



FutureAnalytics

Childcare Demand Assessment

In support of a

**Proposed Strategic Housing Development (SHD)
at Richmond Road, Dublin 3.**

On behalf of

Birkey Limited

December 2021

2-1085 RPT Richmond Road_Childcare Demand Assessment

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1 Introduction

This Childcare Demand Assessment has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of Birkey Limited, in support of a Planning Application to An Bord Pleanála, for a proposed Strategic Housing Development (SHD) at No. 146A and No.s 148-148A Richmond Road, Dublin 3. This report provides a detailed review of the statutory, strategic and policy context that relates to the provision of childcare facilities in the area with the following aims:

- Outlining the existing range of childcare services on offer in the locality;
- Describing the demand generated by the proposed development; and
- Offering insights into the capacity of the existing facilities.

1.1 Purpose of this Report

The Government's *Childcare Facilities: Guidelines for Planning Authorities (2001)* instructs Local Authorities to set out objectives in their respective Development Plans relating to the provision of childcare facilities. The Guidelines recommend the provision of at least one childcare facility for new residential developments of 75 no. units. The focus of the Guidelines is to promote sustainable communities having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. The Guidelines acknowledge that particular case specific circumstances based on the aforementioned factors may lead to an increase or decrease in this requirement. The Childcare Demand Assessment prepared herein accompanies a planning application for a residential development comprising of 183 no. units.

1.2 Approach

Having regard to the relevant planning policy outlined in Section 2.0, it is evident that an assessment of the existing childcare facilities in the local area is required. It is thus imperative that a baseline is identified which would then allow demand estimations to be made based on demographic change and the associated impact of the proposed development. Therefore, a methodology for the assessment of childcare facilities has been developed in accordance with the directions provided in the aforementioned planning policies, and it involves the following steps:

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

The following sections will follow this methodology as a structural framework with the current supply of childcare facilities first established, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to finally determining the potential demand impacts of the proposed development.

1.3 Subject Site and Study Area

The subject site, measuring c. 0.61 Ha, is located on lands adjoining Richmond Road, Dublin 3, approximately 2.5 km north of Dublin City Centre (as the crow flies). The subject site is bound to the north-east by Richmond Road and Leydons Wholesalers and Distributors site, to the south and south west it is bound by Tolka river, and to its north-west by Deakin Court a 4-storey apartment complex. It benefits from good accessibility with its immediate proximity to National Road N1(c. 500m), which is also a Quality Bus Corridor with the nearest bus stop available at c.750m from the site. The site is also located at c. 1.3km from Drumcondra DART Station and c. 1.9km from Clontarf DART station.

The Study Area for this assessment is defined by a 1 km radius of the subject site. Given that the subject site is located within an urban inner-city context, this catchment area forms a logical area of study for this Childcare Demand Assessment.

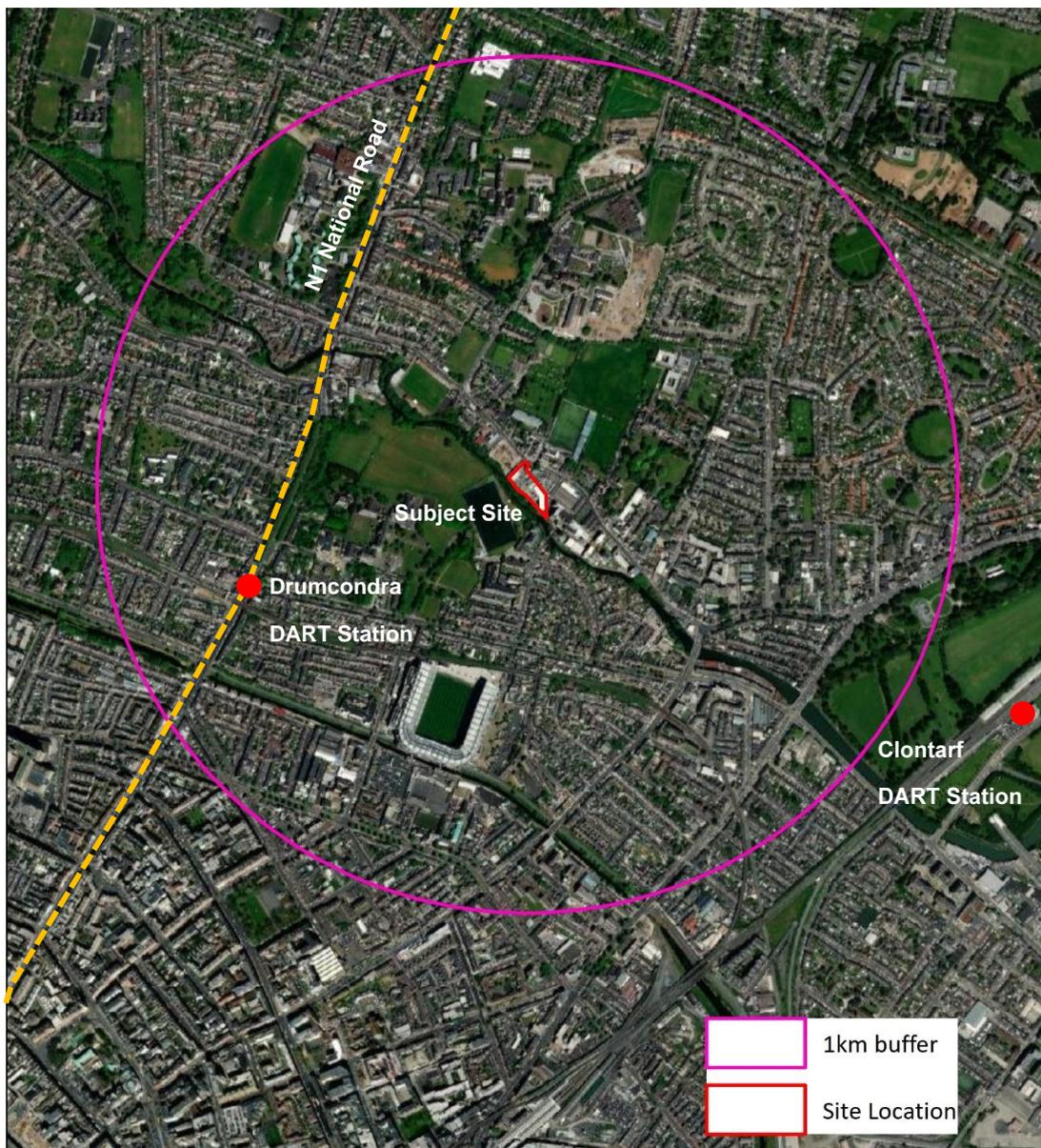


Figure 1.1: Site Context Map

1.4 Proposed Development

Birkey Limited intends to deliver a 183-unit, Build-to-Rent residential development on lands adjoining Richmond Road, Dublin-3. The proposal includes demolition of existing structures (2,346 sqm) on site and the construction of a part 6 no. to part 10 no. storey structure over basement. The 183 no. Build-to-Rent apartments is comprised of 104 no. one bedroom units and 79 no. two bedroom units. In addition, the proposed mixed-use development would contain 1 no. café unit/retail and residential amenity space at ground floor level.

For further details of the development please refer to the Planning report prepared by Thornton O’Connor Town Planning.

Table 1.1: Residential Mix.

Unit Type	No. of Units	% of Total
1 Bedroom	104	56.8
2 Bedroom	79	43.2
Total	183	100

1.5 Report Structure

This report will comprise a further five sections.

Section 2 identifies the planning and childcare policy context within which this assessment is framed.

Section 3 provides a detailed analysis of the existing supply of childcare facilities in the locality.

Section 4 provides an overview of the population and demographic profile of the Study Area, as well as an assessment of the potential number of 0-6 year old residents that may reside in the proposed development.

Section 5 sets out the factors to consider that will influence how the number of 0-6 year old residents that may reside in the proposed development is expressed as demand for childcare spaces.

Section 6 provides an overview of the analysis and details the implications on childcare facility supply and demand, as relevant to the proposed development.

2 Policy Context

For the purpose of this report, national-level planning policy relating to the delivery of childcare facilities, as well as the relevant Development Plan and Planning Scheme have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

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

The recently revised *Sustainable Urban Housing: Design Standards for New Apartments* (2020) specifies the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 no. residential units albeit dependent upon the demographic profile of the area and the existing capacity of childcare facilities:

“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”

This provides an element of flexibility in the provision of childcare facilities, provided a sufficient demographic and/or geographical argument can be made. It also states that studio and one-bedroom units do not need to be included in any count that estimates the number of minors in a development and this may also apply to units with two or more bedrooms.

2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (2009) also requires the provision of one childcare facility for every 75 no. units pursuant to the local context:

“When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas”.

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

2.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities* (2001) state that one childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

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

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

2.4 Dublin City Council Development Plan 2016-2022

The *Dublin City Council Development Plan 2016-2022* provides the overarching planning policy that applies to Dublin City Council Area which the subject site is located within. Resultant from Dublin City Council’s adherence to the abovementioned *Childcare Facilities: Guidelines for Planning Authorities* (2001), the Development Plan contains the following policies:

Policy 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.”*

Dublin City Council residential schemes are to be phased in tandem with the essential infrastructure necessary for the development such as transport, schools, childcare facilities, health facilities and recreational facilities. It is a policy of Dublin City Council to create Sustainable Residential Areas:

Policy QH6: *“To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive city.”*

Appendix 13 of *Dublin City Council Development Plan 2016-2022* details *“Guidelines for Childcare Facilities”* including clear floor area per child with respect to each type of childcare service. For new residential schemes, one childcare facility is required unless their omission is justified by significant reasoning. One childcare facility is required for seventy-five dwelling in line with the 2001 Childcare guidelines. The recently revised *Sustainable Urban Housing: Design Standards for New Apartments (2020)* recommends provision of childcare facilities to be informed by demographic profile and existing capacity of surrounding facilities.

3 Supply

This section provides a profile of the existing supply of childcare facilities in the locality.

3.1 Childcare Facilities

In order to establish a baseline of existing capacity in the locality it is necessary to first identify each of the existing childcare facilities. This was undertaken through a comprehensive desktop research exercise which used publicly available information and sources. Tusla is the most appropriate source of information on childcare facilities as it is the dedicated State agency charged with undertaking a comprehensive reform of child protection, early intervention and family support services in Ireland. In this regard, Tusla provide the most definitive and accurate source of information on childcare facilities and the identification of facilities was made based upon their data.

3.2 Existing Provision

While the various policies referenced do make certain provisions for determining the requirements for childcare facilities in neighbourhoods, there is no reference to the most appropriate distances families should travel, or indeed the quantum of facilities that are appropriate in a given area. Therefore, for the purpose of this study it was deemed appropriate to audit all facilities within and bordering a 1 km radius of the subject site.

Figure 3.1 illustrates the location of each of the childcare facilities registered with Tusla within and bordering the Study Area (the orange symbols represent each childcare facility and the numbers are their unique identifiers and correspond to enrolment and capacity numbers set out in Table 3.1). In total 21 childcare facilities were identified within and bordering the Study Area which offer a range of services from full day to part-time and sessional.

3.3 Consultation

In total 21 childcare facilities were identified within and bordering the Study Area. Table 3.1 sets out each of these facilities, their total enrolment numbers according to Tusla data, and the extent of their additional capacity, according to consultations with each facility made through phone calls to them (the numbers in the left column of Table 3.1 correspond to those that accompany each of the orange symbols in Figure 3.1). In total, eleven facilities provided details of their existing capacity. Thus, the response rate was 52%. Three of the facilities that responded to the consultation indicated that they have capacity available at the moment, which amounts to a total available capacity in the area for up to 31-32 pupils. However, the low response rate to the consultation suggests that additional capacity could be available within existing childcare facilities.

Table 3.1: Current Capacity of Existing Childcare Facilities.

Map ID	Childcare Facility	Age Profile	Service Type	Tusla Enrolment*	Available Capacity**
1	Daughters of Charity, St. Louise's Early Childcare Development Service	0-6	Full Day	35	Full Capacity for Foreseeable Future
2	Hyde and Seek Childcare (Shaw St)	0-6	Full Day	41	20 spaces
3	Drumcondra Montessori School	2-6	Part Time Sessional	10	No Information
4	The Georgian Montessori Primary School CLG	3-6	Full Day	21	No Information
5	First Steps	0-6	Full Day	18	Full Capacity for Foreseeable Future
6	The Learning Tree Montessori Preschool & Creche	0-6	Full Day	54	Full Capacity for Foreseeable Future
7	The Montessori Children's Academy	2-6	Sessional	22	No Information
8	Lullaby's Creche & Montessori	1-5	Full Day	16	Full Capacity for Foreseeable Future
9	St. Brigid's Day Nursery	2-5	Full Day	53	Full Capacity for Foreseeable Future
10	Ollie's Montessori & After School Club	2-6	Sessional	17	No Information
11	Community After Schools Project (CASPr)	0-6	Sessional	11	Full Capacity for Foreseeable Future
12	Links Childcare	0-6	Full Day	55	No Information
13	Lullaby's Montessori & Afterschool	2-6	Part Time	33	No Information
14	Larkin Childcare Facility	1-6	Full Day	11	No Information
15	Hyde & Seek Childcare (Millbourne)	2-6	Full Day	37	8-9 spaces
16	Hyde & Seek Childcare (Tolka Road)	0-6	Full Day	35	No Information
17	Apples Montessori School	2-6	Sessional	15	No Information
18	Cuddles 'n' Care	0-5	Full Day	32	No Information
19	Fairview Creche and Montessori	0-5	Full Day	28	Full Capacity for Foreseeable Future
20	Old McDonald's	3-5	Sessional	22	Full Capacity for Foreseeable Future
21	NCR Childcare	2-6	Full Day	20	3 spaces
Total				586	Available Capacity for up to 31-32 Pupils

* Source: Tusla ** Source: KPMG Future Analytics Consultation in December 2021. The available capacity stated are subject to change in future.

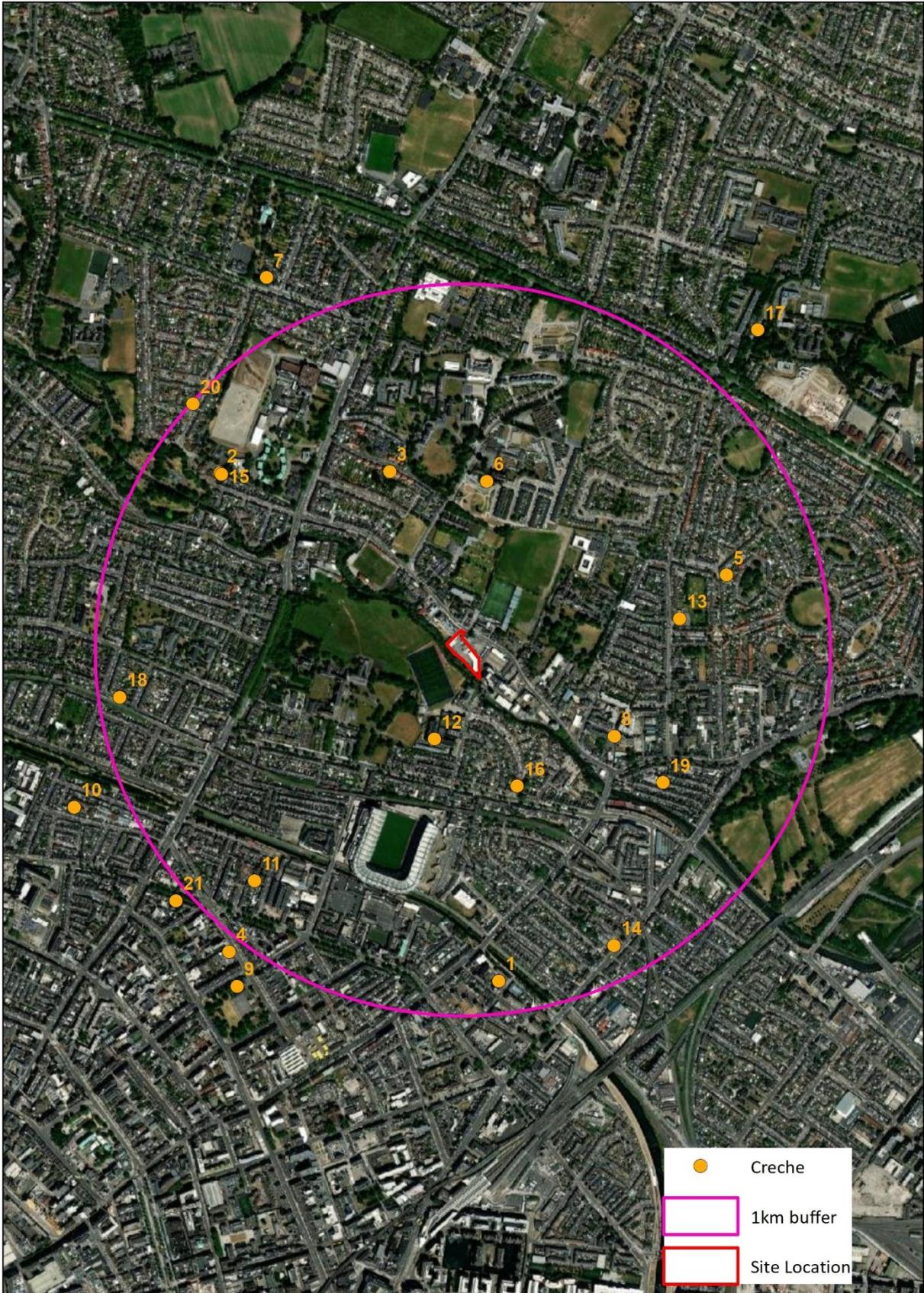


Figure 3.1: Existing Childcare Facilities.

4 Resident Children

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

4.1 Demographic Profile

As previously outlined, the Study Area is defined by a 1 km radius of the subject site which is the basis for the demographic data used in this report. The following section outlines the demographic profile of the Study Area in order to provide a baseline that can be used to estimate the number of 0-6 year olds that may be resident in the proposed development.

Table 4.1 outlines the population of the Study Area as recorded during the Census 2011 and 2016, as well as the percentage change in population during this period to highlight overall residential patterns.

Table 4.1: Population Change 2011-2016.

2011 (Number)	2016 (Number)	2011-2016 Change (Number)	2011-2016 Change (%)
20,205	22,741	2,536	12.6%

As illustrated in Table 4.1, the Study Area experienced a population increase between 2011 and 2016. Over the five-year period, the population of the Study Area rose to 22,741 representing an increase of 12.6%.

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

Table 4.2: Population by Age 2011-2016.

Age Cohort	2011 (Number)	Percentage of 2011 Total	2016 (Number)	Percentage of 2016 Total
0-4	1,060	5.2%	1,105	4.9%
5-9	777	3.8%	934	4.1%
10-14	695	3.4%	769	3.4%
15-19	1,060	5.2%	1,001	4.4%
20-24	2,102	10.4%	2,192	9.6%
25-29	2,805	13.9%	3,242	14.3%
30-34	2,418	12.0%	2,792	12.3%
35-39	1,752	8.7%	2,262	9.9%
40-44	1,268	6.3%	1,532	6.7%
45-49	1,222	6.0%	1,287	5.7%
50-54	1,143	5.7%	1,205	5.3%
55-59	897	4.4%	1,147	5.0%
60-64	727	3.6%	889	3.9%

65-69	585	2.9%	645	2.8%
70-74	506	2.5%	551	2.4%
75-79	483	2.4%	434	1.9%
80-84	414	2.0%	378	1.7%
85+	291	1.4%	376	1.7%
Total	20,205	100.0%	22,741	100.0%

As illustrated in Table 4.2 above, the Study Area is dominated by young adult age group 25-35 years. This group can be defined as young adults engaged in higher education, employment etc generally comprising of single people or pre-parenting couples. Given the focus of this study, specific regard has been given to the age cohort of 0-6 years as it comprises the standard age range for childcare facilities. Over the five-year period, the share of children in the age cohort of 0-6 years decreased, falling from 6.83% in 2011 to 6.63% in 2016 (Table 4.3). Even though the actual number of children increased by 126 persons.

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

Age	2011 (Number)	Percentage of 2011 Total Population	2016 (Number)	Percentage of 2016 Total Population
0	265	1.31	261	1.15
1	224	1.10	210	0.92
2	218	1.07	224	0.99
3	192	0.95	213	0.94
4	161	0.79	197	0.87
5	157	0.77	216	0.95
6	165	0.81	187	0.82
Total	1,382	6.8%	1,508	6.6%

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

4.2 Resident 0-6-Year-Old Children

As previously highlighted, studio and one-bedroom units should not generally be considered to contribute to a requirement for any childcare provision and this may also apply in part or whole, to units with two or more bedrooms. As such, all one-bedroom units have been excluded in the calculation of the number of children aged 0-6 years in the proposed development.

A conservative proportion of the two-bedroom units (30%) have also been excluded in the said calculation due to the nature of the proposed development and the inner-city location of the subject site. The current demographic trends of the locality indicate the likelihood that the two-bedroom units will be occupied by single people or pre-parenting couples. Thus, the total number of units in the scheme which are included in this calculation amounts to 55 no. units which is notably below the 75 no. unit threshold.

Table 4.4: Total number of units included in the Proposed Development.

Unit Type	Proposed No. of Units	% share included in the calculation	Total No. of units included in Calculation *
1 Bedroom	104	0	0
2 Bedroom	79	70%	55
Total	183		55

* Excluding All One-Bed Units and 30% of Two-Bed Units.

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

- Persons per unit proposed (determined by the proposed development and the average household size for the study area established as 2.35 persons per unit¹ using the Census 2016); and
- Proportion of the population within the 0-6 years age cohort (determined as 6.63% using the Census 2016).

Analysis of these factors allows for a determination of the total number of 0-6-year-old residents in the proposed development.

Table 4.5: Methodology for Estimating the Number of Children Aged 0-6 Years in the Proposed Development.

Total Units*	Average Household Size	Residents (Number)	0-6 Years (%)	0-6 Years (Number)
55	2.35	130	6.63%	9

* Excluding All One-Bed Units and 30% of Two-Bed Units

As highlighted in Table 4.4, it is estimated that 9 children aged 0-6 years may reside in the proposed development when fully operational.

¹ 2016 CSO statistics record a total of 21,786 residents in 9,267 households for the catchment area.

5 Factors Influencing Demand

Although the analysis indicates that the proposed development **may** accommodate 9 children aged 0-6 years, there are important factors to consider that will influence how this is expressed as demand for childcare spaces. These should be considered closely for the reasons set out below.

5.1 Capacity of Existing Childcare Facilities

As previously highlighted in Table 3.1, available capacity for 31-32 additional pupils were reported by two of the existing childcare facilities. It should be noted that under the Child Care Act 1991, a person minding more than three pre-school children (children under six years of age) from different families is obliged to notify the HSE of their childminding service. Childcare services minding three or less pre-school children within and bordering the Study Area are therefore not included in the Tusla dataset. Thus, there may be additional childcare capacity in and bordering the Study Area.

As noted in Section 3.3, the consultation had a response rate of 52% from the existing childcare facilities in the Study Area, with two of them indicating that they have capacity available for 31-32 additional children. This suggests that there may be further capacity available within the existing childcare facilities in and bordering the Study Area.

5.2 Quarterly National Household Survey

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016². This release is especially relevant for the purposes of this assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a similar table found in the QNHS, Table 5.1 shows the range of methods utilised for the purposes of childcare for pre-school children in Dublin, compared with national figures of same.

Table 5.1: Type of Childcare – Pre-School Children. Source: QNHS 2016

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

As highlighted in Table 5.1, the vast majority of pre-school children in Dublin are cared for by their parents or partners of their parents, while 25% of pre-school children attend a childcare facility compared to 19% nationally. While it is reasonable to assume that the CSO's QNHS is an accurate and representative measure of the population, it is acknowledged that this figure may be considered to be conservative and as such a scenario where 40% of pre-school children attend a childcare facility is also considered herein. Table 5.2 applies both the QNHS's 25% figure and a 40% figure to the figure determined under the quantitative demographic analysis above.

² The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent one on childcare take-up: https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf

Table 5.2: Number of Pre-School Children Requiring Access to Childcare Facilities.

Total Units*	0-6 Years (Number)	0-6 Years Total at 25%	0-6 Years Total at 40%
55	9	2	4

* Excluding All One-Bed Units and 30% of Two-Bed Units.

As illustrated in Table 5.2, of the 9 no. 0-6 year old children that may be resident in the proposed development, a demand for only **two** childcare spaces is likely to exist based on the QNHS’s figure of 25%, while **four** childcare spaces would be required under the scenario where 40% of the 0-6 year residents attend a childcare facility.

5.3 Planning and Development Pipeline

An examination of the online planning register showed the Study Area’s residential planning and development (excluding applications below 5 no. units) to consist of **27** no. planning applications lodged. Of the 27no. residential planning and development applications in pipelines, **14**no. (comprising a total of **2,517** no. units) have been granted planning permission. Informed by the composition of the development including unit mix and form, **three** of the developments currently in pipeline has included proposals for a childcare facility as part of its overall development to meet the childcare demand generated by the development.

Table 5.3: Residential Planning and Development Pipeline in the Study Area.

Reg. Ref.	Location	Units	Size of Proposed Childcare Facility	Status
4105/15	Lands at the former Carmelite Convent of the Incarnation, Hampton, Grace Park Road & Griffith Avenue, Drumcondra, Dublin 9	101	-	Commenced
4124/15	Poplar Row, (Formerly Block 2), Ballybough, Dublin 3	29	-	Fully Commenced
2991/15	Lands at St. Joseph's Centre, Grace park Road, Dublin 9	166	c.234 sq.m	Fully Commenced
4458/17	517-533, North Circular Road, 26(c) Portland Street North, Dublin 1	61	-	Commenced
3535/18	13A, Enaville Avenue, Dublin 3	10	-	Granted
3601/18	87, North Strand Road/ Poplar Row, Dublin 3	14	-	Granted
3900/18	3, Poplar Row with a service access on Annesley Place, Ballybough, Dublin 3	52	-	Commenced
ABP303296/18	Griffith Avenue, Marino, Dublin 9.	377	279 sq.m.	Commenced
2689/20	25-26, Charles Lane, Dublin 1	13	-	Granted
2213/20	87, North Strand Road/ Poplar Row, Dublin 3	17	-	Commenced
2556/20	10 & 11, Belvedere Court, Dublin 1	14	-	Granted
2017/21	49-53 North Great Charles Street, Dublin 1, Located at the junction of Great Charles Street / Charles Lane / Tyrrell Place	52	-	Granted
2427/21	Site to the rear of Nos. 20-22 Fitzgibbon Street, Nos. 6-10 Emmet Street and No. 46 Charles Street Great, Dublin 1, D01 Y207.	19	-	Granted
ABP310860/21	Holy Cross College, Dublin 9	1592	c.627 sq.m.	Granted

It should be noted that the existence of the above-mentioned planning permissions does not necessarily lead to the development of same. Thus far, work on seven of the residential planning permissions have commenced comprising a total of 803 no. units, within which two developments include the construction of a childcare facility of c.234 sq.m and c.279sq.m. (Table 5.3).

In relation to the abovementioned residential planning permission pipelines, it is important to note that the Planning Authority has assessed these residential planning applications and their potential demand for childcare facilities in the determination of their grant of permission.

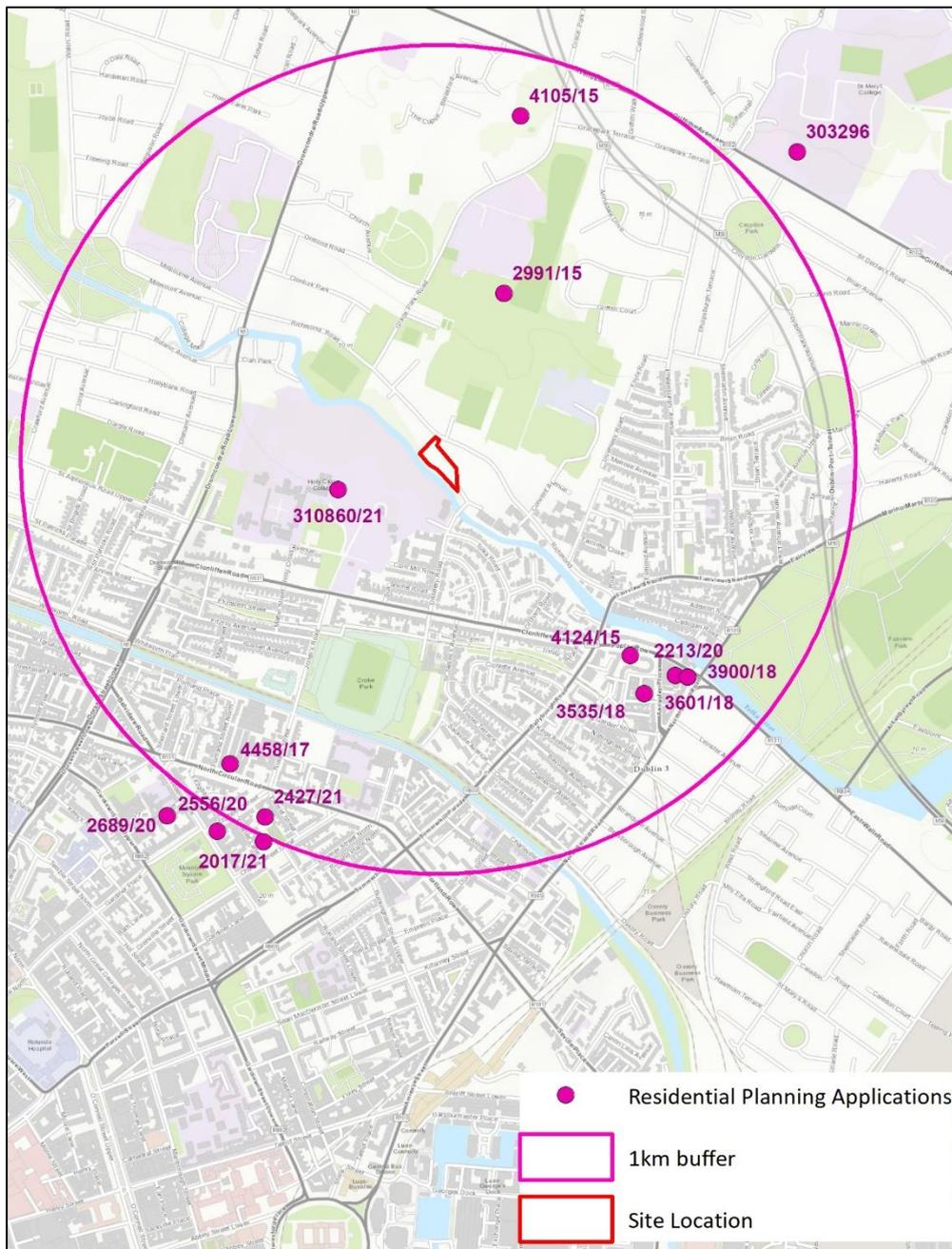


Figure 5.1 Residential Planning Applications in pipeline

6 Conclusion

This Childcare Demand Assessment has assessed the likely demand generated for a childcare facility as a result of the proposed development on lands adjoining Richmond Road. The potential impact of the proposed development on childcare facilities and the level of demand generated by it has been considered in the context of:

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

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

- Based upon the proposed unit mix and form of the development, the persons per unit proposed (determined by the proposed development and the average household size in the Study Area) and the proportion of the Study Area’s population within the 0-6 years age cohort, **nine** children aged 0-6 years may reside in the proposed development when fully operational.
- The QNHS Q3 2016 illustrates that only 25% of pre-school children in Dublin attend a childcare facility. When applied to the estimated number of 0-6 year old children that may be resident in the proposed development, a demand for only **two** childcare spaces is likely to exist, while **four** childcare spaces would be required under the scenario where 40% of the 0-6 year old residents attend a childcare facility.
- Consultation with existing childcare facilities in and bordering the Study Area has revealed available capacity in the existing childcare facilities of up to **31-32 spaces**. It has to be noted that since the consultation only had a response rate of 52%, this suggests that there may be further capacity available in the existing childcare facilities within and bordering the Study Area.
- The delivery of the childcare developments in the pipeline, and under construction, will cumulatively create considerable additional childcare capacity within the study area

In conclusion and for the reasons set out above, the proposed development, contributes less than the threshold value of 75 no. units, when 1 bed units and 30% of 2 bed units are excluded. It is estimated that the proposed development can generate a demand for a minimum of two to a maximum of nine childcare spaces. This demand can be easily catered within the existing facilities in the locality. Thereby it can be determined that the proposed development does not generate demand for a childcare facility.