LARGE SCALE RESIDENTIAL DEVELOPMENT

LRD APPLICATION

CHILDCARE DEMAND ASSESSMENT

FOR ALTERATIONS TO PERMITTED GA01 SHD AS PERMITTED UNDER ABP REG. REF. 310418 FOR LANDS AT THE COAST, BALDOYLE, DUBLIN 13

BSM Est. 1968

Brady Shipman Martin

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Client: The Land Development Agency

Date: 23 July 2026

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1 Introduction

This *Childcare Demand Assessment* has been prepared by Brady Shipman Martin (BSM) on behalf of The Land Development Agency (LDA) (the Applicant). This proposed LRD application is an amendment to the permitted Strategic Housing Development (SHD) permitted under ABP Reg. Ref. 310418-21 / FCC Reg. Ref. SHD/011/20, which under the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021, requires that any amendments required to a permission granted under SHD must be made via the LRD process.

The purpose of this report is to assess the provision and need for childcare facilities in the area considered accessible to the subject application site (hereafter called 'the subject site') is located at Baldoyle-Stapolin, Dublin 13, on lands formerly known as The Coast, Baldoyle. The site is approximately 3.3 ha, and forms part of the wider c.9.1ha development permitted under ABP Reg. Ref. SBP-310418-21. The proposed amendments comprise of alterations to the permitted Blocks A and D and Stapolin Square.

As set out in the LRD Opinion, The LDA has engaged with FCC in respect of the location of the temporary childcare facility, as set out under Condition 4.4 of Planning Reg. Ref. F16A/0412 and ACP Ref: PL06F.248970, which is to be provided, as a temporary provision while the permanent childcare facility, to be located on the ground floor of Block A2-A3, is being constructed. This is a temporary creche which will serve the short term needs of the development while the permanent crèche located in Block A is constructed.

The subject assessment should be read in conjunction with the other relevant reports and drawings accompanying this Stage 3 LRD Application.

1.1 Background

The provision of childcare facilities is an important factor for economic and social wellbeing. The *Childcare Facilities Guidelines for Planning Authoritie*s 2001 (the Childcare Guidelines) states that access to quality childcare services contributes to the social, emotional, and educational development of children with clear economic benefits from the provision of childcare. Quality childcare can benefit children, their parents, employers, and communities more widely.

This Report has been prepared in response to the requirement of Objective DMSO79 of the Development Plan which outlines the requirements of providing a crèche facility, from Section 14.14.2 which notes that "*the most suitable facility for the provision of full day care should be a purpose built, ground floor, stand-alone property.*"

Additional Guidance on the crèche facilities was sourced from the Universal Guidelines for Early Learning and Care Settings (2019).

1.2 Site Location

The site is located in Baldoyle, County Dublin approximately 10 km northeast of the city centre. While the site is on the edge of the urban extent of Dublin City it is within the administrative area of Fingal County Council (FCC) and is designated as an area for the future consolidation of Dublin City.

Clongriffin is located to the west of the subject lands beyond the DART and commuter train line and is a large scale emerging urban area.

The subject lands are primarily undeveloped and greenfield in nature, with the exception of a network of access roads traversing the lands. The lands are bound by the Dublin-Belfast train line to the west. The site is bound by existing residential area to the south and east, referred to as Myrtle and the Red Arches respectively. The Baldoyle Racecourse Parkland is located to the north and east of the site. The Baldoyle Estuary is further east.

This site occupies a prominent position immediately east of Clongriffin DART Station and forms part of an urban quarter that is currently under phased development. The Wider Stapolin Lands, of which this site forms a part,

lies at the edge of the established Baldoyle and Clongriffin neighbourhoods and is constituted by several land parcels generally located to the north, west, and south of Clongriffin railway station (see Figure 1-1 below).

Figure 1-1: Subject Site and Parent Permission location within the Wider area context. (Source: Google Earth, QGIS, BSM Annotations 2026)

1.2.1 Proposed Development

The proposed development consists of the alteration of permitted development, as permitted under ABP Reg. Ref. ABP-310418-21 (and as amended under LRD/0016/S3 & LRD/0073/S3E), and relating solely to the permitted Block A, Block D and Stapolin Square. No amendments are proposed to any other permitted blocks.

As the proposed development only relates to part of the permitted development however the childcare requirements are based upon the entire permitted scheme, as the creche provided in Block A is for the entire scheme. This includes the housing units already built under F16A/0412, ABP Reg. Ref. ABP-248970 as amended.

The proposed development results in an overall 992 no. units for the entirety of the GA1 lands as amended. This includes the constructed units under F16A/0412, ABP Reg. Ref. ABP-248970 and the subsequent permitted SHD, ABP Reg. Ref. ABP-310418-21 (and as amended under LRD/0016/S3 & LRD/0073/S3E), which is the subject of this amendment.

The proposed creche is provided on the basis of a requirement of c.165 spaces for a total of 616 units (total number of units less one-bed units, as set out further below). The 616 units includes the 2-Bed & 3-Bed apartment units, totalling 461 units, in addition to the existing constructed and permitted houses, totalling 232 units (2, 3, 4 bed units).

The crèche, under the proposed amendments, is increased in size from c. 539 sq. to c. 702 sq.m.

Further details on the layout and design on the proposed development are set out in the accompanying *Planning Report & Statement of Consistency* prepared by BSM (2026), and the *Architecture Design Statement* prepared by HJL, submitted as part of this LRD Stage 3 Application pack.

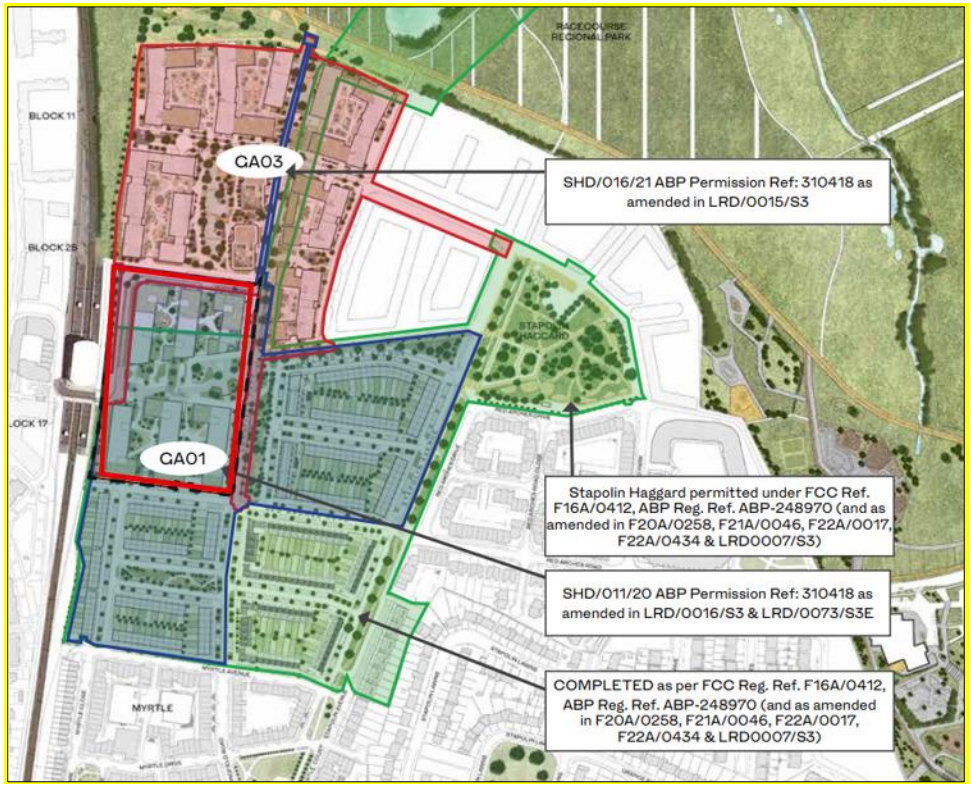

Figure 1-2 Stapolin Wider Lands with Subject Site (in Red) in Context (HJL). (Source: HJL, BSM Annotations 2026)

1.3 Methodology

This report is primarily a desktop-based study, using freely available data and information services to assess the proposed development and its future population, in the context of nearby existing and future childcare facilities.

Population data was obtained from the Central Statistics Office (CSO) and has had referred throughout this report when calculating demographic profiles. The unit numbers and mix of use in this report reflects the future composition of the development's population. This information was used to indicate potential childcare demand arising from the proposed development, in tandem with the composition of nearby existing residential areas, to reflect future demand in the area.

Information in relation to the existing childcare provision was obtained from the Child and Family Agency (TUSLA). This state agency is responsible for inspecting early years services for children aged 0 to 6 years old. As part of ensuring quality and safe services, TUSLA maintains and updates regularly the *Register of Early Years Services by County*, the most recent register lists crèches as of their reporting it dated March 2026[1].

The map below in Figure 1-3 shows the scope of this assessment. The catchment area is defined by overlaying a 1km radius buffer zone over the application lands. The subject site is depicted with a red outline, while the wider Stapolin SHD permission is denoted in an orange outline. As noted within the Development Plan, existing community and social infrastructure services within a 1km radius should be identified and can be seen denoted with a blue dotted radius in response to the red line boundary.

[1] *Register of Early Years Services by County, March 2026 accessed from: https://www.tusla.ie/services/preschool-services/early-years-providers/register-of-early-years-services-by-county/.*

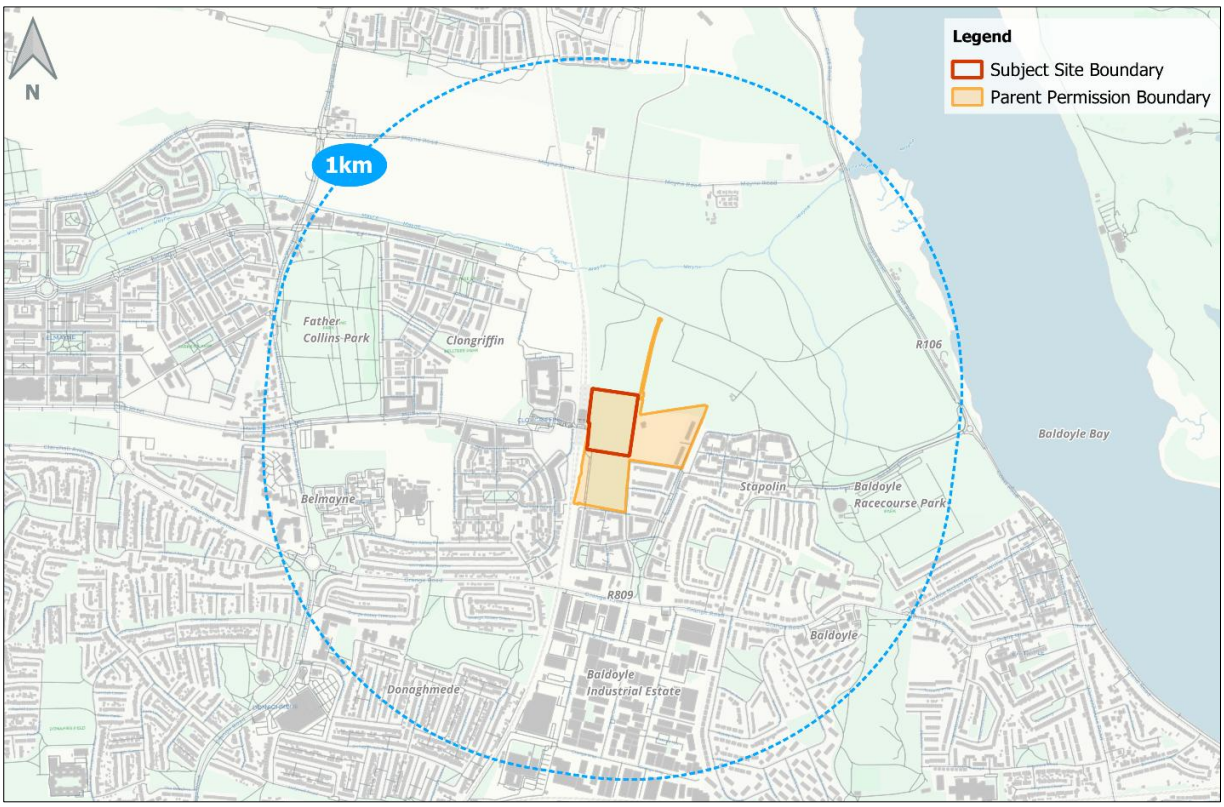

Figure 1-3 Map of Subject Site and Catchment Areas used in this Childcare Demand Assessment. (Source: QGIS, BSM 2026)

2 Planning Policy Context

2.1 National Policy

2.1.1 Project Ireland 2040- National Planning Framework (First Revision)

Project Ireland 2040 represents two key plans: The *National Planning Framework* (NPF) and the *National Development Plan Framework* (NDP) which work in tandem as a national framework to guide development through national objectives and key principles.

The NPF is key to shaping national, regional and local spatial development in economic, environmental, and social terms over the next 20-years. Ten strategic objectives guide the document, as key goals in the NPF in these areas. The final objective most directly relates to this report: *"Access to Quality Childcare, Education and Health Services".*

A key focus of the NPF is sustainable and compact growth within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the NPF states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities. (p. 79)

In relation to children and schooling, The NPF also recognises the importance of the provision of childcare facilities and schools for future growth of the country stating that "the continued provision and enhancement of facilities

and amenities for childcare and young people such as childcare, schools, playgrounds, parks and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable thereafter". (pg. 85)

The NPF sets out National Policy Objectives (NPOs) in order to deliver the overall vision outlined in the framework. The NPOs in relation to childcare services and schools, both primary and post-primary, are set out below:

> NPO 31: "*Prioritise the alignment of targeted and planned population and employment growth within investment in the provision of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations*."

Across Ireland age-friendly infrastructure continues to reflect the evolving population, especially when that comes to the spatial needs of children and young people. In this regard the NPF states that *"The number of people aged 15 or under will continue to increase until the mid-2020's and decline only slowly thereafter. This means that the continued provision and enhancement of facilities and amenities for children and young people, such as early learning and childcare services, schools, playgrounds, parks and sportsgrounds, remains necessary and will need ongoing investment to ensure alignment with future needs."* (pg. 85) Under this section the NPF also makes reference to the support for national policy including *Better Outcomes, Brighter Futures*, the 1st overarching national children's policy framework for ages 0-24 years (DCDE, 2021).

Despite a predicted decline in the number of children in Ireland in the coming years, the NPF stresses that *"childcare provision in Ireland is reaching capacity for some age groups and in some parts of the country, and new planning approaches and sustained investment will be required, particularly in areas of disadvantage and population growth, and noting the promotion of infill and brownfield housing development in existing settlements as set out in this Framework, to increase capacity and enable existing services to meet regulatory and quality requirements."* (pg. 86) It also infers that 'childcare' includes school-age childcare and early Childhood Care and Education (ECCE). The Early Childhood Care and Education (ECCE) programme is a Government-funded scheme in Ireland that provides free preschool education to young children before they start primary school. It typically offers two years of part-time early learning in registered childcare settings, supporting children's social, cognitive, and emotional development. The programme also helps families by reducing childcare costs and enabling greater parental participation in the workforce.

2.1.2 Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (the Guidelines) supersede the *Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities* (2009).

The Guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. The Guidelines emphasise the importance of compact urban growth and the creation of walkable, well-designed neighbourhoods where residents can meet their daily needs within a 10–15 minute walk of their homes. These daily needs include social infrastructure like educational facilities and childcare, which are recognised as essential to a good quality of life. The Guidelines also state that new development should consider the social infrastructure needs of the community, as well as the existing provision of such services.

2.1.3 Planning Design Standards for Apartments: Guidelines for Planning Authorities (2025)

Published in August of 2025, the *Planning Design Standards for Apartments: Guidelines for Planning Authorities 2025* (the Design Guidelines) includes specific guidance on the inclusion childcare provision with an apartment scheme. These guidelines replace the S*ustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* published in July 2023.

Section 4.7 of the Design Guidelines states 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 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."

616 no. 2-, 3-, and 4-bed units are provided for in the overall development. Studios and 1-bed units have been discounted from the childcare requirements as set out above. It is therefore anticipated that the potential for children to be living in the proposed development is considered in the context of these 616 no. units, in accordance with the Design Guidelines.

2.1.4 Childcare Facilities: Guidelines for Planning Authorities, 2001

Childcare Facilities Guidelines for Planning Authorities (the 'Childcare Guidelines'), published in June 2001, provides a framework to guide local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The Childcare Guidelines state that the local authority policies should focus on: "*The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities*." (pg. 4)

Appendix 2 of the Childcare Guidelines sets out the threshold for which childcare facilities should be established based on the geographical distribution of childcare facilities and the emerging demographic profile of the area stating, *"for housing, a benchmark provision of one childcare facility per 75 dwellings is recommended', providing a minimum of 20 childcare spaces"*, with one facility providing minimum of 20 childcare places.

It is further noted that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to 'the make-up of the proposed residential area'.

Section 2.4 of the Childcare Guidelines discusses appropriate locations for childcare facilities:

> *"**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 such as development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments."* (pg. 5)

The Childcare Guidelines also state: "*The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas...*" (pg. 5-6)

2.2 Regional Policy

2.2.1 Eastern & Miland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

The *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031* (the 'RSES') is a strategic plan and investment framework to assist the future growth and regional planning and economic development throughout the eastern and midland region. The RSES states that social infrastructure plays an important role in developing strong and inclusive communities. Section 9.1 of the RSES details the availability of, and access to, services, and facilities, inclusive of healthcare services, educational facilities and

community/recreational facilities is key to creating healthier places. Several Regional Policy Objectives (RPOs) relate to access to social infrastructure, including:

> ***RPO 9.14****: Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.*

Regarding childcare facilities and schools, the RSES states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure, the impact of factors such as an ageing population and the resulting demand for facilities. There are a number of RPOs that support the provision of childcare facilities, including:

RPO 9.20*: Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:*

- *Support the Affordable Childcare Scheme.*
- *Quality and supply of sufficient childcare places.*
- *Support initiatives under a cross Government Early Years Strategy.*
- *Youth services that support and target disadvantaged young people and improve their employability.*

The RSES has been consulted as part of this Audit to ensure the current and future range of childcare provisions provides towards the quality of life in the community and the subject site.

2.3 Local Planning Policy

2.3.1 Fingal County Council Development Plan 2023-2029 (as varied)

The *Fingal Development Plan 2023-2029 (as varied)* (the Development Plan) sets out the local planning policy framework for the proper development of Fingal within the lifetime of the plan. These guidelines set a vision for Fingal focusing on healthy placemaking, building cohesive and sustainable communities, where cultural, natural and built environment is protected. The Development Plan governs development on the subject site and the wider Stapolin development. The planning policies, objectives and design standards set out in the Development Plan will be discussed in this section in relation to this Childcare Demand Assessment and Community and Social Infrastructure Audits.

Section 14 of the Development Plan outlines the requirement for all new mixed use and residential schemes "… *one childcare facility equivalent to a minimum of 20 childcare spaces for every 75 dwelling units*."

<u>Childcare Facilities</u>

Regarding childcare facilities, Section 4.5.1.7 in the Development Plan ('Childcare and Early Learning') notes the provision of high-quality accessible childcare and early learning facilities in existing and new communities is an important factor for the economic and social wellbeing of the area. Within the administrative area of Fingal, the Council will continue to engage with Fingal County Childcare Committee (FCCC) regarding proposals for new facilities.

Regarding childcare facilities the Development Plan sets out the following considerations:

Objective CIOSO27 – Optimum Childcare Locations

"Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes. Encourage the co-location of childcare facilities and community facilities where appropriate, such as community centres and schools, with an emphasis on community and not for profit childcare facilities where appropriate."

CIOSO28 – Childcare Facilities and New Development

"*Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal."*

CIOSO29 – Community Based Childcare

"Promote the establishment of community-based, non-profit, childcare in future Fingal community facilities."

The Development Plan states the following objective from Chapter 14- 'Development Management Standards' in regard to Childcare facilities assessment in terms of community and social infrastructure:

Objective DMSO79 - Applications for Childcare Facilities

"Any application for childcare facilities shall have regard to the following: ¨ Suitability of the site for the type and size of facility proposed.

- *Adequate sleeping/rest facilities.*
- *Adequate availability of indoor and outdoor play space.*
- *Convenience to public transport nodes.*
- *Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.*
- *Local traffic conditions.*
- *Intended hours of operation."*

3 Demographic Profile of the Study Area

It is considered that a total catchment area of c.1km is an appropriate representation of accessible childcare facilities and schools, capturing the Development Plan requirement of 1km (for the *Community and Social Infrastructure audit*, prepared by BSM as part of this application and attached under separate cover), the 1km radius for childcare within this audit, considers of accessibility to the immediate, walkable area from the site.

As mentioned in **Section 1.3**, the demographic profile is based on population data from the Census 2022. The site is located within the administrative area of FCC and Baldoyle Electoral Division (ED). To provide a more picture area beyond the immediate site area, statistical analysis was conducted using Baldoyle ED data available from the CSO (see Figure **3-1** below).

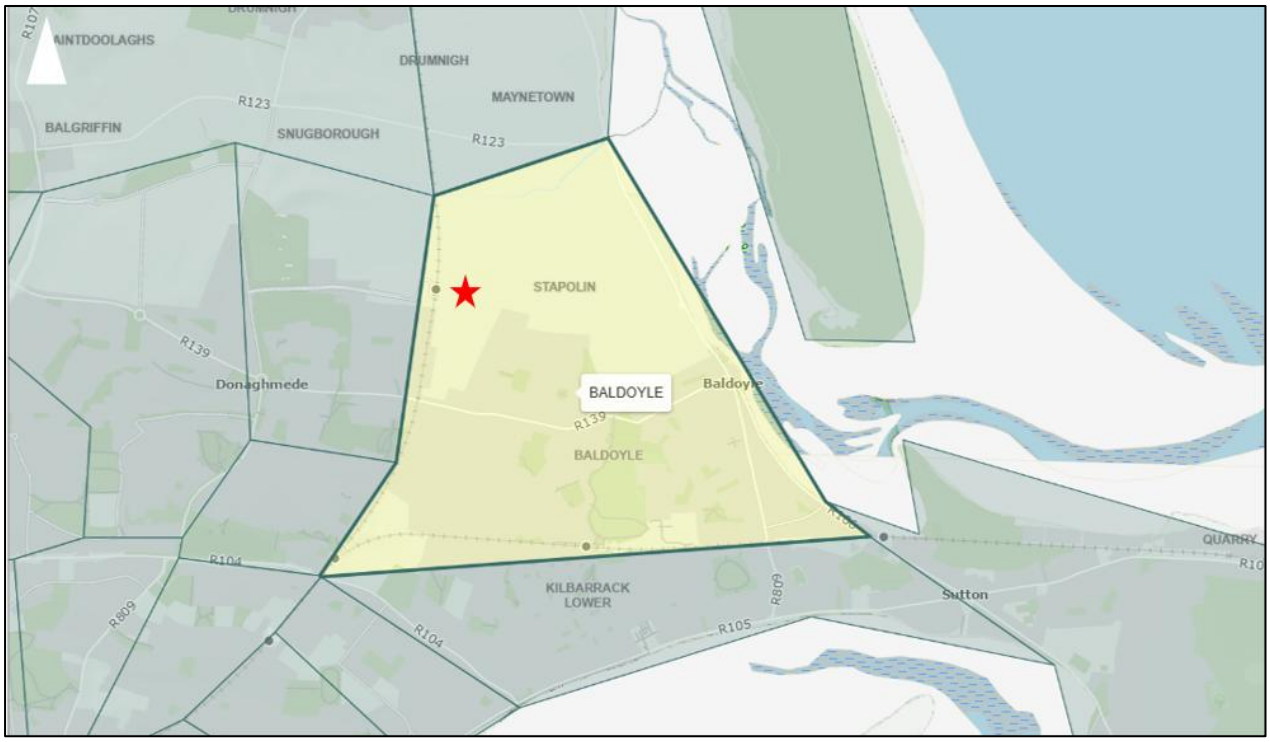

Figure 3-1: Map of Electoral Division in relation to Masterplan Lands denoted with a red star. (Source: CSO 2022, BSM Annotation)

3.1 Population Profile

Between 2016 and 2022 the population within FCC grew at a slower rate of change (c. 6.9%) in comparison to the State (c. 8.1%). However, population within the Baldoyle ED saw similar rate of growth of c.7.6% between 2016 and 2022 as shown in Table 3-1.

Table 3-1: Population change within The State, County and the Baldoyle ED between 2016-2022. (Source: CSO, BSM Calculations 2026)

Area	2016 population	2022 population	2016-2022 change (%)
State	4,761,865	5,149,139	8.1%
County Dublin	1,347,359	1,458,154	8.2%
Fingal County Council (FCC)	554,554	592,713	6.9%
Baldoyle ED	7,524	8,096	7.6%

3.2 Age profile

In order to assess the proportion of the population which require childcare services and school provision, the age profile of Fingal County Council and Baldoyle ED between 2016 and 2022 was reviewed as shown below in Table 3-2.

Table 3-2: Age Profile of FCC and the Baldoyle ED between 2016 and 2022 (Source: CSO 2016 & 2022, BSM Calculations 2026)

Age Group	FCC 2016 Population	FCC 2022 Population	% Change	Baldoyle ED 2016 Population	Baldoyle ED 2022 Population	% Change
0–4-years	24,899	21,017	-15.6%	585	416	-28.9%
5–9 years	26,260	25,315	-3.6%	564	504	-10.6%
10–14 years	21,454	27,716	29.2%	446	555	24.4%
15-19 years	17,750	22,876	28.9%	425	475	11.8%
20+ years	205,657	233,582	13.6%	5,504	6,146	11.7%
Total Population:	**554,554**	**592,713**	**6.88%**	**7,524**	**8,096**	**39.65%**

The age brackets are as per the Census 2022 results which illustrates the age profile from 0-19 years. As the age brackets are not as per primary and secondary school ages it is further explained below:

- 0-4 years old (pre-school age)
- 5-9 years old (primary school age);
- 10-14 years old (10-11 years old primary school / 12-14 years old secondary school); and
- 15-19 years old (15-18 years old secondary school / 19-year-old further education)

CSO Census data from 2016 and 2022 indicated that the population within the Baldoyle ED where the site is located, has had a marked increase in population of c. 7.6%, compared to the overall population growth in Fingal County Council which was similarly c. 6.9%. The pre-school population (typically 0-4 years) has decreased in both Fingal County Council (c. -15.6%) and even most significantly in Baldoyle ED (c. -28.9%) respectively.

The 0–4-year-old age cohort within Baldoyle ED accounted for c. 5.1% of the overall population in 2022, holding the smallest percentage of population compared to the proportion of other school age children. Fingal County Council has a slightly lower percentage of Pres schoolers (c.3.5%), yet this age group also represents the smallest proportion of all age groups from the total population. Refer to Table 3-3 below for further information.

Table 3-3: 0–19-year-old breakdown FCC and the population within Baldoyle ED. (Source: CSO 2022 and BSM Calculation 2026)

Area	Pre School (0-4 years old)		Primary School (5-9 years old)		Primary / Secondary (10-14 years old)		Secondary School / Higher education (15-19 years old)	
	Total	% of Population	Total	% of Population	Total	% of Population	Total	% of Population
FCC	21,017	3.5%	25,315	4.3%	27,716	4.7%	22,876	3.9%
Baldoyle ED	416	5.1%	504	6.2%	555	6.9%	475	5.9%

3.3 Average Household Size

The average household size is calculated using the total number of houses divided by the total number of people within the households within the electoral district. Table **3-4** below shows the average household size in Fingal County Council and Baldoyle ED.

Using data from the Census 2022, there are a total of 2,984 households in Baldoyle ED. The average household size within Baldoyle ED is 2.69 people which has decreased by c. -3.16% since 2016, as shown below in Table **3-5**.

Table 3-4: Average Household Size in FCC and Baldoyle ED. (Source: CSO 2022, BSM Calculation 2026)

Area	Households	Persons	Average Household Size
FCC	107,846	325,642	3.02
Baldoyle ED	2,984	8,018	2.69

Table 3-5: Average Household Size within the State, FCC and Baldoyle ED. (Source: CSO, BSM Calculations 2026)

Area	Average Household 2016	Average Household 2022	% Change
State	2.77	2.74	-0.4%
FCC	3.03	3.02	-0.3%
Baldoyle ED	2.78	2.69	-3.16%

3.4 Population of the Proposed Development

As noted in the section above, the average household size for Baldoyle ED is c. 2.69 people. An average household size for 1-bed units is taken at 1.5 (being the median figure). The projected population combines the projected 376 no. 1-bed units and the remaining 616 no. units (excluding 1-bed units) multiplied by their respective average unit sizes. **Table 3-6** shows the population of the proposed development as c. 2,221 no. residents.

Table 3-6: Calculation of subject site's projected population. (Source: BSM Calculation 2026)

Proposed Development	Calculation	Estimated Population
Stapolin GA01 as proposed to be amended	616 no. units (exc. 1 no. bed units) X 2.69 (avg. HH size) + 376 no. 1 no. bed units X 1.5 persons	c. 2,221

4 Childcare Facilities

As part of this report, BSM has surveyed the current and future provision of childcare services within the catchment area to provide a summary of both existing and permitted childcare facilities in the vicinity of the proposed development.

Figure 4-1 shows the distribution of the childcare facilities within the 1km catchment area, as per their registration with TUSLA (last updated March 2026[2]).

It should be noted that additionally, the crèche as part of this development seeks to be amended in this application increasing in size from 539 sq. to c. 702 sq.m, with a capacity for c. 165 childcare spaces. Further details on the proposed crèche facility can be found in **Section 4.4**.

4.1 Existing Childcare Provision

In order to establish a baseline of existing capacity within the Catchment Area, it is necessary to identify each of the existing childcare facilities. This assessment identifies 7 no. TUSLA registered childcare facilities within a 1km radius of the subject site, it illustrates their reported capacities based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject lands. The existing childcare facilities are of varying scale and operational services (refer to Table **4-1**), with capacity varying between 22-152

[2]*Accessed from https://www.tusla.ie/uploads/content/Dublin__Feb26.pdf.*

no. children. The closest facility is c. 140m from the subject site hosting 72 no. 0–6-year-olds this enrolment year (2025/2026) through full day, part-time and sessional programming.

Within 1km of the subject site, there are a total of 7 no. childcare facilities with a capacity of c. 690 no. children.

The demographic profile of this area is provided in Section 3 of this report and provides a baseline for understanding the pre-school age population and is used in Section 4.2.3 to define the emerging demand for childcare facilities in the area.

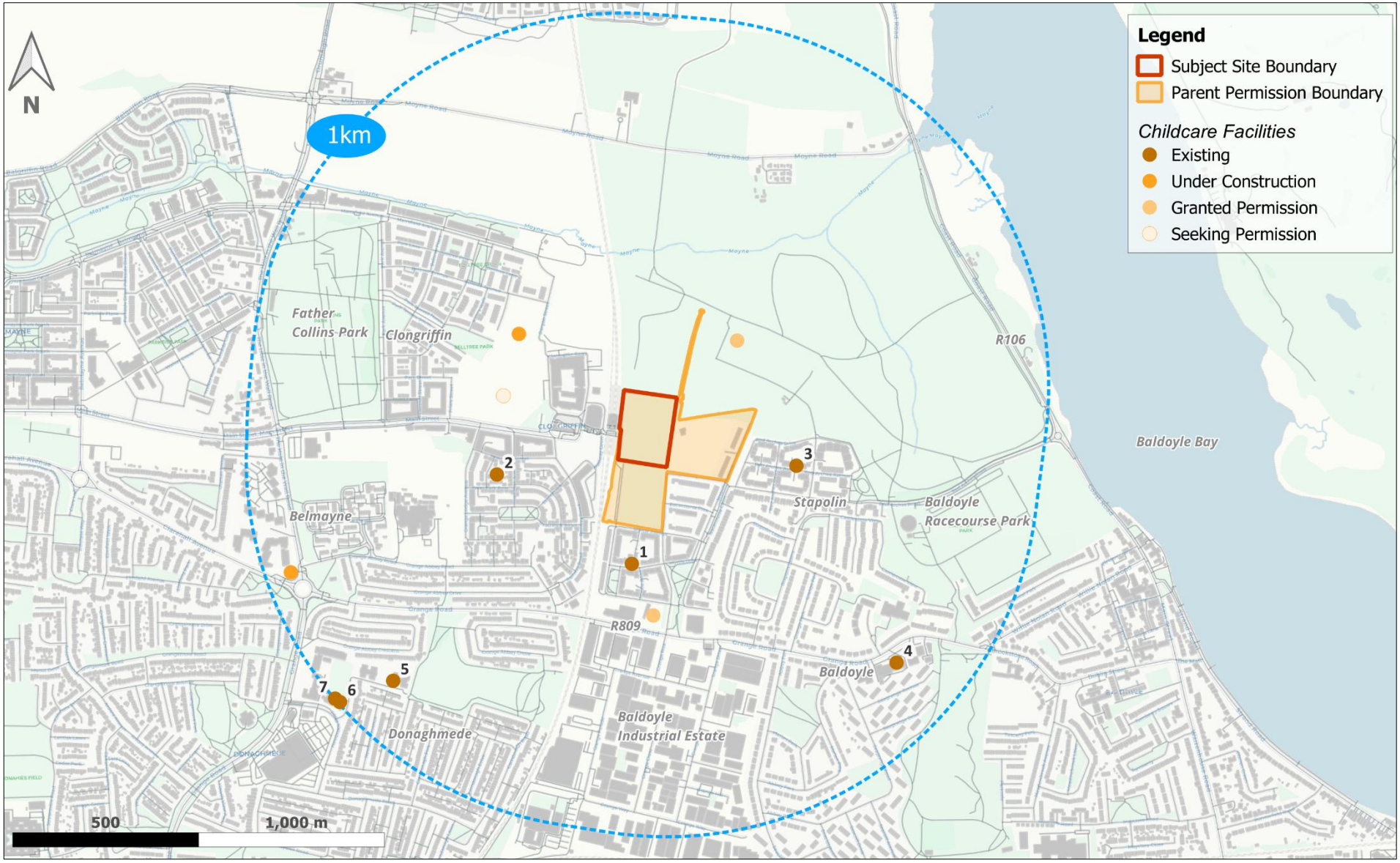

Figure 4-1 Map of Childcare Facilities within the Catchment Area (Source: Google Earth, QGIS, BSM Annotations 2026)

Table 4-1 Childcare Facilities within the Catchment Area. (Source: TUSLA, Google Earth, QGIS, BSM 2026)

TUSLA Number	No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Places	Distance (c. km)
≤1km							
TU2015FL307	1	The Learning Circle Childcare	2 Beau parc Place, Clongriffin, Dublin 13	0 - 6 Years	Full Day, Part time, Sessional	72	0.14
TU2015DY212	2	The Learning Circle	37 Myrtle Drive, The Coast, Baldoyle, Dublin 13	0 - 6 Years	Full Day, Part time, Sessional	120	0.43
TU2016FL012	3	Little Rainbows (Parkside Belmayne)	19 Parkside Row, Belmayne, Dublin 13	1 - 6 Years	Full Day, Part time, Sessional	152	0.6
TU2015FL008	4	Little Rainbows (Baldoyle)	16 Red Arches Avenue, The Coast, Baldoyle, Dublin 13	0 - 6 Years	Full Day, Part time, Sessional	99	0.66
TU2015DY073	5	Stepping Stones Pre School	The Scouts Hall Newbrook Road, Donaghmede, Dublin 13	2 - 6 Years	Sessional	22	0.84
TU2015DY138	6	Fizzy Fingers	St Kevins Jnr School, Newbrook Avenue, Donaghmede, Dublin 13	2 - 6 Years	Sessional	22	0.88
TU2015DY203	7	Mead Day Care Centre	Donaghmede House, Newbrook Road, Donaghmede, Dublin 13	2 - 5 Years	Full Day, Sessional	55	0.94
Total Capacity						690 no. children	

Table 4-2 Childcare Facilities within the planning pipeline, to be delivered within the Catchment Area. (Source: DCC FCC & ACP Planning Portals, Google Earth, QGIS, BSM 2026)

Planning Reference Number	Childcare Facility	Address	Phase of Development	No. of Places[3]	Distance (c. km)
≤1km					
DCC Reg. Ref. LRD6098/26-S3	Stapolin GA03 Lands crèche	GA3 Lands at Baldoyle (adjacent lands formerly known as the Coast), Baldoyle, Dublin 13	Granted Permission	113	0.22
DCC Reg. Ref. LRD6064/24-S3	Clongriffin Zones 7, 8 & 9 LRD crèche	Main St, Clongriffin, Dublin 13	Granted (Within Appeal Period)	120	0.32
FCC Reg. Ref LRD0019/S3 ACP-319292	Clongriffin Blocks 5 & 6 LRD crèche	Plots 5 and 6 to the north of Main Street and bounded by Belltree Avenue to the north; Park Street, to the west and Lake Street to the, east at Clongriffin, Dublin 13	Under Construction	137	0.32
FCC Reg. Ref. SHD/016/21 ABP-310418	Grange Road LRD crèche	Grange Road, Baldoyle, Dublin 13	Granted Permission	35	0.40
DCC Reg. Ref. SHD0017/21 ABP-310944	Hole in the Wall SHD crèche	Saint Columbans and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13	Under Construction	65	0.93
Total Capacity				470 no. children	

[3] *Capacity taken from planning reference number applications, from reports submitted to the reveal planning authority.*

4.2 Estimated Childcare Demand and Analysis

As previously noted in **Section 4.1**, there are 7 no. childcare facilities currently operating within 1km of the subject site with a total capacity for c. 690 no. children. Childcare demand will be calculated in **Section 4.3** for childcare demand in the area, against the additional population from this development. All estimates are in accordance with guidelines and applicable childcare policies first outlined in **Section 2**.

It is important to note the sites within the catchment area will be providing a crèche as part of their overall proposed development, in addition to the proposed subject site crèche. An examination of various online planning registers[4] shows the planning and development pipeline consists of 5 no. planning applications within the catchment area as of June 2026. If all the developments currently within the planning pipeline are delivered, they will create a considerable additional childcare capacity of c. 470 no. childcare spaces to the catchment area, and the wider settlement of Stapolin/Clongriffin (see **Table 4-2** above).

4.3 Future Demand Analysis

The *Census of Population 2022 Profile 3*[5] sets out statistics relative to households, families and childcare. Across the State, enrolling in crèche for pre-school aged children (0-4 years) is the most common form of childcare (c. 56%) according to the Census 2022 results. This is followed by an unpaid relative or family member (c. 28%).

Within the administrative area of FCC, a crèche facility or similar was the most common recorded form of childcare (c. 45.23%), higher than the state average (c. 42%), and followed by childcare provided by an unpaid relative or family member (c. 27.57%)[5].

Within the State a total of 150,000 no. children were of preschool age (ages 0-4) of which 60% of these were in crèche or similar type facility. The state average of 60% of 0–4-year-olds attending crèche or a similar type of facility is applied below to FCC and Baldoyle ED in **Table 4-3** below:

Table 4-3: Percentage of 0–4-year-olds attending crèche within Baldoyle ED and FCC as per the State average. (Source: CSO Census, 2022, BSM Annotations, 2026)

Area	Total 0–4-year-olds	60% of 0–4-year-olds
FCC	21,017	12,610
Baldoyle ED	416	250

4.4 Justification for Proposed Crèche in Proposed Development

As part of this application, a crèche suitable for the development has been incorporated into the design. This crèche takes into consideration the total number of units when calculating the required number of spaces and square meters requirements per child in accordance with the Childcare Guidelines which recommend an 'average of one childcare facility for each 75 no. dwellings' stating:

> *"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 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] *Online planning registers used for part of the study were derived from DCC & FCC Planning portal, An Coimisiún Pleanála, and The National Planning Geospatial Data Hub in June 2026.*

[5] *Census of Population 2022 Profile 3 – Households, Families and Childcare. Accessed from: https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/childcare/.*

Within the proposed development there are 376 no. 1-bedroom units. Excluding 1-bedroom units, as per the Apartment Guidelines as set out above, the remaining 616 no. units contribute to a requirement for childcare provision. The following number childcare places are required:

616 no. units (total units minus 1-beds)/ 75 dwellings = 8 X 20 (minimum required child spaces per 75 units) = c. 165 no. childcare places.

Applying the Childcare Guidelines to the proposed development, a total of c. 165 no. childcare spaces will be required. The proposed crèche is c. 702sq.m, including a c. 155 sqm outdoor play space and has a proposed provision of c. 175 no. childcare spaces (at average of c. 4sqm per child care space). As such, the proposed crèche will meet the anticipated demand for childcare facilities for this development.

5 Conclusion

The proposed development of the lands at Stapolin represents an opportunity to deliver new development offering a quality living environment, respectful of its context, site topography, and site character, located in relative proximity to Dublin City Centre, within an established area well served by educational facilities.

The provision of a c. 702.4 sqm. crèche with a capacity to accommodate c. 175 children exceeds the needs of the proposed scheme.

The development generates the need for approximately 7 no. childcare facilities, which can be accommodated by the existing (and proposed) population within an overall 1km radius of the site, in line with FCC requirements.

We consider the proposed development to be fully in accordance with Government guidance, specifically in relation to: *Childcare Facilities Guidelines 2001*, *Fingal County Council Development Plan 2023-2029 (as varied)* policies and objectives and the *Planning Design Standards for Apartments: Guidelines for Planning Authorities* (2025).

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