



CHILDCARE DEMAND ASSESSMENT

LDA Wilton, Sarsfield Road LRD

Site Measuring c. 2.61Ha on lands to the North of the ESB
Networks Office, Sarsfield Road, Wilton, Cork



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1.0 INTRODUCTION

This 'Childcare Demand Assessment' has been prepared by Tom Phillips + Associates¹, on behalf of The Land Development Agency², to inform the planning application for a proposed Large-Scale Residential Development (LRD) at lands north of the ESB Networks Office, Sarsfield Road, Wilton, Cork.

This assessment has been prepared to provide an overview an analysis of the overall provision of childcare facilities within the study area and the local demand, as well as the demand generated by the proposed development.

2.0 PROPOSED DEVELOPMENT

The proposed development consists of a Large-Scale Residential Development (LRD). The development description for the proposed development is as follows:

""The Land Development Agency (LDA) intends to apply to Cork City Council for permission for a Large Residential Development with a total application site area of c. 2.61ha, on lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City. The development will provide 348 no. residential units and a 156 sqm childcare facility, revised access arrangements to Sarsfield Road and all associated development above and below ground.""

The proposed housing mix is as follows: proposed housing mix is as follows: 152 no. 1-bedroom units, 168 no. 2-bedroom units, and 28 no. 3-bedroom units.

3.0 SUBJECT SITE

The subject site is located at undeveloped lands, currently forming part of the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton. The site is largely undeveloped, save for an underground tank to the east of the site and ESB wire mast training facility to the south-west.

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Figure 3.1: Location of the subject site (indicatively outlined in red) in the context of the surrounding area. (Source: Google Earth, as annotated by Tom Phillips + Associates, 2025.)

The surrounding uses are largely residential, commercial and institutional uses. To the north of the site is the access road to the SMA Wilton Parish Centre, and associated lands and buildings. To the east of this is the Wilton Shopping Centre and associated car parking. To the east and west of the site lies a substantial number of semi-detached and terraced residential premises. The ESB office and associated car parking and buildings are to the south.

Wilton is a well-established suburban neighbourhood of Cork City. The subject site c. 3.15km from the City Centre.

Further to the north of the site, c. 622 m, is the Cork University Hospital and Cork University Maternity Hospital. The wider area can be largely characterised by several housing estates, such as Wilton Gardens and Laburnum Lawn, comprising of detached/semi-detached houses. Wilton currently has several public amenities and essential services located within the area. This includes the SMA Wilton Parish Centre to the immediate north of the site. To the east (c. 630 sqm) is St. Finbarr's National Hurling and Football Club, with associated playing pitches. Clahsduv Park is also in close proximity of the site, which consists of a sizable public park, playground and a tennis pitch. Further to the south of the site, beyond the dual carriageway, lies the Doughcloyne Industrial Estate, which consists of several businesses such as Carey Tools and Caltech Electrical Supplies Limited.

4.0 METHODOLOGY

For the purposes of this assessment, we will utilise both a 1km and 2km radius from the subject site to define the Study Area, which equate to approximately a 15-minute or 30-minute walk (or less) respectively.

To analyse the demographic profile of the area, we will utilise the CSO data for the 'Bishopstown E' Electoral Division (ED ID. 48009), which is the relevant ED for the subject site.

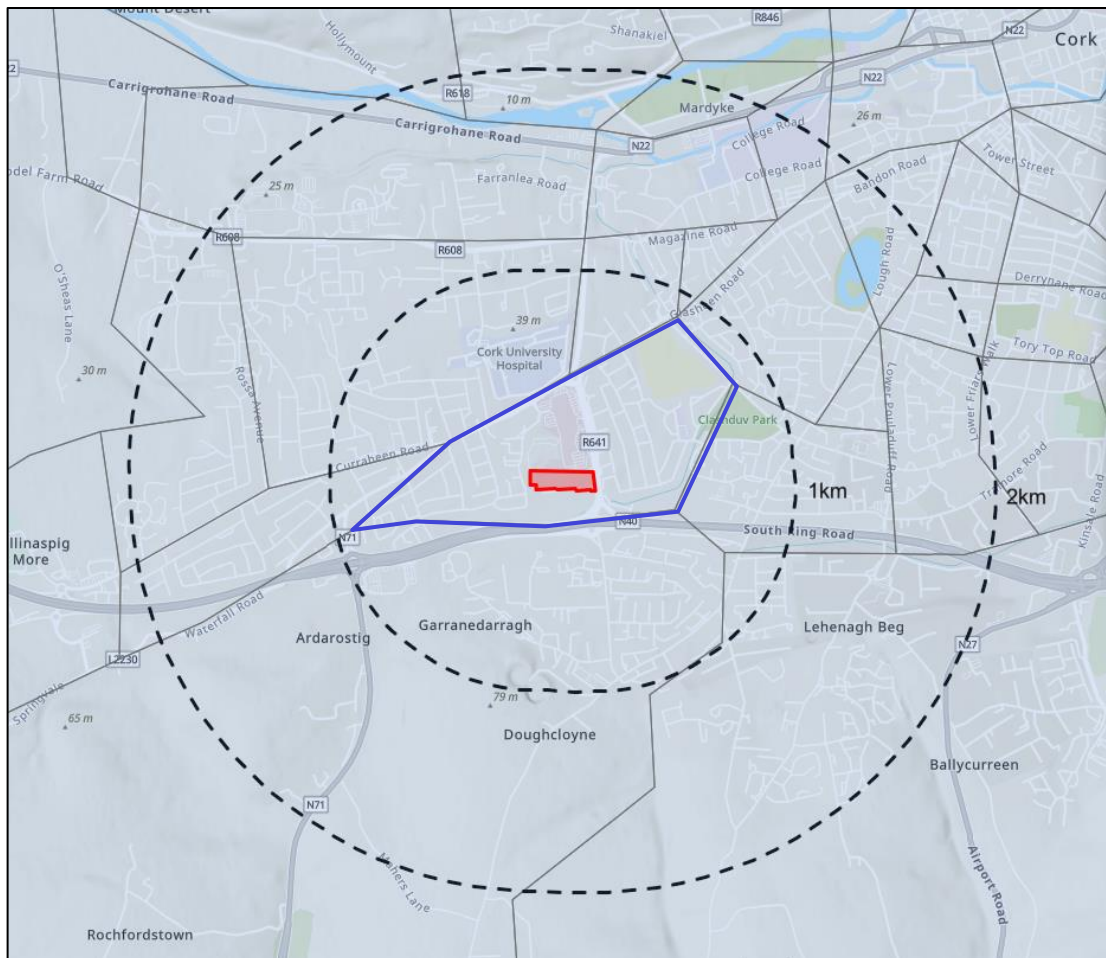


Figure 4.1: Location of the 'Bishopstown E' Electoral Division (ED ID. 48009), as indicated by blue boundary, in the context of the 1km and 2km buffer of the subject site (as indicatively shown). (Source: Central Statistics Office, as annotated by Tom Phillips + Associates, 2025.)

Section 7.0 of this Report, which assesses the existing childcare provision in the area, provides an overview of the provisions within both 1km and 2km of the subject site. Within the context of this urban location and the surrounding established residential area, it was deemed appropriate to audit the existing childcare provision within both a 1km and 2km radius of the subject site, an approximate 15-minute (or less) and 30-minute walk (or less) respectively. Given the site's location and access to public transport, this distance is considered a reasonable catchment for the existing population and future occupants of the proposed development to access childcare facilities.

The following methodology approach was adopted for the research, as set out in this report:

- Analysis of the site context;
- Defining the study area;
- Assessment of Census data; and
- Analysis of the existing childcare provision.

Sources used to inform this audit/report include the following:

- Census Statistics and SAPMAP;
- www.corkcity.ie;
- www.myplan.ie;
- Google Earth;
- Google Maps;
- Pobal Maps; and
- Tusla Reports.

5.0 POLICY CONTEXT

5.1 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government (DoEHLG) state the following with respect to the provision of new communities/larger new housing developments:

Section 2.4

*“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.***

[Our emphasis.]

The demographic profile of the area is addressed in Section 6.0 to follow, with full assessment of the geographical distribution of facilities provided in Section 7.0.

5.2 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022)

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022)* also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

Section 4.7

*“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 childcare 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.” [Our Emphasis.]

The description of the proposed development, including unit mix, is outlined in Section 3.0 above. The existing provision is set out in Section 7.0, with an assessment against the likely impact of the proposed development on this existing childcare provision. We note that as part of our assessment, in line with the extract above from the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022)*, does not include one-bedroom units are part of the calculation of the likely childcare demand resulting from the proposed development. The subject Application includes the provision of a 156sqm childcare facility, which will provide 52 no. childcare places. This meets the minimum requirement based on the number of 2+ bedroom units proposed as part of the subject Application.

5.3 Cork City Development Plan 2022-2028

The *Cork City Development Plan 2022-2028* (the Development Plan) took effect on 8th August 2022 and is the relevant Planning Policy document for the proposed development.

The following extracts from the Development Plan relate to childcare and the provision of childcare facilities:

Section 3.63

*“A key consideration in planning for sustainable, diverse and inclusive neighbourhoods is the need to provide for the **needs of children at all stages of their development**. The **successful delivery of compact growth** and creating a more liveable city, will necessitate provision of **more childcare**, education, passive and active recreation and community infrastructure in-step with growth. Cork City Council is committed to **working with stakeholders to provide for the needs of children**.” [Our Emphasis.]*

Section 3.66

"The term 'childcare' extends beyond crèches to also include full day-care, part-time care, and sessional facilities, pre-school and school-age (after-school) services. Childcare benefits children's education and social development whilst allowing parents and carers flexibility to pursue other activity including participation in the workforce. The provision of childcare facilities forms an integral consideration as part of all new development proposals."

Section 3.67

"The provision of childcare should be addressed where, or within walking distance to where the need arises. In accordance with the Childcare Facilities Guidelines for Planning Authorities (2001), new residential developments of more than 75 homes will be expected to provide purpose-built as part of the development unless it can be demonstrated there is sufficient capacity in existing facilities."

Section 11.64

*"Cork City Council is committed to ensuring that the city's neighbourhoods meet the needs of their residents and provide the **necessary community infrastructure in accessible locations** (as set out in Chapter 3: Delivering Homes and Communities)." [Our Emphasis.]*

Section 11.162

*"Childcare is an essential part of sustainable communities. Cork City Council will seek to facilitate the **provision of childcare facilities in appropriate locations** and may require their provision in large residential, office, retail or community developments. The provision of childcare facilities is subject to the DEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001) and the Child Care (Pre-School Services) (No. 2) Regulations (2006) and Child Care (Pre-School Services) (No 2) (Amendment) Regulations (2006) (Department of Health and Children)." [Our Emphasis.]*

Section 11.163

*"**Purpose-built childcare facilities will generally be required as part of proposals for new residential developments of more than 75 dwelling units.** However, where it can be clearly established that existing facilities are sufficient, alternative arrangements will be considered." [Our Emphasis.]*

Section 11.166

“Childcare facilities in new residential developments or as part of new or extended employment facilities should be provided at ground floor level in purpose built, preferably standalone buildings.”

Section 11.168

“The most suitable location for childcare facilities are:

- 1. Major new residential developments;*
- 2. Places where there are significant numbers of workers;*
- 3. In the vicinity of schools;*
- 4. Neighbourhood and District Centres;*
- 5. Adjacent to Public Transport Corridors.” [Our Emphasis.]*

Section 3.64 and Objective 3.19 of the Development Plan set out the intention of Cork City Council to create a tool to estimate the demand for childcare, education, and open space which would be generated by a residential development.

Objective 3.19: Planning for Children-Orientated Facilities

“To progress preparation of a tool to provide greater clarity on likely childcare, education and open space needs arising from new development proposals in Cork City.”

Section 3.64

“To enable Cork City Council, developers, infrastructure providers and communities to better anticipate the children-orientated infrastructure needed to support individual development schemes or multiple schemes in an area, Cork City Council will prepare an appraisal tool to indicate the likely number of children that will arise from a development across different age cohorts and translate this data into indicative childcare, education and open space needs. It will represent an enabling tool informed by international best practice that will help stakeholders anticipate and provide for new or expanded facilities.”

As of the time of writing this report, this tool has not been released to the public.

As part of the subject application, it is proposed to create a 156sqm childcare facility, which will cater for the childcare needs of the residents of the development. The proposed childcare facility will be located within the heart of this Large-Scale Residential Development, at the Ground Floor Level of the central apartment block.

This facility will provide 52 no. childcare spaces. Section 7.2 below sets out how this proposed childcare provision is appropriate in the context of the proposed LRD and wider childcare infrastructure. The provision of a childcare facility within this residential development is considered an appropriate location for childcare provision, in line with Sections 11.64, 11.162, 11.163, and 11.168 of the Development Plan.

The existing childcare provision in the surrounding area is set out in Section 7.0, alongside a rationale as to how the proposed resulting childcare demand from the proposed development will be catered for, both by the proposed childcare facility and existing childcare network.

Section 11.165 of the Development Plan sets out the considerations of the Planning Authority when assessing the provision of new childcare facilities:

Section 11.165

"In assessing individual planning applications for childcare facilities, the Planning Authority will have regard to the following (not an exhaustive list):

- 1. Contribution to placemaking and to the 15-minute city and walkable neighbourhood concepts;*
- 2. Suitability of the site, location and type of facility;*
- 3. Proximity to public transport;*
- 4. An audit by the applicant of existing facilities in the vicinity;*
- 5. Adequate traffic management, safe access and parking and drop-off;*
- 6. Impact on neighbouring amenity in terms of noise generation; storage of waste, etc;*
- 7. Adequate facilities and indoor and outdoor play space;*
- 8. Hours of operation;*
- 9. Proposed signage."*

In relation to Section 11.165 of the Development Plan, the proposed creche will form part of a new Large-Scale Residential Development and will contribute to placemaking as it is intended to firstly serve the residents of the same development. The suitability of the subject site for the provision of a new childcare development has been accepted at Pre-Planning Stage, as the proposed facility will be ancillary to the proposed residential development which will provide 348 no. units. The facility has been located centrally within the proposed development, located at ground floor level of the middle block. This location within the subject site is deemed appropriate as it remains accessible, whilst also being located away from the main road (Sarsfield Road) to reduce noise and traffic concerns.

It is envisaged that the proposed facility will primarily cater for residents of the new development, therefore it is planned that most people will walk to the creche. In spite of this, the subject site has good public transport connections, as detailed in the 'Traffic and Transportation Assessment and Mobility Management Plan' prepared by ILTP Consulting as part of the subject application.

Details of existing childcare facilities within the vicinity of the subject site are detailed in Section 7.1 of this Assessment.

For full details of compliance with Development Plan policy, please refer to the 'Planning Report and Statement of Consistency' prepared by Tom Phillips + Associates as part of the subject Application.

6.0 DEMOGRAPHICS

For the purposes of the demographic analysis, the study area comprises 2 no. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Division (ED);
- 2) The larger Cork City Local Authority (LA) administrative boundary.

These enumeration areas (identified in Figure 4.1 above) provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

6.1 Population

Table 6.2 below sets out a comparison of the intercensal population change (2016-2022) for the Bishopstown ED, Cork City, and the State. The subject ED, Bishopstown, saw a large increase in population between 2016 and 2022, from 1,492 to 3,213 persons, a 115.3% increase. During this same period, Cork City saw a large increase in population, from 125,657 to 224,004 persons, a 78.3% increase. The total Irish population also saw an increase during this intercensal period, but this increase was far smaller than that seen in the subject ED and Cork City, at just 8.1%.

| | Total Population 2016 | Total Population 2022 | Intercensal Population Change |
|---------------|-----------------------|-----------------------|-------------------------------|
| Bishopstown E | 1,492 | 3,213 | +115.3% |
| Cork City | 125,657 | 224,004 | +78.3% |
| Ireland | 4,761,865 | 5,149,139 | +8.1% |

Table 6.1: Population change for the subject Electoral Division, Cork City, and the state between the period of 2016 and 2022. (Source: www.data.cso.ie.)

6.2 Age Profile

Table 6.2 below sets out the general age profile for the subject ED, Cork City, and the State. The six age cohorts studied are 0-5, 6-12, 13-18, 19-24, 25-64, and 65+ years of age. These age groupings have been identified, as they generally represent the pre-school, primary school, secondary school, young adult, working adult, and retired age groups. Table 6.3 below represents this same data in percentage format.

| Area | Age 0-5 | Age 6-12 | Age 13-18 | Age 19-24 | Age 25-64 | Age 65+ | Total |
|---------------|---------|----------|-----------|-----------|-----------|---------|-----------|
| Bishopstown E | 173 | 218 | 131 | 317 | 1736 | 638 | 3,213 |
| Cork City | 13,772 | 18,158 | 15,202 | 21,058 | 122,542 | 33,272 | 224,004 |
| Ireland | 359,441 | 504,158 | 421,720 | 371,739 | 2,715,766 | 776,315 | 5,149,139 |

Table 6.2: Population by age cohort for the subject ED, Cork City and the state, based on the 2022 Census. (Source: www.data.cso.ie.)

| Area | Age 0-5 | Age 6-12 | Age 13-18 | Age 19-24 | Age 25-64 | Age 65+ | Total |
|---------------|---------|----------|-----------|-----------|-----------|---------|-------|
| Bishopstown E | 5.4% | 6.8% | 4.1% | 9.9% | 54.0% | 19.9% | 100% |
| Cork City | 6.1% | 8.1% | 6.8% | 9.4% | 54.7% | 14.9% | 100% |
| Ireland | 7.0% | 9.8% | 8.2% | 7.2% | 52.7% | 15.1% | 100% |

Table 6.3: Percentage population by age cohort for the subject ED, Cork City, and the State, based on the 2022 Census. (Source: www.data.cso.ie.)

The age profile for the study area, as shown in Tables 6.3 and 6.4 above, indicates that the subject ED has an age profile which is generally consistent with that of Cork City and the State.

Only 5.4% of the population of the subject ED, Bishopstown E, were aged between 0-5 years in 2022, which is classified as pre-school age. In 2022, 6.1% of the Cork City population was in this age cohort, while 7.0% of the Irish population were in this age cohort.

Within the subject ED in 2022, 6.8% of the population were aged between 6-12 years, which is generally categorised as primary school age. This was lower than the same percentage population within the age cohort seen in Cork City (8.1%) and the state (9.8%). Similarly, the subject ED had a lower percentage of the population aged between 13-18 years, which is secondary school age, compared to Cork City and the state, with 4.1% of the subject ED population being within this age cohort compared to 6.8% and 8.2% for Cork City and the state, respectively. Overall, the percentage of the population aged 18 years or younger within the subject ED was 16.3% in 2022, compared to 21% in Cork City and 25% in the state. This indicates that the percentage of the population within the subject ED aged 18 years old and younger, who require specific social infrastructure such as childcare and schools, is lower than that seen elsewhere in Cork City and within the state.

The percentage of the population aged between 19-24 years, which generally aligns with the college-going/young adult population cohort, in 2022 was 9.9%, which is slightly higher than that seen in Cork City (9.4%), and higher than that of the state (7.2%). This is likely due to the location of both University College Cork and Munster Technological University within 2km of the subject site.

The percentage of the population aged between 25-64 years, which is considered the 'working' population' in 2022 was relatively similar between the subject ED (54.0%), Cork City (54.7%), and the state (52.7%).

In 2022, the proportion of the subject ED population aged 65 years and over was slightly higher than that of the Cork City and state populations, with 19.9% of the subject ED population being within the age cohort, compared to 14.9% and 15.1% for Cork City and the state, respectively.

Figure 6.1 provides a visual representation of the percentage breakdown of the population by age cohort for the subject ED, Cork City, and the State.

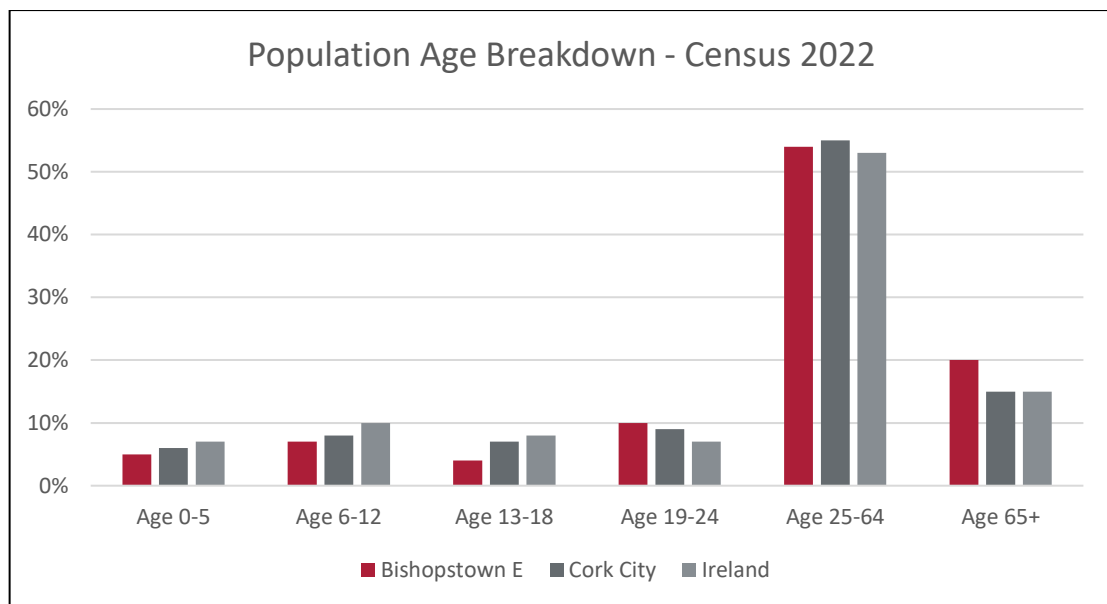


Figure 6.1: Breakdown of the population by percentage per age cohort for the subject ED, Cork City, and state. (Source: www.data.cso.ie.)

Overall, the population age breakdown for the subject ED, Bishopstown E, are generally on par with that of the Cork City and State. However, we highlight that the subject ED had a lower quantum of 0-5 years old, i.e. those who may require childcare, compared to Cork City and the state. Therefore, we can conclude that the proposed development does not require any particular interventions to meet the needs of the existing population, over and beyond what would typically be provided through a scheme of this scale.

7.0 CHILDCARE PROVISION

7.1 Existing Childcare

The childcare study undertaken by Tom Phillips + Associates identified 16 no. existing childcare facilities located within the study area. These are shown in Figure 7.1 below and listed in Table 7.1 below.

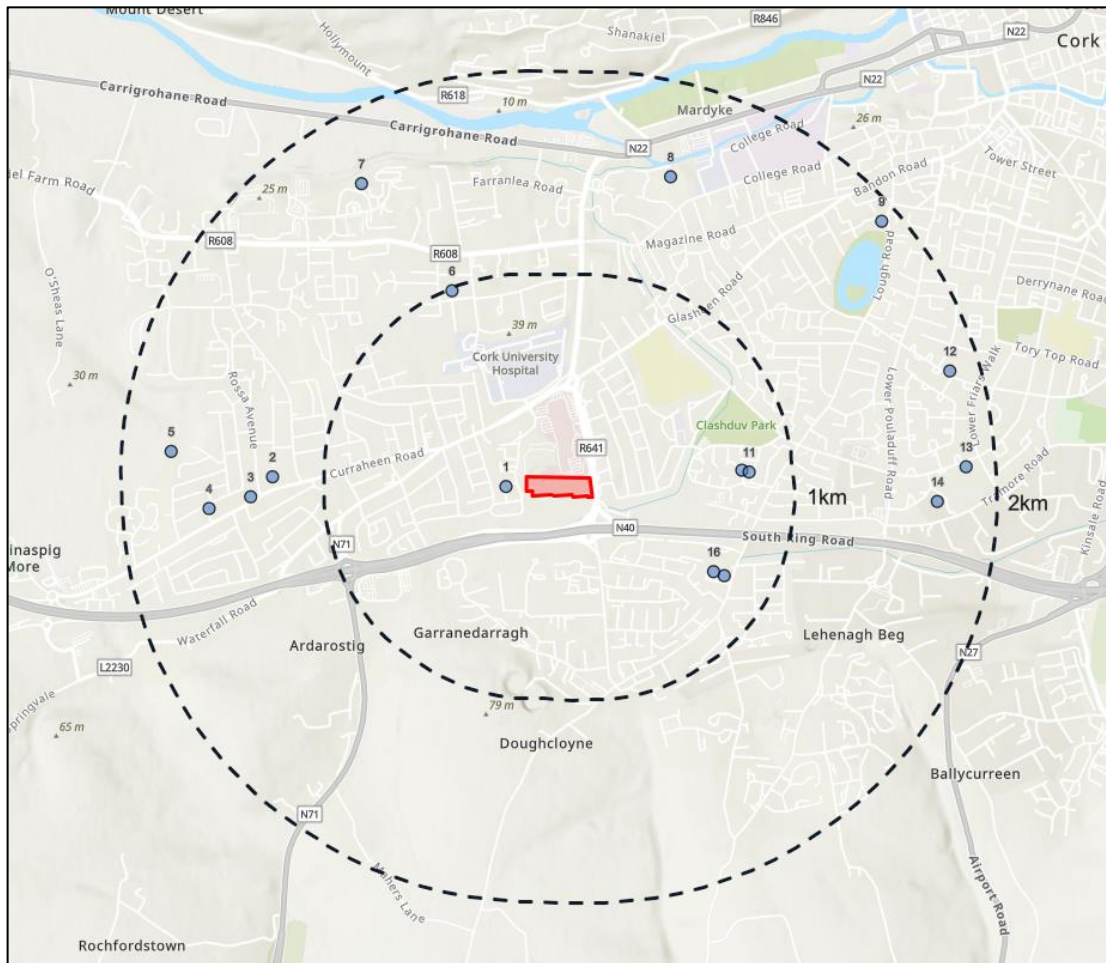


Figure 7.1: Location of the existing childcare facilities within 2km of the subject site, with the indicative site boundary shown. (Source: Pobal and Tusla, as mapped by Tom Phillips + Associates, 2025.)

| No. | Childcare Facility | Max. Capacity ³ | Est. Current Enrolment ⁴ | Operating Level ⁵ |
|--------------|---|----------------------------|-------------------------------------|------------------------------|
| 1. | Naionra Thigh Wilton | 22 | 22 | 100% |
| 2. | Montessori ar Scoil an Spioraid Naoimh | 22 | 21 | 95% |
| 3. | Horizons Montessori | 33 | 33 | 100% |
| 4. | Cheeky Cherubs Early Years Schools | 40 | 38 | 95% |
| 5. | Bishopstown Community Playgroup Ltd. (Aka Bishopstown Community Pre School) | 22 | 22 | 100% |
| 6. | Step on the Ladder | 22 | 21 | 95% |
| 7. | Model Farm Road Childcare | 180 | 180 | 100% |
| 8. | Creche Cois Laoi | 78 | 62 | 79% |
| 9. | The Chalet Montessori School | 11 | 11 | 100% |
| 10. | Togher Family Centre (Aka. Tiny Learners, Little Learners) | 46 | 44 | 96% |
| 11. | Blossom Grove | 22 | 17 | 77% |
| 12. | Maria Assumpta Preschool | 39 | 10 | 26% |
| 13. | All Stars Preschool Ltd | 22 | 21 | 95% |
| 14. | Lios na nOg Creche | 49 | 20 | 41% |
| 15. | Togher Family Centre Ltd. t/a New Childcare Initiative (Aka. Tús an Bhóthair) | 22 | 19 | 86% |
| 16. | Cur Le Cheile | 22 | 19 | 86% |
| Total | | 652 | 560 | 86% |

Table 7.1: Existing childcare facilities within 2km of the subject site, their maximum capacity, estimated current enrolment, and current operating level. (Source: Pobal 'Childcare Services Map'⁶, Tusla 'Register of Early Years Services'⁷, and Tusla 'Early Years (Pre School) Inspectorate – Inspection Reports'⁸.)

In addition to the existing childcare provision within the Study Area, a new childcare facility providing 56 no. childcare spaces has been granted planning permission by Cork City Council (Reg. Ref. 2342151) within Presentation Secondary School, Joe Murphy Road, Ballypheane.

The map of the existing childcare facilities within 2km of the subject site is shown in full in Appendix A. Appendix B of this report sets out the entire childcare demand assessment dataset, as collated by Tom Phillips + Associates, as part of this application.

³ Maximum Capacity as listed on the Tusla Register of Early Years Services for Dublin (Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>)

⁴ Where a response was received as part of the TPA survey, which was utilised as the estimated enrolment for that premises. Where no response was received as part of the TPA survey, the maximum enrolment (AM or PM) noted as part of the latest inspection was utilised.

⁵ Operating level is calculated as the 'Est. Enrolment' as a percentage of the 'Max. Enrolment'.

⁶ Pobal 'Childcare Services Map'. Available at:

<https://maps.pobal.ie/WebApps/ChildcareFacilities/index.html> (Accessed: May 2024.)

⁷ Tusla 'Register of Early Years Services – Cork (February 2024)'. Available at:

https://www.tusla.ie/uploads/content/Cork_Feb24.pdf (Accessed: May 2024.)

⁸ Tusla 'Early Years (Pre School) Inspectorate – Inspection Reports'. Available at:

<https://www.tusla.ie/services/preschool-services/creche-inspection-reports/> (Accessed: May 2024.)

We note the limitations in seeking the data for estimated current enrolment, as a number of childcare providers did not respond to our survey, necessitating reliance on Tusla Inspection Reports, which list the number of children present on the day of the inspection and may not reflect the total number of children enrolled.

7.2 Childcare Demand

The 16 no. childcare facilities identified within the Study Area provide a total of 652 childcare places. These facilities have an estimated total enrolment of 560 no. children, with a total operating level of c. 86% for the Study Area. As set out in Table 7.1 above, there are c. 139 no. available childcare spaces within 2km of the subject site.

Within 1km of the subject site, there are 6 no. childcare facilities: Naionra Thigh Wilton, Step on the Ladder, Togher Family Centre (Aka. Tiny Learners, Little Learners), Blossom Grove, Cur Le Cheile, and Togher Family Centre Ltd. t/a New Childcare Initiative (Aka. Tús an Bhóthair).

The scheme proposed for the subject site includes a total of 348 no. units. Of these 348 no. residential units, 152 no. are proposed to be one bedroom apartments, which would not result in any childcare requirement⁹. Of the remaining 196 no. units, 168 no. units will be 2 bedroom units, and 28 no. will be 3 bedroom units.

The *Childcare Guidelines for Planning Authorities (2001)* notes the following in relation to childcare need of new residential developments:

*"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**. Consideration of childcare facilities provision should be raised as early as possible in preplanning discussions for larger housing developments."*

[Our Emphasis.]

Appendix 2 of the Childcare Guidelines states that the standard of 20 childcare spaces to be provided per 75 no. dwellings may be deviated from based upon the proposed unit mix of the scheme and surrounding childcare provision. We note that almost half (44%) of the proposed units on site are one-bedroom units, which will not generate childcare need, if applying the Apartment Guidelines in this respect.

The 196 no. proposed units which are 2-bedroom or 3-bedroom units would require c. 52 childcare spaces, to facilitate the childcare demand generated by the new residential development $((196/75) \times 20)$. A breakdown of this is provided in Table 7.2 below.

⁹ As outlined in Section 4.7 of the *Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018* – refer to Section 5.2 of this report.

| Unit Type | Quantum | Childcare Space Requirement Generated ¹⁰ |
|------------------------|------------|---|
| 1 bedroom | 152 | N/A |
| 2 bedroom | 168 | 44.8 |
| 3 bedroom (Apartments) | 12 | 3.2 |
| 3 bedroom (townhouses) | 16 | 4.3 |
| Total | 348 | 52.3 (rounded down to 52 places) |

Table 7.2: Breakdown of childcare provision based on proposed unit mix.

A childcare facility measuring 156sqm is proposed within the central apartment block of the development. This childcare facility will provide 52 no. childcare spaces. This provision accords with the requirements of the *Childcare Facilities: Guidelines for Planning Authorities (2001)* and *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)*, as set out in this Assessment.

Whilst the data provided above shows that there is a large number of existing childcare facilities within the Study Area, the subject scheme proposes in part to provide a new childcare facility, to cater for the resulting increase in population in this area. Despite this, we highlight the available capacity within the surrounding area, with an estimated 92 no. childcare spaces available within 2km of the subject site.

8.0 CONCLUSION

The proposed Wilton LRD includes the provision of 348 no. residential units, comprised of 152 no. 1-bed, 168 no. 2-bed, and 28 no. 3-bed units). The proposed scheme also includes the provision of a 156sqm childcare facility capable of accommodating 52 no. children at any one time. Based on the proposed housing mix, we estimate that the proposed development will result in a demand for 52 no. childcare spaces, therefore the proposed on-site childcare facility will be capable of supporting the anticipated childcare demand which will result from the proposed development.

Notwithstanding the fact that the proposed development meets the requirement for childcare provision, based on the proposed residential unit mix, there is currently an average 86% operating level for the 16 no. existing childcare facilities located within 2km of the subject site, with an estimated 92 no. unoccupied childcare spaces available. Therefore, we contend that there is not any existing undersupply of childcare facilities in the surrounding area and that should the proposed development result in a demand for more than 52 no. childcare spaces, this could be accommodated within the existing surrounding childcare provision.

¹⁰ This generated requirement has been calculated as per the methodology set out in the *Childcare Facilities: Guidelines for Planning Authorities (2001)*. As per Section 4.7 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)*, one bedroom units have been omitted from this calculation.



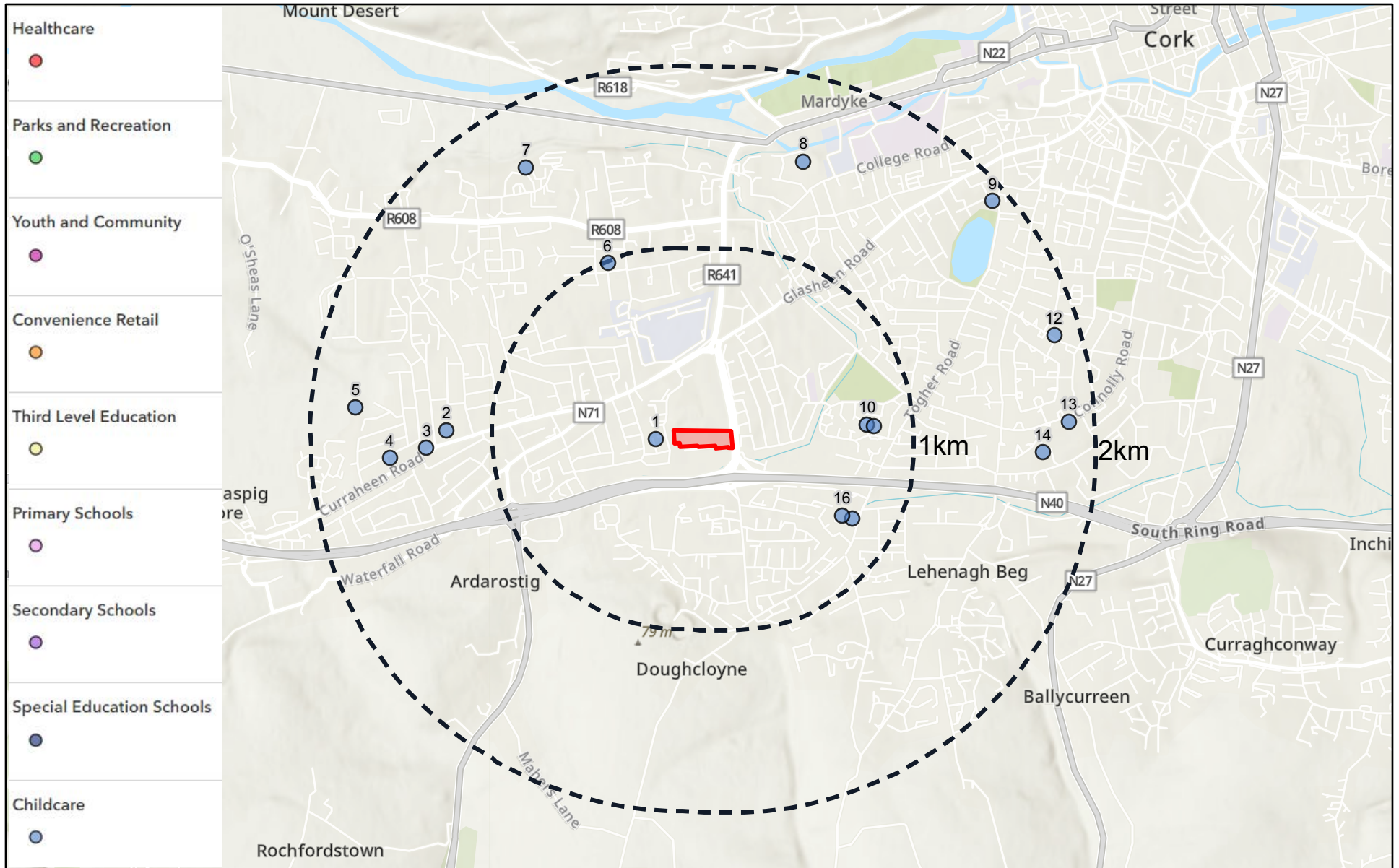
Therefore, we contend that the proposed childcare facility, alongside the existing provision in the surrounding area, will be capable of supporting the childcare needs of the future residents of the proposed development at lands to the north of the ESB Networks Wilton Office, Sarsfield Road, Wilton, Cork.



APPENDIX A

Map of Childcare Facilities within the Study Area

Childcare within 2km of Wilton LRD





APPENDIX B

Childcare Audit Facilities Record

| Summary of Childcare Facilities Audit Located within Study Area (c. 2km radius from subject site) - Data Sourced by TPA (May 2024) | | | | | | | | | | |
|--|---|-------------|--------------------------------|---------------------------------|-------------------------------------|----------------------------------|----|-----------------------------|---------------------------------|-----------------------------------|
| No. | Facility Name Tusla Reference | Age Group | Type ¹¹ | Max. Enrolment ¹² | Date of Inspection ¹³ | TUSLA Enrolment ¹⁴ | | TPA Survey ¹⁵ | Est. Enrolment ¹⁶ | Operating levels ¹⁷ |
| | | | | | | AM | PM | | | |
| 1. | Naionra Thigh Wilton | 2 – 6 Years | Part Time | 22 | 10/11/2021 | 17 | 8 | 22 | 22 | 100% |
| 2. | Montessori ar Scoil an Spioraid Naoimh | 2 – 6 Years | Sessional | 22 | 28/04/2022 | 21 | - | No Response | 21 | 95% |
| 3. | Horizons Montessori | 2 – 6 Years | Sessional | 33 | 26/09/2022 | 33 | - | No Response | 33 | 100% |
| 4. | Cheeky Cherubs Early Years Schools | 2 – 6 Years | Full Day, Part Time, Sessional | 40 | 22/11/2023 | 38 | 1 | No Response | 38 | 95% |
| 5. | Bishopstown Community Playgroup Ltd. (Aka Bishopstown Community Pre School) | 2 – 6 Years | Sessional | 22 | 31/05/2022 | 18 | - | 22 | 22 | 100% |

¹¹ Data obtained from the TUSLA Register of Early Years Services for Dublin, May 2024. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

¹² Data obtained from the TUSLA Register of Early Years Services for Dublin, May 2024. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

¹³ Dates refer to dates of the latest available TUSLA Inspection reports used for this survey. Accessed at: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

¹⁴ As listed on latest TUSLA Inspection Report

¹⁵ An email survey was sent to all childcare providers within 2km of the subject site in May 2024, this was followed up by a phone survey in May 2024, which asked the number of children currently enrolled in their facility. This process was repeated in August 2024 for those facilities which did not respond in the first round of surveys.

¹⁶ Where a response was received as part of the TPA survey, which was utilised as the estimated enrolment for that premises. Where no response was received as part of the TPA survey, the maximum enrolment (AM or PM) noted as part of the latest inspection was utilised.

¹⁷ Operating level is calculated as the 'Est. Enrolment' as a percentage of the 'Max. Enrolment'.



| | | | | | | | | | | |
|--------------|---|-------------|--------------------------------|-----|--------------|-----|----|-------------|-----|---|
| 6. | Step on the Ladder | 2 – 6 Years | Sessional | 22 | 04/11/2021 | 21 | - | No Response | 21 | 95% |
| 7. | Model Farm Road Childcare | 0 – 6 Years | Full Day, Sessional | 180 | 02/08/2023 | 107 | 89 | 180 | 180 | 100% |
| 8. | Creche Cois Laoi | 0 – 6 Years | Full Day | 78 | 04/04/2022 | 15 | 15 | 62 | 62 | 79% |
| 9. | The Chalet Montessori School | 2 – 6 Years | Sessional | 11 | 01/11/2021 | 9 | 6 | 11 | 11 | 100% |
| 10. | Togher Family Centre (Aka. Tiny Learners, Little Learners) | 1 – 6 Years | Sessional | 46 | 22/11/2021 | 25 | - | 44 | 44 | 96% |
| 11. | Blossom Grove | 1 - 6 Years | Sessional | 22 | 17/11/2021 | 17 | - | No Response | 17 | 77% |
| 12. | Maria Assumpta Preschool | 2 - 6 Years | Sessional | 39 | 26/01/2022 | - | 10 | No Response | 10 | 26% |
| 13. | All Stars Preschool Ltd | 2 - 6 Years | Sessional | 22 | 22/02/2023 | 12 | - | 21 | 21 | 95% |
| 14. | Lios na nOg Creche | 0 - 6 Years | Full Day, Part Time, Sessional | 49 | 27/06/2023 | 20 | 17 | No Response | 20 | 41% |
| 15. | Togher Family Centre Ltd. t/a New Childcare Initiative (Aka. Tús an Bhóthair) | 2 - 6 Years | Sessional | 22 | 22/09/2023 | 19 | - | No Response | 19 | 86% |
| 16. | Cur Le Cheile | 2 - 6 Years | Sessional | 22 | 23/05/2023 | 19 | - | No Response | 19 | 86% |
| Total | | | | 652 | Total | | | | 560 | 86% (Total max enrolment divided by total estimated enrolment) |