

# Creche Facilities Assessment

Development at  
Davitt Road,  
Dublin 12  
D12 C97T

On behalf of  
Durkan (Davitt Road) Ltd

December 2018



Planning & Development Consultants

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## 1 Introduction

This report examines the need for additional childcare provisions in relation to the development of the former Dulux factory site on Davitt Road, Dublin 12. This proposed development comprises of 265 apartments units, a café/ retail unit, a gym, meeting rooms and 119 car parking spaces. This is laid out over 3 storeys at the east and west boundaries of the site, which rises to 7 storeys in the centre of the site, and is arranged in 4 blocks.

This report will review the guidelines and policy outlined in the Dublin City Development plan 2016-2022, the Design Standards for New Apartments- Guidelines for Local Authorities 2018 and the Childcare Facilities- Guidelines for Planning Authorities 2001. This report will also assess the existing childcare facilities within the area, the vacancy rates of childcare facilities in the area, the future childcare facilities proposed for the area and the surrounding areas census data, in relation to childcare.

## 2 Policy Context

### 2.1 Childcare Facilities- Guidelines for Planning Authorities 2001

The guidelines lay out a need for new childcare facilities in new housing developments at a ratio of *‘one childcare facility for each 75 dwellings would be appropriate’*. The guidelines do allow for the altering of the provisions provided in relation to the existing childcare provisions and the number of single-bed units in the development:

*‘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.’*

### 2.2 Dublin City Development Plan 2016-2022

In Appendix 13 of the development plan *‘a benchmark provision of one childcare facility per seventy-five dwellings is recommended’* in line with the childcare facility guidelines. It also references the regard that shall be given to *‘the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.’*

In addition to this, Objective SN17 relates to these provisions:

*‘SN17: 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.’*

### 2.3 Design Standards for New Apartments- Guidelines for Local Authorities 2018

The 2018 new apartment guidelines once again reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

*‘4.7: 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.'

In addition to this it clarifies that 'unit mix of the proposed development' relates to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:

'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.'

### 3 Assessment of Childcare needs

The assessment of childcare needs for this development considers the size and composition of the proposed development, the policy surrounding childcare which we have outlined above and the 2016 census data for the Electoral Divisions within 1.5 km range of the site.

These Electoral Divisions are:

- |             |              |              |
|-------------|--------------|--------------|
| Crumlin A   | Crumlin B    | Crumlin C    |
| Crumlin D   | Crumlin E    | Crumlin F    |
| Ushers A    | Ushers D     | Ushers E     |
| Ushers F    | Kilmainham B | Kilmainham C |
| Inchicore A |              |              |



Fig 1- Map of Electoral Divisions

The proposed development is comprised of 138 one bedroomed units and 134 two bedroomed units. One bedroomed units are not considered to contribute to the childcare provision under the new apartments guidelines.

There are 138, 2-bedroomed units in the subject development which are suitable for families with typically one child. Of the total number of families within the Electoral Divisions outlined above, only 11% of these were in the 'preschool' phase of their family i.e with children between the ages of 0-4 years. Based on this demographic profile, of the 138, 2-bed apartments only 15 (11%) of these would contain children aged 0-4.

In addition, the majority of children do not utilise childcare facilities, with a CSO 2016 study finding that 13% of pre-school children were in childcare in 2016. This would lower the 15 children between the age of 0-4 within the proposed development to only 13% of this, leaving only two children within the development in need of childcare facilities.

We refer The Board to census information in the Appendix attached to this submission for specific details of family sizes referred to above.

#### 4 Existing Childcare Provisions

To determine the available number of creche places in the area, an assessment was then carried out inhouse using the Tulsa list of early years services by counties in order to determine the location of services within 1.5km of the site. Below is a map illustrating their locations in relation to the subject site.



Fig 2- Location of Creches

Following this, the capacity and service type of each facility was determined through previous planning permissions, emails and calls with the business and the facilities own websites.



| Number | Name                                       | Address  | Service Type                       | Total Capacity | Current Vacancies |
|--------|--|--|------------------------------------|----------------|-------------------|
| 1      | Community Pre-School Playgroup             | Mourne Road National School Dublin 12              | Sessional                          | 40 children    | Not Available     |
| 2      | Daisy Chain Community Creche               | 53, Keeper road, Drimnagh, Dublin 12               | Sessional                          | 60 children    | 0                 |
| 3      | Forget-me-not Montessori School            | St. John Bosco Centre, Drimnagh Dublin 12          | Sessional                          | 10 children    | 5                 |
| 4      | Little Treasures Preschool Playgroup       | 50, La Touche road, Bluebell, Dublin 12            | Full Day                           | 22 children    | 6                 |
| 5      | Mother McAuley Playgroup                   | Mother McAuley Centre, Curlew road, Drimnagh       | Sessional                          | 22 children    | 3                 |
| 6      | Chestnut Daycare                           | Unit 2, Oblates View, Tyrconnell road, Inchicore   | Full Day                           | 40 children    | 0                 |
| 7      | Daughters of Charity, Goldenbridge         | Emmett Crescent, Inchicore, Dublin 8               | Full Day<br>Part Time<br>Sessional | Not Available  | Not Available     |
| 8      | Eala Og Childcare Centre                   | Goldenbridge Intergrated Complex, Inchicore        | Full Day<br>Part Time<br>Sessional | 17 children    | 0                 |
| 9      | Inicore Bluebell Community Addition Centre | 135, Emmett road, Inchicore, Dublin 8              | Sessional                          | 20 Children    | 0                 |
| 10     | Naoinra Inse Chor                          | Conradhna Gaeilge Hall, Grattan Crescent, Dublin 8 | Sessional                          | 19 children    | 0                 |
| 11     | Oblate Fathers Community Creche            | The Oblate House, Tyrconnell road, Dublin 8        | Full Day<br>Part Time              | 53 children    | 0                 |
| 12     | Oblate Community Playgroup                 | Scoil Muire gan Smal, Tyrconnell road, Dublin 8    | Sessional                          | 16 children    | 0                 |
| 13     | Safare Childcare Kilmainham Square         | Kilmainham Square, Dublin 8                        | Full Day                           | 69 children    | 0                 |

Of those 13 childcare facilities that were contactable there are a total of 14 childcare spaces available within 1.5km of the subject site with a minimum overall capacity of 348.

## 5 Future Childcare Provisions

In addition to these 14 childcare spaces, there are 69 additional spaces proposed under existing granted planning permissions. These two permissions are below:

2349/14

This permission was granted in 2014 to turn a ground floor retail unit into a creche with spaces for 19 people. This was granted to a John Morgan.



2060/15

In 2015 permission was granted to the Solid Rock Church of God to turn a warehouse into a church. Included in this permission was the provision of office space, a canteen, library and creche, for 50 children.

## 6 Conclusion

Although this assessment has been limited to a 1.5km radius of the subject site it is important to note that some childcare outside of this area may be preferred due to its location near workplaces, or schools that older children in the family may be attending.

In summary, the majority of children do not utilise childcare facilities, with a CSO 2016 study finding that only 13% of pre-school children were in childcare in 2016. This would lower the number of children between the ages of 0-4 within the proposed development that would need childcare facilities from 15no. to only 13% of this, which leaves only two children within the development in need of childcare facilities.

Based on the above review of local population and on the proposed development type that is buy to rent that would typically include young, single professionals it is not considered likely that creche facilities will be needed as part of the subject development. With existing creche facilities and capacity in the area it is not considered prudent to include a creche within the subject development.

We note that Dublin City Council accepted the above rationale for not providing a creche at pre-planing stage and in their opinion document which states:

*“It is considered that the justification as provided with existing capacity in the area is acceptable.”*

For all of the reasons outlined above it was not considered prudent to provide a creche in the subject development.



**7 Appendix – Census Data**

**Appendix 1- Number of Families with Children Preschool**

|               | Families<br>preschool | Families Total | Preschool<br>total |
|---------------|-----------------------|----------------|--------------------|
| Crumlin A     | 66                    | 982            | 6.7%               |
| Crumlin B     | 68                    | 754            | 9.0%               |
| Crumlin C     | 66                    | 574            | 11.5%              |
| Crumlin D     | 97                    | 1014           | 9.6%               |
| Crumlin E     | 74                    | 725            | 10.2%              |
| Crumlin F     | 76                    | 698            | 10.9%              |
| Ushers A      | 110                   | 751            | 14.6%              |
| Ushers F      | 77                    | 582            | 13.2%              |
| Ushers E      | 45                    | 405            | 11.1%              |
| Ushers D      | 70                    | 492            | 14.2%              |
| Kilmainham C  | 147                   | 1210           | 12.1%              |
| Kilmainham B  | 43                    | 533            | 8.1%               |
| Inchicore A   | 80                    | 576            | 13.9%              |
| <b>Total:</b> | <b>1019</b>           | <b>9296</b>    | <b>11.0%</b>       |

