

CHILDCARE PROVISION REPORT

For

**New Residential Development of Affordable Rental Apartments at SDCC lands west
of New Link Road connecting Cookstown Road and Belgard Square North.**

For Part 8 Planning

August 5th, 2020

by

SDCC, Architects Department.

1. Introduction

This Childcare provision report has been prepared to support the Part 8 application for a new development of Affordable Rental Apartments by South Dublin County Council comprising 133 Dwelling units, on lands west of the new Belgard- Cookstown link road.

The report will outline policy with regards to childcare provision and address existing and pipeline provision of childcare within the surrounds of the site.

2. Overview

The proposed site is located within Tallaght Town Centre, on lands north of Exchange Hall, east of the hospital and west of the new link road joining Cookstown and Belgard Square North.

The site will deliver 133 new affordable rental apartments and extends to c. 0.49Ha.

3. Policy

3.1 National Policy

3.1.1 Planning Guidelines for Childcare Facilities

The primary legislation relating to childcare is set out in the 2001 guidelines for Planning Authorities. This document includes recommendations for thresholds for Local Authorities when preparing Development Plans and Local Area Plans. Of note is the **minimum floor space per child of 2.32msq**. More recent requirements are set out in the County Development Plan and LAP which include the recommendations of the 2001 guidelines.

3.1.2 Design Standards for new Apartments (2018)

Notwithstanding the (2001), in respect of which a 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.

The proposed scheme comprises 133 units in a mix of typology. This delivers 63no. 2 bedroom units and 3no. 3 bedroom units. The latest census demonstrated that 24% of the population in Tallaght was under 19 years of age. Assuming 50% of this group are under the age of 10 and require childcare;
63no. 2 bedroom units x 4 bedspaces + 3no. 3 bedroom units x 5 bedspaces= 267 persons x 12%= 32 residents under the age of 10. Upon initial research which was hampered by ongoing Covid restrictions and closures 20 no childcare spaces were established. It is reasonable to assume of the 50% of creches which were uncontactable, additional spaces are available.

3.2 County Development Plan

The County Plan sets out further detail in Section 3.10

Policy CI8 (a)

It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.

Policy CI8 (b)

It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.

CI8 Objective 2:

To require childcare infrastructure to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.

The proposed scheme does not include the provision of Childcare facilities. In section 4 of this report it is demonstrated that there is capacity within childcare services within a 1.5km catchment of the subject site, and proposed schemes adjoining the site will improve the provision, catering for the increased demand which new development will bring.

3.3 Tallaght LAP

Tallaght Town Centre Infrastructure Requirements

Childcare; The indicative long-term unit growth for the area would generate a minimum requirement for 270 spaces. All new residential developments and particularly those in excess of a 10-minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments.

Within the town centre site there is currently one permitted SHD scheme at Belgard gardens, which includes the provision of 380msq of creche facilities. This will deliver childcare for c. 125 children- assuming c. 90msq provision of non care setting accommodation. A separate large development site exists on the lands adjoining the square Tallaght, which deliver a similar scale of development to the lands at the above SHD. It is assumed that a similar scale creche will be delivered at this location (c. 125 children) which will deliver c. 250 of the require 270 spaces.

Existing capacity within a 10 minute walk (1.5km) is set out on in Section 4 below.

4. Existing Provision

We attempted to contact c. 10 childcare facilities in the area in June 2020. We received responses from 4- Little Fairies in Tallaght Cross East didn't have availability and the following 3 had availability.

Loreto Playgroup Community Limited by Guarantee	St. Mark's Junior School	14 spaces
Little ladybirds	Main Road Tallaght	2 spaces
Once Upon a time	Whitestown way	4 spaces

Due to the ongoing Covid 19 crisis a number of facilities e.g. preschool settings were unavailable, and it is reasonable to assume additional capacity may be available.

5. Pipeline Provision

Within 1.5km of the subject site there are 2 Permitted SHD developments. Both developments have provided childcare facilities which will enhance and extend the available childcare services in the area.

REG REF; SHD3ABP-303306-18; Belgard Gardens- Phase 01; Development of 438 apartment units which includes childcare facility **(c.380 sq.m)**

REG REF; SHD3ABP-305763-19; Airton Road/ Belgard Road junction; 328 apartments and commercial floorspace measuring 31,147sq.m which includes, a creche **(360sq.m)**

6. Conclusion

This proposed development of 133 dwellings, which will deliver affordable rental seeks to maximise the efficiency and quality of the development and create a viable high-quality scheme. In assessing the existing condition, we have established 20no. available childcare spaces in a variety of early stage and pre-school, community and private settings. We have also reviewed the pipe line provision for the area and it is clear while

substantial development has been permitted in recent times, the provision of additional childcare spaces will be brought forward with these new housing schemes. Based on census information set out in Section 3.1.2 above it is assumed that approximately 32 residents will be under the age of 10. Upon initial research which was hampered by ongoing Covid restrictions and closures 20 no available childcare spaces were established. It is reasonable to assume of the 50% of creches which were uncontactable, additional spaces are available. The proposed community room could be used for a playgroup setting if desired. It is also reasonable to assume that not all children will require formal childcare settings. As such we do not propose to include a childcare facility within the scheme.