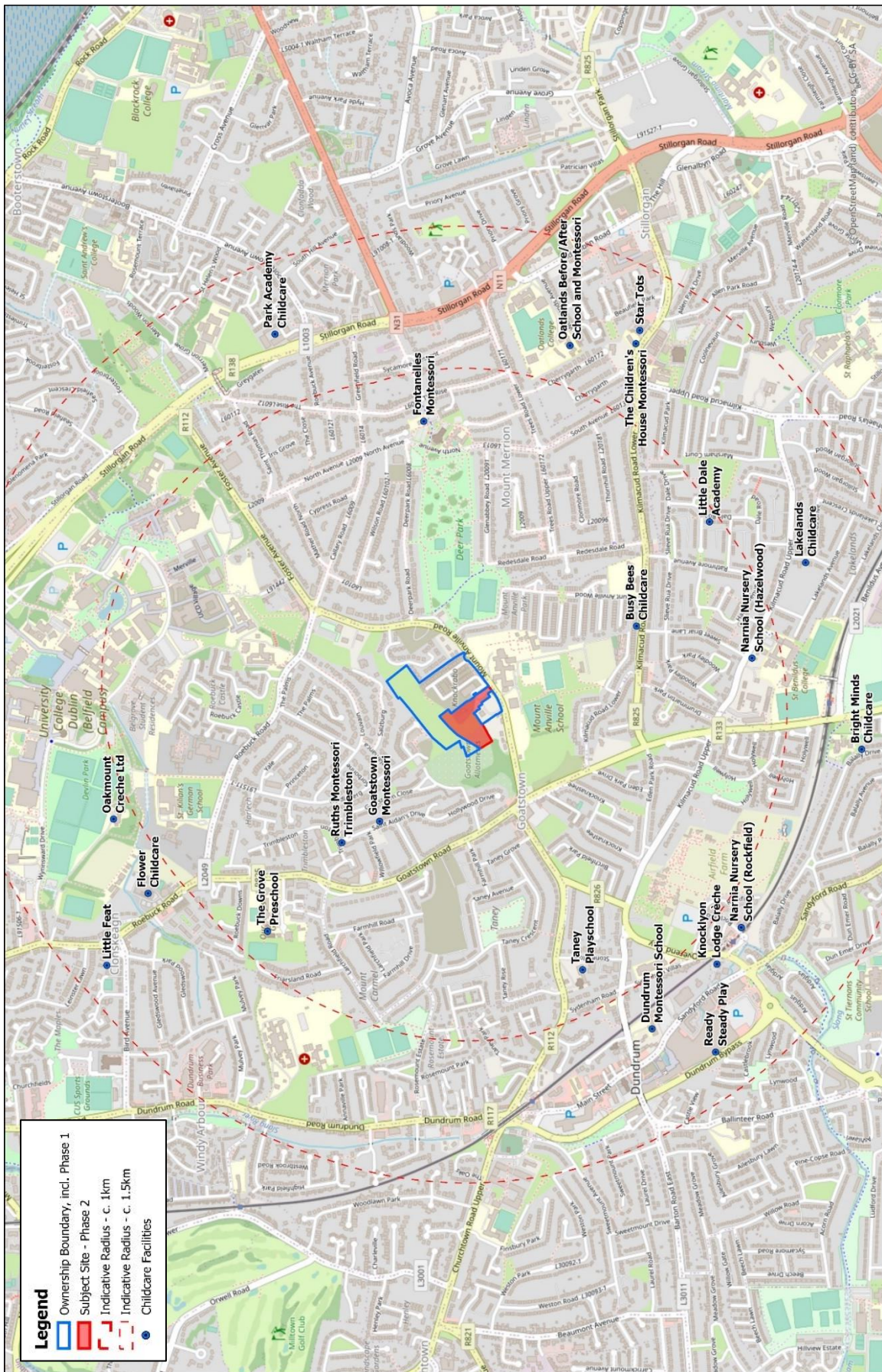


Figure 4-1: Map of relevant childcare facilities identified within c. 1.5km radius of subject site. Data source: TUSLA/TPA, 2021.



Table 4.3 – Childcare Capacity of Existing Facilities within Study Area (Source: TUSLA/TPA).

No.	Facility Name	Type	Inspection Date	Inspection Enrolment ¹⁴	Maximum Capacity ¹⁵	Estimated Full Day Capacity ¹⁶
1	Busy Bees Childcare Ltd TUSLA Ref. TU2015DR033	Full Day/ Part Time/ Sessional	24.01.2020	AM - 74 PM - 66	81 ¹⁷	0
2	Little Dale Academy TUSLA Ref. TU2015DR059	Full Day/ Part Time/ Sessional	21.09.2020	AM - 46 PM - 46	83	37
3	Narnia Nursery School Hazelwood TUSLA Ref. TU2015DR029	Full Day/ Part Time	20.02.2020	AM - 48 PM - 40	65	17
4	The Grove Preschool (Our Lady's Grove Montessori) TUSLA Ref. TU2015DR119	Full Day/ Part Time/ Sessional	18.09.2019	AM - 39 PM - 9	44	5
5	Flower Childcare Clonskeagh TUSLA Ref. TU2015DR145	Full Day	26.02.2021	AM - 13 PM - 13	26	13
6	Lakelands Childcare TUSLA Ref. TU2015DR139	Full Day	01.02.2021	AM - 27 PM - 27	38	11
7	Bright Minds Childcare and Montessori School Ltd TUSLA Ref. TU2015DR023	Full Day	10.02.2021	AM - 26 PM - n/a	55	n/a
8	Knocklyon Lodge Crèche TUSLA Ref. TU2015DS048	Full Day	08.12.2020	AM - 99 PM - 67	102	3
9	Narnia Nursery School Rockfield TUSLA Ref. TU2015DR028	Full Day/ Part Time/ Sessional	23.11.2020	AM - 37 PM - 16	46	9
10	Dundrum Montessori School TUSLA Ref. TU2015DR095	Full Day	21.04.2021	AM - 75 PM - 75	82	7
11	Park Academy Childcare Thornwood TUSLA Ref. TU2015DR152	Full Day	27.11.2020	AM - 28 PM - n/a	40	n/a
12	Star Tots TUSLA Ref. TU2015DR122	Full Day/ Part Time/ Sessional	09.11.2020	AM - 83 PM - 56	101	18
13	Little Feat TUSLA Ref. TU2015DR136	Full Day/ Part Time/ Sessional	09.02.2021	AM - 24 PM - 24	52	28
14	Oakmount Creche Ltd TUSLA Ref. TU2015DR117	Full Day	30.09.2020	AM - 87 PM - 89	131	42
15	Willow House Childcare Woodbine (Coco's Childcare) TUSLA Ref. TU2015DR143	Full Day	29.03.2021	AM - 25 PM - 25	36	11
16	Ruth's Montessori Trimbleston TUSLA Ref. TU2016DR034	Part Time/ Sessional	10.09.2020	AM - 26 PM - 8	54 ¹⁸	28
17	Goatstown Montessori TUSLA Ref. TU2016DR014	Sessional	11.03.2020	AM - 9	11	n/a

¹⁴ Data within this column indicates attendance recorded on the day of inspection as per the TUSLA inspection reports available at: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

¹⁵ Data within this column represents the maximum number of children the service can accommodate as per the TUSLA Register of Early Years Services for Dublin dated August 2021, available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>.

¹⁶ The Full Day Capacity estimation represents the lower capacity calculated among facilities offering Full Day services. The services offering sessional services have been excluded from this calculation.

¹⁷ Reduced the overall number of children that can be accommodated in the service from 82 to 81, that being a maximum of 72 children on a full or part time basis and 9 children attending on a sessional basis. Source: TUSLA Inspection report dated 15.02.2021.

¹⁸ This figure reflects a sum of 31 No. children on a sessional basis and 23 No. children on a part time basis who can be accommodated at any one time as specified within the TUSLA Register of Early Years Services for Dublin Dated August 2021.



18	Fontanelles Montessori TUSLA Ref. TU2015DR062	Sessional	22.06.2018	AM - 21 PM - 21	22	n/a
19	Taney Playschool TUSLA Ref. TU2015DR087	Sessional	25.12.2020	AM - 20	22	n/a
20	Oatlands Before and After School and Montessori TUSLA Ref. TU2015DR005	Sessional	01.06.2021	AM - 31 PM - n/a	36	n/a
21	The Children's House Montessori Primary School TUSLA Ref. TU2016DR023	Sessional	07.11.2019	AM - 27 PM - 6	38	n/a
Indicative Childcare Capacity					1165	229

We note that a number of inspection reports for the facilities in Table 4.3 above were conducted post March 2020 during extraordinary circumstances when the Covid-19 pandemic was declared, therefore, the estimated capacity calculated must be considered against a number of caveats, such as, the possibility of reduced capacity due to the pandemic restrictions to assist infection control.

As a result, the inspector's notes from TUSLA inspection reports dated 2018 to 2021 were further analysed to ascertain a predicted estimated AM, PM and Full Day childcare capacity within the foreseeable future when a return to normal scenario is achieved based on past enrolment patterns and TUSLA inspectors' notes available. We found that no facility was reported to be operating at reduced capacity according to the reports. However, 1 No. facility Lakelands Childcare, was catering for only children of front-line workers at the time of inspection, and 1 No. facility, the Oakmount Creche Ltd., was operating at reduced hours. See Appendix B of this report for a detailed table containing data recorded for analysis.

Based on our findings, it is predicted that the estimated Full Day Capacity¹⁹ across 21 No. childcare facilities²⁰ identified within the Study Area is 20% capacity (i.e., 229 No. childcare spaces) for new full day enrolments, with additional sessional childcare spaces on offer among the facilities exclusively offering sessional services²¹. Thus, the demand generated for childcare spaces from this development will very likely be absorbed by the creche proposed within the subject development as well as existing facilities within the Study Area.

4.1.1 Results of Childcare Capacity Audit

The results of the capacity audit indicate that there is a good provision of existing childcare facilities in the vicinity of the subject site, with more than 1,100 No. childcare places on offer within a c. 1.5km radius of the proposed development site at the time of the survey.

We note that a number of the facilities were identified as having some capacity for additional enrolments and that 10 No. of the facilities were currently catering for 50 No. children or more. The combined capacity figures provided by the Tusla Early Years Inspectorate and audited facilities suggest that more than 1,100 No. childcare places are currently being

¹⁹ Indicative capacity figures for the study area were drawn from the latest Tusla Early Years Inspection Report¹⁹ available for each location during the audit period (October 2021).

²⁰ One additional Childcare facility named ADAPT Child and Youth Service has been excluded from this estimation as it offers specialist services for children who have faced domestic abuse.

²¹ See Table B within Appendix B of this report for the estimated AM and PM capacities calculated for individual facilities offering sessional services.



provided in the study area and that c.229 No. places were available for new full day enrolments (c. 20% of total places reported).

However, we note that as some of the inspection reports were published more than 1-year prior and a large number of operators could not be reached for updated enrolment figures, it was difficult to determine the current capacity.

5.0 CONCLUSION

The national planning guidance and local development plan guidance in relation to childcare provision states that the planning authority should require at least one childcare facility per every 75 No. dwellings unless there are significant reasons to the contrary with respect to the *“existing geographical distribution of childcare facilities and the emerging demographic profile of areas.”*²²

As the proposed development comprises 352 No. dwelling units of which 262 No. units can reasonably accommodate families²³, we submit that a new purpose-built childcare facility is required at this location with provision for 70 No. childcare places. However, the total number of childcare places to be accommodated by this facility could potentially be reduced with respect to the demographic analysis of the area and distribution of existing facilities, subject to the agreement of the Planning Authority. The results of the childcare audit which support this have been summarised as follows:

- A total of 21 No. existing facilities were identified within the study area (comprising a c. 15-minutes’ drive time from the subject site), which currently provide more than 1100 No. childcare places to local residents and that the majority of facilities also had some capacity for new enrolments at the time of the capacity audit.
- The vacancy rate within these existing facilities was higher at c. 20% than the average for the county (c. 2% in 2018/19) with c. 229 No. places potentially available for new enrolments.
 - We note that 10 No. facilities currently cater to 50 No. children or more, which is higher than the 2018/19 average for Dún Laoghaire-Rathdown of 48 No. places per facility.
- The proposed development will comprise 352 No. dwelling units (of which only 262 No. units can reasonably accommodate families) and it is estimated that approximately 98 No. pre-school children will occupy the development once completed.
 - Of this pre-school population, only c. 24-45 No. children are likely to avail of non-parental childcare with respect to recent demographic trends, which could be accommodated by a new facility at this location.

²² DoHPLG, ‘Childcare Facilities: Guidelines for Planning Authorities’ (2001), Section 2.4, p. 5

²³ Units of 2-bedrooms or more with respect to the relevant guidance: DoHPLG, ‘Childcare Facilities: Guidelines for Planning Authorities’ (2001).



While the maximum number of childcare places that will be required to serve the subject development is 70 No. places, the demographic analysis suggests that less than 45 No. places are likely to be utilised at this location and it is our opinion that the demand for childcare generated by the proposed development may also be partially absorbed by the existing childcare network (i.e., 22 No. operational facilities providing more than 1,100 No. childcare places). Furthermore, we note that a 400 sq. m childcare facility was previously permitted under Reg. Ref. D17A/1124 (see previous Figure 1.2) with sufficient capacity to accommodate the additional childcare demand generated by the proposal once completed.



Appendix A – Description of Development

1.78 ha, on a site located at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.

The proposed development relates to Phase 2 of the development on the 'Knockrabo' lands. Phase 1 of 'Knockrabo' was granted under Dún Laoghaire-Rathdown County Council (DLRCC) Reg. Ref. D13A/0689/An Bord Pleanála (ABP) Ref. PL06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1) and DLRCC Reg. Ref. D16A/0960 (Phase 1A) and comprises a total of 125 no. units. The proposed development will consist of the amendment of the permitted 'Phase 2' residential development of 93 no. units, childcare facility and community/leisure uses (DLRCC Reg. Ref. D17A/1124) on a site of 2.75ha. The proposed development will provide for the reconfiguration and redesign of the approved residential development. The Knockrabo Way entrance road (constructed and unconstructed), the renovation of Cedar Mount House including childcare facility and community/leisure uses, the Coach House, Gate Lodge (West), the Gate House and all associated landscaping permitted under D17A/1124 which are outside the boundary of the current application are proposed to remain as previously granted.

The site is bounded to the south-east by Mount Anville Road; to the south by 'Mount Anville Lodge' and by the rear boundaries of 'Thendara' (a Protected Structure – RPS Ref. 812), 'The Garth' (a Protected Structure – RPS Ref. 819), 'Chimes', 'Hollywood House' (a Protected Structure – RPS Ref. 829); to the south-west by existing allotments; to the north by the reservation corridor for the Dublin Eastern By-Pass (DEBP); and to the east by the site of residential development 'Knockrabo'. There are 3 no. Protected Structures located in the overall 'Knockrabo' landholding, but which are outside the application boundary. These include 'Cedar Mount' (a Protected Structure - RPS Ref. 783), 'Knockrabo Gate Lodge (West)' (a Protected Structure - RPS Ref. 796), including Entrance Gates and Piers, and 'Knockrabo Gate Lodge (East)' (a Protected Structure – RPS 740) including Entrance Gates and Piers. For clarity no works are proposed to any Protected Structures as part of this proposed development.

The development, with a total gross internal area of c. 23,097.2 sqm, will consist of the construction of 227 no. residential units in 4 no. apartment blocks ranging in height from Part 2 – Part 8 storeys including semi-basement podium. The development will provide 76 no. 1 bed units, 145 no. 2 bed units and 6 no. 3 bed units as follows:

- Block E (c. 1015.3 sqm GIA) is a 5-storey including semi-basement podium apartment block comprising of 8 no. units (1 no. one bed unit and 7 no. 2 bed units).
- Block F (c. 8042.2 sqm GIA) is a Part 2 to Part 8 storeys including semi-basement podium apartment block comprising 84 no. units (53 no. 1 bed units and 31 no. 2 bed units).



- Block G (c. 8626.5 sqm GIA) is a Part 6 including semi-basement podium to Part 8 storey including semi-basement podium apartment block comprising of 82 no. units (37 no. 1 bed units, 40 no. 2 bed units and 5 no. 3 bed units).
- Block H (c. 5413.7 sqm GIA) is a Part 6 to Part 7 storey apartment block including semi-basement podium comprising 53 no. units (7 no. 1 bed units, 45 no. 2 bed units and 1 no. 3 bed unit).

Residential Tenant Amenities comprising c. 537.2 sqm are provided at Level 00 of Block G and H to serve all residential units within this application. Balconies/Wintergardens are provided on all elevations at all levels for the 4 no. apartment blocks, with (Private) Terraces provided at top floor levels and a communal Roof Terrace of c. 198 sqm to be provided on Block F. The development will also provide 178 no. car parking spaces, which comprises 125 no. residential podium parking spaces, 35 no. on-street parking spaces, 16 no. visitor/drop off parking and 2 no. car sharing on-street parking spaces are provided; Provision of 389 no. private residential bicycle parking spaces and 130 no. visitor bicycle parking spaces; Provision of 12 no. motorcycle parking spaces;

All other ancillary site development works to facilitate construction, site services, piped infrastructure, 2 no. sub-stations, plant, public lighting, bin stores, bike stores, boundary treatments, provision of public, communal and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development works above and below ground. The development will be served by the permitted access road 'Knockrabo Way' (DLRCC Reg. Ref. D13A/0689; ABP Ref. PL.06D.243799, DLRCC Reg. Ref. D16A/0821 and DLRCC Reg. Ref. D16A/0960). The application does not impact on the future access to the Reservation for the Dublin Eastern Bypass. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the Goatstown Local Area Plan 2012 and the Dún Laoghaire-Rathdown County Draft County Development Plan 2022 – 2028. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.knockraboshd.com



**Appendix B: Independent Childcare Capacity Audit - Facilities Record
Conducted by TPA – October 2021**



Table B - Childcare Facilities Audit – Knockrabo, Mount Anville Road, Goatstown									
No.	Facility Name	Type	Inspection Date	Inspector's Notes ²⁴	Inspection Enrolment ²⁵	Maximum Capacity ²⁶	AM Capacity ²⁷	PM Capacity ²⁸	Estimated Full Day Capacity ²⁹
1	Busy Bees Childcare Ltd TUSLA Ref. TU2015DR033	Full Day/ Part Time/ Sessional	24.01.2020	-	AM - 74 PM - 66	81 ³⁰	7	15	0
			27.02.2018	-	AM - 74 PM - 63				
2	Little Dale Academy TUSLA Ref. TU2015DR059	Full Day/ Part Time/ Sessional	21.09.2020	-	AM - 46 PM - 46	83	37	37	37
			01.11.2019	-	AM - 44 PM - 44				
3	Narnia Nursery School Hazelwood TUSLA Ref. TU2015DR029	Full Day/ Part Time	20.02.2020	-	AM - 48 PM - 40	65	17	25	17
			08.03.2018	-	AM - 53 PM - 43				
4	The Grove Preschool (Our Lady's Grove Montessori) TUSLA Ref. TU2015DR119	Full Day/ Part Time/ Sessional	18.09.2019	-	AM - 39 PM - 9	44	5	35	5
5	Flower Childcare Clonskeagh TUSLA Ref. TU2015DR145	Full Day	26.02.2021	-	AM - 13 PM - 13	26	13	13	13
			24.02.2020	-	AM - 20 PM - 13				

²⁴ Inspector's notes in relation to registration/capacity of the service, service timings, impact of COVID-19, or notice of closure were only included in this report where available from the TUSLA inspection reports available for each facility.

²⁵ Data within this column indicates attendance recorded on the day of inspection as per the TUSLA inspection reports available at: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

²⁶ Data within this column represents the maximum number of children the service can accommodate as per the TUSLA Register of Early Years Services for Dublin dated August 2021, available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>.

²⁷ The AM capacity reflects the indicative number of childcare spaces available at each facility within the morning hours. This capacity was calculated by finding the difference between Maximum Capacity within that facility and the AM Inspection Enrolment figure recorded during the most recent available TUSLA Inspection Report.

²⁸ The PM capacity reflects the indicative number of childcare spaces available at each facility within the morning hours. This capacity was calculated by finding the difference between Maximum Capacity within that facility and the PM Inspection Enrolment figure recorded during the most recent available TUSLA Inspection Report.

²⁹ The Full Day Capacity estimation represents the lower capacity calculated among facilities offering Full Day services. The services offering sessional services have been excluded from this calculation.

³⁰ Reduced the overall number of children that can be accommodated in the service from 82 to 81, that being a maximum of 72 children on a full or part time basis and 9 children attending on a sessional basis. TUSLA Inspection report dated 15.02.2021.



6	Lakelands Childcare TUSLA Ref. TU2015DR139	Full Day	01.02.2021	On the day of inspection, the service was providing for only children of front-line workers as per government guidance in relation to the Covid-19 national response plan.	AM - 27 PM - 27	38	11	11	11
			07.05.2019	-	AM - 38 PM - 32				
7	Bright Minds Childcare and Montessori School Ltd TUSLA Ref. TU2015DR023	Full Day	10.02.2021	-	AM - 26 PM - n/a	55	29	n/a	n/a
			30.06.2018	-	AM - 50 PM - 27				
8	Knocklyon Lodge Crèche TUSLA Ref. TU2015DS048	Full Day	08.12.2020	-	AM - 99 PM - 67	102	3	35	3
			11.04.2018	-	AM - 87 PM - 61				
9	Narnia Nursery School Rockfield TUSLA Ref. TU2015DR028	Full Day/ Part Time/ Sessional	23.11.2020	-	AM - 37 PM - 16	46	9	30	9
			10.01.2019	-	AM - 38 PM - 18				
10	Dundrum Montessori School TUSLA Ref. TU2015DR095	Full Day	21.04.2021	-	AM - 75 PM - 75	82	7	7	7
			30.04.2019	-	AM - 69 PM - 11				
11	Park Academy Childcare Thornwood TUSLA Ref. TU2015DR152	Full Day	27.11.2020	Thornwood currently provides a part time and sessional service for pre-school children.	AM - 28 PM - n/a	40	12	n/a	n/a
			10.09.2019	The service provides a full day care, part time and sessional service for pre-school children.	AM - 28 PM - 4				
12	Star Tots TUSLA Ref. TU2015DR122	Full Day/ Part Time/ Sessional	09.11.2020	-	AM - 83 PM - 56	101	18	45	18
			27.03.2019	-	AM - 89 PM - 52				
13	Little Feat TUSLA Ref. TU2015DR136		09.02.2021	-	AM - 24 PM - 24	52	28	28	28



		Full Day/ Part Time/ Sessional	05.02.2019	-	AM - 44 PM - 23					
14	Oakmount Creche Ltd TUSLA Ref. TU2015DR117	Full Day	30.09.2020	The service is usually open from Monday to Friday between 7.45am and 6.15pm but is currently operating reduced hours from 8.30am to 5pm.	AM - 87 PM - 89	131	44	42	42	
			29.01.2019	The hours of operation are between 7.45am and 6.15pm and the service can accommodate a maximum number of 112 children.	AM - 97 PM - 102					
			26.08.2021	<i>Not yet published.</i>						
15	Willow House Childcare Woodbine (Coco's Childcare) TUSLA Ref. TU2015DR143	Full Day	29.03.2021	-	AM - 25 PM - 25	36	11	11	11	
			27.11.2019	-	AM - 38 PM - 341					
16	Ruth's Montessori Trimbleston TUSLA Ref. TU2016DR034	Part Time/ Sessional	10.09.2020	Ruth's Montessori is a part-time service is located in an urban, residential area of South County Dublin. The service is open from Monday to Friday and operates a morning and an afternoon session.	AM - 26 PM - 8	54 ³¹	28	46	28	
			08.02.2018	The service currently operated a part time service between the hours of 8.30am and 1.20pm; a sessional service operates concurrently from 8.30am to 12pm and another sessional service operates from 12.15pm to 3.15pm Monday to Friday. The service can cater for a maximum number of thirty-one children at any one time.	AM - 31 PM - 12					

³¹ This figure reflects a sum of 31 No. children on a sessional basis and 23 No. children on a part time basis who can be accommodated at any one time within this service as specified within the TUSLA Register of Early Years Services for Dublin Dated August 2021.



17	Goatstown Montessori TUSLA Ref. TU2016DR014	Sessional	11.03.2020	The hours of operation in the service are from 9am to 12.30pm each weekday.	AM - 9	11	2	n/a	n/a
18	Fontanelles Montessori TUSLA Ref. TU2015DR062	Sessional	22.06.2018	The service operates Monday to Friday from 9am to 12.15pm and is privately operated.	AM - 21 PM - 21	22	1	1	n/a
			23.04.2021	<i>Not yet published.</i>					
19	Taney Playschool TUSLA Ref. TU2015DR087	Sessional	25.12.2020	The service is located in a residential area of Dundrum, South County Dublin and is open from 08:45 to 12:15 four days per week, Tuesday to Friday	AM - 20	22	2	n/a	n/a
			05.12.2018	It is a privately run sessional service and can cater for a maximum number of 22 pre-school children. The hours of operation are from 8.45am to 12.15pm Tuesday to Friday.	AM - 17				
20	Oatlands Before and After School and Montessori TUSLA Ref. TU2015DR005	Sessional	01.06.2021	The service provides sessional education and care to children aged 2 to 6 years, Monday to Friday from 9 am to 12:30 pm.	AM - 31 PM - n/a	36	5	n/a	n/a
			19.10.2018	The service operates from Monday to Friday from 9am to 12.30pm.	AM - 34 PM - n/a				
21	The Children's House Montessori Primary School TUSLA Ref. TU2016DR023	Sessional	07.11.2019	The pre-school service operates from Monday to Friday 9am to 3pm.	AM - 27 PM - 6	38	11	32	n/a
			14.06.2021	<i>Not yet published.</i>					
Indicative Childcare Capacity						1,165	300	413	229