

# Childcare Demand Report

Former Bailey Gibson Site, 326-328 South Circular Road, Dublin 8

May 2020



### Document Control Sheet

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# 1 Introduction

DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV are applying for a Strategic Housing Development consisting of 416 no. residential units on the former Bailey Gibson site, 326-328 South Circular Road, Dublin 8, shown in **Figure 1**.



**FIGURE 1 LOCATION OF SUBJECT SITE**

To support the application McCutcheon Halley Planning Consultants were appointed to undertake a childcare demand assessment. Accordingly, this report provides details on the existing demand in the catchment, current capacity of existing childcare facilities, along with the demand for places likely to be generated by the proposed development.

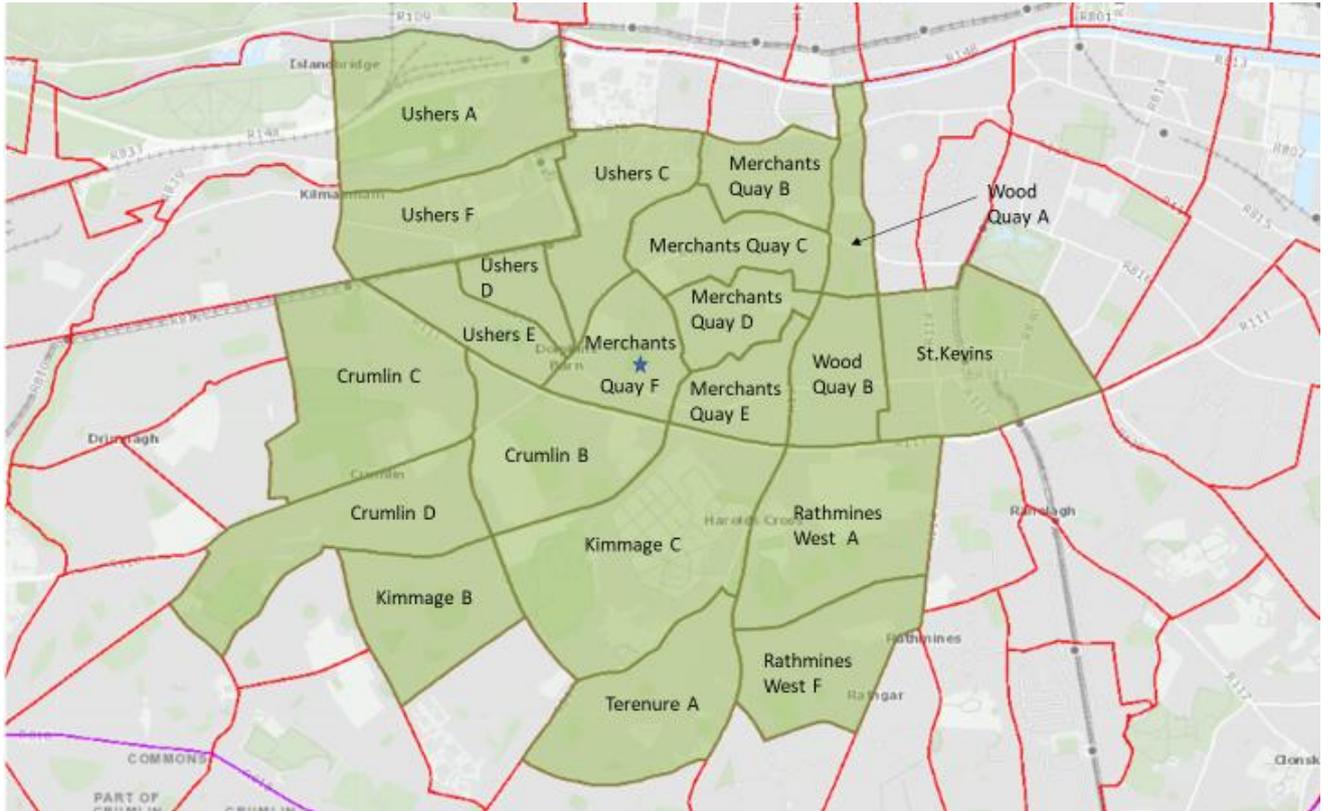
## 1.1 Methodology

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

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

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

Within the 1km zone 21no. EDs were identified; Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Ushers A, Ushers C, Ushers D, Ushers E, Ushers F, Crumlin C, Crumlin B, Crumlin D, Kimmage C, Kimmage B, Rathmines West A, Rathmines West F, Wood Quay B, Wood Quay A, Terenure A and St. Kevins, illustrated in **Figure 2**.



**FIGURE 2 ELECTORAL DIVISIONS WITHIN 1KM OF SUBJECT SITE**

To inform this study, data from Census 2016 was analysed for the study area and where relevant the data is compared with national and city datasets. The subject site is located within the Merchants Quay F Electoral Division.

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

- Dublin City Childcare Committee
- Pobal Maps for information on existing childcare facilities
- TUSLA (Child and Family Agency) Early Years Inspectorate Report

The above sources were supplemented with a phone survey of the identified childcare facilities to ascertain their capacities. It is 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 were available for all the childcare facilities identified. However, none of these reports were up to date for the current year (2019/2020), and a telephone survey was undertaken in July 2019 to verify the TUSLA data.

Dublin Childcare Committee were contacted in July 2019 for information and they advised they have no information relating to current or future provision of childcare facilities or figures for children cared for in creches.

## 2 Planning Policy

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' established an indicative standard of one childcare facility per dwellings in new housing areas (Paragraphs 2.4 and 3.3.1. refer). One facility providing a minimum of 20 childcare places is now 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 the 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 states that Dublin City Council will:

*'Facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and the educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends of the area'*

### 2.3 Design Standards for New Apartments – Guidelines for Local Authorities, 2018

*'4.7 Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommends the provision of one childcare facility (equivalent to a minimum of 20 childcare places) for every 75 dwellings, the threshold for the provision of any such facilities in apartment schemes should be established having regard to the scale and the 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 States 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.

### 3.1 Census 2016 Relevant Statistics

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

According to Census 2016, the population of the catchment area is 68,945 which represents an increase of 4.14% during the intercensal period. 5% (3,478) of the study areas population is aged 0-4 years (pre school), this is consistent with Dublin City's 5.5% and lower than the State's 7.6%.

1-2 person households make up a substantial number of households, 66% in the study area and 69% in the Merchants Quay F ED. This is higher than the proportion for Dublin City (60%) and the State (52%).

In the **0-4** age category:

- 7% of the State population is aged 0-4
- 5.5% of Dublin City's population is aged 0-4
- 9.6% of Merchants Quay F Electoral Division is aged 0-4
- 5.0% of the population across the 21no. EDs is aged 0-4

In the Female 25-44 age category:

- 19% of Dublin City's population are females aged 25-44
- 22.1% of the 21no. EDs are females aged 25-44

In the Female 45+ age category:

- 18% of Dublin City's population are females aged 45 and over
- 15.5% of the 21no EDs population are aged 45 and over, slightly lower that the County average

In the 65+ age category:

- 13% of Dublin City's population is aged 65 years and over
- 10.7% of the 21no. EDs population is aged 65+, lower than the County average
- The 65+ age group has increased by 7.8% from 2011 to 2016 throughout the 21no. ED

## 4 Proposed Development

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

The *Urban Housing and Design Standards for New Apartment - Guidelines for Planning Authorities* states ‘one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provisions and subject to location this may also apply in part or whole, to units with two or more bedrooms.’

Notwithstanding, this assessment includes all the proposed 2-bedroom units. The total number and mix of apartments are set out below.

Building Ref.	Studio	1 Bed Apartment	2 Bed Apartment	2 Bed Duplex Apartments	3 Bed Triplex Apartment	4 Bed Townhouse	Total
<b>BG 1</b>	14	132	9	-	6	-	161
<b>BG 2</b>	0	74	76	-	-	-	150
<b>BG 3</b>	5	30	15	2	-	-	52
<b>BG 4</b>	0	15	34	-	-	-	49
<b>BG 5</b>	0	-	-	-	-	4	4
<b>Total</b>	<b>19</b>	<b>251</b>	<b>134</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>416</b>
<b>Mix %</b>	<b>5</b>	<b>60</b>	<b>33</b>		<b>1</b>	<b>1</b>	

TABLE 1 UNIT NUMBERS AND MIX

Excluding the studio (19 no.) and 1 bed units (251 no.), 146 no. units are 2 bed plus units and thus are suitable for families.

Relevant Statistics	No. of Units Suitable for Families	146
<b>Census 2016</b>	Average Household Size	2.75
	% of population aged 0-4 (Dublin City)	5.5%
	Q3, 2016 QHNS Childcare State Creche Uptake	19%
	Q3, 2016 QHNS Childcare Dublin Creche Uptake	25%
<b>Proposed Development</b>	No. of residents within units suitable for families	402
	No. of children aged 0-4 (5.5%) – Dublin City	22
	No. of children aged 0-4 (5%) – Study Area	20
	Q3, 2016 QHNS Childcare (Dublin 25% utilise creche)	5

TABLE 2 ESTIMATED CHILDCARE GENERATION FROM PROPOSED DEVELOPMENT

Utilising the State’s average household size of 2.75 persons per unit, 146 no. units suitable for families will generate 402 no. people. The percentage of children aged 0-4 within the study area is 5% and across Dublin City this rises marginally, to 5.5%. The proposed development should, theoretically, yield between 20 and 22 no. children aged 0-4.

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 type 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, a demand for 5 no. creche spaces would be generated by the proposed development. This assessment assumes that the introduction of the Government’s Early Childhood Care and Education (ECCE) Programme has likely increased the percentage utilising creches and accordingly assumes that all pre-school children generated by the proposed development will require care in a childcare facility. This assessment therefore proceeds based on a requirement of 22 no. children.

## 5 Childcare Audit

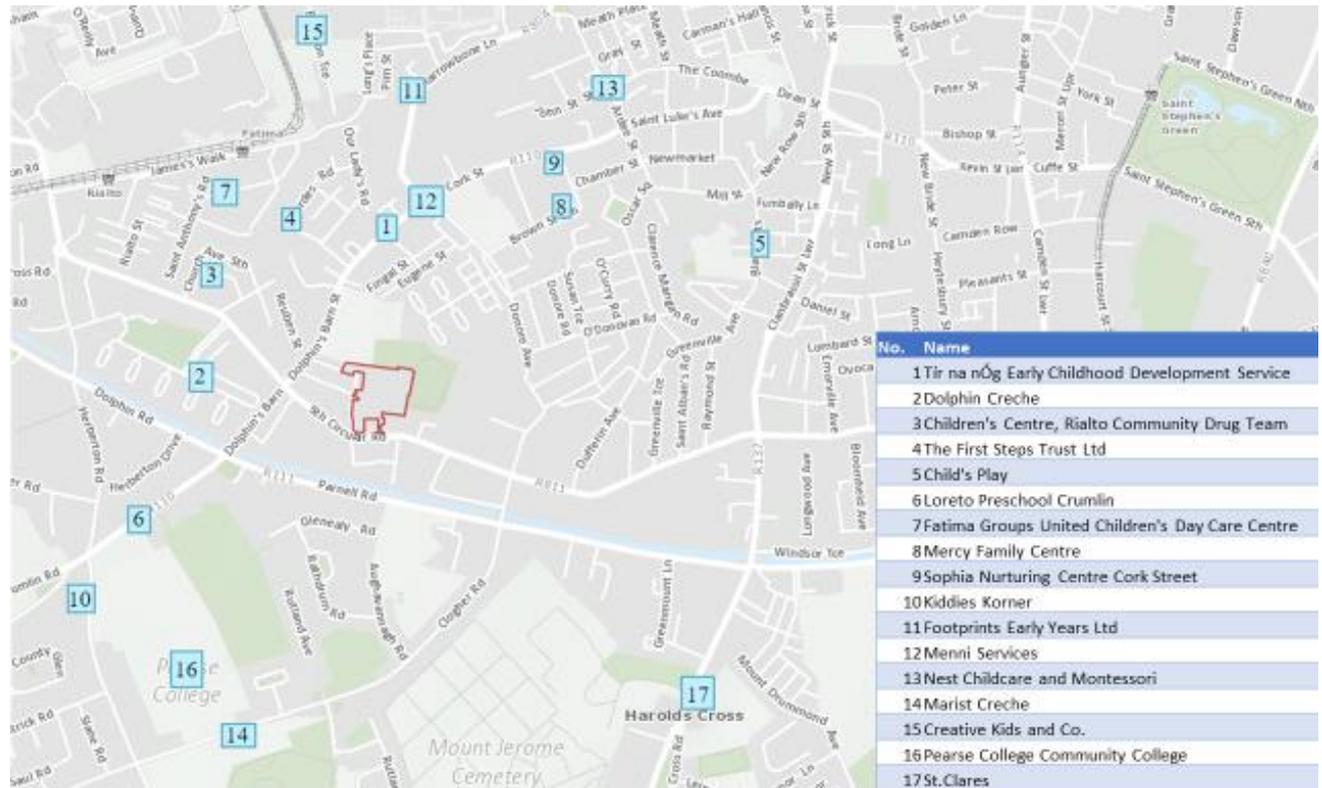


FIGURE 3 LOCATION OF EXISTING CHILDCARE FACILITIES

16no. operational facilities were identified within the study area. Additionally, there is permission (Reg. Ref. 4040/17) for a childcare facility at St. Clare's, Harold's Cross also within the 1km catchment.

Name	Walk Time (Minutes)	Capacity
Tír na nÓg Early Childhood Development Service	10	25
Dolphin Creche	9	6
Children's Centre, Rialto Community Drug Team	9	8
The First Steps Trust Ltd	11	32
Child's Play	13	46
Loreto Preschool Crumlin	14	24
Fatima Groups United Children's Day Care Centre	10	29
Mercy Family Centre	12	76
Sophia Nurturing Centre Cork Street	14	11
Kiddies Korner	14	45
Footprints Early Years Ltd	9	24
Menni Services	15	6
Nest Childcare and Montessori	11	34
Creative Kids and Co.	16	35
Pearse College Community Creche	14	100
Marist Creche	15	31
St. Clare's Harold's Cross	15	85
<b>Total</b>		<b>617</b>

TABLE 3 CAPACITY OF CHILDCARE FACILITIES WITHIN 1KM CATCHMENT

There are 3,478no. children aged 0-4 within the 21no. ED examined for this assessment, all within 1km of the subject site. Applying the Dublin childcare uptake of 25%, there is an existing demand within the catchment for 870 no. childcare spaces.

The subject site may generate childcare requirement for 22 no. children aged 0-4. Thus, the existing population combined with the proposed development would generate a requirement for 892 no. children and the existing and permitted facilities have capacity to cater for 617 no. childcare places.

## 6 Assessment

The Childcare Guidelines indicate that in new communities/new housing areas, planning authorities should require the provision of at least one childcare facility for new housing areas and other areas of residential development unless there are significant reasons to the contrary. For housing, a benchmark provision of one childcare facility per 75 dwellings is recommended.

As noted in Section 4, the proposed development incorporates 416 no. residential units and 146 no. are suitable for accommodating families. The proposed scheme would thus generate a requirement for 2 no. childcare facilities to satisfy the requirements of the Childcare Guidelines. Each facility should provide a minimum of 20 childcare spaces and so a facility capable of supporting 40 spaces is required.

The Guidelines state that any modification to the indicative standard should have regard to;

1. The make-up of the proposed residential area i.e. an estimate of the mix of community the housing area seeks to accommodate.
2. The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees, which will have identified areas already well-served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.

The scheme incorporates 59% studio and 1-bedroom units, and this is in response to the ongoing trend toward smaller household size. Census 2016 confirmed that 66% of households within 1km of the subject site comprise 1-2 persons. In addition, the 2016 Census indicates that, if the number of 1-2 person dwellings is compared to the number of 1-2 person households, there are approximately two and half times as many 1-2 person households as there are 1-2 person homes. The application area is in an urban location close to centres of employment, driving demand for studio and one-bedroom apartments by young professionals and workers.

The Design Standards for New Apartment, 2018, state that the threshold for the provision of childcare 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.

Census data establishes that birth rates are continuing to fall within the State and just 5% of the study area's population is of pre-school age, this is 2 percentage points less than the State average.

This assessment identifies a good geographical spread of existing childcare facilities within the 1km catchment area but there is an existing deficiency.

The proposed scheme will generate a maximum 22 no. children within the 0-4 age category.

## 7 Minimum Floor Space Requirement

Schedule 7 of the Childcare Regulations, 2016, establish the minimum floor space requirements for childcare facilities.

To calculate the minimum floor area required it is assumed that;

Total number of children generated by the development/ 4 age groups (0-1, 1-2, 2-3, 3-6)

The total number of children generated by this development is 22 no. For this assessment it is assumed that there is a largely average split across the 4 no. age groups. Using the standard floor areas set out in the Childcare Guidelines for Planning Authorities the minimum floor area required for the proposed creche is 59.90 sq.m.

Age Group	Floor Space Required per child (m <sup>2</sup> )	Average number of children per group	Floor Space m <sup>2</sup>
0-1 year	3.5	5	17.5
1-2 years	2.8	6	16.8
2-3 years	2.35	6	14.1
3-6 years	2.3	5	11.5
<b>Total</b>		<b>22</b>	<b>59.90m<sup>2</sup></b>

TABLE 4 MINIMUM SPACE REQUIREMENT FOR PROPOSED SCHEME

The proposed childcare facility is 233 sq.m and of this 148.20 sq.m is allocated to exclusively to children with the balance for support areas e.g. welfare etc. Again, applying a largely even split across the 4 no. age categories, the proposed creche can accommodate 54 no. children.

Age Group	Floor Space Required per child (m <sup>2</sup> )	Average number of children per group	Total Floor Space m <sup>2</sup>
<b>0-1 year</b>	3.5	14	49
<b>1-2 years</b>	2.8	14	39.2
<b>2-3 years</b>	2.35	13	30.55
<b>3-6 years</b>	2.3	13	29.9
<b>Total</b>		<b>54</b>	<b>148.65</b>

TABLE 5 CAPACITY OF PROPOSED CHILDCARE FACILITY

## 8 Conclusion

This assessment takes a conservative assumption in terms of the number of childcare spaces that will be generated by the scheme i.e. that all children will be cared for in a childcare facility. It identifies that there is an existing under provision of childcare (creche) within the 1-kilometre zone of influence. The existing and future demographic profile for the area is identified. Based on all the relevant parameters it is concluded that it is appropriate to integrate a childcare facility into the proposed scheme.

Recognising the deficiency in childcare capacity within the catchment, the proposed scheme incorporates a childcare facility with a gross floor area of 233 sq.m. Of this, 148.20 sq.m is floor space allocated to children, this is an additional 88.75 sq.m above that required to accommodate the childcare needs of the proposed development. The proposed creche will accommodate 54 no. children and of this the scheme will generate the need for 22 no. spaces. The proposed childcare facility will thus contribute significantly to the existing deficit in childcare locally.

The proposed childcare facility is consistent with the requirements of the Childcare Guidelines for Planning Authorities and the Design Standards for New Apartments – Guidelines for Planning Authorities.