

Childcare Demand Report

For Development at Shackleton Road, Celbridge
on behalf of Glenveagh Homes Ltd

March 2022



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1. Introduction

McCutcheon Halley Chartered Planning Consultants are appointed by Glenveagh Homes to prepare a Childcare Demand Report which considers the existing childcare facilities in the settlement of Celbridge Co. Kildare. The report will inform the proposed development of 152 no. residential units at a site located c. 1.5km from Celbridge town centre.

This report provides details on the current and future capacity of existing and proposed childcare facilities in the area along with the demand for places likely to be generated by the proposed development.



Figure 1: Site Location (site outlined in red)

2. Study Methodology

The study area is the settlement of Celbridge as defined in Census 2016. The settlement area has a Census 2016 population of 20,288. Celbridge is a large settlement with a substantial population allowing sufficient scope for the research.

The study area for the proposed development has been determined by applying a 3km radius or equivalent 10-20 minute travel time to ensure that childcare facilities can be accessed via a number of travel alternatives including walking, cycling and driving. Public transport is not considered given the relatively short distances from the subject site to the various facilities.

A number of sources were consulted in the preparation of this report.

- Tusla Reports;
- Census 2016 SAPMAP data;
- The Kildare County Development Plan; and
- The Childcare Guidelines.

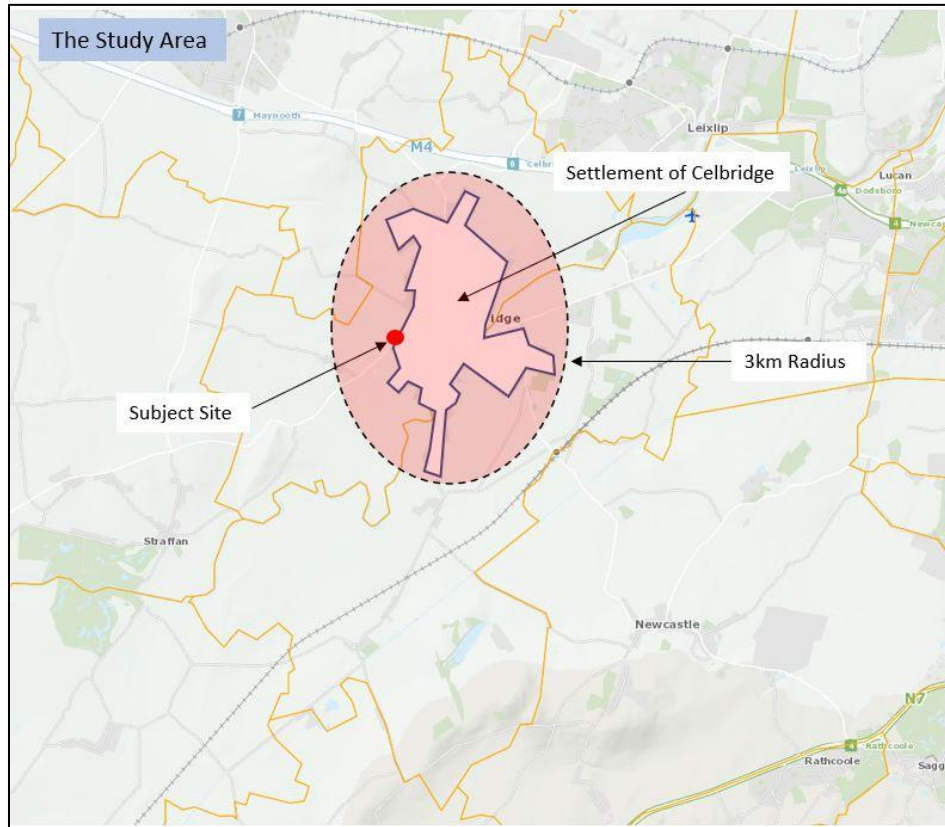


Figure 2: The Study Area

3. Policy Context

The Kildare County Development Plan 2017-2023 and the Childcare Facilities, Guidelines for Planning Authorities 2001 published by the Department of Environment require the provision of a creche be assessed where in excess of 75 dwellings are being proposed.

3.1 Kildare County Development Plan 2017

Objectives CPF 1 and CPF 2 in relation to Childcare and Pre-School Facilities outlines Kildare’s objectives regarding childcare facilities in the County. These include:

CPF 1 - Work with national (e.g. TUSLA) and local agencies (e.g. Kildare Childcare Committee) to improve the quality, provision and affordability of childcare in the county.

CPF 2 - Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county and to identify suitable locations through the Local Area Plan process, where appropriate.

Objective CPFO 1-6 further outline Kildare County Councils policies regarding Childcare and Pre-School Facilities

CPFO 1 - Ensure the provision of childcare facilities in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG) and the Child Care (Pre-School Services) Regulations 1996 and 1997, 'Ready, Steady, Play! A National Play Policy' (2004) and any other relevant statutory guidelines which may issue during the period of this Plan.

CPFO 2 - Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county.

CPFO 3 - Work with national and local agencies to develop childcare policy and initiatives which achieve a range of viable childcare options and to work towards a standard of excellence for the county. The Council (through the Economic Development, Enterprise and Planning SPC), in consultation with national and local agencies, will undertake a study of early years childcare and education needs in County Kildare (inc. school age provision) and develop a series of multi-agency actions and targets to support the provision of good quality infrastructure and services at optimal locations throughout Kildare.

CPFO 4 - Work with Kildare County Childcare Committee in delivering high quality accessible childcare at community level.

CPFO 5 - Ensure that there is a planned approach to economic and community development that takes account of the need for high quality accessible childcare.

CPFO 6 - Assess, in conjunction with the Kildare County Childcare Committee, the continuing needs around childcare and related facilities and review progress on provision during the two year progress report of this Plan.

Section 17.5 of the Plan notes that childcare facilities shall be provided in accordance with the Childcare Facilities; Guidelines for Planning Authorities (DEHLG) and noted the following:

One childcare facility is generally required to cater for 20 places in developments of 75 houses, including local authority and social housing schemes, in accordance with DEHLG Guidelines. This standard may be varied depending on local circumstances. The Council will consult with the Kildare County Childcare Committee in this regard.

The complete conversion of existing semi-detached and terraced dwellings within housing estates to childcare facilities is generally discouraged. The childcare use should

remain secondary and the bulk of the house should be retained for residential purposes.

In new housing estates, purpose-built facilities are normally required; these are best located at or near the front of the estate.

Full off-street parking for crèches will generally be required.

Developers shall generally be required to provide childcare facilities as part of Phase 1 of development.

3.2 The Celbridge Local Area Plan 2017

The Celbridge Local Area Plan (LAP) 2017 sets the following objectives and actions in relation to Childcare:

“It is an objective of the Council:

COMO 1.1 - To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Celbridge LAP area”.

COMO 1.2 - To require the provision of childcare spaces in the Key Development Area, in accordance with the phasing requirements set out in Chapter 13.”

3.3 Childcare Facilities, Guidelines for Planning Authorities 2001

Appendix 2 of the “Childcare Guidelines for Planning Authorities” establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraph 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

The results of any childcare needs analysis carried out as part of a County childcare strategy should also be considered.

Appendix 2 also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

3.4 Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities 2018

In relation to the provision of childcare facilities as they relate to apartments developments, Section 4.7 of the 2018 Apartment Guidelines provides the following guidance in relation to studio and one-bedroom units:

Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which 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.

4. Assessment

The local childcare demand likely to be generated by the proposal and the number of existing facilities in the vicinity to cater for such demand was examined. In accordance with the Childcare Guidelines, the following was established:

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

In assessing the current and likely childcare demand for the catchment area, an analysis of the CSO data for the settlement of Celbridge, as well as an assessment of childcare facilities located within a 10-20 minute travel time (3 km) of the site was undertaken.

4.1 Demographic Profile of the Area

The demographic profile of Celbridge was examined from the CSO Census of Population Statistics 2016 and includes a comparative analysis with National averages across a number of datasets.

The population of Celbridge increased from 19,537 in 2011 to 20,288 in 2016 which represents an increase of 3.8%. In 2016, 8% of the total population of Celbridge were of pre-school going age (i.e. 0-4 years), which represents an decrease of 1.4% from 9.4% in 2011.

By way of comparison, 6.4% of the population of Celbridge were over the age of 65 in 2016. Approximately 17.2% (i.e. 3,509) of the population were aged between 30-39. The number of 'One Person' households and 'Couples without Children' was 1,819 (27.7%) in 2016, c. 6% above the comparable State average of 22% for the same period.

Demographic travel trends indicated that considerable numbers of people commute to Dublin, and other employment centres in the area, such as Maynooth, on a daily basis for work purposes.

A total of 6,904 of the total population aged 5 years and over travel a distance of between 15 mins and 45 mins each day to work, school or college. This equates to 47.8%, with a further 28.2% travelling for a longer period. This suggests that a considerable amount of commuting occurs from Celbridge.

Owing to its proximity to the Dublin region, it is considered very likely that a sizeable proportion of both the existing and future populations of Celbridge will avail of childcare facilities outside the study area.

4.2 Distribution of Childcare Facilities in Celbridge

The study area reflects a 10-20 minute travel time from the subject site, the equivalent of a 3km radius which is regarded as a reasonable travel time to access essential services via walking, cycling and driving. This study area yielded a total of 10 no. childcare facilities. A total of 14 no. facilities were located within the study area.

The location of these facilities is outlined in figure 3 and the list of facilities, along with the approximate travel times is given in table 1.

No.	Name	Distance	Walk	Cycle	Drive
1	Happy Years	700 m	5	2	1
2	The Purple Penguin	1 km	6	3	1.5
3	The Children's Circle	1.3 km	8	4	2
4	Choice Childcare	1.4 km	8	4	2
5	Vivienne's Playschool	1.5 km	9	5	2.5
6	Kiddies Choice	1.4 km	8	4	2
7	Celbridge Montessori	1.5 km	9	5	2.5
8	Memory Lane	1.3 km	8	4	2
9	Naionra Aoibheas	1.2 km	7	3.5	1.5
10	Giraffe Childcare	2.4 km	14	7	3
11	Kindergarten	1.8 km	11	6	3
12	Brilliant Beginnings	2 km	13	7	4
13	Cocoon Childcare	1.8 km	11	3.5	3
14	All Sorts	1 km	6	3	1.5

Table 1: Childcare Facilities and Travel Times (all times in minutes)



Figure 3: Location of the Childcare facilities (site outlined in red)

Celbridge is located close to major employment areas in Kildare and the wider Dublin region. It is considered reasonable that a sizeable proportion of those commuting to these employment centres may also avail of childcare facilities in these areas. This has been illustrated in the above demographic research and therefore, for the purpose of this preliminary assessment, such facilities have been omitted from the research undertaken. As such, the identified capacity in the area should be viewed as a minimum.

Preschool inspection reports from TUSLA are available for all 14 identified facilities. However, few of these reports are up to date for the current year therefore not all the relevant data necessary to carry out the assessment was available within these reports. In the absence of this data, information in relation to the facilities was gathered by speaking directly with their proprietors who advised on the total capacity of the relevant facility and the corresponding number of available places.

Childcare Facility	Capacity of Facility in Places	Available Places (2020/21)
Happy Years	100	40
The Purple Penguin *	157	---
The Children's Circle	22	0
Choice Childcare *	60	---
Vivienne's Playschool	10	0
Kiddies Choice *	45	---
Celbridge Montessori	22	0
Memory Lane	40	10
Naionra Aoibheas	18	0
Giraffe Childcare	140	0
Kindergarten *	20	---
Brilliant Beginnings	39	0
Cocoon Childcare	66	12
All Sorts Playschool	22	0
Total	761	62

Table 2: Capacity of Childcare Facilities in the Study Area

*Information from Tusla Reports as Service Provider was not reachable

Of the 14 no. childcare facilities, it was not possible to contact 4 either by email or by phone. Contact was made with the remaining childcare facilities who indicated they were either full or had some capacity, as outlined in the above table. Where no response was received, a conservative approach has been taken and a zero capacity has been assumed.

4.3 Future demand as a result of the proposed development

The proposed scheme consists of 152 no. dwelling units. The 2018 Apartment Guidelines indicate that studio and 1 bedroom units need not be considered in determining the appropriate level of childcare required. Based on this guidance, the 12 no. of 1 bed maisonette units have been omitted from this assessment. The 140 no. 2-bed plus units will be considered to determine the future childcare requirements for the proposed development.

Based on the State average household size of 2.75, the 140 no. units which require childcare provision are likely to generate a population of 385 persons.

Based on the assumption that 8% of the population of Celbridge are of pre-school age (i.e. 0-4 years), the number of pre-school children likely to be generated as a result of the completed development is approximately 31. As outlined previously, it is not probable that all children will require childcare so the figure of 31 is effectively a worst-case scenario in relation to the demand for childcare spaces generated from the proposed development.

The Quarterly National Household Survey (QNHS), Childcare, Q3 2016 states that the percentage of pre-school children minded by their parents is 62%, meaning that 38% of children attend some sort of childcare facility. The most common non-parental childcare type identified in the survey is crèche/Montessori/playgroup/after-school facility. This type of facility is used by 19% of the State's pre-school age children. In light of the foregoing, figures from the QNHS were applied to the proposed scheme resulting in the generation of a potential 6 no. childcare places.

The proposed residential development includes a 42-no. place childcare facility. The size of the proposed creche has had regard to the availability of capacity in the existing local facilities. In addition, consideration has been given to providing a creche which will provide childcare places for babies, toddlers and pre-school age children at a size which will attract a local operator.

5. Conclusion

This Childcare demand Report has been carried out to determine the existing childcare facilities within a 10-20 minute travel time of the proposed development site and has been carried out in accordance with Kildare County Council policy and national Childcare Guidelines.

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

This assessment has found that a slight decrease in this requirement is appropriate for this development based on current Census data outlining the demographic of the area and evidence of national trends regarding the uptake of childcare facilities. Based on the worst-case scenario, the subject site may generate an additional 31 no. childcare places, although it has been outlined previously that in accordance with national research it is not probable that all 31 children will require childcare.

The research undertaken identifies that there is capacity in childcare places within a 10-20 minute travel time of the subject site and will provide a suitable childcare facility for residents of the proposed development. Currently, there is significant demand for childcare places in the area and it is anticipated that this situation is unlikely to change in the short to medium term. Having regard to the above, it is considered that the provision of a creche on site to

cater for 42 no. children, which is in excess the projected childcare needs of the proposed development, will meet current market demands for a viable operator.