



Stephen Little
& Associates

Childcare Needs Assessment Report

Proposed Large Scale
Residential
Development

LRD -proposed
amendments to
previous SHD consent
(ABP Ref. ABP-306569-
20, as amended by
ABP Refs. 310567-21,
311499-21 & 311507-
21).

42A Parkgate Street,
Dublin 8

For Ruirside
Developments Ltd

Document Control: -

| Author | Checked by | Purpose | Date |
|---------------|-------------------|----------------|-------------|
| PO | NR | Draft | 12.10.2023 |
| NR | EMP | Final | 03.11.2023 |

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1 INTRODUCTION

Stephen Little & Associates Chartered Town Planning & Development Consultants, is instructed by our Client, Ruirside Developments Ltd, to prepare this Childcare Needs Assessment of proposed residential development, at 42A Parkgate Street, Dublin 8.

It may be noted that detailed Childcare Needs Assessments, prepared by Stephen Little & Associates, were submitted with both applications ABP-306569-20 and ABP-310567-21 to An Bord Pleanála. An updated childcare assessment has been carried out for the proposed and consented development.

This Childcare Assessment considers the following:

- The uplift in apartment unit numbers, in the proposed and consented scheme at the application site.
- The relevant policy and guidelines relating to the provision of childcare facilities.
- Identification of existing registered and permitted / proposed childcare facilities in the surrounding area and their child space capacity.
- Demographic analysis of population and likely childcare demand within the relevant Electoral Division and surrounding Electoral Divisions, using Census figures.
- Conclusions drawn from policy and data review.

2 PROPOSED DEVELOPMENT

The proposed development seeks amendments to consented Strategic Housing Development ABP-306569-20 (SHD 1), as amended by ABP-310567-21 (SHD 2) and Section 146B amendments ABP-311499-21 & ABP-311507-21 (i.e. 'the consented scheme'). The proposed amendments to the consented scheme include:

- 40 no. residential apartments over 8 floors (30no. 2-bed/4 person & 10no. 2-bed/3 person units, each with a private 'winter garden' and/or balcony on the south and/or north elevation, at 1st to 8th floors inclusive), replacing consented office floor area (c.4,113sqm total, over 6 floors) within the Block B2 building.
- Co-working (c.229 sqm) and community/cultural space (c.52 sqm) at ground floor level, replacing consented café/restaurant (c.236sqm) at Block B1.
- Reconfiguration of ancillary internal residential communal amenity area at mezzanine level, to include residents' lobby, lounge and fitness area (c.256sqm), replacing the consented residential amenity co-working space (300sqm) at Block B.
- And all ancillary and associated site, structural and landscape works proposed to tie amended Block B2 in with the consented scheme, including:
 - Design adjustments at the interface of proposed Block B2 with the consented adjoining Block A building to the east and Block B1 to the west, including tie-in of residential floor levels and increase in roof parapet height (by 1.0m) of Block B2.
 - Amendments to permitted landscaping at roof level of Block B2 and part of Block B1 to accommodate proposed change to Block B2 roof level.
 - Alteration of the northern Parkgate Street façade of Block B2 to suit residential use and to accommodate external, recessed private amenity (wintergardens & balconies).
 - Alteration of the southern façade of Block B2 to suit residential use and to accommodate external, recessed private amenity (balconies).
 - 20no. additional visitor bicycle spaces and 2no. cargo bike spaces within the consented public realm at surface level.

- Minor footprint extension and reconfiguration of internal floor plan at permitted basement / undercroft, resulting in an increased floor area from c.144sqm to c.164sqm, to accommodate additional ancillary residential bicycle storage (80no. spaces).
- Reconfiguration of ground and mezzanine floors of consented Block B1, to accommodate the proposed co-working and reconfigured residential amenity areas and additional ancillary refuse, circulation, plant and non-residential back of house areas.
- Removal of combined heat pump/chiller unit with associated screening on the roof of Block C.

3 PLANNING POLICY AND GUIDELINES

3.1 Childcare Facilities: Guidelines for Planning Authorities (2001)

These Guidelines set out general standards and guidance for the land use planning of childcare facilities in Ireland. It advocates a more proactive role by the planning authority in the promotion and management of childcare provision in their area.

Section 2.4 of the Guidelines sets out the appropriate locations for childcare facilities, stating that:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments.”

The Childcare Guidelines recommend the provision of 1no. childcare facility, or 20no. childcare spaces, for every 75no. dwellings in a permitted residential scheme.

There is, however, flexibility under the Guidelines that childcare facilities are not required in every instance of new residential development, having regard to local circumstances.

The Childcare Guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely:

- The current provision of childcare in the area.
- The nature of emerging new communities.
- Current demographic trends.

The Guidelines specifically state that:

“The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas”.

3.2 Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009)

Chapter 4 of the Sustainable Residential Development in Urban Areas guidelines sets out criteria for planning for sustainable neighbourhoods. Specifically, Section 4.5 relates to Childcare (pg. 25 & 26), stating that: -

“The Department’s guidelines on childcare facilities (DoEHLG, 2001) emphasise the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. 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, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”

3.3 Circular Letter PL3/2016

The Department of Environment, Community & Local Government issued a Circular Letter (*PL3/2016 – Childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning System support for childcare post September 2016-Implementation of the Childcare Facility Guidelines for Planning Authorities 2001)*), in which it is noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

Planning Authorities have been asked that:

“...insofar as is possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate.”

While we note that emphasis is placed on *‘expansion of required capacity as appropriate’*. This would suggest that some demand analysis within a given catchment is appropriate, in order to determine whether capacity expansion is required.

This Circular further requests that Planning Authorities exclude, from their consideration of planning applications, matters relating to the childcare facility design standards outlined in Appendix 1 of the Childcare Guidelines 2001. TUSLA, as opposed to the Planning Authority, is responsible for enforcing compliance with the Childcare (Pre-School Services) Regulations 2006.

3.4 Sustainable Urban Housing: Design Standards for New Apartments (2023)

The Apartment Guidelines (2020) introduce some further clarification and flexibility to the blanket requirement of the Childcare Guidelines 2001 to provide 1no. childcare facility (20no. spaces) for every 75no. new dwellings.

The Apartment Guidelines state that the threshold for 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. 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.”

4 CHILDCARE NEEDS ASSESSMENT

4.1 Proposed Methodology

A Childcare Needs Assessment was prepared in respect of the consented schemes (ABP-306569-20 and ABP-310567), which found a theoretical demand for c. 32no. childcare spaces.

In the combined proposed and consented scheme, there has been an uplift of 40no. 2-bed units. As such, there are 40no. 2-bed units that could theoretically give rise to a demand for an additional c.10no. childcare spaces, within the combined proposed and consented scheme.

It is noted that for apartment schemes, there is further flexibility in the Apartment Guidelines to discount apartments with two or more bedrooms from consideration in respect of childcare provision. It could therefore be argued that no childcare facilities are required for the proposed and consented scheme on this basis.

However, we have taken the more conservative approach of including for consideration all of the proposed 2-bed within the proposed and consented scheme. 158no. 2 and 3-bed apartments would give rise to a theoretical demand for c.42no. childcare spaces.

We note that the Childcare Needs Assessment submitted with the applications for the consented schemes (ABP-306569-20 and ABP-310567) found that there was sufficient childcare facilities in the area for the demand for childcare within those developments. We, therefore, will consider the uplift in demand for those 10no. spaces generated by the proposed amendment.

4.2 Review of Existing Childcare Facilities in the Area

It is possible to demonstrate in accordance with the Guidelines, whether a childcare facility is required, based on an analysis of the existing and proposed level of childcare provision and the demographic profile of the area.

The previous Childcare Needs Assessments of planning applications ABP-306569-20 (December 2019) and ABP-310567 (June 2021), concluded that there was sufficient capacity in the existing and planned childcare facilities within the immediate catchment, to meet the childcare needs of the proposed development at that time.

The audit of these existing and planned childcare facilities has been updated for the purpose of the assessment of the proposed scheme (40no. 2-bed units).

Given that this study was primarily a desk based study, the data and information contained herein is as accurate as the sources of data retrieved would allow.

4.2.1 Existing Childcare Facilities

A total of 35no. Tusla registered childcare facilities were identified within a c. 1.5km radius of the application site at 42A Parkgate Street. The catchments used are 1km and 1.5 km buffers from the site.

A catchment of 1.5km as the furthest extent was chosen as this equates to approximately 15 minutes walking time, which is considered a reasonable journey time for accessing childcare. Of the facilities identified, 21no. are between 1.0 and 1.5km from the subject site, 14no. are between 0.5 and 1.0km of the site. It is worth highlighting that only Tusla registered childcare facilities are identified for the purposes of this assessment.

Within 1.5km of Application Site:

| Name | Address | Tusla 2023 (Total No. of Spaces) | Distance from Site |
|------------------------------------|---|--|-----------------------|
| Jumbies | 10 Glenbeigh Park, Cabra, Dublin 7 | 8 | 1.31km |
| Tracey's Tots Preschool | Dunard Community Centre, Dunard Road, Blackhorse Avenue, Dublin 7 | 22 | 1.29km |
| Seven Dwarfs Community Playgroup | Holy Family Parish Centre, 13 Prussia Street, Dublin 7 | 30 | 0.84km |
| Dunard Community Play Group | St Gabriel's National School, Cowper Street, Dublin 7, Co. Dublin | 20 | 0.67km |
| Happy Days | 2A Quarry Road, Cabra, Dublin 7, Co. Dublin | 34 | 1.5km |
| Pitter Patter Community Play Group | Macro Centre, 1 Green Street, Dublin 7, Co. Dublin | 34 | 1.47km |

| | | | |
|--|---|----|--------|
| St John of God Menni Early Services | 25 Cork St., Dublin 8, | | 1.26km |
| Tiny Toes Creche | 42 Manor Street | 34 | 0.81km |
| Creative Kids & Co. | Stanhope Street Primary School, Stanhope Street | 44 | 0.84km |
| Rainbow Community Playgroup | 28 Stoneybatter, Dublin 7 | 21 | 0.75km |
| Constitution Hill Creche | 50/51 Constitution Hill, Dublin 7 | 11 | 1.37km |
| Little Stars | 116 North King Street | 22 | 0.86km |
| Rainbow Community Playgroup | Presentation Primary School, Georges Hill, Halston Street | 39 | 1.41km |
| St Audoen's Pre-school | St.Audoen's Preschool, Cook Street | 11 | 1.26km |
| Christchurch Creche & Montessori School | Ground 0, Dublin City Council, Civic Offices, Wood Quay | 44 | 1.48km |
| Fountain Resource Group Bizzy Bees Afterschool | Bridgefoot Street, Dublin 8. | 44 | 0.83km |
| Footprints Early Years | St Catherine's Sports Centre, Marrowbone Lane, Dublin 8 | 22 | 0.9km |
| Saoirse Waldorf School/ Dublin Steiner School | 92 Meath Street, Dublin 8 | 32 | 1.08km |
| School Street & Thomas Court Bawn FRC L | School Street, Pimlico, Dublin 8 | 52 | 0.96km |
| Connolly Children's Centre | Ashgrove, The Coombe, Inchicore, Dublin 8 | 40 | 1.32km |
| Solas Afterschool Project - The Coombe | Ashgrove Community Centre, The Coombe, Inchicore, Dublin 8, Co. Dublin) | 40 | 1.32km |
| Whitefriars Preschool & Afterschool | Newmarket Hall, St. Lukes Avenue, Cork Street | 40 | 1.46km |
| Bowers Childcare Ltd. | Brabazon Hall, Ardee Street, Dublin 8 | 50 | 1.24km |
| Wee Tots Creche and Pre School | 2A Basin Street, Dublin 8 | 44 | 0.54km |

| | | | |
|--|--|-----|--------|
| Creative Kids and Co | The Haven, St. James Primary School, Basin Lane, Dublin 8 | 38 | 0.8km |
| Sophia Nurturing Centre Cork Street | Sophia Housing Association, 25 Cork Street, Dublin 8 | 21 | 1.26km |
| Mercy Family Centre Ltd | South Brown Street, Dublin 8 | 170 | 1.38km |
| Safari Childcare Ltd - Heuston South Quarter | Hibernia Building, Heuston South Quarter, Military Road, Kilmmainham | 45 | 0.5km |
| Fatima Childrens Day Care Centre | Fatima Childrens Day Care Centre, 78 Reuben Street, Rialto, Dublin 8., Dublin 8. | 58 | 1.16km |
| St. Joseph's ECDS | Morningstar Road , Maryland , Dublin 8 | 32 | 1.22km |
| Tír na nÓg Early Childhood Development Service | Cameron Court, Cameron Street, Off Cork Street | 40 | 1.29km |
| Dolphin Creche | Dolphin House Rialto, Dublin 8 | 21 | 1.49km |
| Mayfield Montessori | 8 Mayfield Road, Kilmmainham, Dublin 8 | 22 | 1.23km |
| Safari Childcare Ltd - Kilmmainham | Unit 3, Kilmmainham Square, Inchicore Road, Kilmmainham | 45 | 0.7km |
| Safari Childcare Clancy Quay | Safari Childcare, Clancy Quay, Islandbridge | 120 | 0.97km |

Table 1: Summary of the availability of spaces in childcare facilities registered with Tusla in 2023 within 1.5km from the subject site (source: www.tusla.ie)

Note: *Calculations are based on existing capacity only on the basis of Tusla capacity figures reported in April 2023.

| | Overall Capacity of Facilities |
|--------------|--------------------------------|
| Total | 1,350 |

Table 2: Summary of the total capacity of childcare facilities identified in Table 1.

The above childcare facilities were identified from the current TUSLA Early Years Services (tusla.ie website). It is acknowledged that this may not be exhaustive and that there may be a wide range of other unregistered or informal child-minding services in operation in this catchment area, or in the wider Dublin 8 / 7 area.

Table 3 below, outlines a number of childcare facilities not registered with Tusla however are identified on the Dublin City Childcare Committee website. While the capacities of these facilities are not provided, it might reasonably be assumed that they provide additional childcare options in the catchment area.

| Name | Address | Distance from Site |
|--|--|--------------------|
| Aosog | Unit 2-3 Stanley Court, 62-63 Prussia Street, Dublin 7 | 0.9km |
| The Elbow Room | 32 North Brunswick Street, Dublin 7 | 0.9km |
| Fatima Homework Club | F2 Centre, Reuben Plaza, Ruben Street, Rialto, Dublin 8 | 1.2km |
| St. Brigids Primary School Early Start | The Coombe, Dublin 8 | 1.5km |
| St. Joseph's ECDS | Morningstar Road, Maryland, Dublin 8 | 1.22km |
| The Nest Creche | Brabazom Hall Apartments, Block C, Ardee St, Cork Street, Dublin 8 | 1.24km |
| Number of Childcare Facilities | | 6 |

Table 3: Summary of childcare facilities not registered with Tulsa in 2023 but listed by the Dublin City Childcare Committee within 1.5km from the subject site (source: www.childcare online.ie)

4.2.2 Consultation with Dublin City Childcare Committee

Consultations between this office and Dublin City Childcare Committee took place prior to lodging this planning application. Dublin City Childcare Committee has surveyed the Early Learning and Care Services and School Aged Childcare within the Dublin 7 and Dublin 8 area and concluded that: -

*'of the 63 services surveyed, there is currently **a total of 16 places available**, the majority of these are ECCE places for children aged 3 – 4. There are a small number of School Aged Childcare (SAC) places available'.*

4.3 Childcare Services in County Dublin and Dublin City Council Administrative Area

The availability, capacity and usage of childcare facilities should not be the sole determinant of illustrating the geographical profile of childcare provision in an area, other provision services should be examined as shown in the table below.

| Sex | Region | Age | Type of Childcare | Census 2016 % | Census 2022 % |
|------------|---------------|-----|--|---------------|---------------|
| Both sexes | Dublin County | 0-4 | Not in Childcare | 47 | 52 |
| Both sexes | Dublin County | 0-4 | Unpaid relative or family member | 16 | 8 |
| Both sexes | Dublin County | 0-4 | Paid relative or family member | 3 | 2 |
| Both sexes | Dublin County | 0-4 | Childminder(In childminders' home) | 4 | 4 |
| Both sexes | Dublin County | 0-4 | Au pair/nanny/childminder (in child's home) | 4 | 3 |
| Both sexes | Dublin County | 0-4 | Creche/Montessori/playgroup/after school | 25 | 31 |
| Both sexes | Dublin County | 0-4 | Other (including special needs facility, breakfast club) | 1 | 0 |
| Both sexes | Dublin County | 0-4 | Type of childcare not stated | 0 | 0 |

Table 4: Childcare services in County Dublin from the 2016 & 2022 Census Data

Childcare facilities services such as Creches/Montessori rose by 6% between the 2016 to 2022 census. While this is an important incremental rise, it is salient to note that the vast majority of childcare is still provided outside childcare amenities and facilities with 75% in 2016 and 69% in 2022. Additionally, it is assumed that those not in childcare are being taken care by a parent/partner. This portion rose by 5%

from 2016 to 2022 in County Dublin. This trend is similarly conveyed for Childcare services in Dublin City Council, the administrative area in which the proposed development at Parkgate is located for the 2022 census, as illustrated in table (5) and the chart profile below.

| Census Year | Sex | Administrative County | Age | Type of Childcare | Population no. | % 0-4 Population |
|--------------|------------|-----------------------|-----|--|----------------|------------------|
| 2022 | Both sexes | Dublin City Council | 0-4 | Not in Childcare | 15976 | 55% |
| 2022 | Both sexes | Dublin City Council | 0-4 | Unpaid relative or family member | 2148 | 7% |
| 2022 | Both sexes | Dublin City Council | 0-4 | Paid relative or family member | 358 | 1% |
| 2022 | Both sexes | Dublin City Council | 0-4 | Childminder(In childminders' home) | 889 | 3% |
| 2022 | Both sexes | Dublin City Council | 0-4 | Au pair/nanny/childminder (in child's home) | 1001 | 3% |
| 2022 | Both sexes | Dublin City Council | 0-4 | Creche/Montessori/playgroup/after school | 8407 | 29% |
| 2022 | Both sexes | Dublin City Council | 0-4 | Other (including special needs facility, breakfast club) | 69 | 2% |
| Total | | | | | 28848 | |

Table 5: Childcare services in Dublin City Council 2022 Census

4.4 Population & Childcare Demand

Having established the existing childcare spaces available within proximity of the site, a review of population data is now provided to identify how local population trends might influence the need for childcare provision in this area.

The following analysis is largely based on the Census 2022, 2016 and 2011. Census data for the Phoenix Park ED (02079) has been analyzed in addition to the relevant Small Area Population Statistics (SAPS) within 1.5km of the site. This allowed for a detailed population analysis for the subject area.

4.4.1 Population Change 2011 – 2022

Census 2022 data indicates that at a national level, the population grew 8.1%, over the period 2016 – 2022. The population of Dublin City grew by 6.9% for the same period (2016 – 2022).

Census 2016 data indicates that at a national level, the population grew by 3.8%, over the period 2011–2016. In the same period, the population of Dublin City grew by 5.1%.

This shows that population growth for the state and Dublin City has increased.

Census 2022 data indicates that Phoenix Park ED has a population of 1,465 persons, compared to a population of 1,534 persons in 2016. This amounts to a percentage population reduction of -4.5% in contrast to the overall population growth of Dublin City (6.9%) for the same period.

For convenience, this following table summarizes the population changes discussed above: -

| Category | % Change 2011 -2016 | %Change 2016-2022 |
|-----------------|---------------------|-------------------|
| National | 3.8% | 8.1% |
| Dublin City | 5.1% | 6.9% |
| Phoenix Park ED | -0.3% | -4.5% |

Table 6: Population change from 2011-2016 and 2016-2022

The immediately surrounding electoral divisions are Arran Quay C, Arran Quay D, Ushers A and Ushers B. Below is a breakdown of the population as per the last recorded Census:

| Census Year | 2011 | 2016 | 2022 | Population Change (2011-2016) | Population Change (2016-2022) | % Change (2011-2016) | %Change (2016-2022) |
|--------------------|----------------|----------------|---------------|-------------------------------|-------------------------------|----------------------|---------------------|
| Phoenix Park | 1,538 | 1,534 | 1465 | -4 | -69 | -0.3% | -4.5% |
| Arran Quay C | 4,170 | 4,471 | 4646 | +301 | +175 | 7.2% | 3.9% |
| Arran Quay D | 3,218 | 3,109 | 3308 | -109 | +199 | -3.4% | 6.4% |
| Ushers A | 3,089 | 3,930 | 5117 | +841 | +1187 | +27% | 30.2% |
| Ushers B | 1,292 | 1,312 | 1903 | +20 | +591 | 1.5% | 45% |
| Total EDs | 13,307 | 14,356 | 16,439 | +1,049 | +2,083 | 7.9% | 14.5% |
| Dublin City | 527,612 | 554,554 | 592713 | +26,942 | +38,159 | +0.051% | 0.069% |

Table 7: Population change in surrounding Electoral Divisions from 2011-2022.

At the 2022 Census, the Phoenix Park ED recorded a moderate population decrease of -4.5% from 2016. Arran Quay C and Arran Quay D immediately north of the subject site recorded a moderate population Increase of 3.9% and 6.4% respectively.

By comparison, the Ushers A and B electoral divisions recorded significant population growth. The highest increase was identified in Usher B. The population growth in Usher A may be partly explained by the build out and occupation of the Clancy Quay development at Island Bridge in recent years.

Overall, the area comprising these Electoral Divisions saw an average of 14.5% population growth between 2016 and 2022, which is significantly higher comparatively to the growth experienced within the administrative area of Dublin City (6.9%) and nationally (8.1%).

In terms of age cohorts, overall, the area comprising the Electoral Divisions within the study area for this report have seen a significant increase in the young dependent cohort (0–19-year-olds), and a moderate percentage increase in the working age cohort (20-64 years) and older dependent (65+ years) cohorts, between the 2016 and 2022 Census periods.

As may be seen from the tables below, the population trends in the study area diverge from those of the wider administrative area of Dublin City. In the wider Dublin City area, between the 2016 and 2022 Census, there was a moderate percentage growth of younger dependent age cohort(0-19yrs) and working age cohorts (20-64yrs) and a slightly higher percentage growth of older dependents (65yrs +). At State level, 26% of the population was recorded as being between the age of 0-19 years in 2022. 15% were of the population were recorded as being over 65 years in 2022 at State level.

| Census 2022 | 0-19 yrs | 20-64 yrs | 65+ yrs | Total Persons |
|--------------|----------|-----------|---------|---------------|
| Phoenix Park | 121 | 1078 | 266 | 1465 |
| Arran Quay C | 547 | 3921 | 178 | 4646 |
| Arran Quay D | 526 | 2433 | 349 | 3308 |
| Ushers A | 480 | 4398 | 239 | 5117 |
| Ushers B | 354 | 1453 | 96 | 1903 |
| Dublin City | 118,872 | 394,473 | 79,368 | 592,713 |

| % Change | 0-19 yrs | 20-64 yrs | 65+ yrs |
|--------------|----------|-----------|---------|
| Phoenix Park | - 30% | -3.2% | -8.3% |
| Arran Quay C | 16.4% | 1.6% | 26.2% |
| Arran Quay D | 35.2% | 3.4% | -4.6% |
| Ushers A | 25.7% | 31.6% | 16% |
| Ushers B | 69.4% | 37.1% | 102.3% |
| Total EDs | 28.4% | 13.2% | 7.8% |
| Dublin City | 6.1% | 6.6% | 9.7% |

Tables 8 - 10: Demographic data Electoral Divisions from 2016-2022

The population levels in the ED within which the subject site is located, experienced a moderate decline in population between Census 2016 and Census 2022, in contrast to the relatively strong population growth of Dublin City for the same period.

4.4.2 Population Age Distribution (0-4 Years Age Cohort)

Given that childcare provision applies to a specific population cohort, typically 0 – 4 years, it was considered appropriate to examine the age distribution of the population within the study area.

Nationally, Census 2016 data indicates that the population of pre-school children (typically 0 – 4 years) stands at 331,515 persons, which is a decrease of 7% compared to the 2011 Census. Dublin experienced a marginal decrease in its pre-school population by 0.2% for the same period (2011 – 2016).

Nationally, Census 2022 data indicates that the population of pre-school children (typically 0 – 4 years) stands at 295,415 persons, which is a decrease of c.10.9% compared to the 2016 Census. Dublin City Council experienced a marginal decrease in its pre-school population by 0.3% for the same period (2016 – 2022).

As recorded in Census 2022 for Phoenix Park ED, there are 41 persons within the 0 – 4 age cohort, representing 2.8 % of the total population of the ED. This age cohort represented 3.8% of the total ED population in 2016 and 3.6% in 2011, thus indicating that there has been a moderate decrease in the demographic share of this cohort during the 2016-2022 period. These Census results are illustrated below:

| Phoenix Park ED | 2011 | 2016 | 2022 |
|------------------|-------|-------|------|
| Total Population | 1,538 | 1,534 | 1465 |
| 0 – 4 Age Cohort | 55 | 59 | 41 |
| % of Total Pop. | 3.6% | 3.8% | 2.8% |

Table 11: Population change of 0-4 Age Cohort from 2011-2022

It is evident that the population levels of the 0 - 4 age group cohort within the subject ED have decreased between the 2016-2022 census period. The population of the ED area also appears to have moderately decreased over the last census period. The 0 – 4 age cohort similarly decreased by approximately 30% and represents 2.8% of the ED Population, a - 1% reduction from the 2016 census. This would further support the argument that a childcare facility is not required within this area on the basis of current population trends.

4.4.3 Small Area Population Statistics (SAPS)

The assessment of existing childcare provision (see Section 4.2 above) was based on a review of existing and proposed childcare facilities within a 1.5km radius of the subject site. As such, it would be appropriate to include a review of population statistics within the appropriate SAPS surrounding the subject site, in line with the childcare facilities assessment.

76no. SAPS are contained within this area. The table below outlines the total population and the population within the 0 – 4 years age cohort for these SAPS:

| Census | 2011 | | 2016 | | 2022 | |
|--------------|--------|-------|--------|-------|--------|-------|
| | 0 to 4 | Total | 0 to 4 | Total | 0 to 4 | Total |
| 268118001 | 14 | 574 | 8 | 462 | 10 | 389 |
| 268118002 | 8 | 178 | 6 | 165 | 8 | 215 |
| 268084009 | 6 | 182 | 15 | 206 | 11 | 231 |
| 268084010 | 9 | 201 | 14 | 209 | 11 | 251 |
| 268118007 | 14 | 172 | 15 | 198 | 7 | 202 |
| 268084004 | 18 | 259 | 21 | 263 | 3 | 261 |
| 268148004/01 | 12 | 242 | 7 | 207 | 18 | 475 |
| 268148004/02 | | | 15 | 258 | 13 | 318 |
| 268148004/03 | | | 16 | 393 | 20 | 494 |
| 268118003 | 2 | 175 | 9 | 193 | 5 | 192 |
| 268118004 | 7 | 160 | 5 | 191 | 4 | 175 |
| 268118006 | 6 | 130 | 3 | 121 | 3 | 115 |
| 268118005 | 4 | 149 | 13 | 204 | 3 | 177 |
| 268148006 | 10 | 334 | 4 | 174 | 4 | 191 |
| 268148005 | 13 | 289 | 28 | 505 | 19 | 551 |
| 268148010 | 15 | 356 | 7 | 395 | 7 | 407 |
| 268148011 | 28 | 237 | 17 | 272 | 10 | 251 |
| 268083006 | 3 | 124 | 12 | 136 | 6 | 143 |
| 268036007/02 | 20 | 410 | 11 | 203 | 7 | 207 |
| 268036007/01 | | | 3 | 222 | 8 | 230 |
| 268036004 | 11 | 221 | 10 | 225 | 10 | 209 |
| 268036006 | 9 | 258 | 17 | 258 | 13 | 277 |
| 268036002 | 15 | 240 | 7 | 252 | 6 | 246 |
| 268083007 | 10 | 229 | 9 | 247 | 6 | 252 |
| 268036005 | 11 | 192 | 16 | 202 | 12 | 230 |
| 268032009 | 14 | 220 | 9 | 208 | 10 | 216 |
| 268032002 | 20 | 304 | 22 | 367 | 22 | 353 |

| | | | | | | |
|-------------------------|-----------|------------|-----------|------------|-----------|------------|
| 268032010 | 1 | 77 | 1 | 84 | 3 | 63 |
| 268032001 | 24 | 365 | 12 | 367 | 13 | 373 |
| 268032011 | 2 | 121 | 1 | 145 | 0 | 200 |
| 268032008 | 6 | 187 | 21 | 274 | 23 | 335 |
| 268032016 | 4 | 172 | 19 | 238 | 15 | 278 |
| 268032017 | 8 | 131 | 7 | 131 | 8 | 169 |
| 268032018 | 14 | 229 | 4 | 250 | 5 | 239 |
| 268002004 | 9 | 163 | 10 | 181 | 7 | 199 |
| 268002003 | 14 | 253 | 11 | 255 | 8 | 252 |
| 268002002 | 4 | 246 | 4 | 143 | 3 | 173 |
| 268002009 | 0 | 75 | 0 | 76 | 2 | 63 |
| 268002010 | 7 | 172 | 5 | 193 | 3 | 251 |
| 268005017 | 8 | 237 | 12 | 253 | 5 | 237 |
| 268005016 | 5 | 97 | 6 | 118 | 3 | 109 |
| 268005014 | 10 | 287 | 7 | 293 | 13 | 264 |
| 268005012 | 9 | 169 | 14 | 213 | 15 | 239 |
| 268005013 | 5 | 121 | 4 | 118 | 9 | 159 |
| 268005015 | 10 | 116 | 7 | 143 | 3 | 135 |
| 268005011 | 15 | 172 | 13 | 185 | 4 | 188 |
| 268005009 | 3 | 141 | 3 | 149 | 5 | 163 |
| 268005008 | 9 | 200 | 9 | 217 | 9 | 218 |
| 268005007 | 11 | 153 | 8 | 156 | 7 | 170 |
| 268005005 | 2 | 153 | 11 | 154 | 12 | 155 |
| 268005002 | 14 | 173 | 12 | 172 | 7 | 170 |
| 268005004 | 19 | 243 | 14 | 234 | 14 | 244 |
| 268005003 | 5 | 214 | 12 | 273 | 7 | 303 |
| 268005001 | 8 | 166 | 19 | 194 | 17 | 191 |
| 268005006 | 7 | 203 | 11 | 216 | 8 | 212 |
| 268004001 | 24 | 270 | 14 | 261 | 17 | 275 |
| 268004003 | 9 | 233 | 12 | 246 | 9 | 249 |
| 268004016/26 8004017 | 5 | 121 | 5 | 121 | 5 | 153 |
| 268004002/26 8004008 | 30 | 299 | 11 | 271 | 3 | 221 |
| 268004013 | 21 | 210 | | | | |
| 268004011 | 2 | 97 | 0 | 117 | 5 | 165 |
| 268004012 | 3 | 80 | 2 | 89 | 2 | 87 |
| 268004006 | 8 | 185 | 12 | 186 | 13 | 210 |
| 268004005 | 16 | 195 | 13 | 219 | 20 | 213 |
| 268004004 | 9 | 289 | 11 | 277 | 12 | 263 |
| 268004010 | 28 | 342 | 26 | 317 | 24 | 704 |
| 268004009 | 5 | 453 | 10 | 538 | 26 | 271 |
| 268004007 | 6 | 298 | 6 | 293 | 3 | 273 |
| 268003012 | 16 | 221 | 12 | 194 | 12 | 239 |
| 268003013 | 5 | 130 | 4 | 142 | 7 | 365 |

| | | | | | | |
|--------------|----|-------|----|-------|----|-----|
| 268003018 | 1 | 172 | 2 | 163 | | |
| 268003016 | 8 | 219 | 5 | 209 | 6 | 241 |
| 268002020 | 7 | 160 | 5 | 149 | 4 | 173 |
| 268002019 | 9 | 174 | 13 | 204 | 9 | 258 |
| 268003010 | 13 | 300 | 21 | 316 | 11 | 306 |
| 268003009 | 19 | 317 | 14 | 307 | 18 | 379 |
| 268003017 | 4 | 210 | 18 | 258 | 9 | 340 |
| 268084007 | 11 | 337 | 15 | 291 | 10 | 365 |
| 268084008 | 16 | 328 | 10 | 411 | 26 | 445 |
| 268084005 | 12 | 231 | 13 | 272 | 13 | 264 |
| 268085010/01 | 12 | 124 | 2 | 102 | 3 | 113 |
| 268085006 | 10 | 165 | 17 | 177 | 9 | 180 |
| 268085016 | 17 | 295 | 14 | 298 | 10 | 296 |
| 268085007 | 10 | 219 | 3 | 217 | 8 | 219 |
| 268148001 | 5 | 212 | 7 | 235 | 8 | 233 |
| 268148002 | 12 | 208 | 8 | 194 | 3 | 269 |
| 268148003 | 12 | 214 | 14 | 220 | 13 | 247 |
| 268148009 | 15 | 202 | 18 | 227 | 5 | 209 |
| 268148008 | 28 | 339 | 18 | 372 | 15 | 392 |
| 268148007 | 27 | 241 | 9 | 223 | 11 | 226 |
| 268153006 | 20 | 233 | 11 | 219 | 3 | 216 |
| 268153005 | 25 | 169 | 18 | 161 | 7 | 151 |
| 268153003 | 13 | 144 | 11 | 159 | 6 | 174 |
| 268153004 | 21 | 309 | 27 | 291 | 19 | 378 |
| 268153002 | 23 | 216 | 9 | 242 | 11 | 247 |
| 268153001 | 9 | 147 | 7 | 179 | 6 | 160 |
| 268153010 | 29 | 261 | 19 | 270 | 14 | 244 |
| 268153008 | 11 | 282 | 15 | 330 | 18 | 346 |
| 268153007 | 9 | 142 | 9 | 184 | 7 | 176 |
| 268153011 | 9 | 202 | 2 | 202 | 6 | 206 |
| 268153009 | 9 | 1,033 | 12 | 1,023 | 14 | 945 |
| 268152001 | 14 | 130 | 9 | 145 | 6 | 136 |
| 268152002 | 13 | 235 | 16 | 249 | 11 | 244 |
| 268152003 | 12 | 186 | 7 | 185 | 10 | 193 |
| 268152004 | 4 | 195 | 13 | 239 | 13 | 262 |
| 268152009 | 5 | 186 | 12 | 212 | 10 | 264 |
| 268151002 | 4 | 158 | 4 | 156 | 11 | 244 |
| 268151001 | 6 | 174 | 10 | 195 | 4 | 197 |
| 268151009 | 3 | 123 | 2 | 116 | 5 | 161 |
| 268151006 | 4 | 115 | 8 | 131 | 5 | 152 |

| | | | | | | |
|-----------|----|-----|----|-----|----|-----|
| 268151011 | 12 | 210 | 11 | 218 | 6 | 175 |
| 268151012 | 2 | 135 | 34 | 260 | 11 | 189 |
| 268151010 | 9 | 104 | 23 | 181 | 18 | 197 |
| 268151008 | 13 | 233 | 10 | 195 | 6 | 233 |
| 268151007 | 4 | 92 | 3 | 89 | 5 | 120 |
| 268151005 | 10 | 223 | 6 | 208 | 9 | 244 |
| 268150009 | 13 | 151 | 29 | 280 | 13 | 224 |
| 268150010 | 11 | 219 | 36 | 295 | 33 | 307 |
| 268150003 | 10 | 283 | 16 | 278 | 14 | 257 |
| 268150002 | 15 | 274 | 25 | 306 | 10 | 280 |
| 268150012 | 20 | 290 | 34 | 312 | 16 | 304 |
| 268150011 | 17 | 297 | 16 | 296 | 19 | 285 |
| 268103007 | 11 | 195 | 20 | 221 | 8 | 231 |
| 268103010 | 22 | 264 | 18 | 258 | 10 | 262 |
| 268100003 | 15 | 234 | 14 | 240 | 4 | 208 |
| 268100004 | 6 | 223 | 9 | 251 | 7 | 258 |
| 268150004 | 9 | 193 | 18 | 185 | 15 | 182 |
| 268150005 | 10 | 220 | 9 | 198 | 10 | 207 |
| 268150006 | 30 | 317 | 42 | 298 | 7 | 285 |
| 268153012 | 11 | 243 | 7 | 224 | 16 | 304 |
| 268150008 | 13 | 124 | 9 | 117 | 4 | 127 |
| 268150007 | 14 | 182 | 5 | 157 | 3 | 187 |
| 268150015 | 2 | 128 | 2 | 95 | 6 | 206 |
| 268150014 | 16 | 215 | 11 | 208 | 10 | 200 |
| 268150013 | 19 | 312 | 22 | 296 | 20 | 363 |
| 268150016 | 22 | 149 | 28 | 183 | 14 | 182 |
| 268150017 | 3 | 97 | 1 | 180 | 2 | 138 |
| 268099002 | 8 | 122 | 7 | 126 | 7 | 130 |
| 268099016 | 10 | 150 | 9 | 150 | 4 | 147 |
| 268099003 | 7 | 139 | 5 | 134 | 2 | 129 |
| 268099001 | 5 | 196 | 6 | 210 | 6 | 243 |
| 268099004 | 9 | 135 | 4 | 102 | 6 | 462 |
| 268098003 | 21 | 241 | 27 | 312 | 9 | 285 |
| 268098007 | 14 | 194 | 11 | 191 | 15 | 190 |
| 268098002 | 24 | 276 | 26 | 287 | 22 | 249 |
| 268098005 | 4 | 138 | 9 | 159 | 7 | 226 |
| 268098004 | 4 | 128 | 7 | 158 | 1 | 139 |
| 268149002 | 3 | 106 | 4 | 96 | 5 | 138 |
| 268149003 | 7 | 197 | 10 | 192 | 4 | 191 |

| | | | | | | |
|----------------|--------------|---------------|--------------|---------------|--------------|---------------|
| 268149004 | 0 | 115 | 4 | 100 | 3 | 110 |
| 268149006 | 13 | 200 | 11 | 205 | 7 | 250 |
| 268149005 | 10 | 178 | 11 | 204 | 7 | 244 |
| 268149008 | 2 | 152 | 8 | 163 | 3 | 623 |
| 268149007 | 17 | 194 | 13 | 199 | 8 | 191 |
| 268149001 | 26 | 150 | 14 | 153 | 4 | 156 |
| Total | 1,713 | 32,220 | 1,805 | 34,335 | 1,409 | 37,207 |
| Total % | | 5.32% | | 5.26% | | 3.79% |

Table 12: Small Area Population Statistics (SAPS) 0 – 4 years age cohort.
(Census 2011, 2016 and 2022)

The total population in the 0 – 4 years age cohort within the 154no. SAPS located within c. 1.5km radius of the subject site was recorded as 1,409 persons in the Census 2022. This represented 3.79% of the overall population of the area, compared with the 5.26% in the 2016 Census, showing a moderate 1.47% decrease between the 2016 and 2022.

The above demographic data illustrates that the 0 – 4 age cohort remained relatively consistent for the Phoenix Park ED between the 2011 and 2016 Census periods with a moderate - 1% decrease for the 2022 period. The detailed analysis of the SAPS identifies a similar consistency in terms of percentage of total population. In fact, the detailed SAPS analysis identified a slight decrease in 0 – 4-year-olds as a percentage of the total population. This provides some evidence that current population trends would indicate that there has been no significant growth in the 0–4-year-old age cohort that would accelerate the need for further childcare provision in this area, or that a childcare facility should be provided as part of the proposed development.

5 CONCLUSIONS

There is flexibility provided in the national guidance on the provision of new childcare facilities, rather than a rigid blanket approach. It is possible to demonstrate in accordance with the relevant policy, whether a childcare facility is required, based on an analysis of the existing and proposed level of childcare provision and the demographic structure of the area. Essentially, the delivery of childcare facilities needs to be balanced on the specific circumstances within a geographical area.

The Childcare Needs Assessment submitted with the applications for the consented schemes (ABP-306569-20 and ABP-310567) found that there was sufficient childcare facilities in the area for the demand for childcare within those developments. We, therefore, will consider the uplift in demand for those 10no. spaces generated by the proposed amendment.

It is submitted that this Childcare Needs Assessment has reasonably demonstrated that a childcare facility is not required as part of the proposed development on the following grounds:

Existing Childcare Provision

- It is conservatively estimated that there are 35no. Tusla registered existing childcare facilities spaces within c. 1.5km of the subject site. Of these:
 - 14no. registered facilities within 1km of the application site with a total capacity of 581no. spaces
 - 21no. registered facilities within between 1km of the application site with a total capacity of 769no. spaces
 - A total capacity of 1,350no. spaces across Tusla registered childcare facilities.
- Furthermore, there is 6no. additional childcare facilities within 1.5km of the subject site which not registered with Tusla however are identified on the Dublin City Childcare Committee website
- Dublin City Childcare Committee have confirmed that there are approximately 16no. childcare spaces available in the area.
- Additional childcare facilities are also available within the wider Dublin 7 / 8 area, noting that many parents opt to avail of childcare on route or close to their place of work.

Demographic Trends

- Population growth rates in Dublin City decreased in the period between 2001,2016 and 2022. Population growth levels in Phoenix Park ED also decreased.
- The Phoenix Park ED experienced a slight decrease in population during the 2011 – 2022 period, in contrast to Dublin City which experienced population growth for the same period.
- The population levels within the 0 - 4 age group cohort within the Phoenix Park ED remained steady over the Census period (2011 – 2016) and experienced a moderate decrease for the 2022 Census.
- A comparative examination of the SAPS within the study area, indicate that the percentage population within the 0 - 4 age group cohort has also decreased.

Therefore, at a micro-ED and SAPS level, the rate of population growth is decreasing over time and the rate of growth is slower than Dublin City as a whole. Furthermore, the percentage population within the 0 - 4 age group cohort has moderately decreased over a 6-year period and generally in line with the same age cohort within the Phoenix Park ED.

In light of this, it is concluded that by virtue of the capacity of the existing childcare facilities and recent population and demographic trends, there is sufficient capacity to cater for the potential childcare demand (10no. spaces) generated by the proposed development, within the existing registered childcare facilities identified in the catchment area.

STEPHEN LITTLE & ASSOCIATES
OCTOBER 2023

APPENDIX A- DUBLIN CITY CHILDCARE COMMITTEE CORRESPONDENCE

Wednesday, October 11, 2023 at 09:19:15 Irish Standard Time

Subject: RE: Childcare Provision in Dublin 7/8
Date: Wednesday 11 October 2023 at 08:50:17 Irish Standard Time
From: Aoife Boland
To: Niamh Robinson
CC: Eleanor MacPartlin
Attachments: image025.jpg, image026.jpg, image027.jpg, image028.jpg, image029.jpg, image030.jpg, image031.jpg, image032.jpg, image033.png, image034.png, image035.jpg, image036.jpg, image037.jpg, image038.jpg, image039.jpg, image040.jpg, image041.jpg, image042.jpg, image043.png, image044.png, image045.jpg, image046.jpg, image047.jpg, image048.jpg, image049.jpg, image050.jpg, image051.jpg, image052.jpg, image053.png, image054.png, image055.png, image056.png

Good morning Niamh,

Following a survey of our ELC & SAC services in Dublin 7 & 8. Of the 63 services surveyed – there is currently a total of 16 places available, the majority of these are ECCE places for children aged 3 – 4. There are a small number of School aged childcare (SAC) places available.

I hope this information is helpful in the planning application process.

Kind Regards,
Aoife

Aoife Boland
Manager

Dublin City Childcare Committee Limited by Guarantee

Ocean House, Arran Quay, Dublin 7

Web: www.childcareonline.ie

Registered Charity – CHY 19155

CRO registered – 358269

“We confirm that our organisation complies with Charities Regulator Governance Code for the Community, Voluntary and Charitable Sector in Ireland”



Dublin City Childcare Committee, supporting Early Years providers to achieve the best possible outcomes for children through *Better Start*.

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Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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