

CRECHE ASSESSMENT

FOR A

RESIDENTIAL DEVELOPMENT AT HAYDENS LANE, LUCAN,
CO. DUBLIN

PREPARED BY



ON BEHALF OF

JACKIE GREENE CONSTRUCTION LIMITED

April 2022

Introduction

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client, Jackie Greene Construction, to prepare this Childcare Assessment regarding the Strategic Housing Development Application at the site at Hayden's Lane, Lucan, Co. Dublin.

This assessment will outline the relevant policy context, the existing childcare facilities in the area, and the expected demand from the proposed development.

Site Context

The site is located at the southern end of Hayden's Lane, a cul-de-sac, to the north of the Dublin-Cork Railway Line and Adamstown Link Road. It is approximately 2.2km to the south of Lucan Village. The site is bounded by Hayden's Lane to the west, with residential development further west. Griffeen Valley Park to the south and east. To the north east and east by two storey housing in the "Old Forge" housing estate and by a number of individual residential units to the north.

The subject site is a brownfield site which is currently made up of concrete hardstanding, tarmacadam, and vegetation. The site is circa. 0.87 Ha is irregular in shape and bordered by a mixture of dense planting, overgrown hedgerows and trees, with a number of dry ditches along the south, east and north eastern borders. Additional lands in the ownership of South Dublin County Council are also included within the application site to enable upgrading works to the footpaths etc. when this land is included there is a total gross site area of 1.09ha.



An industrial warehouse previously existed on the site. This has been partially demolished under permissions SD15A/0301, PL06S.245936. Existing palisade fencing borders the site at Hayden's Lane which will be removed and replaced with new boundary treatment. The site is largely overgrown with concrete hardstanding remaining from the demolition of a former industrial unit. The site is not located within an Architectural Conservation Area, nor is it a Candidate Architectural Conservation Area.

Current vehicular access is provided by two points to the north and south of the site. Public pedestrian access to Griffeen Valley Park exists directly to the south of the site off Hayden's Lane. To the west of the site, Hayden's Lane ends in a cul-de-sac and a pedestrian footbridge continues footbridge over the Dublin-Cork railway line to provide access to the greenfield lands south of the railway line.

The surrounding area of the site is predominantly residential dominated by detached, semi-detached and terraced 1 and 2 storey houses to the north, northeast and west of the development site. The locality is characterised by a mix of style of housing styles that range from pebble dash and brick front-gabled two-storey houses to hipped roof plaster rendered buildings.

Under the provisions of the South Dublin County Development Plan the subject site is primarily zoned Objective RES: *'To protect and/or improve residential amenity'*. The proposed land uses are 'Permitted in principle' on such lands. A small proportion of the site included in the red line boundary is zoned Objective OS *"To preserve and provide for open space and recreational amenities"* and is in the care of South Dublin County Council. A letter of consent has been obtained for this land and is included with this planning application.

The current apartment proposal for the site is as follows:

- **Construction of a residential development comprising 3 no. 2-5 storey blocks of 66 no. apartments (18 no. 1-bed, 45 no. 2-bed and 3 no. 3-bed) all with associated private balconies/terraces to the north/south/east/west elevations;**
- **Vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south west of site;**
- **A pedestrian access from Griffeen Park to the south east of the site;**
- **Provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works.**



Planning Policy Context

Childcare Facilities Guidelines for Planning Authorities, 2001



The Childcare Facilities Guidelines for Planning Authorities (2001) generally recommend that 1 no. childcare facility is required per 75 no. dwellings. However, it is acknowledged that this is not always appropriate, and the omission of a childcare facility may be allowable *"where 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"*. In short, the provision of a childcare facility for new schemes of 75 no. dwellings is a guideline and not an absolute requirement.

In considering this issue, it is further stated that *"in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site"* [own emphasis added]. In addition, the guidelines state 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"*.

In this case the proposed residential development comprises 66 no. apartments, which is below the 75 unit threshold for automatic creche provision in the 2001 Guidelines.

Sustainable Urban Housing: Design Standards for New Apartments



The recently published Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities include specific guidance on childcare provision. This gives an indication of the revised approach currently evolving in relation to childcare facilities particularly in the context of the current guidelines which were published nearly 20 years ago. Section 4.7 of the Guidelines states as follows:

"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."

Existing Childcare Facilities

Desktop research was carried out analysing information provided by Pobal, Tusla and South Dublin Childcare Committee. A catchment area comprising of up to 1km and 2km from the subject site was chosen as the basis for analysing the childcare provision in the area.

Pobal, the government agency, maintains an up to date map of registered childcare facilities within Ireland, enabling an objective analysis of childcare provision and the targeting of areas where facilities may be needed in the future.

There are 19 no. existing childcare facilities within 2km of the subject site. These comprise a wide range of large and small private childcare providers including full time, part-time and sessional care.

The total capacity of these facilities is almost 490 spaces. When contacted on dates between Monday 4th and Wednesday 13th a number of 19 no. operators confirmed some available spaces.

No.	Childcare Facility within 1km of Site	Capacity	Services
1.	Busy Kids Childcare Lucan	79	Full-time Childcare
2.	Giraffe Childcare Adamstown	57	Full-time, Part-time and sessional childcare
3.	Sarah's Little Sunflowers Preschool	16	Sessional childcare
4.	KidStart Pre School	15	Sessional childcare
5.	Precious Minds Creche & Montessori School	15	Full Day/Part-time care
6.	Giraffe Childcare Griffeen	38	Full Day care
7.	Griffeen Valley Montessori	16	Sessional childcare
8.	Learn and Laugh Childcare	14	Full-time, part-time and sessional care
9.	Naíonra Mháirin	23	Sessional
10.	St. Finian's Childcare Service	21	Part-time
11.	Explore Together Childcare Centre	30	Sessional
12.	Naionra Eiscir	20	Sessional
13.	Rainbows End	18	Sessional
14.	Montessori Matters	8	Montessori
15.	Mindful Play Childcare	2	Childminder
16.	The Wombles Pre-school	40	Sessional
17.	Learning for Life	40	Full-time, Part-time and Sessional Childcare
18.	Happy Tots	8	Montessorri and Afterschool
19.	Lucan Child Nursery & Montessori	26	Full-time, part-time and sessional childcare

Table 1 List of Childcare Facilities between 1-2km of the subject site

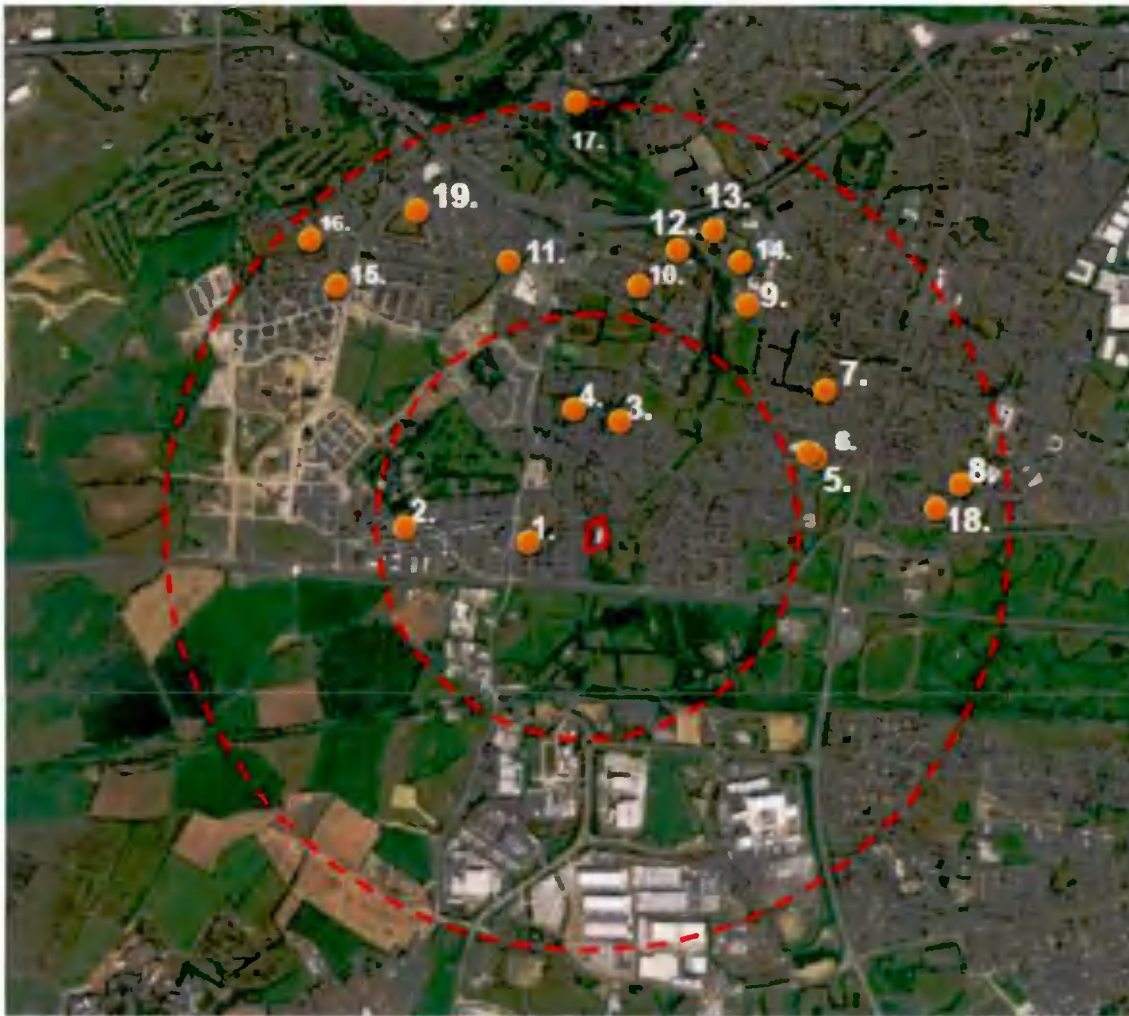


Figure 2 Childcare Facilities within 2km of the subject site

Demographic Analysis

A demographic analysis was carried out using CSO census data from 2011 and 2016. A local catchment area consisting of the Lucan-Esker Electoral Division (ED) and Lucan-St. Helen's Electoral Division within 2km of the subject site was chosen as the basis for the demographic analysis as set out above. The EDs are shown in figure 3 below.

It should be noted that the Lucan Heights ED, Newcastle ED, Clondalkin-Cappaghmore ED and Clondalkin-Dunawley ED are not included in the population analysis due to the large nature of the EDs and their outlier location. By removing Lucan Heights ED, Newcastle ED, Clondalkin-Cappaghmore ED and Clondalkin-Dunawley ED. from the Local Area study, the risk of a skewed analysis has been reduced. This brings the total study area to two Eds, which will be referred to throughout this report as the Local Area.

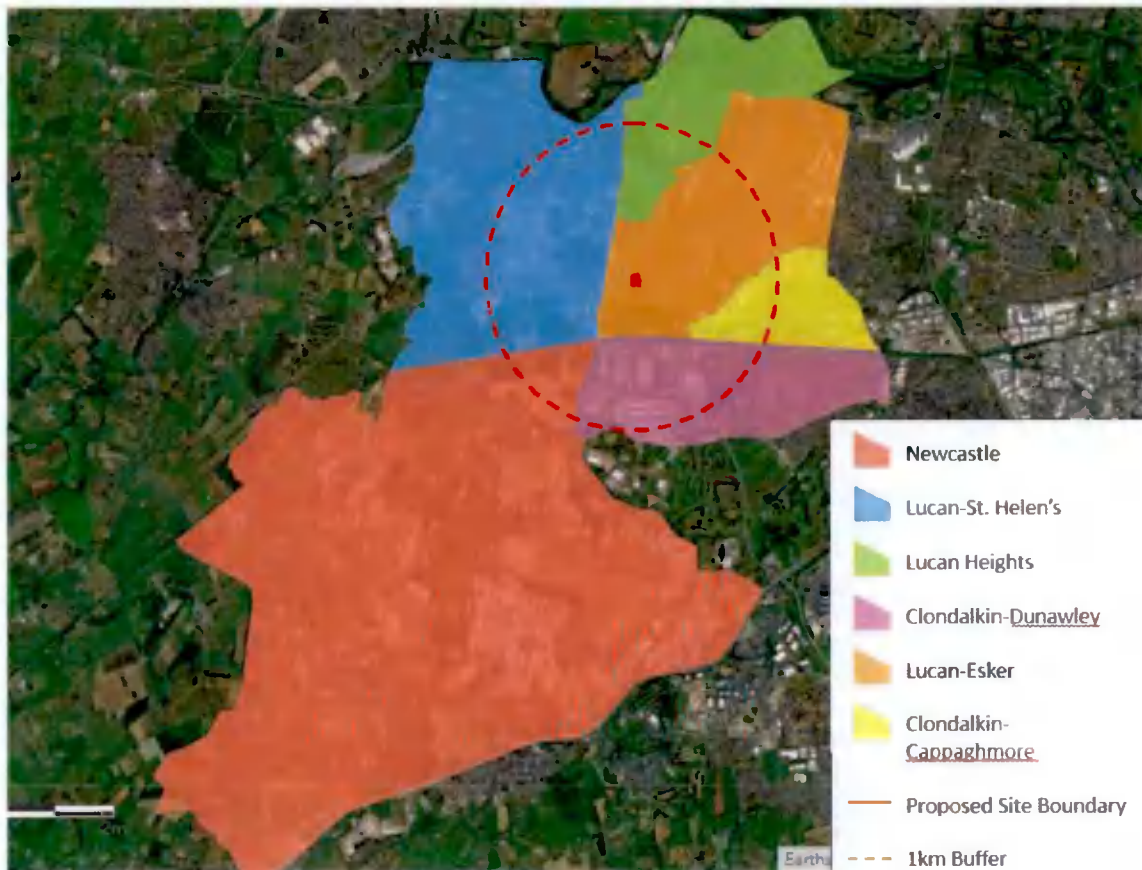


Figure 3: Electoral Divisions within 2km of the Subject Site. Source: Author

The demographic analysis shows that the local catchment area (the Lucan-Esker, Clondalkin-Dunawley and Lucan-St.Helen's EDs combined) saw a population increase of 4,070 no. between 2011 and 2016.

Electoral Divisions	2011 Populations	2016 Population
Lucan-Esker	29,820	32,236
Lucan-St.Helen's	9,450	10,658
Clondalkin-Dunawley	10,877	11,323
Total	50,147	54,217

Table 2: Census Population Data for Electoral Divisions in chosen catchment area. Source: CSO

When this increase is analysed further, it shows that the most significant increase was in those aged 65+, which saw an increase of 60.5%. There was also a decrease of 13% in preschool children aged 0-4 and a 23% increase in those aged 5-19 over the same period.

Age	2011	2016	Change	Percentage Change
0-4 Pre-school	5,725	4,994	-731	-13%
5-19 School Children	11,672	14,337	+2,665	+23%
20-34 Adults	13,202	10,545	-2,657	-20%
35-64 Adults	17,888	21,576	+3,688	+20.6%
65+ Adults	1,660	2,665	+1,005	+60.5%

Table 3: Local Catchment Area Change in Population by Age Group

Further analysis of the 2016 census data shows that c.9.2% of the local catchment area's population were aged 0-4 in 2016. Within the local catchment area, Lucan-St.Helen's ED had the lower percentage of people aged 0-4 with only 8.5% of the population within that cohort, while Lucan-Esker, which is the ED the site is located in, has a population proportion of 9.7% for 0-4 years olds.

	Number Aged 0-4	% of Total Pop Aged 0-4
Lucan-Esker	3,153	9.7%
Lucan-St.Helen's	909	8.5%
Clondalkin-Dunawley	932	8.2%
Local Area (2 EDs combined)	4,994	9.2%

Table 4: Children aged 0-4 in 2016

Quarterly National Household Survey

The Quarterly National Household Survey (QNHS) carried out by the Central Statistics Office includes a Special Module on Childcare. The most recent report on this module was published for Quarter 4 2016. What the figures indicate is that crèche/Montessori attendance for pre-school age children nationally is 19%, with the Dublin region unsurprisingly with the highest rate (25%) (Source: CSO.ie). The subject site is located within Dublin and it is expected that c. 25% of children aged 0-4 in this area will avail of private childcare.

Type of childcare	Pre-school children								State
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	
Parent / Partner	65	56	59	62	55	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
Total pre-school children using non-parental childcare	45	47	49	46	45	53	45	45	46
Unweighted sample	198	136	234	525	244	189	230	316	2,072

Figure 4 Extract from Quarterly National Household Survey 2016 Special Module on Childcare

Likely Childcare Demand from Proposed Development

The proposed development will provide a total of 66 no. apartment units. The breakdown of these units are shown in the table below.

Unit Size	Number of Units
1 bed	18 - 27%
2 bed	45 - 68%
3 bed	3- 5%
Total	66 - 100%

Table 5: Unit Breakdown of Proposed Development

Based on the average household size of 2.7 persons, the estimated population of the proposed development when complete is c.178 no. (66 no. units*2.7 household size). Based on the local demographic analysis above, it is then estimated that c. 16 of this population will be aged 0-4 (9.2% of 178).

Furthermore, as noted above, not all future children in the 0-4 age cohort resident in the development will require private childcare.

The QNHS indicates that in the Dublin region approx. 25% of pre-school age children attend private childcare. Applying this percentage to the total estimate of children indicates that c.4 no. childcare spaces are needed, assuming that each apartment has children in the 0-4 age category.

It is also recommended in the 2020 Apartment Guidelines studio units and one bed units be excluded when calculating childcare demand. When these units are excluded from the calculations, it is estimated that there will be c.12 no. children aged 0-4 in the development (i.e. 48 unit * 2.7 *9.6%) at any one time.

When the QNHS results for private childcare patronage in the Dublin area is factored in (25%) then the likely no. of children attending private childcare will be only 3.

A likely private childcare demand of 3-4 childcare spaces is not sufficient to warrant the provision of a childcare facility as part of the development, and particularly when there are a large number of childcare providers operating in the local area.

CONCLUSION

This Childcare Assessment has examined the existing childcare facilities in the area, the demographics of the area, and the expected demand from the proposed development.

There are 19 no. childcare facilities operating within a 2km catchment area of the subject sites with capacity for c.490 childcare spaces.

An analysis of the local demographics shows that 9.2% of the local population were within the 0-4 age cohort in the 2016 Census. Applying this percentage to the proposed development's expected population, and excluding the one beds and studios, indicates that there will be c.12 no. children aged 0-4. Factoring in that not all of these children will require private childcare, applying the QNHS

Childcare Module result for the Dublin Region (25%), then it is estimated that the ongoing private childcare demand generated by this development once fully occupied will be only 3-4 places.

Given the number and capacity of the existing childcare facilities in the area, and the estimated low demand that this proposed development will likely create, it is considered that an additional creche as part of this development is not required and that any future demand can be readily met by existing purpose building creches and childcare facilities operating in the local area.