



Stephen Little
& Associates

Childcare Needs Assessment Report

Proposed Large Scale
Residential
Development
consisting of 316no.
Units

42A Parkgate Street,
Dublin 8

For Ruirside
Developments Ltd

DECEMBER 2024

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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 permitted Strategic Housing Development planning applications ABP-306569-20 and ABP-310567-21 to An Bord Pleanála. A Childcare Needs Assessments, prepared by Stephen Little & Associates dated October 2023 was also submitted with Reg. Ref. LRD6042-23 which permitted an additional 40no. units in lieu of office space at the site. An updated childcare assessment has been carried out for the proposed and consented development.

This Childcare Assessment considers the following:

- 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 adjoins consented development within the same application site boundary, including LRD6042/23 (Block B2 – 40no. apartments, café/restaurant unit (236 sq m) and cultural unit (c. 52 sq m)) and SHD-310567-21 (Block A – 198no. apartments and restaurant/café).

The proposed development comprises mixed use residential, community and commercial redevelopment (c. 26,027 sq m gross floor area), accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units), with associated private balconies on north, south, east and west building elevations and communal roof terraces at Levels 07, 08, 09 and 12; ancillary internal residents' amenity facilities (c.226 sq m); co-working/community/cultural space available for public hire (c.496 sq. m); ground level retail (c.147 sq. m).

And all associated and ancillary demolition, conservation, landscaping and site development works, including:

- Public open space (c.1,430 sq. m), including a plaza and riverside walkway.
- Residents' communal open space courtyard at ground level between Blocks B1 and C.
- Conservation, refurbishment, repair and adaption of existing protected structures, including:
 - Entrance stone archway (protected structure) to be conserved, refurbished, repaired and adapted for use as pedestrian access to proposed residents' communal open space, entrance foyers to Block B1 and Blocks C1, C2 and C3 and ancillary amenities.
 - Riverside stone wall (protected structure) to be conserved, refurbished, repaired and adapted, including partial demolition comprising the enlargement of existing opes and creation of new opes and lintel treatments for incorporation within the riverside stone wall, as part of the proposed riverside amenity walkway.
 - Turret (protected structure) at the eastern end of the riverside stone wall to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall and proposed amenity walkway.

- Square Tower on riverfront (protected structure) to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall proposed and amenity walkway.
- Conservation, refurbishment, repair and adaption of the larger of the two riverfront gabled building ('River Building') for use as gym for residents of the development, accessible from Block C1 undercroft and residents' courtyard at ground level, and incorporation of building as integrated part of riverside stone wall and proposed riverside amenity walkway.
- Conservation, refurbishment, repair and adaption of the southern façade of the smaller riverfront gabled building as part of riverside wall and incorporated with the amenity walkway. Demolition of the remainder of the building fabric.
- Demolition of all other structures within the former Hickey's Fabrics site, including the large single storey warehouse building with curved wall to Parkgate Street and all warehouse internal walls and partitions including the southern brick wall running parallel to the interior of the riverside stone wall, a small two storey building adjacent to the entrance stone archway and the former 2-storey detached house (Parkgate House) at the north west corner of the site, and other miscellaneous structures.
- 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway.
- 1no. new vehicular access via Parkgate Street to surface areas at western edge of the site.
- 24no. car parking spaces (total) at surface.
- 742no. bicycle parking spaces (total) at surface, undercroft and basement levels.
- Ancillary plant, bin storage and remote storage at ground and basement levels.
- Ancillary plant and telecommunications antennae at roof level.
- Solar panels on the roof of proposed Blocks B and C.
- Ancillary works along the southern footpath on Parkgate Street and in the public roadway, including new loading bay, removal of recycling bins and Dublin Bikes Station No. 92 and surface water drainage works including new sections of pipework.

At No. 42A Parkgate Street, Dublin 8 (Protected Structures on site).

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 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.

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

The Apartment Guidelines (2023) 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

The proposed development comprises 316 no. apartments (178no. 1-bed units and 138no. 2-bed units). 140no. 2 -bed apartments would give rise to a theoretical demand for c.37no. childcare spaces.

It should be noted, however, that there are 238no. apartments comprising 73no. studios, 97no. 1-bed units, 67no. 2-bed units & 1no. 3-bed unit, permitted under SHD-310567-21, as amended by Reg. Ref. LRD6042-23. 68no. 2 and 3-bed apartments would give rise to a theoretical demand for c. 18no. childcare spaces.

We therefore consider that the proposed and consented development would give rise to a theoretical demand for c. 55no. childcare spaces.

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 units within the proposed and consented scheme.

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), ABP-310567 (June 2021) and Reg. Ref. LRD6042/23, 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 (316no. units, of which 138no. are 2-bed units). We note that the proposed development sees a minor reduction in the number of units permitted under ABP-306569-20 from 320no. apartments to 316no. apartments.

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 42no. active childcare facilities were identified within a c. 1.5km radius of the application site at 42A Parkgate Street as indicated by Figure 1. Of these, 31no. are identified as TUSLA childcare services by referring to the Tulsa.ie website, as indicated by Figure 2. The catchments used are 1km and 1.5 km buffers from the site .

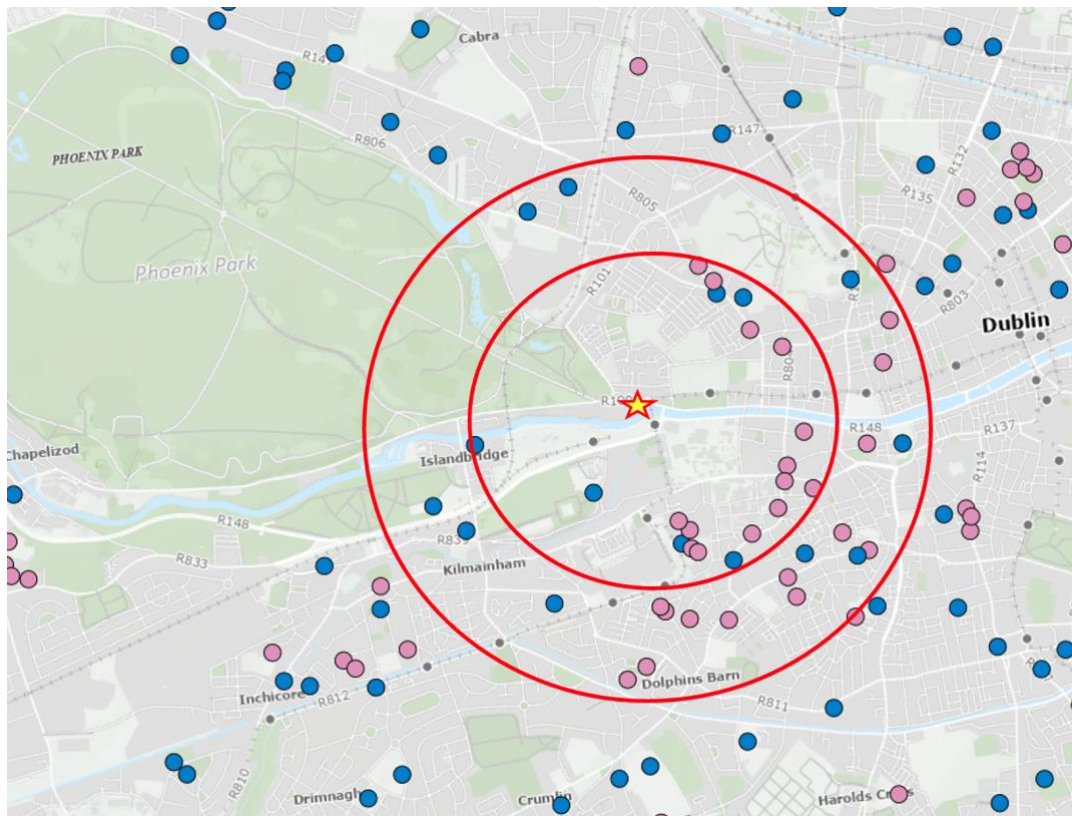


Figure 1: Extract from Pobal Maps which identifies private and community childcare facilities. The childcare facilities, private and community, are numbered to reference the table above. The subject site is identified (yellow star) with indicative 1km and 1.5 km radii delineated in red (Overlay by SLA).

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, 21no. are between 0.5 and 1.0km of the site. Within this area there are 31 Tusla registered childcare facilities as indicated by figure 2. There are no facilities within 0.5km of the subject site, but the Safari Childcare Heuston South Quarter lies just beyond the 500m study area radius.

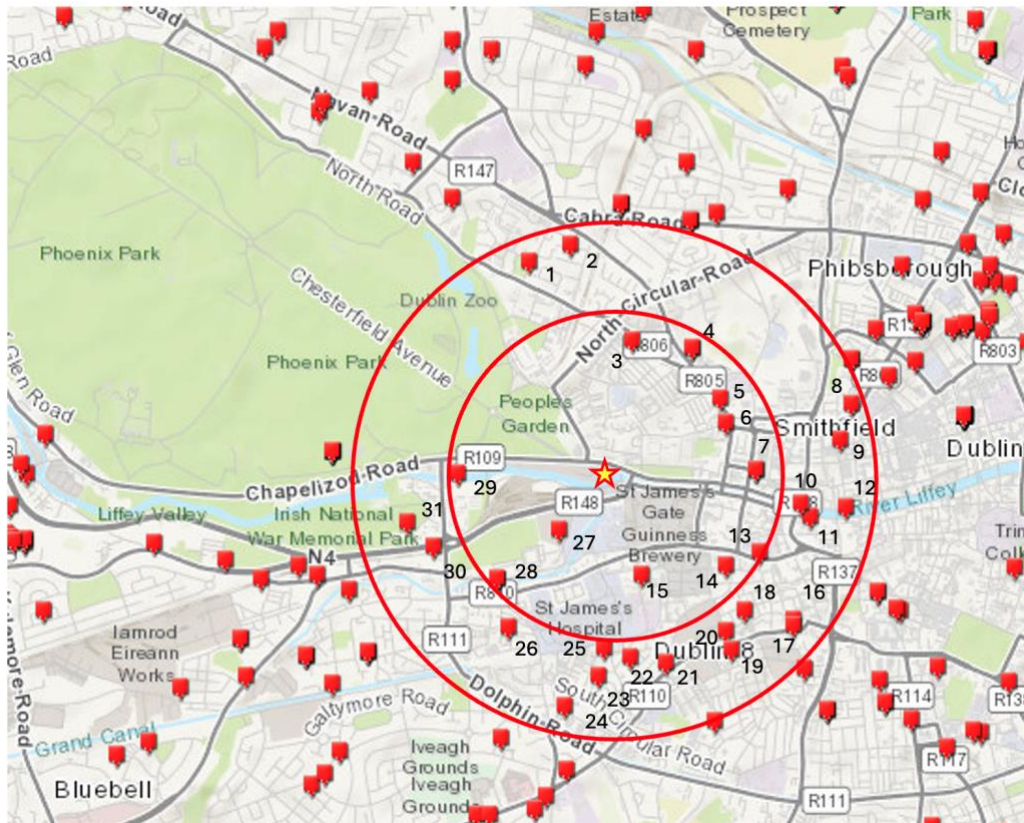


Figure 2: Extract from Tusla.ie Map which identifies childcare facilities that are registered with Tusla. The childcare facilities are numbered to reference the table below. The subject site is identified (yellow star) with indicative 1km and 1.5 km radii delineated in red (Overlay by SLA).

Tusla Map No.	Name	Address	Capacity	Distance from Site
1	Tracey's Tots Preschool	Dunard Community Centre, Dunard Rd, Blackhorse Ave, Cabra West, Dublin 7, D07 ETC6	22	1.29km
2	Jumbles	10 Glenbeigh Park, Cabra West, Dublin 7, D07 K7W4	8	1.31km
3	Dunard Community Playgroup	St Gabriels Ns, Cowper St, Stoneybatter, Dublin	-	0.75km
4	Tiny Toes Creche	42 Manor St, Stoneybatter, Dublin 7, D07 FYP7	34	0.81km
5	Kent Playgroup Ltd/Rainbow Playgroup	28 Stoneybatter, Dublin 7, D07 DKN8	21	0.75km
6	Blackhall Creche	Smithfield, Dublin, D07 K500	-	0.86km
7	One Family	8 Coke Ln, Smithfield	-	0.8km
8	Pitter Patter Community Play Centre	First floor, 1 Green St, Dublin 7, D07 X6NR	34	1.42km
9	Rainbow Community Playgroup	Presentation Primary School, Georges Hill, Halston Street, Dublin 7, D07 YF4	39	1.41km
10	SICCCA - South Inner City Community Development Association	90 Meath St, The Liberties, Dublin 8, D08 TPH9	-	1.11km
11	St. Audoen's Pre-school	Cook St, Merchants Quay, Dublin 8, D08 XP83	11	1.29km
12	Christchurch Creche	Dublin Council Civic Offices, Wood Quay, Dublin 8	Moved	Moved

13	Saoirse Waldorf School/ Dublin Steiner School	92 Meath St, The Liberties, Dublin 8, D08 YN15	32	1.08km
14	School St. Family Resource Centre	School St, The Liberties, Dublin 8	52	0.97km
15	Fountain Resource Group Wee Tots	2A Basin Street, Dublin 8	46	0.54km
16	Connolly Childrens Centre	Ashgrove Community Centre, The Coombe, Dublin 8, D08 X7XV	40	1.34km
17	Whitefriars Preschool & Afterschool	Newmarket Hall, St. Lukes Avenue, Cork Street	40	1.46km
18	Bowers Childcare Ltd	Brabazon Hall, Ardee Street	50	1.24km
19	Mercy Family Centre Ltd	South Brown Street, Dublin 8	170	1.38km
20	Sophia Nurturing Centre	Sophia Housing Association, 25 Cork Street, Dublin 8, D08 EPN5	21	1.26km
21	Tír na nÓg Early Childhood Development Service	Cameron Court, Cameron Street, Off Cork Street, Dublin 8	43	1.29km
22	St. Joseph's ECDS	Morningstar Road , Maryland , Dublin 8, D08 YD63	32	1.22km
23	Children's Centre, Rialto Community Drug Team	St.Andrew's Community Centre, 468 South Circular Road	-	1.37km
24	Dolphin Creche	Dolphin House, Rialto, Dublin 8	21	1.49km
25	Fatima Childrens Day Care Centre	Fatima Childrens Day Care Centre, 78 Reuben Street, Rialto, Dublin 8., Dublin 8.	65	1.16km
26	Mayfield Montessori	8 Mayfield Road, Kilmainham, Dublin 8	22	1.23km
27	Fountain Resource Group Wee Tots	2A Basin Street, Dublin 8	46	0.54km
28	Waterlily Montessori and Childcare	22A Old Kilmainham, Kilmainham	-	0.97km
29	Safari Childcare Clancy Quay	Clancy Quay, Islandbridge	116	0.92km
30	Safari Childcare Kilmainham	Kilmainham Square, Inchicore Rd, Inchicore, Dublin 8	45	1.20km
31	Naíonra Bhogha Báistí	Gaelscoil Inse Chor, Droichead na hInse, Baile Atha Cliath 8, Baile Atha Cliath 8	55	1.36km
		Total	1025	

Table 1: Summary of the availability of spaces in childcare facilities registered with Tulsa in 2024 within 1.5km from the subject site (source: www.tusla.ie)

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

	Overall Capacity of Facilities
Total	1,025

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.

Figure 2 above indicates the location of each of the identified childcare facilities within the defined catchment area of the application site. It is evident that this area is well served by existing registered childcare facilities.

4.2.2 Permitted Childcare Facilities

An online planning search was carried out in order to establish the number of permitted / proposed childcare facilities in the vicinity of the site. Unless otherwise stated in the application information, the capacity of each childcare facility is estimated on the basis of 20no. spaces per 75no. residential units, as per the standard contained in the Childcare Guidelines.

This planning search revealed that the following childcare facility has recently been granted permission as part of a residential development within a 1.5km – 3km radius of the subject site: -

Reg. Ref.	Location	Distance From Site	Childcare Facility Size	No. of Dwellings	Capacity
DCC Reg. Ref. 3209/19	Grand Canal Harbour, Grand Canal Place, Dublin 8	0.7km	224 sq. m	550	14
DCC Reg. Ref. 3923/19	Block H, Clancy Quay (the former Clancy Barracks – Protected Structure) and part of the former Black & Amber Inn site at South Circular Road and Hospital Lane, Islandbridge, Dublin 8	1km	792.15 sq. m	n/a	100
ABP-315306-22	The former St. Theresa's Gardens, Donore Avenue, Dublin 8	1.45km	664 sq. m	543	130
ABP-307221-20	Former Bailey Gibson Site, 326-328 South Circular Road, Dublin 8	1.6km	233 sq. m	416	22
ABP-308917-20	Former Player Wills site and undeveloped land in ownership of Dublin City Council, South Circular Road, Dublin 8	1.7km	275 sq. m	492	49
				Total	315

Table 3: Permitted Childcare Facilities within 1.5km – 3km of the subject site.

This planning search revealed that the following childcare facility has recently applied for permission as part of a residential development within a 1.5km – 3km radius of the subject site: -

Reg. Ref.	Location	Distance From Site	Childcare Facility Size	No. of Dwellings	Capacity
DCC Reg. Ref. 4342/24	Basin Street Flats Complex, Basin View, Dublin 8	0.67km	294 sq. m	171	40

Table 4: Proposed Childcare Facilities within 1.5km – 3km of the subject site.

We note that that the last day for third party observations for this live Part 8 planning application (development carried out by Planning Authority as per the Planning & Development Regulations 2001, as amended) is 26 November 2024.

Each are easily accessible from by subject site by a range of transport modes including cycling, walking, and public transport both by bus and train.

The additional childcare spaces potentially available through the implementation of the permitted developments outlined above further illustrate that there is capacity to absorb future demand.

4.2.3 Summary Findings on Capacity of Existing and Permitted Facilities

Based on the above, there are c.42no. existing childcare facilities (containing upwards of 1025 no. existing childcare spaces) within c. 0.5km - 1.5km of the subject site.

There are 5no. permitted childcare facilities within c. 1.5 – 3km of the subject site and can cater for approximately 315no. childcare spaces.

We would conclude on this basis that a further childcare facility to accommodate the proposed residential development in combination with the consented scheme at the application site is not required. There is sufficient capacity in the existing registered and permitted childcare facilities in the identified catchment to absorb this demand.

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 5: 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 6 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 6: 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 based on Census 2011, 2016 and Census 2022 data. 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 2016 – 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 7: 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 8: Population change in surrounding Electoral Divisions from 2011-2022.

At the 2022 Census, the Phoenix Park ED recorded a population decrease of -4.5% from 2016. It was the only electoral division of those selected to experience a population decrease in this period.

By comparison, Arran Quay C and D electoral divisions recorded modest population growth of 3.9% and 6.4% respectively. The highest increase was identified in Usher B at 45% however, it is worth noting Usher A also experienced a significant population increase of 30.2%.

Overall, the area comprising these Electoral Divisions saw an average of 14.5% population growth between 2016 and 2022, which is significantly higher than the growth experienced within the administrative area of Dublin City (12.3%) and nationally (8%).

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.

Table 9 below shows population data by age cohort and total population count, within the area comprising the Electoral Divisions within the study area for this report.

Census 2022	0-4 yrs	5-19 yrs	20-64 yrs	65+ yrs	Total Persons
Phoenix Park	41	80	1,078	266	1,465
Arran Quay C	161	386	3,921	178	4,646
Arran Quay D	150	376	2,433	349	3,308
Ushers A	181	299	4,398	239	5,117
Ushers B	41	313	1,453	96	1,903
Total EDs	574	1,454	13,283	1,128	16,439
Dublin City	28,946	89,926	394,473	79,368	592,713

Table 9: Demographic data Electoral Divisions from 2016-2022

Census 2022	Children aged 0-4 yrs	Children Aged 0-4 In Childcare	Percentage of Children Aged 0-4 In Childcare
Phoenix Park	41	13	32%
Arran Quay C	161	41	25%
Arran Quay D	150	60	40%
Ushers A	181	85	47%
Ushers B	41	12	29%
Total EDs	574	211	37%
Dublin City	28,946	12,923	45%
Dublin City & Suburbs	68,342	32,882	48%
State Level	295,415	148,354	50%

Table 10: Demographic data Electoral Divisions from 2016-2022

As may be seen from table 10 above, 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 in the 2022 Census, there was a higher percentage of children aged 0-4 (48%) in childcare on average than was seen in the study area (37%). At State level, 50% of the population was recorded as being aged 0-4 years old and in childcare. Within the study area, 574 children were aged 0-4, of these 211 were in childcare, equivalent to 37%. This suggests that within the study area, there is a significantly lower than expected demand for childcare. This appears to be particularly true within Phoenix Park, wherein the proposed site is located with childcare enrollment for children aged 0-4 at 32%.

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 2022 data indicates that the population of pre-school children (typically 0 – 4 years) stands at 295,415 persons, which is a decrease of 10.9% compared to the 2016 Census figure of 331,515. Dublin experienced a decrease in its pre-school population of 5.7% for the same period (2016 – 2022). It is worth noting that in 2011 there was 356,329 people aged 0-4, the continuous falling birth rates would indicate a declining need for new childcare facilities.

As recorded in Census 2016 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, thus indicating that there has been a decline in the demographic share of this cohort during the 2016-2022 period. These Census results are illustrated below:

Area	Phoenix Park		Dublin City & Suburbs	
Census Year	2016	2022	2016	2022
Total Population	1,534	1,465	1,173,179	1,263,219
0 – 4 Age Cohort	59	41	76,662	68,342
% of Total Pop.	3.8%	2.8%	6.5%	5.4%

Table 11: Population change of 0-4 Age Cohort from 2016-2022

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 based on 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 SAPMAP	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. The proposed development sees an overall reduction in the number of units permitted under ABP-306569-20 from 320no. units to 316no. units. Notwithstanding this, we will consider the theoretical demand arising from the proposed development.

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 31no. Tusla registered existing childcare facilities spaces within c. 1.5km of the subject site. Of these:
 - 10no. registered facilities within 1km of the application site, 7no. have a capacity of 347no. spaces and a further 3no. with unknown capacity.
 - 19no. registered facilities between 1km and 1.5km of the application site, 18no. have a total capacity of 678no. spaces and a further no. with unknown capacity.
 - A total capacity of 1,025 no. spaces across Tusla registered childcare facilities.
- Furthermore, there is 11no. additional childcare facilities within 1.5km of the subject site which not registered with Tusla however are identified on the Pobal website.
- 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 2011, 2016 and 2022. Population growth levels in Phoenix Park ED also decreased.
- The Phoenix Park ED experienced a decrease in population during the 2016 – 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 (37no. spaces) generated by the proposed development, within the existing registered childcare facilities identified in the catchment area.

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

**Chartered Town
Planners and
Development
Consultants**

Address:
26/27
Upper Pembroke Street
Dublin 2, D02 X361

Contact:
t: 353-1 676 6507
info@sla-pdc.com
sla-pdc.com