



CHILDCARE DEMAND AUDIT: WATERFRONT SOUTH CENTRAL SHD

PREPARED FOR THE ASSESSMENT OF A STRATEGIC HOUSING DEVELOPMENT (SHD) AT 'WATERFRONT SOUTH CENTRAL', BOUNDED BY NORTH WALL QUAY AND MAYOR STREET UPPER, D1



PREPARED FOR:

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DATE: JANUARY 2021



1.0 EXECUTIVE SUMMARY

Tom Phillips + Associates, Town Planning Consultants (TPA) have been retained by Waterside Block 9 Developments Limited¹ to prepare a Childcare Demand Assessment in support of a planning application for the redevelopment of a site known as 'Waterfront South Central' comprising c. 1.1 ha within 'City Block 9' as identified in the *North Lotts and Grand Canal Dock SDZ Planning Scheme*. The site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west. The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground level upwards. The development will consist of the:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the Planning and Development (Housing) and Residential Tenancies Act 2016, comprising: a childcare facility (450 sq

¹ Embassy House, 32 Burlington Road, Dublin 4, D04 N2X8

m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.

5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

Public realm works (inclusive of parking and loading bays) external to the planning application site boundary will be subject to agreement with Dublin City Council. See Appendix A for the full description of development. We note that the proposed SHD development adjoins the site of a concurrent application for a commercial development within 'City Block 9', as shown in Figure 1.1.

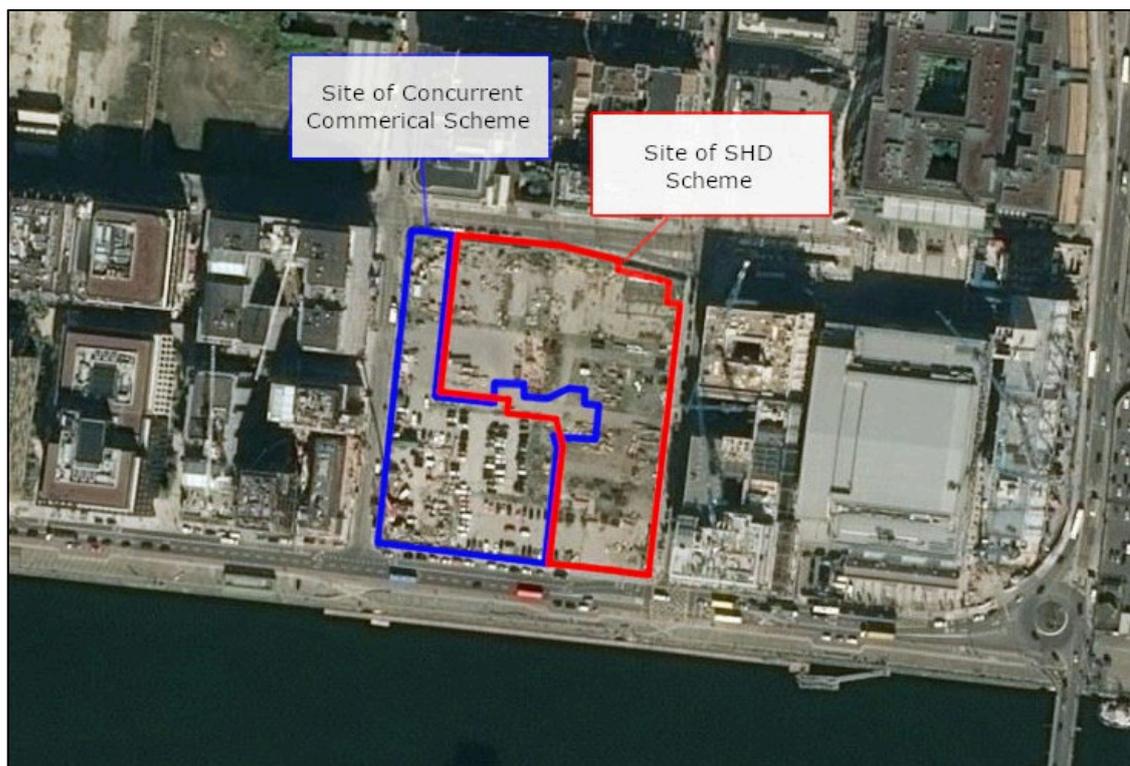


Figure 1.1: Aerial imagery showing indicative extent of the subject development (i.e., the SHD scheme) outlined in red, in relation to the concurrent commercial scheme, outlined in blue, within 'City Block 9'. Source: TPA, 2021.

With respect to this development, Waterside Block 9 Developments Limited have requested that a childcare capacity audit be undertaken for the surrounding area to determine the level of existing childcare services provision and potential requirement for additional facilities at this

location. An independent facilities audit was undertaken by TPA in December 2019 and subsequently updated in October 2020 utilising desktop and telephone survey methods, and can be summarised as follows:

- A total of 12 No. existing childcare were identified within the Docklands Area with more than 850 No. pre-school places on offer at the time of the survey (October 2020).
 - However, a number of new childcare facilities have recently been permitted in the area at East Road, Sheriff Street Upper, Pakenham House, North Wall Quay and Sit John Rogerson's Quay which are likely to contribute positively to the overall quantum of childcare places available in the area once developed.
- The Dublin City Childcare Committee (DCCC) was previously consulted with regard to childcare provision in the Docklands Area (November 2019) but were unable to provide updated capacity data in October 2020 due to changes in the sector brought on by the COVID-19 restrictions.
- The proposed development of the Waterfront South Central site is likely to generate an indicative population of 2,492 No. persons, of which an estimated 206 No. children will be pre-school age (0-4 years) with regard to recent 2016 CSO figures.
 - It is estimated that only 51-95 No. pre-school children are likely to avail of non-parental childcare in the area with respect to Dublin uptake figures and that this demand could be accommodated by the new c. 450 sq m childcare facility proposed to be provided within the subject SHD development.

2.0 RELEVANT PLANNING GUIDANCE

2.1 *National Planning Guidance for the Provision of Childcare Facilities*

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:

"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, Section 2.4, p. 5]

The demographic profile of the area is addressed in Section 3.0 to follow, with full assessment of the geographical distribution of facilities provided in Section 5.0.



2.1.1 Sustainable Urban Housing Guidelines - Apartments

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018* also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one 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, Section 4.7]

The make-up of the proposed development is provided in Section 4.0 to follow, including a discussion of the unit mix, indicative population profile and potential demand for childcare places that may be generated by the scheme.

2.2 Development Plan Requirements

The proposed development area is located within the Dublin City Council administrative area and is governed by the provisions of the *Dublin City Development Plan 2016-2022 (DCDP)* and served by the representative Dublin City Childcare Committee.

The *DCDP* supports the development of childcare facilities in new and existing residential areas, as well as the co-location childcare infrastructure within business/technology parks, industrial estates, employment areas and office blocks, as well as city/town centres, district centres, neighbourhood centres and educational establishments. Specific policies for the development of childcare facilities within the *DCDP* include:

Table 2.1: Childcare Policies included in <i>DCDP 2016-2022</i>	
Policy	Description
SN17	<i>To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.</i>
[Our emphasis].	

With regard to the development of childcare facilities within new residential schemes, the *DCDP* states:

“...one childcare facility will be required unless there are significant reasons to the contrary. A benchmark provision of one childcare facility per seventy-five dwellings is recommended (and a pro-rata increase for developments in excess of seventy-five



houses). Regard shall be given to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.”

[Our emphasis, Appendix 13, Section 13.1]

The DCDP notes however that the provision of one childcare facility per seventy-five dwellings is a guideline standard and that the issue should be raised as early as possible in pre-planning discussions for larger housing developments. The following criteria will be considered by the Planning Authority where any modification to this guideline standard is proposed:

- *“The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate”;* and
- *“The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees.”*

[Our emphasis, Appendix 13, Section 13.1]

These criteria are addressed with respect to the proposed development in Sections 3.0 and 4.0 to follow, including correspondence with the Dublin City Childcare Committee with regard childcare capacity in the area.

3.0 DEMOGRAPHIC PROFILE

The most recent Irish Census (2016) identified that Dublin City had the third largest increase in the pre-school population in the state from 2011-2016 at 1.4%. However, this cohort forms only c. 6% of the total population of the county, a figure proportionally unchanged from the 2011 Census.²

The primary school cohort (5-12 years) grew by c. 7% in the recent period, which indicates a slightly older family cohort within the county. We note that only the young adults’ cohort (19-24 years) decreased during this period, demonstrating a c. 7% decline from 2011 to 2016, while the adults (25-64 years) and older adults (65+) increased by c. 7% and c. 9% respectively.

Table 3.1: Dublin City Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Pre-school (0-4 years)	30,250	30,683	+1.4%
Primary School (5-12 years)	39,707	42,603	+7.3%
Secondary School (13-18 years)	31,662	31,884	+0.7%
Young Adults (19-24 years)	55,030	51,308	-6.8%
Adults (25-64 years)	304,473	325,721	+6.9%
Older Adults (65+ years)	66,490	72,355	+8.8%
Total	527,612	554,554	+5.1%

² Census 2016 Profile 3 – An Age Profile of Ireland: <https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3/agr/>



4.0 MAKE-UP OF PROPOSED DEVELOPMENT

The residential component of the Strategic Housing Development (SHD) is comprised of 495 No. 1-bedroom, 507 No. 2-bedroom and 3 No. 3-bedroom apartments within 3 No. blocks for a total of 1,005 No. residential units within the 1.15 ha site at North Wall Quay, Dublin 1, as indicated in Table 4.1.

Unit Type	Block A	Block B	Block C	Total Units	% Total
1-bedroom	116	172	207	495	49%
2-bedroom	92	247	168	507	50%
3-bedroom	0	0	3	3	<1%
Total Units	208	419	378	1,005	100%

The average household size for Dublin City recorded by the 2016 Census was 2.48 No. persons per unit³, which generates a total indicative population of 2,492 No. persons within the development when applied to the proposed area schedule. We note that of the units proposed, only the 510 No. 2-bedroom and 3-bedroom units can reasonably accommodate families and would account for 1,271 No. persons of the total indicative population of the development.

4.1 Potential Demand Generated by Proposed Development

The average number of children per family recorded in the State in 2016 was 1.38 No. children⁴, which generates an indicative population of 704 No. children (0-18 years) within the proposed development. Of this number, an estimated 206 No. children would be considered pre-school age (0-4 years) with respect to the age cohorts recorded for Dublin City⁵ in 2016.

Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	30,683 persons	29.2%
Primary school children (5-12 years)	42,603 persons	40.5%
Secondary school children (13-18 years)	31,884 persons	30.3%
All children (0-18 years)	105,170 persons	100%

The proposed development contains 510 No. units of a size appropriate to accommodate families and has the potential to generate an additional 206 No. pre-school children within the area, based on the above calculations. If the average rate of non-parental childcare uptake for this age-group in the Dublin Region is applied (46%)⁶, it is estimated that 95 No. children would

³ Census 2016 Profile 1 – Housing in Ireland: <https://www.cso.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/od/>

⁴ Census 2016 Profile 4 – Households and Families: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/fmls/>

⁵ <https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3agr/>

⁶ Most recent CSO Quarterly National Household Survey Childcare - Quarter 3 2016: <https://www.cso.ie/en/releasesandpublications/er/q-chi/gnhschildcarequarter32016/>



be likely to avail of childcare in the area. If the average rate of uptake for crèche, Montessori, playgroup and after-school services for the Dublin Region is applied (25%)⁷, it is estimated that 51 No. children would be likely to avail of childcare in the area.

5.0 CHILDCARE NEEDS ANALYSIS

The latest *Early Years Sector Profile Report 2018/2019* (published by Pobal in December 2019) also identified a c. 4% vacancy rate within Dublin-Dublin City, equivalent to 627 No. vacant childcare places across the local authority.⁸ The Dublin City Childcare Committee (DCCC) was previously consulted in November 2019 regarding local vacancies and advised that there was very limited capacity for additional enrolments within existing facilities at that time. DCCC was unable to provide updated capacity data for the area when they were subsequently consulted in October 2020, due to restrictions in place with respect to the COVID-19 crisis and the changing landscape of the Early Years Sector in Dublin City.

As DCCC were unable to comment on current vacancies within the study area, Tom Phillips + Associates (TPA) conducted an independent childcare capacity audit of existing facilities within a c. 1km radius of the subject site using the latest Tusla Early Years Inspectorate data⁹ for the location and identified 12 No. operational facilities during the survey period, as shown in Table 5.1 below and Figure 5.1 overleaf.

Table 5.1 – Childcare Capacity of Existing Facilities within Study Area				
No.	Facility Name	Enrolment	Max Enrolment	Est. Capacity¹⁰
1	Daisy Days Community Childcare	47	64	17
2	Island Key Child and Family Services	70	70	0
3	Afterschool Ed. Support Programme	170	180 ¹¹	10
4	Little Treasures Community Creche	62	62	0
5	Giraffe Childcare IFSC	92	92	0
6	Giraffe Childcare NCI	65	65	0
7	Safari Childcare Hanover Street	100	100	0
8	St. Andrews Childcare Centre	44	46	2
9	Tots and Co Barrow Street	19	65	46
10	Tir na Nog Sportsco	38	40	2
11	Ringsend Creche	55	55	0
12	The Anchorage Preschool	24	33	9
Totals		786	872	86

⁷ Refer to Footnote No. 4 for detail.

⁸ *Early Years Sector Profile Report 2018/2019*, Table 5.14, p. 90.

⁹ The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the *Child Care Act 1991* (as inserted by Section 92 of the *Child and Family Agency Act 2013*). Inspection Reports for active facilities are available online for public inspection and are updated at regular intervals by the service. Visit the Tusla website for more detail: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

¹⁰ Current capacity was calculated using the survey enrolment figure against the maximum enrolment figure recorded during the most recent TUSLA Inspection. Note that where the previous survey data provided by DCCC (November 2019) was more recent than the available TUSLA Inspection Report, the DCCC capacity figures were used.

¹¹ Includes afterschool places.

This data suggests that there is c. 10% capacity for new childcare enrolments within the existing facilities; however, as some of the inspection reports were published more than 1-year prior and a number of operators could not be reached for updated enrolment figures due to the national restrictions¹² in place in October 2020, further survey work to verify capacity figures may be required. See Appendix B for full survey details.

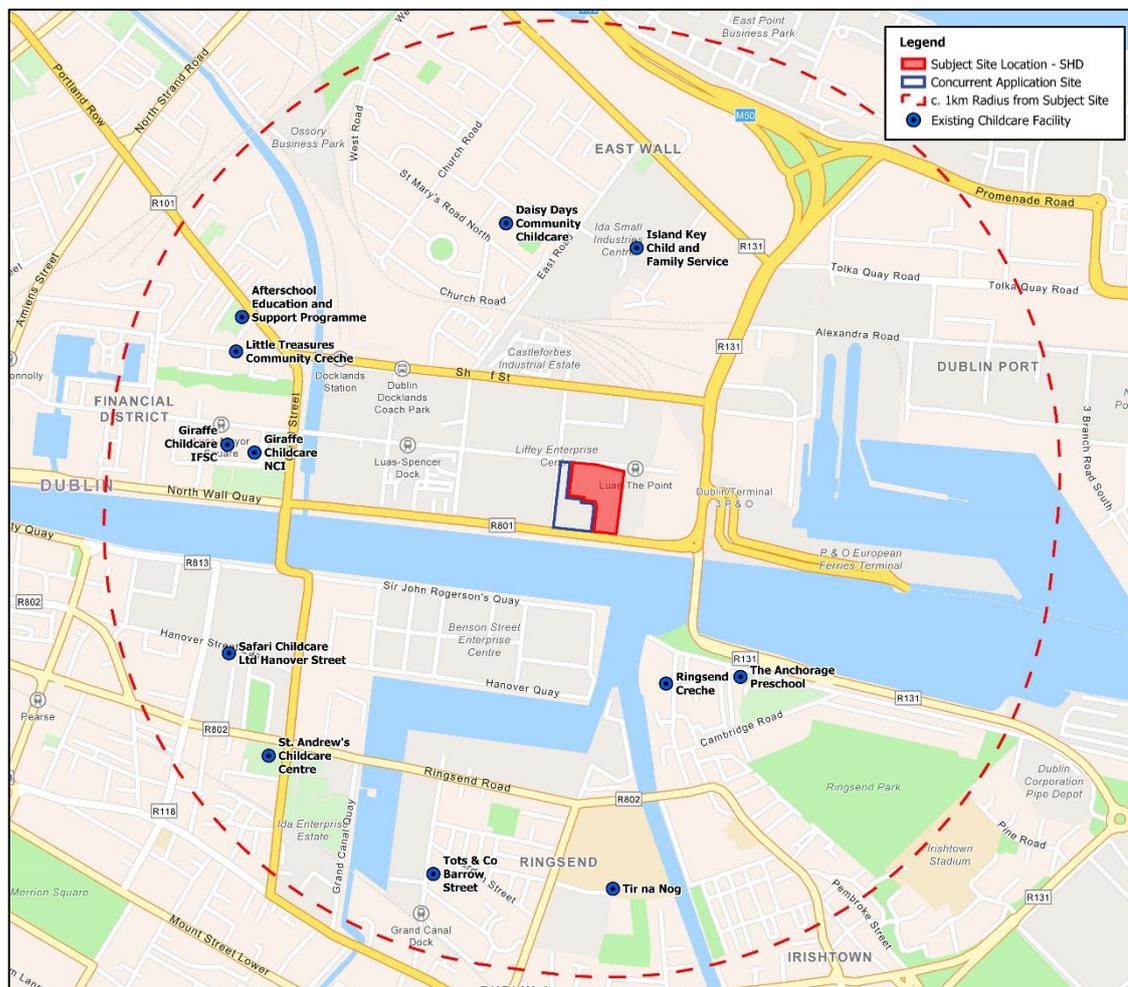


Figure 5.1: Location of childcare facilities identified in vicinity of SHD subject site, indicative boundary provided in red. Indicative boundary of concurrent commercial scheme provided in blue. Source: TPA, 2021.

5.1 Planned Provision of Additional Childcare Facilities

We note that a number of other developments within the Docklands study area have been submitted and assessed which include crèche facilities, such as East Road to the north, Sir John Rogerson’s Quay to the south and Sheriff Street Upper (see Table 5.2 overleaf). In two cases (Ref. 2355/18 and Ref. DSDZ2308/19), permission for a change of use for a proposed crèche to alternative facilities was Refused.

¹² This survey was conducted during the period of the nationwide COVID-19 restrictions in Ireland, when a wide range of businesses, including schools and childcare facilities, were closed to the public.



Table 5.2: Applications incl. Childcare Facilities within Docklands Study Area			
No.	Reg. Ref.	Description	Status
1	PL29N.306778	Docklands Innovation Park, 128-130 East Wall Road, D3 – SHD incl. 120 sq m crèche	Grant
2	PL29N.304710	1-4 East Wall Road, D1 - SHD incl. 530 sq m crèche	Grant
3	DSDZ2186/20	Sheriff Street Upper, D1 – Mixed-use residential including c. 343 sq m crèche and associated external play area within Block 3	Grant
	DSDZ2464/19	Sheriff Street Upper, D1 - Mixed-use residential incl. 343 sq m crèche within Block 3	Grant
	DSDZ3357/17	Sheriff Street Upper, D1 - Mixed-use residential incl. 300 sq m crèche within Block 3	Grant
4	DSDZ3949/19	Packenhams House, D1 - Change of use from retail to 420 sq m crèche within Block 1	Grant
5	2355/18	Alexandra Place, D3 - Change of use from crèche to residential	Refused
6	DSDZ3779/17	North Wall Quay, D1 - Mixed-use residential incl. 281 sq m crèche within Block 9	Grant
7	DSDZ2546/15	Sir John Rogerson's Quay, D2 - Mixed-use residential incl. 157 sq m crèche within Block 15. Note: Change of use of crèche to café Refused. Amended by Application Ref.'s DSDZ2663/16, DSDZ4102/16, DSDZ4732/18 and DSDZ2308/19.	Grant

As demonstrated above, a number of additional crèche facilities are planned for the area and the development of any of these facilities is likely to contribute positively to the overall quantum of childcare places available. We note that 2 No. other Applications for Strategic Housing Developments (SHD) have been Granted permission within the area which do not include childcare facilities as summarised in Table 5.3.

Table 5.3: Other Relevant Applications within the Docklands			
No.	Reg. Ref.	Description	Status
1	PL29N.305219	Spencer North SHD - 464 no. apartments and 84 no. shared living accommodation units, does not include crèche	Grant
2	PL29N.305676	Connolly Quarter SHD - 741 no. Build-to-Rent units, does not include crèche.	Grant

6.0 CONCLUSION

With respect to childcare requirements within Dublin City, the CSO has identified a slight increase in the pre-school population in recent years (c. 1.4 % from 2011-2016) and a low vacancy rate of c. 4% was reported for Dublin City by the Pobal Inspectorate in their latest sector profile.

Dublin City Childcare Committee was also consulted in the course of this assessment regarding vacancies in the area and advised that there was very limited capacity for additional enrolments in the existing childcare network at the time of their most recent audit (November



2019). We note, however, that a number of new childcare facilities have been permitted at East Road, Sheriff Street Upper, Pakenham House, North Wall Quay and Sit John Rogerson's Quay which are likely to contribute positively to the overall quantum of childcare places available in the area once developed.

While there appears to be an adequate level of existing childcare provision within the Docklands study area (more than 850 No. childcare places on offer in 12 No. existing facilities), the national planning guidance in relation to childcare provision requires that an average of one childcare facility for each 75 No. dwellings be provided for new housing areas.

The proposed development will comprise 1,005 No. dwelling units (of which 510 No. units can reasonably accommodate families) and it is estimated that approximately 206 No. pre-school children will occupy the development once completed. Of this pre-school population, 51-95 No. children are likely to avail of non-parental childcare within the area that could be accommodated by the new c. 450 sq m childcare facility proposed at this location.



APPENDIX A: Description of Development
Waterfront South Central SHD Scheme



Waterside Block 9 Developments Limited intends to apply to An Bord Pleanála for permission for a Strategic Housing Development at a site of 1.1 ha forming part of a larger site identified as City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ). The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west.

The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground level upwards. The development will consist of the:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
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4. Provision of 4,307 sq m of "other uses" as defined by the Planning and Development (Housing) and Residential Tenancies Act 2016, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m,



167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.

5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

[Public realm works (inclusive of parking and loading bays) external to the planning application site boundary will be subject to agreement with Dublin City Council.]

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The subject site is zoned Z14 in the *Dublin City Development Plan 2016-2022*. The application contains a statement setting out how the proposal is consistent with the objectives of the *Dublin City Council Development Plan 2016-2022* and the *North Lotts and Grand Canal Dock Planning Scheme, 2014*.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000 (as amended), notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application together with an Environmental Impact Assessment Report and a Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application and the Environmental Impact Assessment Report and the Natura Impact Statement may also be inspected online at the following website set up by the applicant:
www.waterfrontsouthcentralshd.ie.





**APPENDIX B: Summary of Independent Childcare Facilities Audit
Conducted by TPA October 2020**



Table A - Childcare Facilities Audit Record – Waterfront South Central – c. 1km Radius									
Childcare Facilities within c. 1km			Reported Figures				Final Survey Figures		
No.	TUSLA ID	Name of Facility	Inspection Date¹³	EYI Report Enrolment	Correspond. Date¹⁴	Reported Enrolment	Survey Enrolment	Maximum Enrolment	Estimated Capacity¹⁵
1	TU2015DY059	Daisy Days Childcare Ltd - Sean O'Casey Community Centre	11.02.2020	AM - 47 PM - 40	11.2019	64	47	64	17
2	TU2015DY096	Island Key Child and Family Service (Co-operative Childcare)	24.06.2019	AM - 17	11.2019	70	70	70	0
3	NA	Afterschool Education and Support Programme (ASESP)	NA	NA	11.2019	170	170	180	10
4	TU2015DY128	Little Treasures Community Creche	04.09.2020	AM - 21 PM - 21	11.2019 10.2020	62 No places	62	62	0
5	TU2015DY082	Giraffe Childcare - IFSC	20.03.2019	AM - 64 PM - 64	11.2019	92	92	92	0
6	TU2015DY081	Giraffe Childcare – NCI	19.03.2019	AM - 61 PM - 61	11.2019	65	65	65	0
7	TU2015DY371	Safari Childcare Ltd - Hanover St	18.09.2017	AM - 50 PM - 46	10.2020	100 No places	100	100	0
8	TU2015DY344	St. Andrew's Childcare Centre	18.08.2020	AM - 12	11.2019	44	44	46	2
9	TU2015DY311	Tots and Co	17.09.2020	AM – 19 PM – 19	11.2019	65	19	65	46
10	NA	Tir na Nog - Sportsco	NA	NA	11.2019	38	38	40	2
11	TU2015DY350	Ringsend Creche Ltd	04.03.2020	AM - 39 PM - 30	11.2019 10.2020	55 No places	55	55	0
12	TU2015DY288	The Anchorage Playschool	13.03.2018	AM - 24	11.2019	33	24	33	9
-	TU2015DY105	Kindercare Playgroup	17.01.2018	8	Closed 2020		0	0	0
Subtotals							786	872	86

¹³ Date of most recent Tusla Inspection Report available online, as accessed by TPA c. October 2020.

¹⁴ Refers to correspondence date of DCCC Survey previously conducted November 2019, where applicable. We note that a number of facilities could not be reached for comment during the October 2020 survey.

¹⁵ Current capacity was calculated using the survey enrolment figure against the maximum enrolment figure recorded during the most recent TUSLA Inspection. Note that where the previous survey data provided by DCCC (November 2019) was more recent than the available TUSLA Inspection Report, the DCCC capacity figures were used.

