

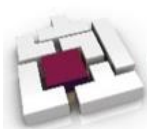
*April 2020*



# ***Childcare Provision Assessment Report***

**Proposed Strategic Housing Development  
On lands at Palmerstown Retail Park,  
Kennelsfort Road Lower, Palmerstown, Dublin 20**

***Randelswood Holdings Ltd.***



**downey**  
PLANNING

1 Westland Square  
Pearse Street  
Dublin 2  
Telephone: 01 2530220

## Table of Contents

1.0	Introduction.....	2
2.0	Planning Policy.....	3
2.1	Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001) .....	3
2.2	South Dublin County Council Development Plan 2016-2022.....	3
3.0	Childcare Provision Assessment .....	4
3.1	Distribution of Childcare Facilities.....	4
3.2	Demographic Profile of the Area .....	7
3.3	Proposed Development Demand .....	8
4.0	SHD Precedents .....	10
5.0	Conclusion .....	13

## 1.0 Introduction

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, have prepared this Childcare Provision Assessment Report, on behalf of the applicant, Randelswood Holdings Ltd., to accompany a planning application for a proposed Strategic Housing Development on lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

The proposed development consists of the demolition of all existing structures on site and the construction of a residential scheme comprising 250 no. 'Build to Rent' apartments consisting of 134 no. 1 beds and 116 no. 2 beds within 5 no. blocks ranging in height from 3-8 storeys, with a café and ancillary residential communal facilities.

This report is being submitted in support of the justification for the aforementioned planning application and to provide a detailed assessment of the existing childcare facilities within the subject area, thus assessing if the existing available capacity is sufficient to cater for the proposed scheme and surrounding environs as well as whether the omission of a childcare facility from the proposed development is considered appropriate given the nature and scale of the proposal.

As such, this report will provide an overview and details on the current existing childcare provision in Palmerstown and surrounding environs, as well as the future demand arising from the proposed development. An overview of the pertaining planning policy and guidance is also provided.

At this juncture, it is important to note that Downey Planning liaised with South Dublin County Childcare Committee as requested during the Stage 2 meeting. The Committee indicated that there are 20 no. spaces available. The proposed development generates a requirement for only 4 no. spaces. Unfortunately, South Dublin County Childcare Committee do not hold current local needs analysis data or the need for the provision of early years services. However, Pobal have a sector profile section on their website with national and local data on early years at a county level which has been utilised for the purposes of this report.

This report demonstrates that based on the results provided by the aforementioned assessment, the proposed development would not require the provision of a childcare facility on site, and that there is sufficient available capacity to cater for the potential demand generated by the proposed scheme.

The following planning policy and guidance documents have been reviewed in the preparation of this report:

- *Childcare Facilities Guidelines for Planning Authorities*, Department of Environment (2001)
- *Sustainable Urban Housing: Design Standards for New Apartments* (March 2018)
- South Dublin County Council Development Plan 2016-2022

In addition to the above, the assessment of current and future childcare facilities for the area includes the analysis of CSO data and childcare facilities located within the Palmerstown area and the current trends and details provided by the pertaining childcare facilities.

## 2.0 Planning Policy

### 2.1 Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)

Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. These ‘*Guidelines for Planning Authorities on Childcare Facilities*’ provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The following definition of Childcare is included in the Guidelines:

*“In these Guidelines, “childcare” is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.”*

For housing schemes, the Guidelines provide a benchmark provision of 1 no. 20 space childcare facility per 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The recommendations provided within the Guidelines must be considered in the context of the ‘*Sustainable Urban Housing: Design Standards for New Apartments*’ (2018), which state that:

*“Notwithstanding the Department’s Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision in apartment scheme 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 for the area.”*

As recommended in the Guidelines, 3 no. childcare facilities would be required as part of the proposal to cater for the influx of population arising from the proposed scheme. However, the ‘Build to Rent’ nature of the proposed development does not generate the same requirements as a standard apartment scheme. It is important to note that as stated within the apartment guidelines, *“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”*. As such, the calculations submitted as part of this report have taken cognisance of the above and demonstrate that a childcare facility is not required in this instance.

### 2.2 South Dublin County Council Development Plan 2016-2022

South Dublin County Council supports the sustainable development of good quality and accessible early childcare and education infrastructure in the County. Childcare facilities comprise full-day care,

sessional facilities and after school services, and form part of the required community infrastructure necessary to foster sustainable communities.

As such, the aforementioned Childcare Facilities Guidelines promote the *“provision of childcare facilities at suitable locations including residential areas, centres of employment, educational establishments, at town, village, district and neighbourhood centres, and in areas convenient to public transport”*, and further advocate a pro-active role by the planning authority in the promotion of increased childcare provision.

In relation to the provision of childcare facilities, the Development Plan states,

**Policy C8 (b):** *“It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.”*

And further reinforces the view taken within the Guidelines in which the Council aims,

**C8 Objective 1:** *“To support and facilitate the provision of childcare infrastructure at suitable locations such as town, village, district and local centres, adjacent to school sites and in employment areas.”*

Notwithstanding the above, the Development Plan further states that, *“pre-school childcare needs are difficult to assess on a long-term basis as the nature of demand evolves over time based on factors such as the population profile of an area, market conditions, government policy and the level of state intervention”*. However, it is the policy of South Dublin County Council to facilitate the provision of *“good quality and accessible childcare infrastructure at appropriate locations”* where no infrastructure exists.

It is submitted that given the nature, scale and proposed mix of units of the proposed development, as well as the potential demand arising from the proposed scheme and available capacity within the area, it is considered that the provision of a childcare facility within the proposed development would not be necessary.

### 3.0 Childcare Provision Assessment

#### 3.1 Distribution of Childcare Facilities

As part of the threshold for provision of childcare facilities, a survey and analysis of the existing geographical distribution of childcare facilities has been carried out by Downey Planning, including the available capacity in the surrounding area that will help to serve the proposed scheme.

The Tusla map below (Fig. 1) shows a total of 8 no. registered childcare providers within 2km of the subject site and surrounding area. Downey Planning have contacted the childcare providers (Table 1) to determine their current capacity, as well as assessing the Early Years Inspectorate Inspection Reports provided by Tusla. The information obtained from our efforts indicates that there is spare capacity, i.e. a total of 8 no. available spaces, within the existing operators in the area to cater for the proposed development.

Downey Planning have also engaged with South Dublin County Childcare Committee in relation to available capacity within the Palmerstown area. The Committee indicated that there are 20 no. spaces available.

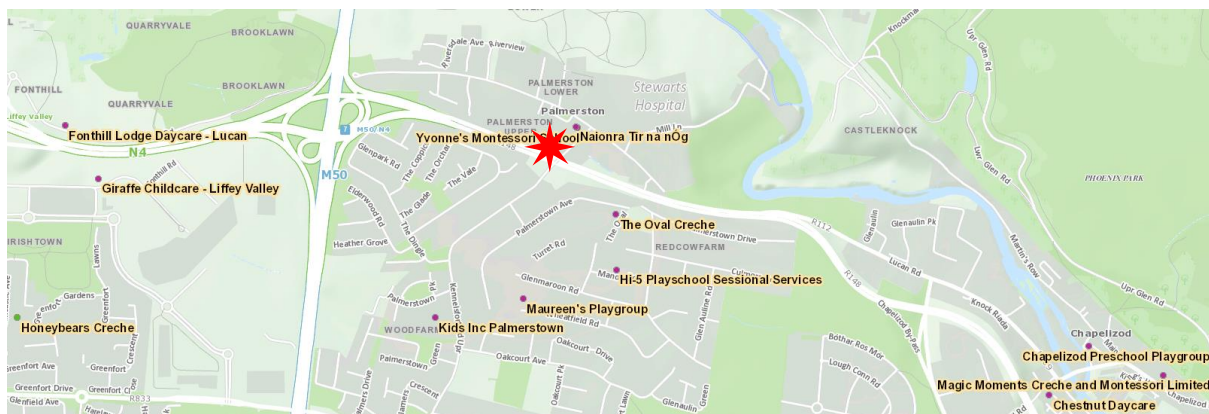


Fig. 1 – Location of childcare facilities within 2km of the subject site (site location marked by red star).

#### Childcare Facilities (Source: Tusla.ie)

Name	Address	Max Capacity	Available Capacity	Type of Service
The Oval Creche	2 Palmerstown Ave, Redcowfarm, Dublin 20	60 children	Full	Full Day (0–6 years)
Kids Inc Palmerstown	1 <sup>st</sup> Floor Palmerstown Shopping Centre, Kennelsfort Road Upper, Palmerstown, Dublin	40 children	1 space	Full Day (0–6 years)
Maureen's Playgroup	84 Turret Rd, Palmerstown, Dublin 20	20 children	7 spaces	Sessional (2–6 years)
Hi-5 Playschool Sessional Services	22 Manor Rd, Redcowfarm, Dublin	36 children	Full	Full Day (2–6 years)
Naionra Tir na nog	Palmerstown Parish Centre, Dublin 20	22 children	Unknown	Sessional (3–6 years)
Yvonne's Montessori	Palmerstown Parish Centre, Dublin 20	22 children	Full	Part Time, Sessional (2–6 years)
T/a Fonthill Lodge Daycare	Old Lucan Road, Palmerstown, Dublin 20	109 children	Full	Full Day (0–6 years)
Magic Moments Creche & Montessori Ltd.	Quadrant House, Chapelizod Road, Chapelizod, Dublin 20	36 children	Unknown	Full Day (1–6 years)
Total Available Capacity		8 spaces		
Total Maximum Potential Capacity		345 children		

Table 1 – Childcare facilities in the area.



It is worth noting that the Development Officers for the South Dublin County Childcare Committee who work with the childcare service providers have suggested a shortage of spaces in the '0–1 years' age group. This is consistent with the Pobal Sector Profile Report where the available capacity is lower for said group. It is submitted that the remaining age groups show an available capacity which is sufficient to cater for the future demand arising from the influx of population generated by the proposed development.

The Pobal website holds current local needs analysis data for the provision of Early Years Services. The information provided by the Sector Profile section includes County level data for the Early Years Sector and shows vacancy rates across each type of childcare services. As illustrated in the Pobal website, the vacant places by age for Early Years Services within South Dublin County can be seen below (Fig. 2) and amount to a total of 373 available capacity for the County.

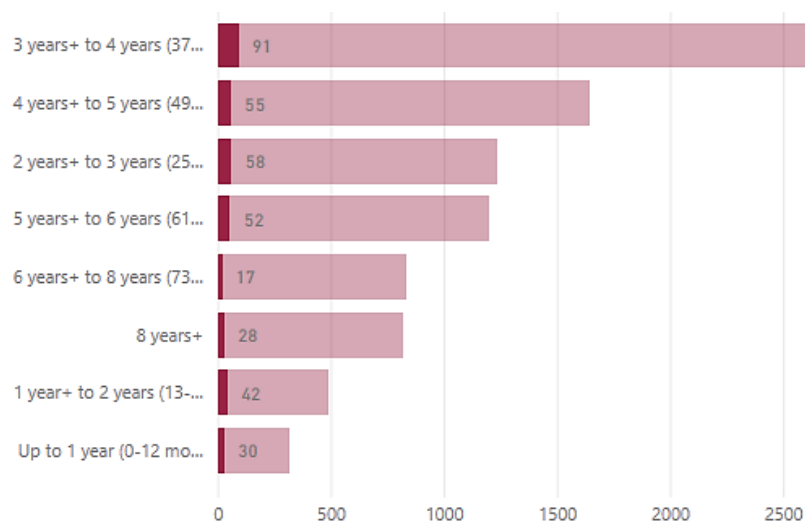


Fig. 2 – Vacant places by Age for Early Years Services (South Dublin County).

As shown on Fig. 2, which provides a breakdown of available spaces by age group for South Dublin County, there is a higher proportion of available capacity within the '3–4 years' group range with 91 no. available spaces, while the '0–1 years' age band states an available capacity of 30 no. spaces, thus concurring with the previous suggestion given by the Development Officers.

The subject site is located in an area with 8 no. registered childcare facilities in proximity to the site which show available places (i.e. 8 no. available spaces overall) and a **maximum potential capacity of 345 no. spaces**. It is worth noting that the available capacity for 2 no. of these facilities remains 'Unknown' resulting in a potential increase of available spaces—for the purpose of this assessment only the known available places will be considered.

Downey Planning contacted South Dublin County Childcare Committee for additional information in relation to the quantum of available childcare places, however the Committee states that they do not hold data of this nature and were therefore unable to provide further assistance in this regard.

It is worth noting that the proposed development would also benefit from the quantum of available spaces that will become available upon 'graduating' population moving from childcare to primary school – which is still unaccounted for.

In light of this, it is submitted that there is sufficient available capacity in the area to cater for the childcare needs of the existing population and the proposed development, which would not generate a significant additional demand based on the nature and scale of the development and the proposed mix of units.

### 3.2 Demographic Profile of the Area

Based on CSO Population Data, the population of the Palmerstown area decreased from a total of 7,593 in 2011 to 7,521 in 2016 which represents a decline of 0.95%. However, it is worth noting that South Dublin showed an increase in population from 265,205 in 2011 to 278,767 in 2016, thus experiencing a growth of 5.11% (+13,562 people).

As previously stated, the Palmerston West ED has a population of 7,521 (Census 2016) of which 396 belong to the pre-school attending age group (i.e. 0-4 years), thus representing 5.26% of the total population for the pertaining ED. This figure, when compared to the 2011 Census result of 465 no. children (0-4 years) out of a total 7,593 population for Palmerston West (representing 6.12%), indicates a decline in the pre-school attending age group.

#### CSO Population and Families Data

The **average number of children per family** remained at **1.38** for the State in both 2011 and 2016 Census, meanwhile South Dublin shows an average of 1.44 for the 2016 Census. This figure varies for the Electoral Division (ED) pertaining to the subject site (i.e. Palmerston West) with an average of 1.58 in 2011 and 1.48 in 2016, this illustrates a significant decline in the number of children per family for the subject ED.

#### Population in Pre-school Ages, Palmerston West

	0-1 years	1-2 years	2-3 years	3-4 years	4 years	Total
Census 2016	83	73	81	78	81	396 children
Census 2011	93	97	80	106	89	465 children

Table 2 – Comparison of population change (data taken from the CSO Census Results).

#### Families by Size, Palmerston West

	2 persons	3 persons	4 persons	5 persons
Census 2016	642	545	416	178
Census 2011	622	507	452	188

Table 3 – Comparison of number of families by size (data taken from the CSO Census Results).

#### Number of Children in families, by Size of Family, Palmerston West

	2 persons	3 persons	4 persons
Census 2016	274	716	890
Census 2011	294	668	977

Table 4 – Comparison of number of children in families by size of family (data taken from the CSO Census Results).



**Family Units with Children (All children under 15), Palmerston West**

	1 child	2 children	3 children
Census 2016	210	194	62
Census 2011	275	185	72

*Table 5 – Comparison of family units with children under 15 (data taken from the CSO Census Results).***Families by Age of Youngest Child, Palmerston West**

	0-4 years	5-9 years	10-14 years	15-19 years	20+ years	Total
Census 2016	298	203	182	217	584	1,484
Census 2011	356	220	226	260	471	1,533

*Table 6 – Comparison of families by age of youngest child (data taken from the CSO Census Results).*

According to the data provided by the CSO census results and pertaining to the Palmerston ED, the quantum of families with children in the 0-4 years category is 298 out of a total 1,484 no. families, which represents a **20.08%** for the area—a significant decline from the 23.2% recorded in the 2011 Census. The State percentage stands at 28.8% with 249,091 no. families with children in the 0-4 age band out of a total 862,721.

It is important to note that projection figures may differ from the actual outcome, however these figures assist in forecasting demand and have been taken into consideration for the purpose of this childcare provision assessment.

### 3.3 Proposed Development Demand

The proposed development comprises 250 no. 'Build to Rent' apartment units consisting of 134 no. 1-bedroom units and 116 no. 2-bedroom units, with a café and ancillary residential communal facilities.

According to the apartment guidelines, *"one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms"*. The calculation shown below thus excludes 1-bedroom apartments and discounts 50% of the 2-bedroom units on the basis that these will not be occupied by families, instead these are foreseen to be occupied by young professionals. Therefore, the proposed development comprises a total of 58 no. units which could be potentially family-occupied.

Based on the above, it is considered that the proposed scheme at Palmerstown may accommodate a maximum of 58 no. families. Additionally, the average number of children per family for Palmerstown is 1.48 children/family, resulting in 86 no. children (0-18 years age band) generated by the proposed development. Section 3.2 of this report indicates that, as an average, 20.08% of families have children within the pre-school age category (0-4 years), based on this percentage it is submitted that the proposed development would generate a demand of approximately 17 no. children (aged 0-4 years). The calculations can be found below.

Number of children generated by the proposed scheme:

$$58 \text{ no. families} * 1.48 \text{ children/family} = 86 \text{ no. children (0-18 years)}$$

Number of children generated by the proposed scheme (0-4 years age band):

$$86 \text{ no. children (0-18 years)} * 20.08\% = 17 \text{ no. children (0-4 years)}$$

The CSO's Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 contains the most current available published data on childcare statistics. The statistics shown below (Fig. 3) relate to the types of childcare used by children by school-going status and region, it records 25 out of 115 no. children are cared for in a crèche/Montessori/playgroup/after school facility in Dublin. This indicates a **21.7%** of children are cared for in a childcare facility for the Dublin region.

Type of childcare	Pre-school children								
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	State
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
<b>Total pre-school children using non-parental childcare</b>	<b>45</b>	<b>47</b>	<b>49</b>	<b>46</b>	<b>45</b>	<b>53</b>	<b>45</b>	<b>45</b>	<b>46</b>
<i>Unweighted sample</i>	<i>196</i>	<i>136</i>	<i>234</i>	<i>525</i>	<i>244</i>	<i>189</i>	<i>230</i>	<i>316</i>	<i>2,072</i>

Fig. 3 – Types of childcare used by children by school-going status and region, Quarter 3 2016 (Pre-school children).

Applying the above percentage for Dublin to the approximate demand generated by the proposed development (17 no. children) it is predicted that the development would need 4 no. childcare spaces for children in the pre-school age band (0-4 years).

Proposed development potential demand:

$$17 \text{ no. children (0-4 years)} * 21.7\% = 4 \text{ no. childcare spaces}$$

Within the Palmerstown area, there are 8 no. existing childcare facilities according to data provided by Tusla and Pobal. It is noted that the area shows a total available capacity of 8 no. childcare spaces. According to the calculations shown above, the proposed development would generate an approximate demand of 4 no. childcare spaces which is well within the available capacity. Therefore, it is considered that there is sufficient capacity within the area to cater for the proposed development.

Given the recommendations provided in the Childcare Facilities Guidelines, the existing quantum of registered childcare facilities within the subject area as well as the nature and scale of the proposed scheme, it would seem unnecessary to provide a childcare facility at this location when the required provision to sustain its use is not available and there is available capacity to cater for the proposed scheme.

Indeed, Downey Planning liaised with South Dublin County Childcare Committee who indicated that there are 20 no. available spaces within the existing childcare facilities in the area. The proposed development generates a requirement for only 4 no. spaces and given the information provided by

the Committee and the results shown in this report, it is considered that there is sufficient available capacity in the area to cater for any potential demand arising from the proposed development.

It is worth mentioning that there would be a graduating population moving from childcare to primary school, thus increasing the available spare capacity for each upcoming year. As well as this, it is important to consider the accessibility to employment centres outside Palmerstown as preferred destinations for childcare, as some parents would drop-in and pick-up their children on their way to and from work nearby their respective workplace instead, thus reducing the demand within Palmerstown.

In light of the above, it is respectfully submitted that the omission of a childcare facility from this 'Build to Rent' scheme is appropriate, given the existing geographical distribution of childcare facilities in the area, the available capacity for same and the potential demand arising from the proposed scheme. The calculations provided within this report indicate that the proposed scheme does not generate a significant quantum for a childcare facility in an area which is considered to have enough capacity to cater for future residents. Furthermore, given the proposed use of the development as a 'Build to Rent' scheme, it is considered that the future residents will predominantly consist of a young professional single workforce, and thus will not generate the same requirement for a crèche facility as a standard apartment scheme. As such, the omission of a childcare facility from within the development is considered to be justified in this instance.

#### 4.0 SHD Precedents

Downey Planning have undertaken a review of the Strategic Housing Developments which have been granted permission by the Board without the provision of a childcare facility on site. The following list comprises several schemes which are similar in nature to the proposed 'Build to Rent' development.

- **ABP Reg. Ref. 305779-19** – By Order dated 25<sup>th</sup> February 2020, An Bord Pleanála granted planning permission to Progressive Commercial Construction Limited for a Strategic Housing Development comprising 201 no. Build to Rent apartments, café, pub/restaurant and associated site works on lands at the site of Carey Tool Hire and the former Sextant Bar, Albert Quay, Cork City. (*Planning Authority: Cork City Council*)

The Inspector's Report states, "It is noted that a childcare facility is not proposed in this application. A Childcare Needs Assessment accompanies the application. I note the arguments put forward by the applicants. It is detailed that having regard to the profile of the accommodation and census data, that the development will potentially result in 15 no. pre-school children. Using the national percentage of pre-school children who are cared for in a crèche/Montessori facility, than theoretically, only 3 no. childcare spaces would potentially be accommodated at the proposed development. The submission from Cork City Childcare notes that the subject site would be a suitable location for a childcare facility and that there is a lack of childcare available in Cork City Centre. It is acknowledged however, that the development in its own right may not generate a significant need for childcare. Having regard to the information before me, in particular with regards to the build-to-rent nature of the development and the mix of units proposed, the majority of them catering to one and two person households, I consider that the lack of such a facility to be acceptable in this instance."

- **ABP Reg. Ref. 305676-19** – By Order dated 5<sup>th</sup> February 2020, An Bord Pleanála granted planning permission to Oxley Holdings Limited for a Strategic Housing Development comprising the demolition of 4 no. structures, construction of 741 no. build to rent apartments, retail space and associated site works on lands to the Rear of Connolly Station, Connolly Station car park, Sheriff Street Lower, Dublin 1. (*Planning Authority: Dublin City Council*)

The Inspector's Report states, *"The application is accompanied by a Childcare Capacity Assessment. It is proposed to omit childcare provision. The assessment considers a study area within 1 km of the site. A total of 15 no. facilities are identified and the applicant states that there is sufficient capacity in the area to cater for demand arising from the proposed development. Having regard to the BTR nature of the scheme and to the predominance of studio, one bed and two bed units, I accept the conclusions of the Childcare Assessment."*

- **ABP Reg. Ref. 303435-19** – By Order dated 17<sup>th</sup> April 2019, An Bord Pleanála granted planning permission to Durkan (Davitt Roads) Ltd. for a Strategic Housing Development comprising 265 no. Build-to-Rent apartments (127 no. 1-bed, 17 no. 2-bed 3-person and 121 no. 2-bed 4-person), retail/café unit and associated site works on lands at the former Dulux Factory Site, Davitt Road, Dublin 12. (*Planning Authority: Dublin City Council*)

The Inspector's Report states, *"No childcare facility is proposed in this development. Having regard to the nature of the scheme, predominantly 1 and 2 beds in conjunction with the build-to-rent nature of the scheme and the proximity of the site to a number of childcare facilities within 500 metre radius of the site as set out in the community facilities audit, I consider that the proposal to have no childcare facility within the scheme is acceptable in this instance."*

- **ABP Reg. Ref. 303429-19** – By Order dated 18<sup>th</sup> April 2019, An Bord Pleanála granted planning permission to Hines Cherrywood Development Fund ICAV for a Strategic Housing Development comprising 184 no. residential units (Apartments: 31 no. 1-bed, 87 no. 2-bed and 16 no. 3-bed; Maisonettes: 14 no. 2-bed; Houses: 19 no. 3-bed and 17 no. 4-bed), local neighbourhood road and associated site works at a site in the townlands of Laughanstown, Dublin 18, lands generally bounded by Bishop Street to the south, the Luas Green Line to the east and Tully Park to the north. (*Planning Authority: Dún Laoghaire-Rathdown County Council*)

The Inspector's Report states, *"No childcare facility is proposed and a justification for lack of same (section 5.5 of Statement of Consistency) has been submitted. It states that the proposed Cherrywood Town Centre development provides 2 no. childcare facilities of 969 square metres gross floor area and combined these facilities will provide c. 162 childcare spaces. These spaces will augment existing facilities in the area, as detailed. I am satisfied with regards to this matter and the planning authority has not raised concern in this regard."*

- **ABP Reg. Ref. 303358-18** – By Order dated 2<sup>nd</sup> April 2019, An Bord Pleanála granted planning permission to Cinamol Ltd. for a Strategic Housing Development comprising 112 no. Build-to-Rent apartments (13 no. 1-bed and 99 no. 2-bed), café/retail/restaurant and associated site works on lands at Swiss Cottage, Santry, Dublin 9. (*Planning Authority: Dublin City Council*)

The Inspector's Report states, *"No childcare facility is proposed in this development. Reference is made to the families located within the vicinity of the site. Having regard to the availability of other services and the modest scale of the build-to-rent development, I consider that the proposal not to provide a childcare facility is acceptable in this instance."*

- ABP Reg. Ref. 303133-18** – By Order dated 12<sup>th</sup> March 2019, An Bord Pleanála granted planning permission to Cairn Home Properties Ltd for a Strategic Housing Development comprising 107 no. apartments (39 no. 1-bed and 68 no. 2-bed), residential amenity and associated site works on a site at the former Monastery Lands, Marianella, 75 Orwell Road, Rathgar, Dublin 6. *(Planning Authority: Dublin City Council)*

The Inspector's Report states, *"It is noted that a childcare facility is not proposed in this application. I note the argument put forward by the applicants in this regard within section 5.9 of the submitted Statement of Consistency. I also note that a childcare facility has been permitted of circa 479m<sup>2</sup> within the wider Marianella development and I am of the opinion that the development will be satisfactorily served by the previously permitted childcare facility. Having regard to all of this information, I consider that the lack of such a facility to be acceptable in this instance."*
- ABP Reg. Ref. 301334-18** – By Order dated 6<sup>th</sup> July 2018, An Bord Pleanála granted planning permission to Crekav Trading Ltd. for a Strategic Housing Development comprising 102 no. residential units (Apartments: 16 no. 1-bed, 51 no. 2-bed and 1 no. 3-bed; Houses: 3 no. 1-bed, 8 no. 2-bed, 15 no. 3-bed and 8 no. 4-bed), existing vehicular access to be replaced with pedestrian and cycle access and associated site works at a site comprising Kylesmore, Woodlawn, Smallacre and Rockwinds, Church Road, and No. 66 Watson Drive, Killiney, County Dublin. *(Planning Authority: Dún Laoghaire-Rathdown County Council)*

The Inspector's Report states, *"With regards to childcare demand analysis and likely demand arising from the proposed development a report has been submitted which assesses the vacancy rates within the local childcare facilities and to determine if the demand for places generated by the proposed development can be accommodated within the existing childcare facility provision. I consider that there has to be a reasonable approach to the provision of childcare facilities within smaller housing developments so as to ensure the actual commissioning/operation and long-term viability of such facilities."*
- ABP Reg. Ref. 301044-18** – By Order dated 29<sup>th</sup> May 2018, An Bord Pleanála granted planning permission to Vimovo DoYLES Ltd for a Strategic Housing Development comprising 115 no. residential units (Apartments: 13 no. 1-bed, 54 no. 2-bed and 22 no. 3-bed; Houses: 18 no. 3-bed and 8 no. 4-bed), upgrade of the Brennanstown Road, pedestrian footbridge over the Cabinteely Stream and associated site works on a site at the former Doyle's Nurseries and Garden Centre, and Benoni, Brennanstown Road, Cabinteely, Dublin 18. *(Planning Authority: Dún Laoghaire-Rathdown County Council)*

The Inspector's Report states, *"The proposal does not include for the provision of a childcare facility. A Childcare Capacity assessment was included with the application which identifies that a demand of c.22-31 no. childcare places is likely to be generated by the proposed development. Following an assessment of existing facilities in the local area, the report concludes that there is no compelling case for an additional childcare facility on the site and the provision of such a facility may adversely affect existing childcare facilities in the area. This is considered acceptable in this instance."*

In light of the above, and with regard to the provision of a childcare facility on site, it is considered that the 'Build to Rent' nature of the development will predominantly consist of young professionals; therefore, the development would not generate the same requirement for a childcare facility. Downey Planning are of the professional opinion that, given the demand arising from the influx of population

generated by the proposed development, the existing childcare facilities within the area and the pertaining available capacity within the area, the proposed development would not require a provision of a childcare facility on site.

## 5.0 Conclusion

Downey Planning have prepared this Childcare Provision Assessment Report on behalf of Randelswood Holdings Ltd., to accompany a planning application for a proposed Strategic Housing Development on lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

This report identifies the provision of childcare facilities within the vicinity of the subject site and their pertaining available capacity, as well as the demand for childcare spaces likely to be generated by the proposed development, which consists of 250 no. 'Build to Rent' apartment units within 5 no. blocks ranging in height from 3-8 storeys, with a café and ancillary residential communal facilities.

An assessment of the local area shows that there are 8 no. childcare facilities located in close proximity of the subject site with an overall available capacity of 8 no. childcare spaces. It is important to note that there are 2 no. childcare facilities with 'Unknown' capacity representing a potential additional capacity within the area. Indeed, South Dublin County Childcare Committee indicated that there are 20 no. available spaces within the existing childcare facilities in the area. As per the calculations shown in Section 3.3 of this report, the proposed development is foreseen to generate a demand of 4 no. childcare spaces. Therefore, it is submitted that there is sufficient available capacity to cater for the proposed development.

The proposed development would generate an approximate requirement for only 4 no. childcare spaces. Given the information provided by South Dublin County Childcare Committee, the available capacity within the area, the calculations within this report and overall assessment of the area, it is submitted that the provision of a childcare facility at this location would seem unnecessary when the required demand to sustain it would not be available. As such, the omission of a childcare facility on site is justified given the amount of existing childcare facilities and pertaining available capacity, the approximate demand that would be generated by the proposed development and the commercial viability of a crèche within the site.

It is important to emphasise that the nature and scale of the proposed scheme and the pertaining demand generated by same is not considered significant enough to require the provision of a childcare facility on site. The apartment guidelines state that, *"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"*. This is acknowledged for the calculations submitted as part of this report.

Furthermore, it is considered that the 'Build to Rent' nature of the development will predominantly consist of a young professional single workforce therefore the development would not generate the same requirement for a childcare facility as a standard apartment scheme. Downey Planning are of the professional opinion that, given the potential demand generated by the proposed development and the available capacity within the area, the proposed development would not require the provision of a childcare facility on site and thus the omission of a crèche facility from this proposed Build to Rent scheme is considered to be justified in this instance.



It is considered that given the demographics of the area within which the subject site is located, as well as the current characteristics and trends as per data from the CSO results and the childcare facilities survey, the proposed residential development would not warrant the construction of a childcare facility on site. Furthermore, another factor to consider is the accessibility of future occupants to employment centres outside of Palmerstown and surrounding environs, which would allow them to choose a childcare facility located closer to their place of employment instead – as indeed some of them do, and would result in less demand for Palmerstown.

In light of the above, Downey Planning are of the considered opinion that the proposed development is in accordance with the proper planning and sustainable development of the area and that there is sufficient childcare capacity in the area to cater for the future demand generated by the proposed development and surrounding environs.