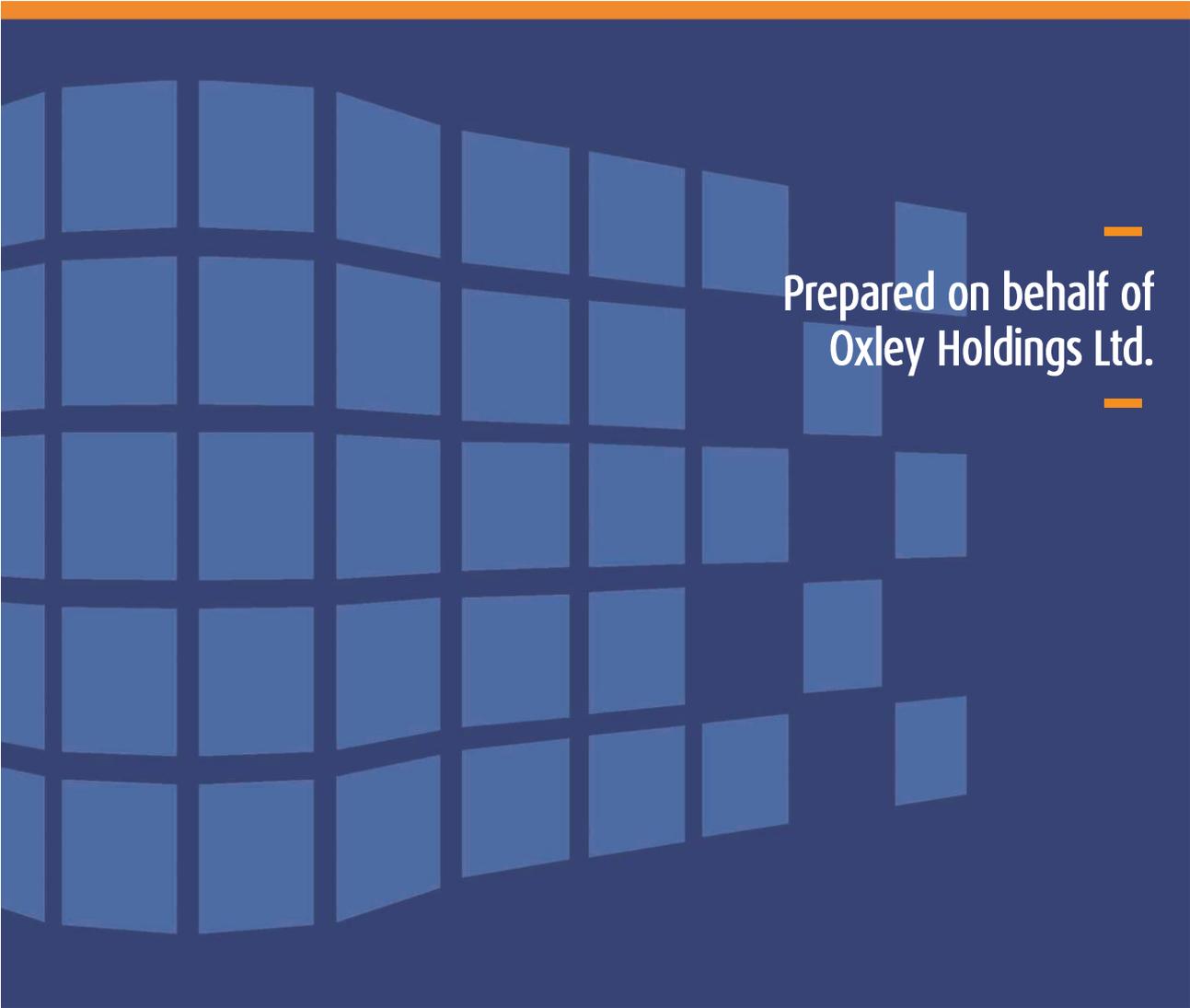


# Childcare Assessment

Proposed Strategic Housing Development 'The Connolly Quarter'  
Rear of Connolly Station, Sheriff Street Lower, Dublin 1

October 2019



Prepared on behalf of  
Oxley Holdings Ltd.

## Document Control Sheet

<b>Client</b>	Oxley Holdings Ltd.			
<b>Project Title</b>	The Connolly Quarter			
<b>Document Title</b>	Childcare Assessment			
<b>Document No.</b>	3685			
<b>Document Comprises</b>	DCS	TOC	Text	Appendices
	1	1	10	0
<b>Prepared by</b>	YH	Checked by	PG	

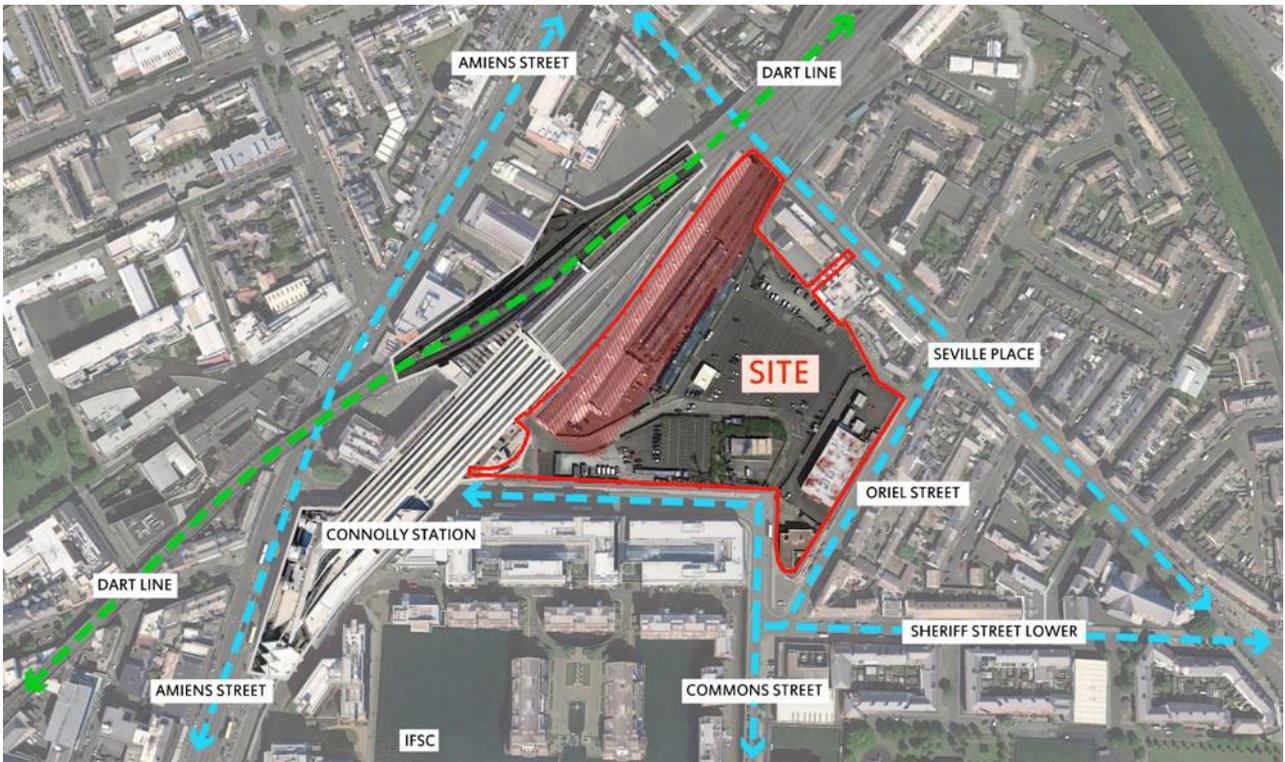
<b>Rev.</b>	<b>Status</b>	<b>Issue Date</b>
A	FINAL	08.10.2019

# Contents

<b>1</b>	<b>Introduction .....</b>	<b>4</b>
1.1	Methodology .....	5
<b>2.</b>	<b>Planning Policy Context .....</b>	<b>7</b>
2.1	Childcare Guidelines for Planning Authorities, 2001 .....	7
2.2	Dublin City Development Plan 2016-2021.....	7
2.3	Design Standards for New Apartments- Guidelines for Local Authorities, 2018.....	7
<b>3</b>	<b>Demographic Profile .....</b>	<b>8</b>
3.1	Census 2016 Relevant Statistics .....	8
<b>4</b>	<b>Proposed Development .....</b>	<b>10</b>
4.1	Future Demand as a Result of the Proposed Development .....	10
<b>5</b>	<b>Childcare Audit.....</b>	<b>11</b>
5.1	Future Childcare Provisions .....	12
<b>6</b>	<b>Conclusion.....</b>	<b>13</b>

# 1 Introduction

Oxley Holdings Ltd. are applying for a Strategic Housing Development (SHD) for 741 residential units, together with residential support amenities and facilities, and retail and commercial and communal units on a site of 2.88 hectares adjacent to Connolly Station, Dublin 1, see **Figure 1**.



**FIGURE 1 SITE LOCATION**

To support the application, McCutcheon Halley Planning Consultants were appointed to assess the existing childcare provision and capacity proximate to the subject site and to provide an opinion on the need or otherwise for a childcare facility to be integrated into the proposed design.

It is noted that, Item 9 of An Bord Pleanála's Opinion that issued to the Applicant following the pre-application consultation meeting requires that a response be provided as follows;

*Childcare demand analysis and likely demand for childcare places resulting from the proposed development, if any.*

Accordingly, this report provides details on the current capacity of existing childcare facilities in the catchment area along with the demand for places likely to be generated by the proposed development.

## 1.1 Methodology

Within the context of this urban location, it was deemed appropriate to audit existing childcare provision within a 1km catchment of the subject site, equitable to an approximate 15-minute walk. Given the site's location and access to public transport, this distance is deemed a reasonable catchment for future occupants of the proposed development to access childcare services.

A variety of sources were consulted in the preparation of this report including;

- Dublin City Council Childcare Committee,
- Pobal maps and GeoFindIt (GeoDirectory service) for information on the location of existing childcare facilities; and,
- TUSLA (Child and Family Agency) Early Years Inspectorate Reports.

The above sources were supplemented with a phone survey of the identified childcare facilities to ascertain their capacities. It should be noted that it was not possible to get definitive information on capacities due to low response levels and facilities citing commercial sensitivities/data protection issues.

Pre-school inspection reports from TUSLA were available for all identified facilities. However, none of these reports are up to date for the current year (2019/2020), thus, not all the relevant data necessary to carry out the assessment was available within these reports.

Dublin City Childcare Committee were contacted on 28/06/19 for information and they advised that they had no information relating to current or future provisions of childcare or figures for children cared for in creches.

In accordance with the Childcare Guidelines for Planning Authorities, 2001, this assessment establishes the following:

- The emerging demographic profile of the study area;
- The existing geographical distribution of childcare facilities in the study area.

Within the 1km zone of influence, 11no. EDs were identified; North Dock C, North Dock B, North Dock A, Mountjoy A, Mountjoy B, North City, Mansion House A, Rotunda A, Ballybough A, Ballybough B and South Dock, illustrated in Figure 2. Census data for each of these EDs was reviewed and has informed the assessment and is compared with National and County (Dublin City) averages across a number of datasets, including;

- Total Population
- Children aged 0-4
- Females aged 25-44 (peak fertility)
- Females aged 45+ (outside peak fertility)
- Total population aged 65+

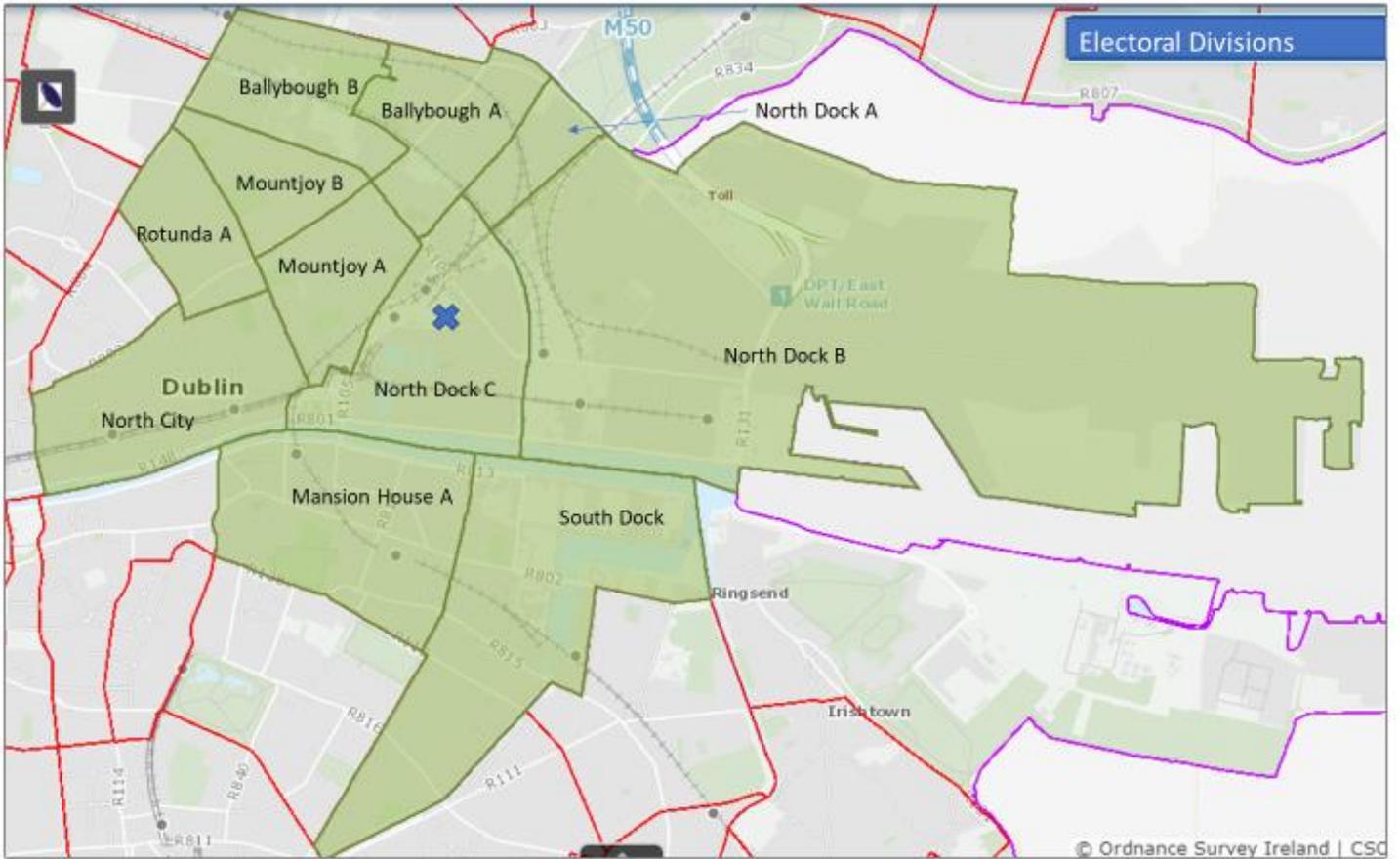


FIGURE 2 ELECTORAL DIVISIONS WITHIN 1KM OF THE APPLICATION AREA

## 2. Planning Policy Context

The relevant policy for the provision of childcare facilities is as follows:

### 2.1 Childcare Guidelines for Planning Authorities, 2001

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard.

It provides that the results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

Appendix 2 also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

### 2.2 Dublin City Development Plan 2016-2021

Policy SN17 of The Dublin City Development Plan 2016-2021 states that Dublin City Council will:

*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

*'4.7: Notwithstanding the Planning Guidelines for the 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 the 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 area.'*

These guidelines also state:

*'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 Demographic Profile

In advance of analysing the local demographics, some key State and Dublin City facts that emerged from the 2016 Census and relevant to this assessment are:

- Birth rates are continuing to fall since 2009;
- The number of pre-school children in the State fell by 7%;
- The State's 65 years and over age group had the largest increase in population, rising by 19.1%;
- The population aged 65 and over in Dublin City increased by 13%;
- Dublin City has one of the lowest young dependency ratios (0-14) in the State, at 27.9%; and,
- The average age in Dublin City is 39.7 years, higher than the state average which is 37.4.

To inform this study, data from Census 2011 and 2016 was analysed. The subject site is located within the North Dock C electoral division (ED).

### 3.1 Census 2016 Relevant Statistics

The results for the EDs are presented in **Table 1** and **Table 2** and the key points in terms of childcare requirements are set out below.

According to Census 2016, the population is 53,330 which represents an increase of 9% during the intercensal period. 4.7% of the study area's population is aged 0-4 years old.

24% of the population within the 11no. ED are identified as 'One Person' households and 'Couples without Children' in Census 2016, which is slightly higher than the State average of 22.0%.

In the **0 to 4** age group:

- 7% of the State's population is aged 0-4
- 5.5% of the Dublin City's population is aged 0-4
- 4.1% of the population within the North Dock C ED is aged 0-4
- 4.7% of the population across the 11no. EDs is aged 0-4

The lower percentages are indicative of the subject site's geographical location i.e. within a city centre location.

In the female **25 to 44** age category:

- 19% of the Dublin City's population is aged 25-44
- 20% of the female population across the 11no. EDs are aged 25-44

In the female **45 plus** age category:

- 18% of the Dublin City's female population are aged 45 and over
- 12% of the population within the 11no. EDs are aged 45 and over, significantly lower than the county average.

In the **65 plus** age category:

- 13% of the Dublin City's population is aged 65 years and over
- 7% of the population within the 11no. EDs are aged 65 and over
- The 65 plus age group has increased by 19% from 2011 to 2016 throughout the 11no. ED

Electoral Division	Total Population	0-4	25-44 (Female)	45+ (Female)	65+ (Male & Female)	% Population >= 4 Years	% Total Female Population 25-44	% Total Female Population 45+	% Population 65+
North Dock C	4214	174	915	560	280	4.1%	22%	13%	7%
North City	5654	226	1500	599	346	4.0%	27%	11%	6%
Mountjoy A	5389	245	1183	594	285	4.5%	22%	11%	5%
Ballybough A	3,718	216	748	567	348	5.8%	20%	15%	9%
Rotunda A	5,965	332	1370	763	406	5.6%	23%	13%	7%
North Dock B	7,695	403	1913	761	486	5.2%	25%	10%	6%
Ballybough B	3,698	145	797	514	324	3.9%	22%	14%	9%
North Dock A	1,365	74	286	216	165	5.4%	21%	16%	12%
Mountjoy B	3,963	190	935	357	193	4.8%	24%	9%	5%
South Dock	7,004	342	380	643	380	4.9%	5%	9%	5%
Mansion House A	4665	168	859	591	416	3.6%	18%	13%	9%
Total:	53330	2515	10886	6165	3629	4.7%	20%	12%	7%

Table 1: Electoral Division Demographics. Source: Census 2016.

Electoral Division	Couples without children	One Person Households	Total Population	% Population Couples without Children	% Population One Persons Households	Cumulative
North Dock C	544	416	4214	13%	10%	23%
North Dock A	236	219	1,365	17%	16%	33%
North Dock B	1238	735	7,695	16%	10%	26%
Ballybough A	318	515	3,718	9%	14%	22%
Ballybough B	444	543	3,698	12%	15%	27%
Mountjoy A	470	512	5389	9%	10%	18%
Mounjoy B	568	423	3,963	14%	11%	25%
Rotunda A	582	629	5,965	10%	11%	20%
North City	768	503	5654	14%	9%	22%
South Dock	1246	982	7,004	18%	14%	32%
Mansion House A	492	590	4665	11%	13%	23%
Total:	6906	6067	53330	13%	11%	24%

Table 2: Electoral Division Demographics. Source: Census 2016.

## 4 Proposed Development

### 4.1 Future Demand as a Result of the Proposed Development

The *Urban Housing: Design Standards for New Apartments* Guidelines for Planning Authorities states 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'.

Notwithstanding, this assessment takes a worst-case approach and includes all of the proposed 2-bedroom units.

The total number of units within the proposed development is 741no. units. Excluding the studio units (228no.) and 1 bed units (256no.), 257no. units are 2 bed or 3 bed units and thus are suitable for families. The estimated childcare need assessment calculations are given in **Table 3**.

Relevant Statistics	No. of Units Suitable for Families	257
<b>State (2016 Census)</b>	Average Household Size	2.7
	% of population aged 0-4 (Dublin City)	5.5%
	Q3, 2016 QHNS Childcare State Creche Uptake	19%
	Q3, 2016 QNHS Childcare Dublin Creche Uptake	25%
<b>Proposed Development</b>	No. of residents within units suitable for families	694
	No. of children aged 0-4 (5.5%)	38
	Q3, 2016 QNHS Childcare (State 19% utilise creche)	7
	Q3, 2016 QNHS Childcare (Dublin 25% utilise creche)	10

**TABLE 3 ESTIMATED CHILDCARE NEED ASSESSMENT**

Utilising the State's average household size of 2.7 persons per unit, 257no. units will generate 694no. persons. The percentage of children aged (0-4) years within the 11no. ED is 4.7% and 5.5% for Dublin City. The proposed development would therefore, theoretically, in accordance with the Dublin City average for population of children aged 0-4, yield 38no. children.

The Quarterly National Household Survey, Childcare, Quarter 3 2016 states that the percentage of pre-school children minded by parents is 62%, meaning 38% of pre-school children attend some sort of childcare facility. The most common non-parental childcare type identified in the survey for pre-school children is a creche/Montessori/playgroup facility. This type of childcare is used by 19% of the State's pre-school age children, while the Dublin uptake is higher at 25%.

Applying the Dublin childcare uptake ratio of 25% to the proposed development, then theoretically, only 10 no. childcare spaces would be required.

However, this assessment is based on the worst-case scenario i.e. that all children in the scheme aged 0-4 years would be cared for in a crèche. The assessment therefore proceeds on the basis of a requirement for 38no. childcare spaces.

## 5 Childcare Audit

15no. childcare facilities were identified (see **Table 4**) with a good geographical spread in relation to the proposed development site (see **Figure 3**).

Childcare Facility Name	Distance to Subject Site	Walk Time (Approx.)
Giraffe Childcare, NCI, Mayor Street Lower, IFSC	800m	8-10 min
Giraffe Childcare, Lower Mayor Street, IFSC	450m	5-6 min
Little Treasures Community Crèche	550m	7 min
Saol Beag	250m	3 min
Kids Inc Liberty Park	250m	2 min
LYCS First Steps Crèche	600m	7-8 min
Aladdins Corner	1km	12min
C.A.S.Pr Creche	600m	7min
Larkin Childcare Facility	1km	13 min
Little Peoples Academy	1km	13 min
Ozanam House	950m	12 min
St. Louises ECDS	950m	11 min
Nurture Childcare North City	800m	10-11 min
Smallies	750m	11min
Hyde and Seek Childcare Ltd	650m	9 min

TABLE 4 CHILDCARE FACILITIES IN CATCHMENT AREA, DISTANCE AND WALK TIME

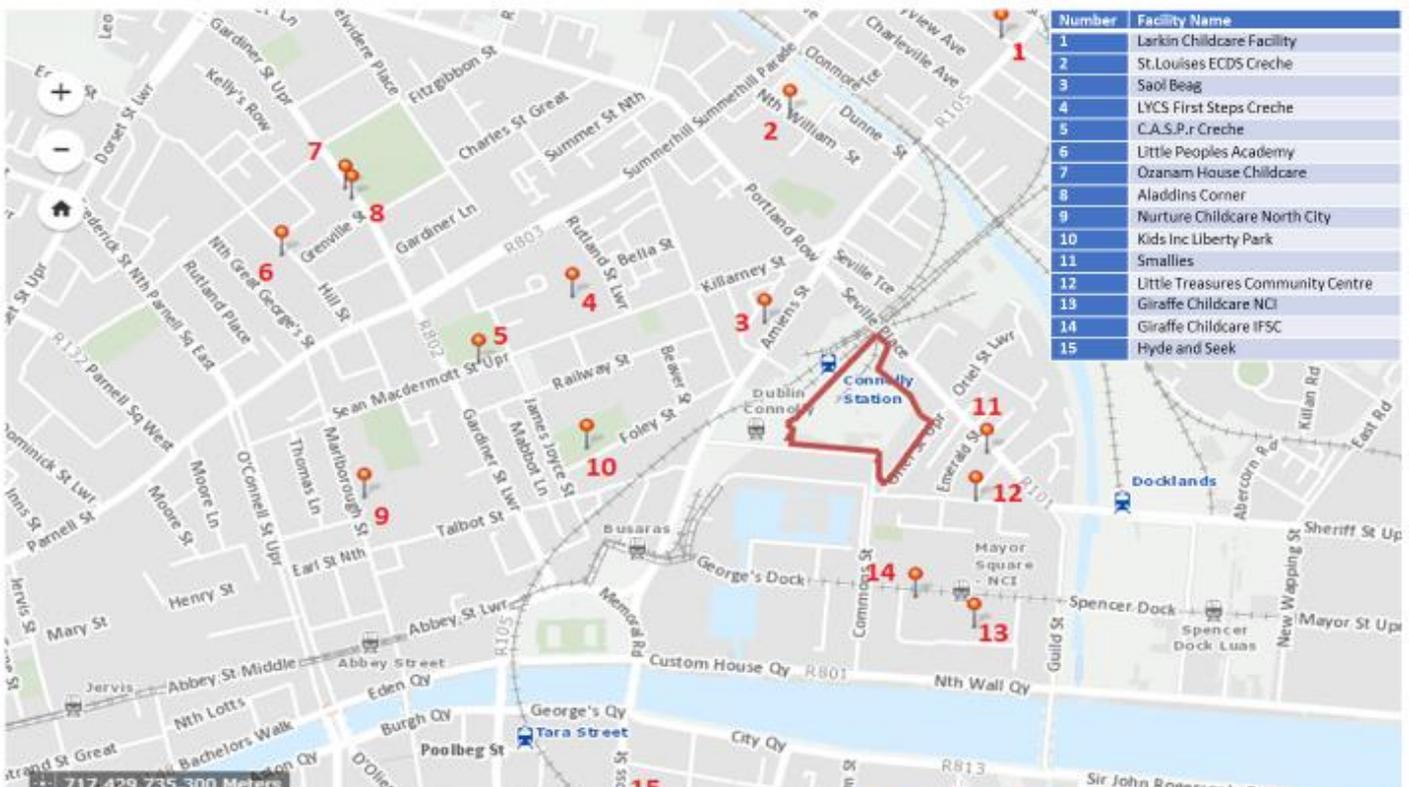


FIGURE 3 EXISTING CHILDCARE FACILITIES WITHIN 1KM OF SUBJECT SITE

The capacity rates for each of the identified 15no. childcare facilities are primarily based on data gathered from TUSLA reports, which were then confirmed via phone survey with childcare providers where possible.

Childcare Facility Name	Capacity of Facility in Places
Giraffe Childcare, NCI	69
Giraffe Childcare, IFSC	92*
Little Treasures Community Crèche	92
Saol Beag	11
Kids Inc Liberty Park	34
LYCS First Steps Crèche	80
Larkin Childcare	18
C.A.S.Pr Creche	15*
Little People Academy	42*
Smallies Pre-school	32*
Aladdins Corner	28*
Oznam House	27**
Nurture Childcare North City	38
St. Louises ECDS	56
Hyde and Seek Childcare	41*
<b>TOTAL</b>	<b>675</b>

TABLE 5. CAPACITY OF CHILDCARE

\*Representation from TUSLA Reports

\*\*capacity on day inspected by TUSLA

There are 2,515no. children aged between 0-4 within the 11no. EDs examined for this assessment, all within 1km of the subject site. Based on the data presented in the Quarterly National Household Survey, Quarter 3 2016, 25% of children in Dublin are accommodated in a creche/Montessori, thus there is a requirement for 629no. places in this catchment and there are 675 no. spaces available i.e. an oversupply of 46 spaces.

Based on the worst-case scenario, the subject site may generate an additional 38no. thus, the existing population combined with the proposed development would generate a requirement for 667no. childcare spaces in the creche catchment area and there is at least 675no. places provided by the existing facilities.

Additionally, a further 26no. facilities were identified outside of the 1km zone of influence but within an approximately 20-minute walk from the proposed site location. According to TUSLA Early Years Inspection Reports, these 26no. facilities have a capacity of at least 534 places. It can be reasonably inferred that residents may avail of childcare services outside the 1km catchment area.

## 5.1 Future Childcare Provisions

In addition to the 675no. childcare spaces provided by existing childcare facilities, additional spaces will be created as a result of existing planning permissions for developments which include;

2960/18

The development will consist of a change of use, from commercial/retail use to crèche use, located on Gardiner Street, Dublin 1. This site is located 12 minutes away (walking) from the proposed development at Connolly.

DSDZ3357/17

Development at a site of 1.54 hectares bound by Sheriff Street Upper to the north, New Wapping Street to the west, Mayor Street Upper to the south and Northbank House and undeveloped land to east, Block 3 North Lotts, Dublin 1 to include a Creche facility of 300sq.m. This is located 14 minutes (walking) from the proposed development at Connolly.

## 6 Conclusion

The proposed development is 'build to rent' and it is anticipated that the primary market for the proposed development are young professionals looking to be close to employment.

This Childcare audit and assessment has been carried out to determine the existing childcare provision within 1km of the proposed development site, and to ascertain the need and demand, if any, for a creche facility in conjunction with the provision of 257no. units capable of accommodating families on the subject site.

This assessment takes a worst-case approach and includes all 2 bedroom plus units and assumes that all 38 no. pre-school children generated by the scheme would require a childcare service.

A catchment of 1km from the subject site is utilised, this is considered a reasonable distance for future occupants to access childcare services i.e. c.15-minute walk-time.

The local demographic profile is consistent with key State facts that emerged from Census 2016; namely that the largest increase in population has been the 65 plus age group, which increased by 19% between 2011 and 2016 within the 11no. electoral divisions. 12% of the female population in the catchment are aged 45+, meaning they have passed peak fertility. 4.7% of the population within the 1km catchment is aged 0-4 which is lower than the State average of 7% and the City average of 5.5%. Just 4.1% of the population of North Dock C electoral division is aged 0-4 years old.

There are 2,515no. children aged between 0-4 within the 11no. EDs examined. Based on the data presented in the Quarterly National Household Survey, Quarter 3 2016, 25% of children in Dublin are accommodated in a creche/Montessori, thus there is a requirement for 629no. places in the catchment and there are 675 no. spaces available i.e. an oversupply of 46 spaces.

Based on the worst-case scenario, the subject site may generate an additional 38no. thus, the existing population combined with the proposed development would generate a requirement for 667no. childcare spaces in the creche catchment area and there is at least 675no. places provided by the existing facilities.

There are a further 2 no. childcare facilities with planning permission within the 1km zone of influence and 26 other facilities outside of 1km but within a 20-minute walk time

Considering the proximity and capacity of existing childcare facilities, there is no need or requirement for the provision of additional childcare spaces as part of this development proposal.