

CHILDCARE DEMAND ASSESSMENT

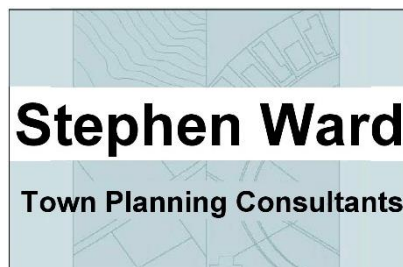
FOR A

STRATEGIC HOUSING DEVELOPMENT

FINNABAIR SOUTH, DUNDALK

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1.0 Introduction

The proposed Strategic Housing Development includes a childcare facility (122.4sq.m) that could provide childcare for 20 children. This would depend on the age of the children and the type of services provided e.g. full time, part time or sessional.

Pursuant to Article 285 (5) (b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the Notice of Opinion on ABP Case Ref. 302758-18, required the undertaking of a Childcare Demand Report to provide “an analysis of the demand for childcare facilities in the area and the extent to which the proposed development would meet it”. This report responds to this request.

2.0 Analysis of Demand for Childcare Facilities

2.1 Childcare Demand Generated by the Proposed Development

The proposed development consists of 142no. apartments. Having regard to the proposed mix of dwellings (41% one bedroom apartments), there is likely to be a high level of single people or couples occupying the buildings. As recommended, one bedroom unit types proposed are not considered to contribute to a requirement for any childcare provision¹. If the total remaining two and three bedroom apartments are taken to accommodate families, and the average family contains 1.38 children (Census 2016) (i.e. persons aged between 18 and under) of which 30 per cent are children between 0-4 years old, then the proposed development will potentially yield 35 children of pre-school age.

The most recent Quarterly National Household Survey module on childcare (Q3 2016 update) identifies that the percentage of pre-school children that are minded by a parent is 62 per cent with only 19 per cent of pre-school children availing of non-parental childcare that includes services such as crèches/Montessori/playgroup or after-school facilities. This reduces the required need for the proposed development to 7 children.

The proposed strategic housing development has been designed to respond to specific needs of FDI companies in the area which require accommodation for internationally mobile employees and those who are new to the area. With this in mind, it is unlikely that families occupying the apartments will have a support network of friends and family to mind their children. Therefore it is submitted there will be a need for the crèche proposed as part of this development which will cater for a specific population.

The crèche will not only support the residential element proposed but the permitted and established employment areas in proximity to the site. Based on available guidelines², the permitted employment uses (P.A. Ref. 16/803, ABP PL15.247927) could accommodate 128 employees on adjacent lands in the ownership of the applicant. It would be reasonable to assume that some employees may choose to avail of childcare close to their place of work. It is submitted this further supports the provision of a crèche as part of the proposed development.

¹ Sustainable Urban Housing: Design Standards for New Apartments (2018), para. 4.7, pg.22

² Employment Density Guide (3rd ed.),2015, Homes and Communities Agency

2.2 Demographics

An Board Pleanála has requested an analysis for the demand for childcare facilities in the area. The application site is located in the Electoral Division (ED) of Haggardstown with Dundalk Rural Electoral Division to the north and west. This study will use statistics available on these two ED's from the Census 2016 results to estimate potential demand for childcare facilities in the area against current childcare provision in these areas. Childcare facilities examined include full time, part time and sessional services and exclude childminding.

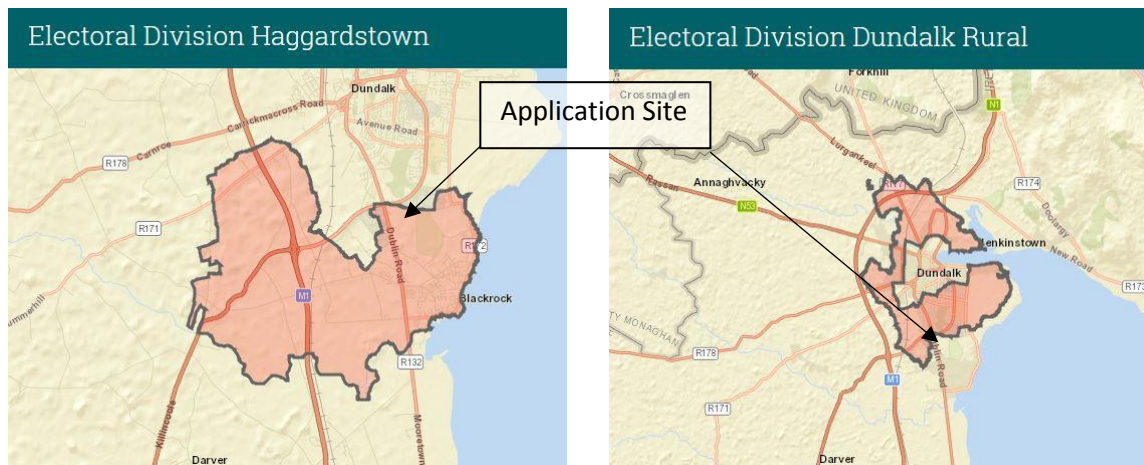


Figure 1 & 2 Electoral Areas from CSO SAPS

The Haggardstown ED has a population of 6,932 of which 546 are aged between 0-4 (preschool age). The most recent Quarterly National Household Survey (Q3 update) identifies that the percentage of pre-school children that are minded by a parent is 62% with only 19% of pre-school children availing of non-parental childcare that includes services such as crèches/Montessori/playgroup or afterschool facilities. This would equate to 104 children in the Haggardstown area.

According to www.pobal.ie, there are seven registered childcare facilities in this area offering various services and based on the most recent available reports by Tusla these facilities can cater for 144 child places.

The ED of Dundalk Rural extends far beyond the site but has been included to demonstrate accessibility to childcare in the surrounding area. This ED has a total population of 19,265 of which 1,549 persons are aged between 0-4 years. Based on the findings of the Quarterly National Household Survey, 294 of these children will potentially use a formal crèches/Montessori/playgroup or afterschool facility.

According to www.pobal.ie, there are fourteen registered childcare facilities in this area. No information was available for Muirhevnamore Youth Project however information based on the most recent available reports by Tusla and from direct contact with other providers indicates a capacity of 450 childcare places in this area.

Childcare facilities within 2km of the site fall within parts of both the EDs of Haggardstown and Dundalk Rural. Details of facilities within 2km of the site the types of services were provided by Louth County Childcare Committee and are as follows-

Name of Childcare Facility	Max Capacity	Type of Services provided		
		Full-Time	Part-Time	Sessional
Little Oaks Early Years Services	44	-	-	✓
Blackrock Montessori	15	-	-	✓
Lianna Lally Pre-school	11	-	-	✓
The Playroom Project	90	✓	-	✓
Naionra Dhun Dealgan	44	-	-	✓
Holy Family	38	✓	✓	✓
Lios na nOg Playgroup	124	✓	✓	-
Claddagh Treasures	45	✓	✓	✓
Total maximum potential capacity	411			

Table 1: Childcare Facilities within 2km of the application site

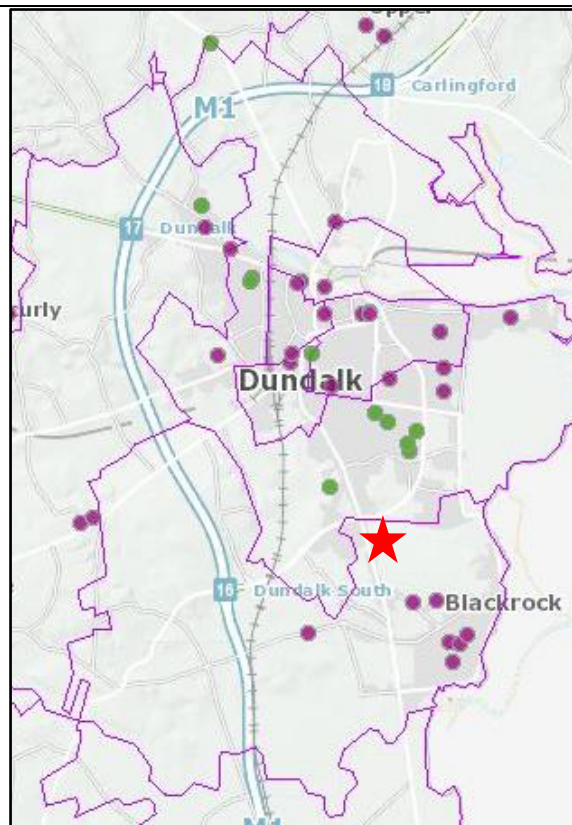


Figure 3: Extract from www.pobal.ie illustrating registered childcare facilities in proximity to the application site

It is submitted that there is sufficient capacity in the area for existing childcare demand based on the take up of childcare places recorded by the Quarterly Household Survey. As such, the proposed childcare facility does not need to cater for existing surplus demand.