



## **CHILDCARE DEMAND ASSESSMENT**

**PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT OF 2.54 HECTARES AT KNOCKRABO, MOUNT ANVILLE ROAD, GOATSTOWN, DUBLIN 14, INCLUDING WORKS TO CEDAR MOUNT (A PROTECTED STRUCTURE) AND KNOCKRABO GATE LODGE (WEST) (A PROTECTED STRUCTURE).**



**PREPARED FOR:**

KNOCKRABO INVESTMENTS DAC,  
32 Molesworth Street  
Dublin 2.

**PREPARED BY:**

TOM PHILLIPS + ASSOCIATES  
80 Harcourt Street,  
Dublin 2,  
D02 F449.

**1<sup>st</sup> November 2024**





## Table of Contents

1.0	INTRODUCTION.....	
2.0	PROPOSED DEVELOPMENT.....	
3.0	SUBJECT SITE.....	
3.1	Subject Site and Context.....	
4.0	METHODOLOGY.....	
5.0	POLICY CONTEXT.....	
5.1	National Planning Guidance for the Provision of Childcare Facilities.....	
5.2	Sustainable Urban Housing Guidelines – Apartments.....	
5.3	Dun Laoghaire Rathdown County Development Plan 2022-2028.....	
6.0	DEMOGRAPHICS.....	
6.1	Population.....	
6.2	Age Profile.....	
7.0	CHILDCARE PROVISION.....	
7.1	Existing Childcare.....	
7.2	Childcare Demand.....	
7.3	Note on Childcare Survey.....	
8.0	CONCLUSION.....	
	APPENDIX A.....	
	APPENDIX B.....	

## 1.0 INTRODUCTION

This 'Childcare Demand Assessment' has been prepared by Tom Phillips + Associates<sup>1</sup>, on behalf of Knockrabo Investments DAC<sup>2</sup>, to inform the planning application for a proposed Large-Scale Residential Development (LRD) at the site of 2.54 Hectares at Knockrabo, Mount Anville Road, Goatstown, Dublin 14, including works to Cedar Mount (a Protected Structure) and Knockrabo Gate Lodge (West) (a Protected Structure).

This assessment has been prepared to provide an overview an analysis of the overall provision of childcare facilities within the study area and the local demand, as well as the demand generated by the proposed development.

---

<sup>1</sup> 80 Harcourt Street, Dublin 2, D02 F449.

<sup>2</sup> 18 Fitzwilliam Street Upper, Saint Peter's, Dublin 2, D02 XA30

## 2.0 PROPOSED DEVELOPMENT

The development description for the proposed development, as per the statutory notices, is as follows:

*“Knockrabo Investments DAC intend to apply for permission for a Large-scale Residential Development (for a period of 7 years) with a total application site area of c. 2.54 hectares, at Knockrabo, Mount Anville Road, Goatstown, Dublin 14. The proposed development relates to Phase 2 of the development on the ‘Knockrabo’ lands. Phase 1 of ‘Knockrabo’ was granted under Dún Laoghaire-Rathdown County Council (DLRCC) Reg. Ref. D13A/0689/An Bord Pleanála (ABP) Ref. PL06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1) and DLRCC Reg. Ref. D16A/0960 (Phase 1A) and comprises a total of 119 No. units.*

*The site is bounded to the south-east by Mount Anville Road; to the south by ‘Mount Anville Lodge’ and by the rear boundaries of ‘Thendara’ (a Protected Structure – RPS Ref. 812), ‘The Garth’ (a Protected Structure – RPS Ref. 819), ‘Chimes’, ‘Hollywood House’ (a Protected Structure – RPS Ref. 829); to the south-west by existing allotments; to the north by the reservation corridor for the Dublin Eastern By-Pass (DEBP); and to the east by the site of residential development ‘Knockrabo’ (Phase 1, permitted under DLRCC Reg. Ref. D13A/0689 / An Bord Pleanála (ABP) Ref. PL.06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1); and DLRCC Reg. Ref. D16A/0960 (Phase 1A)). The site includes ‘Cedar Mount’ (a Protected Structure- RPS Ref. 783), ‘Knockrabo Gate Lodge (West)’ (a Protected Structure RPS Ref. 796), including Entrance Gates and Piers.*

*The development with total of c.17,312.2 sq.m. gross internal area (GIA) will consist of the construction of 158 No. residential units (12 No. houses and 146 No. apartments (35 No. 1 beds, 81 No. 2 beds, 3 No. 3 beds and 27 No. 3 bed duplex units), a childcare facility (c.400 sq.m. GIA) and Community / Leisure Uses (c. 223 sq.m. GIA), as follows:*

- *Block E (c.1,077 sq.m. GIA): a 5-storey including semi-basement podium level apartment block, comprising 8 No. apartments (1 No. 1 bed and 7 No. 2 beds);*
- *Block F: (c.8,390.8 sq.m. GIA): a part 2 to part 8 storeys including semi basement podium apartment block, comprising 84 No. units (31 No. 1 beds, 50 No. 2 beds and 3 No. 3 bed duplex units);*
- *Block G: (c.2,022.1 sqm GIA): a part 4 to part 5-storey apartment block, comprising 20 No. units (3 No. 1 bed units, 14 No. 2 bed units and 3 No. 3 bed units); (with sedum roof/PV panels at roof level of Blocks E, F and G; a communal Roof Terrace of c. 198 sqm on Block F; and balconies/wintergardens on all elevations of Blocks E, F and G);*
- *Duplex Blocks: (c. 3,292.6 sqm GIA): 1 No. 3 storey and 1 No. 4 storey block, comprising a total of 32 No. units (8 No. 2 bed units and 24 No. 3 bed duplex units);*
- *10 No. (new build) houses: 6 No. 4 bed 2.5-3 storey terraced/semi-detached units (ranging in size from c.162.1 sqm GIA to c.174.2 sq.m. GIA); 1 No. 3 bed 2 storey detached unit (126.2 sq.m. GIA); 1 No. 3 bed 2 storey mid terrace unit (c.127.4 sq.m. GIA); 1 No. 3 bed 2 storey end of terrace unit (c.127.9 sq.m. GIA); and 1 No. 1 - 2*

- storey 'Gate House' (c. 122.6 sq.m. GIA) to the west of proposed repositioned entrance to Cedar Mount from Mount Anville Road;
- The use of existing 'Coach House' as a residential dwelling and for internal / external repair / refurbishment works at ground and first floor levels, including the removal of 3 No. roof lights, 1 No. metal clad dormer roof window and external water tank; the construction of 2 No. single storey flat roof extensions (c.35.5 sq.m. GIA), revisions to the external facade including the addition of 1 No. new window ope on the south facade and rendered finish to all original facades, solar panels at roof level; removal / re-use of stone to form new garden wall; to provide 1 No. 2 bed house (c. 99.5 sq.m. GIA) with refurbished stone shed (c. 13.9 sq.m. for storage GIA).
  - The use of Knockrabo Gate Lodge (West) (a Protected Structure) as a residential dwelling; and for repair / refurbishment works including demolition of existing section of extension on top of stone boundary wall; removal of 1 No. roof light and 1 No. internal partition wall; construction of replacement extension (c.77.5 sq.m. GIA) to provide 1 No. 3-bed unit (c. 128 sq.m. GIA) with solar panels at roof level, bin storage, landscaping, all repair works to the existing Gate and Piers, and all associated internal and external elevational changes.
  - The proposed development comprises works to Cedar Mount (a Protected Structure) to provide: 1 No. Childcare Facility at Lower Ground Floor level (c.400 sq.m. GIA) with associated external play and bin storage areas; Community / Leisure Uses at Ground Floor Level (c. 223 sq.m. GIA), comprising Gym / Studio (c.35.6 sq.m. GIA), Library / Office (c. 35.9 sq.m. GIA), Meeting room (c.28.4 sq.m. GIA) and Conservatory room (c. 21.6 sq.m. GIA); and 2 No. 2 bed apartments at 1<sup>st</sup> floor level, (c.77.6 sq.m. GIA and c.88.2 sq.m. GFA). The works to Cedar Mount to consist of:
    - At lower ground floor/ basement level, the removal of internal walls and sections of external and internal walls and access doors; insertion of openings through external and internal walls; repair of existing "loggia" (covered external corridor) on northern, north-western and north-eastern facades, with revised elevations comprising glazed panels / glazed entrance doors located within loggia opes; the additional area (c. 58 sq.m. GIA) to form part of proposed Childcare Facility;
    - At ground floor level removal of wooden staircase to 1<sup>st</sup> floor level and replacement with open-tread staircase, and construction of conservatory room (c. 21.6 sqm GIA) with flat roof on south - western side of Cedar Mount with sedum roof; removal of 1 No. WC;
    - At 1<sup>st</sup> floor level removal of sections of internal walls; insertion of doors through internal walls;
    - Re-instatement of 1 no. new chimney stack on the western end of the existing roof; replacement of rubble masonry finish with lime and sand plaster finish on all elevations relating to sections of original façade; removal of security bars from existing windows in front porch; replacement / reconfiguration of rainwater downpipes, hopper heads and associated roof outlets; Re-modelling of extension on northern side including replacement of timber / pressed metal cladding with brick / zinc cladding and glazing at ground and 1st floor levels, removal / replacement of external doors and windows; replacement of flat roof deck, parapet, eaves and roof-light with flat roof comprising brick / zinc clad parapet and removal of internal link at 1<sup>st</sup> floor level;

- repair works to external walls at ground floor level; Construction of rendered blockwork wall and steel handrail to terrace and associated repair works to section of existing parapet wall on eastern side of Cedar Mount; all hard and soft landscaping; revisions to garden wall and pillars on western side of Cedar Mount; and all associated internal and elevational changes; and*
- *The repositioning of existing access (including gates and piers) to Cedar Mount (a Protected Structure) on Mount Anville Road to the northeast with associated works to boundary wall to Mount Anville Road.*

*The development will also provide 130 No. car parking spaces consisting of 117 No. residential spaces (comprising 54 No. at podium level, 63 No. on-street and on curtilage spaces, 6 No. visitor spaces and 2 No. on-street car sharing spaces); and 5 No. non-residential spaces; provision of 366 No. bicycle parking spaces (consisting of: 288 No. residential spaces, 70 No. (residential) visitor spaces, 6 No. (non-residential) spaces and 2 No. visitor (non-residential) spaces); and 9 No. motorcycle parking spaces.*

*All other ancillary site development works to facilitate construction, site services, piped infrastructure, 1 No. sub-station, plant, public lighting, bin stores, bike stores, boundary treatments, provision of public, communal and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development works above and below ground. In addition to the repositioned access to Cedar Mount (a Protected Structure) as referenced above, the development will be served by the permitted access road 'Knockrabo Way' (DLRCC Reg. Ref. D13A/0689; ABP Ref. PL.06D.243799, DLRCC Reg. Ref. D16A/0821 and DLRCC Reg. Ref. D16A/0960). The application does not impact on the future access to the Reservation for the Dublin Eastern Bypass.*

*The planning application may be inspected online at the following website: [www.knockrabolrd.com](http://www.knockrabolrd.com). The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dún Laoghaire-Rathdown County Council, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission."*

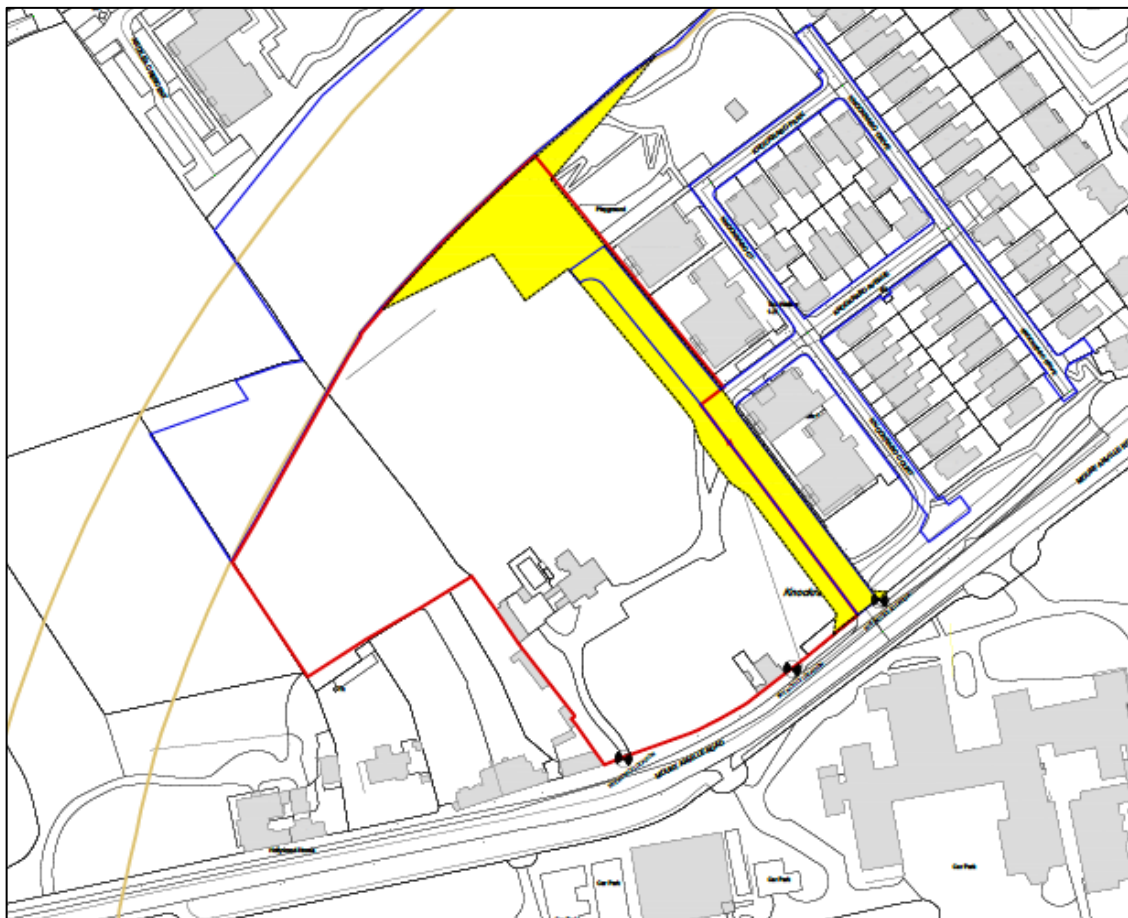
### 3.0 SUBJECT SITE

#### 3.1 Subject Site and Context

The subject site comprises a parcel of lands at Knockrabo, Mount Anville Road, Dublin 14, as illustrated in Figure 2.1.

The site is bounded as follows:

- to the south by Mount Anville Road;
- to the south-west by the rear boundaries of residential properties ('Mount Anville Lodge', 'Thendara' (a Protected Structure RPS Ref. 812), 'The Garth' (a Protected Structure RPS Ref. 819), 'Chimes', 'Hollywood House' (a Protected Structure RPS Ref. 829)).
- To the southwest by existing allotments;
- to the north by the Reservation Corridor for the Dublin Eastern By-Pass (DEBP); and
- to the east by Phase 1 of the Knockrabo development (permitted under DLRCC Reg. Ref.: D13A/0689; ABP Ref. PL.06D.243799, DLRCC Reg. Ref. D16A/082; and DLRCC Reg. Ref. D16A/0960 (Phase 1A)).



**Figure 3.1:** Extract of Site Location Map, with subject site outlined in red. Source: OMP Architects Drawing No. 1307F-OMP-00-00-DR-A-1011.



---

The Planning Application comprises Phase 2 of permitted residential development, occupying the western side of the overall Knockrabo site.

The site comprises an area of c.2.54 hectares and is predominantly greenfield, and consists of grounds sloping northwards away from Mount Anville Road, with levels ranging from +76m OD at Mount Anville Road to +59m OD at the northern end of the site.

The site includes a series of structures, namely Cedar Mount (a Protected Structure, RPS Ref. 783) and its former coach house building, and Knockrabo Gate Lodge (West) including gates and piers (a Protected Structure (RPS Ref. 796)).

It is proposed that access to the site will be from Knockrabo Way, the established access route from Mount Anville Road to the reservation corridor of the Dublin Eastern By Pass to the north of the overall Knockrabo lands. A local access road will provide access to Block E, with a secondary access road proposed to serve Blocks G and F. Access will be provided to Knockrabo Gate Lodge (West) and to Cedar Mount, providing access to a shared surface environment in this part of the site.

The site is located in the suburban area of Goatstown, Dublin 14 and as noted above, to the northern side of Mount Anville Road. The junction with Goatstown crossroads is located within 400m to the west of the site and the junction with Roebuck is within c.700 metres to the northeast.

The site is located within 1.4km of the N11 Strategic Road Corridor, located to the northeast of the site. The site is also within 2.8km of the M50, providing convenient access to the national road motorway network.

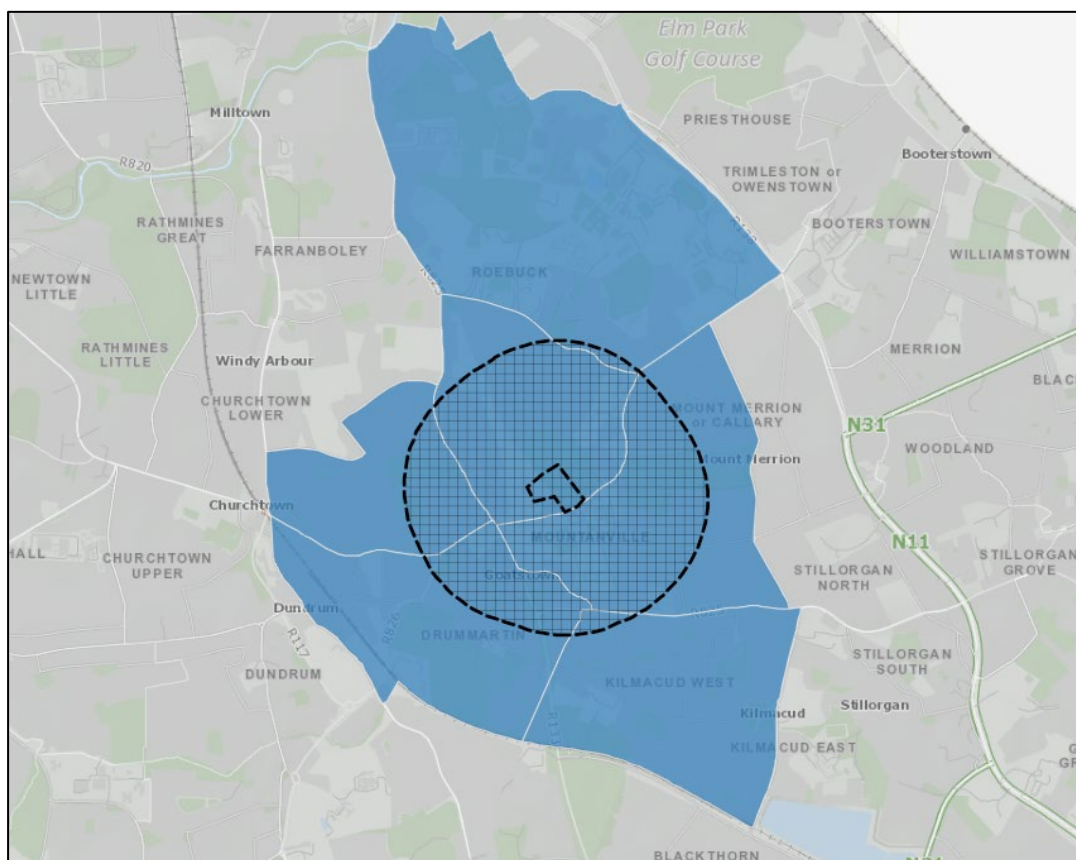
---

## 4.0 METHODOLOGY

For the purposes of this assessment, we will utilise both a 1km and 2km radius from the subject site to define the Study Area, which equate to approximately a 15-minute or 30-minute walk (or less) respectively.

To analyse the demographic profile of the area, we will utilise the CSO data for 2 No. Electoral Divisions which are the relevant ED's for the subject site;

- Clonskeagh-Roebuck;
- Stillorgan-Deerpark;



**Figure 4.1:** Location of the subject site and relevant Electoral Divisions within 1km buffer of the site. (Source: Central Statistics Office, as annotated by Tom Phillips + Associates, 2024.)

Section 7.0 of this Report, which assesses the existing childcare provision in the area, provides an overview of the provisions within both 1km and 2km of the subject site. Within the context of this urban location and the surrounding established residential area, it was deemed appropriate to audit the existing childcare provision within both a 1km and 2km radius of the subject site, an approximate 15-minute (or less) and 30-minute walk (or less) respectively. Given the site's location and access to public transport, this distance is considered a reasonable catchment for the existing population and future occupants of the proposed development to access childcare facilities.



The following methodology approach was adopted for the research, as set out in this report:

- Analysis of the site context;
- Defining the study area;
- Assessment of Census data; and
- Analysis of the existing childcare provision.

Sources used to inform this audit/report include the following:

- Census Statistics and SAPMAP;
  - [www.dlrcoco.ie](http://www.dlrcoco.ie);
  - [www.myplan.ie](http://www.myplan.ie);
  - Google Earth;
  - Google Maps;
  - Pobal Maps; and
  - Tusla Reports.
-

## 5.0 POLICY CONTEXT

### 5.1 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:

#### Section 2.4

*“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]

The demographic profile of the area is addressed in Section 6.0 to follow, with full assessment of the geographical distribution of facilities provided in Section 7.0.

### 5.2 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:

#### Section 4.7

*“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]*

The description of the proposed development, including unit mix, is outlined in Section 3.0 above. The existing provision is set out in Section 7.0, with an assessment against the likely impact of the proposed development on this existing childcare provision. We note that as part of our assessment, in line with the extract above from the Sustainable Urban Housing Guidelines – Apartments, does not include one-bedroom units are part of the calculation of the likely childcare demand resulting from the proposed development.

### 5.3 Dun Laoghaire Rathdown County Development Plan 2022-2028

The *Dun Laoghaire Rathdown County Development Plan 2022-2028* (the Development Plan) took effect on 21<sup>st</sup> April 2022 and is the relevant Planning Policy document for the proposed development.

The following extracts from the Development Plan relate to childcare and the provision of childcare facilities:

#### **Policy Objective PHP6: Childcare Facilities**

*“It is a Policy Objective to:*

- Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs.*
- Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.”*

#### **Section 4.2**

*“In seeking to secure a balanced social and community infrastructure in DLR, the broad objectives of the Plan will be:*

- To develop and support sustainable neighbourhoods into the future through the commensurate and proper integration of housing with appropriate sustainable neighbourhood infrastructure such as schools, recreational amenities, community facilities, healthcare and childcare facilities in accordance with the Guidelines, ‘Sustainable Residential Development in Urban Areas’ (2009).”*

#### **Section 4.21**

*“There continues to be a growth in demand for childcare services and the provision of good quality services close to local communities is important. The primary policy basis for the provision of childcare facilities is the ‘Childcare Facilities Guidelines for Planning Authorities’ (2001). In the interest of promoting sustainability the Guidelines advocate that suitable locations for the provision of childcare facilities include residential areas, employment nodes, large educational establishments, major towns/district/neighbourhood centres and areas convenient to public transport networks.*

*DLR fully supports the development and delivery of accessible, high quality childcare facilities to address the overall development needs of the County.*

*In general, where a new residential development is proposed – with 75+ dwellings (or as otherwise required by the Planning Authority) – one childcare facility shall be provided on site in accordance with Sections 2.4, 3.3.1 and Appendix 2 of the ‘Childcare Facilities*

*Guidelines for Planning Authorities' (2001). The provision of childcare facilities within new, and indeed existing, residential areas shall have regard to the geographical distribution and capacity of established childcare facilities in the locale and the emerging demographic profile of the area."*

#### **Section 12.3.2.4**

*"In assessing individual planning applications for childcare facilities, the Planning Authority will 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.*
- *Number of such facilities in the area. In this regard, the applicant shall submit a map showing locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location.*
- *Intended hours of operation.*
- *Applications for childcare facilities in existing residential areas will be treated on their merits, having regard to the likely effect on the amenities of adjoining properties, and compliance with the above criteria.*
- *Detached houses or substantial semi-detached properties are most suitable for the provision of full day care facilities. Properties with childcare should include a residential component within the dwelling, and preferably should be occupied by the operator or a staff member of the childcare facility.*
- *For new residential developments, the most suitable facility for the provision of full day care should be a purpose built, ground floor, standalone property.*
- *In considering applications for new Childcare Facilities the Planning Authority will refer to Section 4.7 of the Design Standards for New Apartments Guidelines for Planning Authorities, (2020), specifically the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, as detailed in Section 4.7, with the exception for one-bedroom or studio type units, which 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.*

*In assessing applications for new childcare facilities, the Planning Authority will consult with the DLR County Childcare Committee to assess the need for the type of facility proposed at the intended location."*

As part of the subject application, it is proposed to create a 400sqm childcare facility, which will cater for the childcare needs of the residents of the development. The proposed childcare facility will be located within the heart of this Large-Scale Residential Development, at the Ground Floor Level of the existing and refurbished Cedar Mount House.

This facility will approx. 80 no. childcare spaces. Section 7.2 below sets out how this proposed childcare provision is appropriate in the context of the proposed LRD and wider childcare infrastructure. The provision of a childcare facility within this residential development is considered an appropriate location for childcare provision, in line with Sections 11.64, 11.162, 11.163, and 11.168.

Full details regarding the proposed design of the proposed childcare facility is provided within the Architectural Drawing Pack which is enclosed as part of this planning application.

The existing childcare provision in the surrounding area is set out in Section 7.0, alongside a rationale as to how the proposed resulting childcare demand from the proposed development will be catered for, both by the proposed childcare facility and existing childcare network.

---

## 6.0 DEMOGRAPHICS

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Divisions (ED);
- 2) The larger Dun Laoghaire Rathdown Local Authority (LA) administrative boundary.

These enumeration areas (identified in Figure 4.1 above) provide demographic information for the local and regional populations which are likely to be impacted by the subject development. We note that there are 6 No. Electoral Divisions within a 1km buffer of the subject site. However, for the purposes of this Assessment, Electoral Divisions have been selected only if 50% or more of the ED area is within a 1km buffer of the subject site. In this regard, we note the following ED's are partially within a 1km buffer of the subject site (relevant ED's indicated in **bold** below. No single ED is wholly within a 1km buffer of the subject site.

- **Clonskeagh-Roebuck**
- **Stillorgan-Deerpark**
- Dundrum-Taney
- Dundrum-Kilmacud
- Clonskeagh Belfield
- Stillorgan-Mount Merrion
- Clonskeagh-Windy Arbour

### 6.1 Population

Table 6.2 below sets out a comparison of the intercensal population change (2016-2022) for the Clonskeagh-Roebuck and Stillorgan-Deerpark EDs, Dun Laoghaire Rathdown Local Authority area, and the State. The Clonskeagh-Roebuck ED saw a significant increase in population between 2016 and 2022, from 2,699 to 3,365 persons, a 24.7% increase. During this same period, Dun Laoghaire Rathdown saw a smaller increase in population, from 218,000 to 223,860 persons, a 2.7% increase. The total Irish population also saw an increase during this intercensal period, at a more significant rate than the Dun Laoghaire Rathdown LA, at 8.1%.

We note that while the subject site currently partially encompasses the Stillorgan-Deerpark ED, this was not the case in 2016. As such, we note a negligible increase in population for the Stillorgan-Deerpark ED of 0.015% between 2016 and 2022 but highlight that subject site did not form part of this ED in 2016, prior to the revision of the ED boundary.

Geographic Area/Indicator	Total Population 2016	Total Population 2022	Intercensal Population Change
<b>Clonskeagh Roebuck</b>	2,699	3,365	24.7%
<b>Stillorgan-Deerpark</b>	2,955	3,001	0.015%
<b>Dundrum-Kilmacud</b>	3,274	3,495	7.5%
<b>Dundrum-Taney</b>	2,491	2,748	10.3%
<b>Dun Laoghaire Rathdown</b>	218,000	223,860	2.7%
<b>Ireland</b>	4,761,865	5,149,139	8.1%

**Table 6.1:** Population change for the subject Electoral Division, Dun Laoghaire Rathdown, and the state between the period of 2016 and 2022. (Source: www.data.cso.ie.)



## 6.2 Age Profile

Table 6.2 below sets out the general age profile for the subject ED's, Dun Laoghaire Rathdown, and the State. The six age cohorts studied are 0-4, 5-14, 15-19, 20-24, 25-64, and 65+ years of age. These age groupings have been identified, as they generally represent the pre-school, primary school, secondary school, young adult, working adult, and retired age groups (and also represent groupings as per CSO data). These are also the age groupings presented in the CSO data utilised for the purposes of this audit. Table 6.3 below represents this same data in percentage format.

Area	Age 0-4	Age 5-14	Age 15-19	Age 20-24	Age 25-64	Age 65+	Total
Clonskeagh Roebuck	192	418	201	293	1,751	510	3,365
Stillorgan- Deerpark	106	426	216	256	1,312	685	3,001
Dundrum- Kilmacud	200	432	204	258	1,980	421	3,495
Dundrum-Taney	128	374	176	212	1,369	489	2,748
Dun Laoghaire Rathdown	12,654	29,649	14,454	16,020	121,165	39,918	233,860
Ireland	359,441	504,158	421,720	371,739	2,715,766	776,315	5,149,139

**Table 6.2:** Population by age cohort for the subject ED, Dun Laoghaire Rathdown and the state, based on the 2022 Census. (Source: [www.data.cso.ie](http://www.data.cso.ie).)

Area	Age 0-4	Age 5-14	Age 15-19	Age 20-24	Age 25-64	Age 65+	Total
Clonskeagh - Roebuck	5.7%	12.4%	6%	8.7%	52.1%	15.1%	100%
Stillorgan - Deerpark	3.2%	14.4%	7.2%	8.2%	44%	23%	100%
Dundrum- Kilmacud	5.7%	12.4%	5.7%	7.4%	56.7%	12.1%	100%
Dundrum-Taney	4.6%	13.6%	6.4%	7.7%	49.8%	17.9%	100%
Dun Laoghaire Rathdown	5.4%	12.7%	6.1%	6.8%	52%	17%	100%
Ireland	7.0%	9.8%	8.2%	7.2%	52.7%	15.1%	100%

**Table 6.3:** Percentage population by age cohort for the subject ED, Dun Laoghaire Rathdown, and the State, based on the 2022 Census. (Source: [www.data.cso.ie](http://www.data.cso.ie).)

The age profile for the study area, as shown in Tables 6.3 and 6.4 above, indicates that the subject ED has an age profile which is generally consistent with that of Dun Laoghaire Rathdown and the State.

Only 5.7% of the population of the Clonskeagh-Roebuck ED, and 3.2% of the Stillorgan-Deerpark ED were aged between 0-4 years in 2022, which is classified as pre-school age. In 2022, 5.4% of the Dun Laoghaire Rathdown population was in this age cohort, while 7.0% of the Irish population were in this age cohort.

Within the Clonskeagh -Roebuck ED in 2022, 12.4% of the population were aged between 5-14 years, while this figure was calculated at 14.4% for the Stillorgan - Deerpark ED. This percentage was generally the same percentage population within the age cohort seen in Dun

Laoghaire Rathdown (12.7%) but both ED's were noticeably higher than the state (9.8%). The subject ED's had a percentage of the population aged between 15-19 years generally in line with Dun Laoghaire Rathdown and the state, with 6% of the Clonskeagh-Roebuck ED and 7.2% of the Stillorgan-Deerpark ED population being within this age cohort compared to 6.1% and 7.2% for Dun Laoghaire Rathdown and the State, respectively. Overall, the percentage of the population aged 20-24 (which generally aligns with the college-going/young adult population cohort) within the subject ED's was marginally higher in 2022 (8.7% for Clonskeagh-Roebuck and 8.2% for Stillorgan-Deerpark), compared to 6.8% in Dun Laoghaire-Rathdown and 7.2% in the state.

The percentage of the population aged between 25-64 years, which is considered the 'working' population in 2022 was relatively similar between the Clonskeagh-Roebuck ED (52.1%), Dun Laoghaire Rathdown (52%), and the state (52.7%). Stillorgan-Deerpark had a lower percentage 'working' population, at 44%.

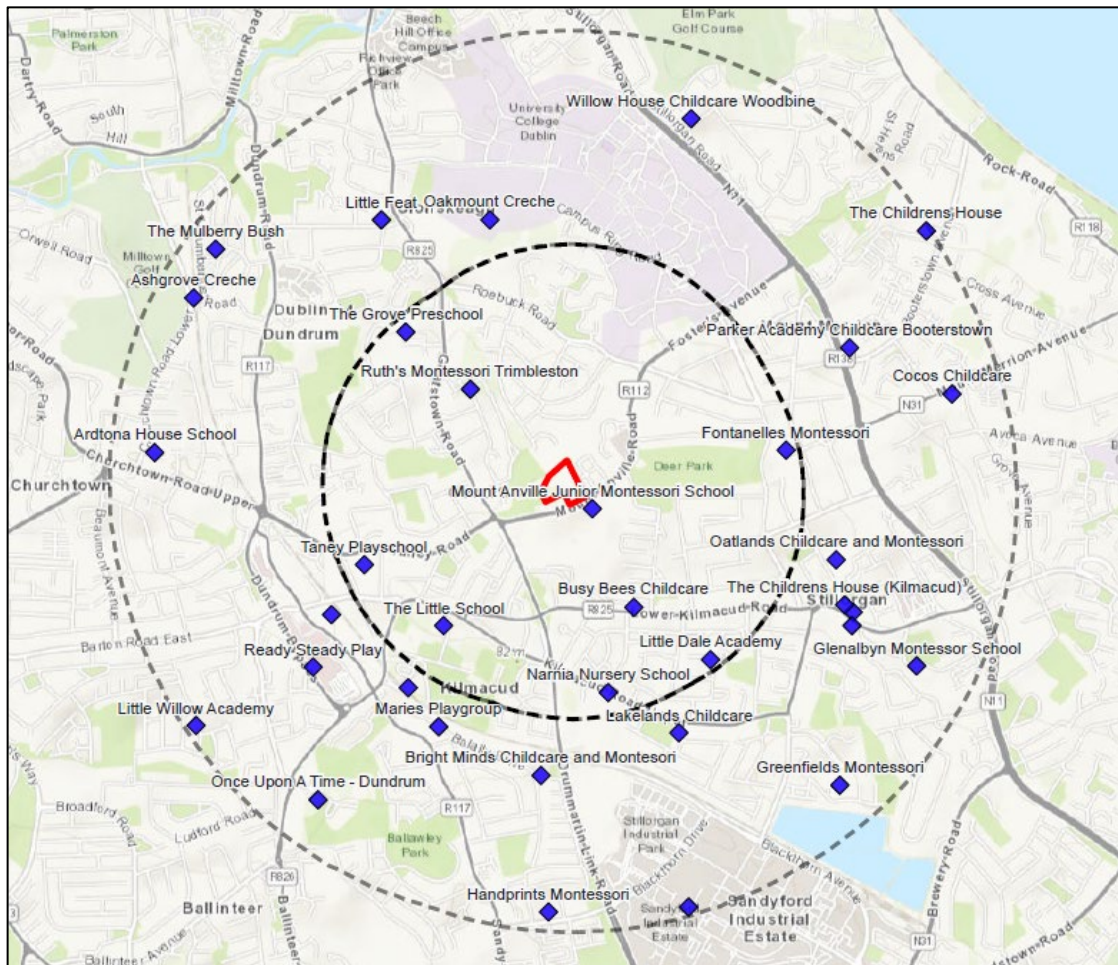
In 2022, the proportion of the subject Clonskeagh-Roebuck ED population aged 65 years and over was slightly lower than that of the Dun Laoghaire Rathdown (17%), but level with and state population, at 15.1%. We note the 65+ population of Stillorgan-Deerpark was significantly higher at 23%.

Overall, the population age breakdown for the subject ED's are generally on par with that of the Dun Laoghaire Rathdown and State. However, we highlight that the Stillorgan-Deerpark ED had a lower quantum of 0-4 years old, i.e. those who may require childcare, compared to Dun Laoghaire Rathdown and the state.

## 7.0 CHILDCARE PROVISION

### 7.1 Existing Childcare

The childcare study undertaken by Tom Phillips + Associates identified 34 no. existing childcare facilities located within the study area. These are shown in Figure 7.1 below and listed in Table 7.1 below.



**Figure 7.1:** Location of the existing childcare facilities within 2km of the subject site, with the indicative site boundary shown. (Source: Pobal and Tusla, as mapped by Tom Phillips + Associates, 2024.)

The map of the existing childcare facilities within 2km of the subject site is shown in full in Appendix A. Appendix B of this report sets out the entire childcare demand assessment dataset, as collated by Tom Phillips + Associates, as part of this application.

No.	Childcare Facility	Max. Capacity	Est. Current Enrolment	Operating Level
1.	Fontanelles Montessori	No Response	20	90%**
2.	Oaklands Childcare and Montessori	36	32	100%
3.	Star Tots Creche	No Response	69	90%**
4.	Wise Little Owls	No Response	7	90%**
5.	The Childrens House (Kilmacud)	No Response	21	90%**
6.	Glenalbyn Montessori School	No Response	22	90%**
7.	Greenfields Montessori	22	11	50%
8.	Lakelands Childcare	38	38	100%
9.	Narnia Nursery School	64	64	100%
10.	Little Dale Academy	83	60	73%
11.	Busy Bees Childcare	No Response	65	90%**
12.	Bright Minds Childcare and Montessori	No Response	47	90%**
13.	Handprints Montessori	No Response	32	90%**
14.	Parker Academy Childcare	No Response	16	90%**
15.	Narnia Nursery School (Dundrum)	44	44	100%
16.	Marie's Playgroup	No Response	4	90%**
17.	Once Upon A Time - Dundrum	85	85	100%
18.	Ready Steady Play	No Response	7	90%**
19.	Little Willow Academy	54	54	100%
20.	The Little School	No Response	43	90%**
21.	Dundrum Montessori	No Response	42	90%**
22.	Taney Playschool	No Response	19	90%**
23.	Ardtona House School	27	27	100%
24.	Ashgrove Creche	No Response	34	90%**
25.	Ruth's Montessori Trimbleston	32	32	100%
26.	The Grove Preschool	44	32	73%
27.	The Mulberry Bush	No Response*	No Response	90%**
28.	Little Feat	No Response	35	90%**
29.	Oakmount Creche	No Response*	No Response	90%**
30.	Willow House Childcare Woodbine	No Response	28	90%**
31.	The Childrens House (Stillorgan)	No Response	36	90%**



32.	Parker Academy Childcare Booterstown	No Response	16	90%**
33.	Cocos Childcare	54	54	100%
34.	Mount Anville Junior Montessori School	No Response*	No Response	90%**
		<b>1,218****</b>	<b>1,096***</b>	<b>90%</b>

**Table 7.1:** Existing childcare facilities within 2km of the subject site, their maximum capacity, estimated current enrolment, and current operating level. (Source: Pobal ‘Childcare Services Map’<sup>3</sup>, Tusla ‘Register of Early Years Services’<sup>4</sup>, and Tusla ‘Early Years (Pre School) Inspectorate – Inspection Reports’<sup>5</sup>.)

\* No Report available on TUSLA website

\*\* Maximum enrolment numbers unknown. Operating levels estimated using operating levels ascertained from childcare facilities which have either responded to TPA survey or have TUSLA reports available online (or both).

\*\*\*Excluding 3 no. facilities.

\*\*\*\* Total available spaces have been estimated by estimating a total maximum capacity of the 34 No. childcare facilities within 2km of the subject site as c.1,218, which itself is an estimation based on current enrolment number of 1,096. This survey cannot guarantee the accuracy of these estimations owing to lack of responses from relevant childcare surveys to the TPA survey, as well as maximum enrolment capacity not being indicated within relevant TUSLA surveys, or lack of TUSLA surveys entirely.

<sup>3</sup> Pobal ‘Childcare Services Map’. Available at:  
<https://maps.pobal.ie/WebApps/ChildcareFacilities/index.html> (Accessed: May 2024.)

<sup>4</sup> Tusla ‘Register of Early Years Services – Cork (February 2024)’. Available at:  
[https://www.tusla.ie/uploads/content/Cork\\_Feb24.pdf](https://www.tusla.ie/uploads/content/Cork_Feb24.pdf) (Accessed: May 2024.)

<sup>5</sup> Tusla ‘Early Years (Pre School) Inspectorate – Inspection Reports’. Available at:  
<https://www.tusla.ie/services/preschool-services/creche-inspection-reports/> (Accessed: May 2024.)

## 7.2 Childcare Demand

The 34 no. childcare facilities identified within the Study Area provide an estimated minimum of 1,218 childcare places. We note that total childcare places cannot be determined owing to either lack of responses from TPA survey or no indication of maximum capacity in TUSLA surveys. In this regard, total spaces have been estimated as c.1,218 spaces, which has been calculated using the current enrolment figure of 1,096 as 90% capacity, and therefore determining c.1,218 as 100% capacity. These facilities have an estimated total enrolment of 1,096 no. children (accounting for 31 no. of 34. No childcare facilities – section 7.3 refers), with a total operating level of c. 90% for the Study Area. As set out in Table 7.1 above, there are c. 149<sup>6</sup> available childcare spaces within 2km of the subject site.

Within 1km of the subject site, there are 9 No. childcare facilities: The Grove Preschool, Ruth's Montessori Trimbleston, Mount Anville Junior Montessori School, Fontanelles Montessori, Taney Playschool, The Little School, Narnia Nursery School, Busy Bees Childcare, and Little Dale Academy.

The scheme proposed for the subject site includes a total of 158 no. units. Of these 158 no. residential units, 35 no. are proposed to be one bedroom apartments, which would not result in any childcare requirement. Of the remaining 123 no. units, 82 no. unit will be a 2 bedroom units, and 41 no. will be 3+ bedroom units.

The *Childcare Guidelines for Planning Authorities (2001)* notes the following in relation to childcare need of new residential developments:

*"In relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings **may be appropriate**. This is a **guideline standard and will depend on the particular circumstances of each individual site**. Consideration of childcare facilities provision should be raised as early as possible in preplanning discussions for larger housing developments."*

[Our Emphasis.]

Appendix 2 of the Childcare Guidelines states that the standard of 20 childcare spaces to be provided per 75 no. dwellings may be deviated from based upon the proposed unit mix of the scheme and surrounding childcare provision. We note that almost a quarter (22%) of the proposed units on site are one-bedroom units, which will not generate childcare need, if applying the Apartment Guidelines in this respect.

The 123 no. proposed units which are 2+ bedroom units would require c. 33 childcare spaces, to facilitate the childcare demand generated by the new residential development ((123/75)x20).

---

<sup>6</sup> Total available spaces have been estimated by estimating a total maximum capacity of the 34 No. childcare facilities within 2km of the subject site as c.1,218, which itself is an estimation based on current enrolment number of 1,096. This survey cannot guarantee the accuracy of these estimations owing to lack of responses from relevant childcare surveys to the TPA survey, as well as maximum enrolment capacity not being indicated within relevant TUSLA surveys, or lack of TUSLA surveys entirely.

A childcare facility measuring 400sqm is proposed within the central apartment block of the development. This childcare facility will provide approx. 80 no. childcare spaces (based on an accepted industry average of c.5 sqm per child).

Whilst the data provided above shows that there is a large number of existing childcare facilities within the Study Area, the subject scheme proposes in part to provide a new childcare facility, to cater for the resulting increase in population in this area. Despite this, we highlight the available capacity within the surrounding area, with an estimated 149 no. childcare spaces available within 2km of the subject site.

### 7.3 Note on Childcare Survey

While a thorough survey has been conducted with regard to ascertain maximum enrolment and current enrolment numbers within the relevant childcare facilities, we note that a significant quantum of childcare facilities did not respond to our queries (both via phone and email). In this regard, we note a number of 'No Response' indicated in the Appendix B survey).

In these cases, the largest enrolment numbers as outlined in the TUSLA surveys have been used to ascertain estimated enrolment. An average of both AM and PM times has not been used in these cases as enrolment would at least be as high as the largest of the AM and PM times, or possibly greater.

Finally, we note that maximum enrolment numbers have been outlined in a number of TUSLA surveys but have not been outlined in all TUSLA surveys for all relevant childcare facilities (as per Appendix B). Maximum enrolment numbers have also not been ascertained for childcare facilities which did not reply to the TPA survey. In the cases where maximum enrolment numbers have not been ascertained via surveys (either TUSLA or TPA) it is difficult to assign a maximum enrolment number with no response to surveys.

Where childcare facilities have neither responded nor TUSLA reports are available online, this is noted in Appendix B.

We note that enrolment capacity has been estimated at **90%** for the childcare facilities which have responded to the TPA survey, or for which a TUSLA survey is available online. This estimate has been extended to the childcare facilities for which no maximum enrolment has been ascertained, with this noted in the survey below (Appendix B).

Finally, total available spaces have been estimated by estimating a total maximum capacity of the 34 No. childcare facilities within 2km of the subject site as c.1,218, which itself is an estimation based on current enrolment number of 1,096. This survey cannot guarantee the accuracy of these estimations owing to lack of responses from relevant childcare surveys to the TPA survey, as well as maximum enrolment capacity not being indicated within relevant TUSLA surveys, or lack of TUSLA surveys entirely.

## 8.0 CONCLUSION

The proposed Knockrabo LRD includes the provision of 158 no. residential units, comprised of 35 no. 1-bed, 82 no. 2-bed, and 41 no. 3-bed units. The proposed scheme also includes the provision of a 400sqm childcare facility capable of accommodating approx. 80 no. children at any one time. Based on the proposed housing mix, we estimate that the proposed development will result in a demand for 33 no. childcare spaces, therefore the proposed on-site childcare facility will be capable of supporting the likely childcare demand which will result from the proposed development.

Currently, there is an average 90% operating level for the 34 no. existing childcare facilities located within 2km of the subject site, with an estimated 149 no. unoccupied childcare spaces available.

Therefore, we contend that the proposed childcare facility, alongside the existing provision in the surrounding area, will be capable of supporting the childcare needs of the future residents of the proposed development at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.

---

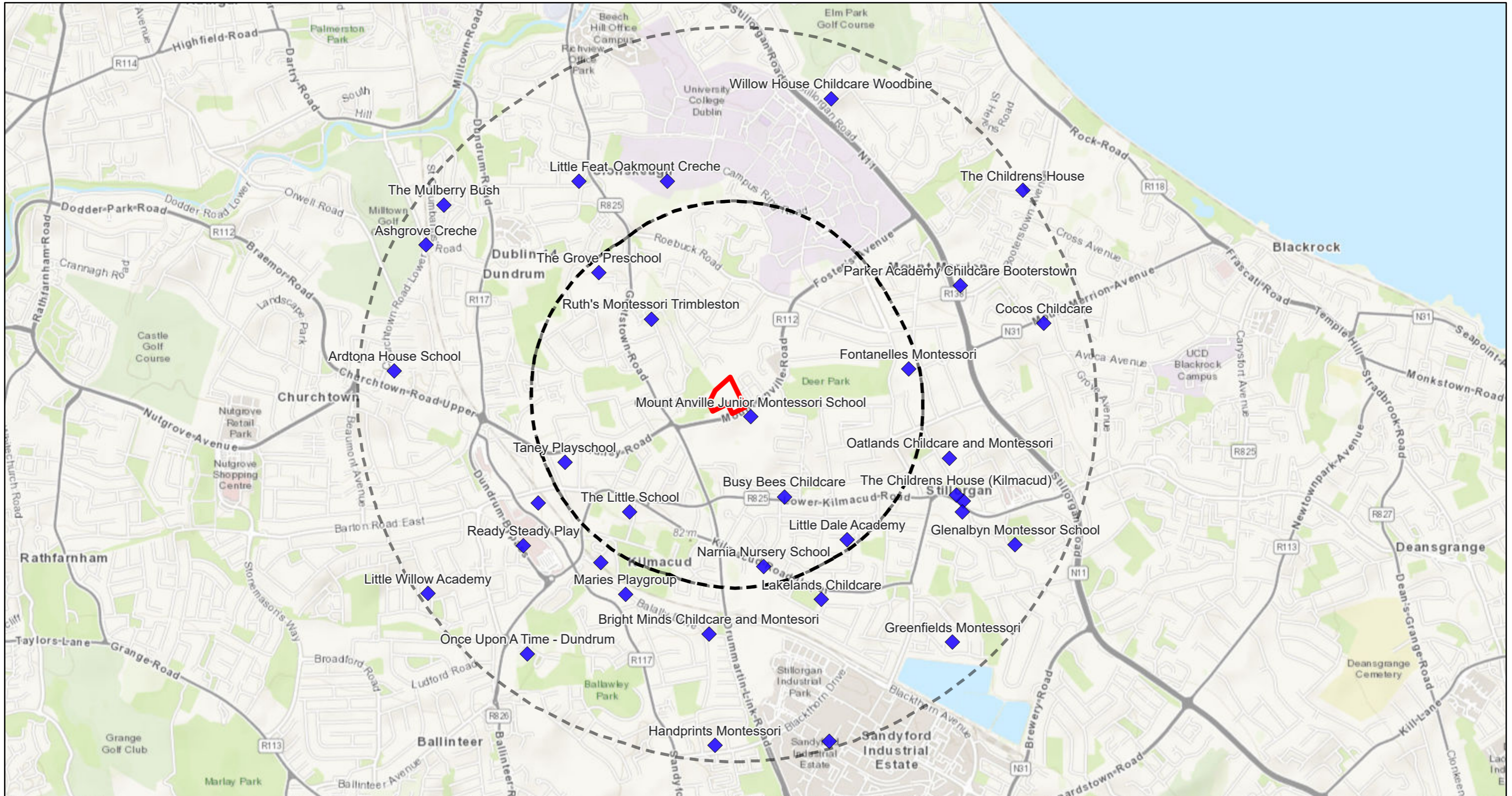




## APPENDIX A

### Map of Childcare Facilities within the Study Area

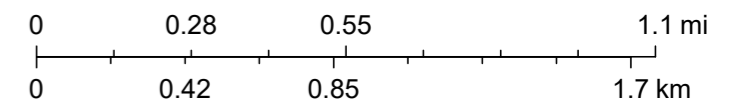
# Childcare Centres within 1km/2km Buffer of Knockrabo LRD



22/7/2024

- ◆ Childcare Centres 1km/2km Buffer
- Knockrabo
- 2km Buffer Knockrabo

1:36,112



Esri UK, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA



## APPENDIX B

### Childcare Audit Facilities Record

Summary of Childcare Facilities Audit Located within Study Area – c. 2km radius from Knockrabo LRD – Data Sourced by Tom Phillips + Associates (August 2024)										
No.	Facility Name Tusla Reference	Age Group	Type	Max Enrolment	Date of Inspection	TUSLA Enrolment		TPA Survey	Est. Enrolment	Operating levels
						AM	PM			
1.	Fontanelles Montessori	2-6 years	Sessional	No Response	15/11/23	20	n/a	No Response	20	90%**
2.	Oatlands Childcare and Montessori	2-6 years	Sessional	36	21/02/23	26	n/a	32	32	89%
3.	Star Tots Creche	0-6 years	Full Day/Sessional/Part Time	Unknown	17/07/23	69	59	No Response	69	90%**
4.	Wise Little Owls	2-6 years	Part Time/Sessional	Unknown	04/02/22	7	n/a	No Response	7	90%**
5.	The Childrens House (Kilmacud)	2-6 years	Sessional	Unknown	24/05/22	21	n/a	No Response	21	90%**
6.	Glenalbun Montessori School	2-6 years	Part Time/Sessional	Unknown	17/05/23	22	22	No Response	22	90%**
7.	Greenfields Montessori	2-6 years	Sessional	22	01/12/21	11	n/a	No Response	11	50%
8.	Lakelands Childcare	0-6 years	Full Day	38	25/04/24	33	34	38	38	100%
9.	Narnia Nursery School	0-6 years	Full Day/Part Time	64	01/02/24	45	44	64	64	100%
10.	Little Dale Academy	0-6 years	Full Day/Sessional/Part Time	83	31/05/23	62	57	No Response	60	73%
11.	Busy Bees Childcare	0-6 years	Full Day/Sessional/Part Time	Unknown	03/10/23	65	62	No Response	65	90%**



12.	Bright Minds Childcare and Montessori	0-6 years	Full Day	Unknown	17/01/23	47	23	No Response	47	90%**
13.	Handprints Montessori	2-6 years	Part Time/Sessional	No Response	07/06/23	32	11	No Response	32	90%**
14.	Park Academy Childcare	2-6 years	Full Day	Unknown	23/06/22	16	n/a	No Response	16	90%**
15.	Narnia Nursery School (Dundrum)	2-6 years	Full Day/Sessional/Part Time	44	1/12/22	36	20	44	44	100%
16.	Marie's Playgroup	2-6 years	Childminder	Unknown	11/11/23	4	n/a	No Response	4	90%**
17.	Once Upon A Time - Dundrum	1-5 years	Full Day/Part Time/Sessional	85	17/05/22	71	61	85	85	100%
18.	Ready Steady Play	1-6 years	Drop In	Unknown	05/04/24	1	7	No Response	7	90%**
19.	Little Willow Academy	1-5 years	Full Day/Part Time	54	03/08/23	34	29	54	54	100%
20.	The Little School (Airfield Estate)	2.5-6 years	Full Day	Unknown	19/03/24	43	18	No Response	43	90%**
21.	Dundrum Montessori	2-6 years	Full Day	Unknown	17/10/23	42	20	No Response	42	90%**
22.	Taney Playschool	2-6 years	Sessional	Unknown	09/05/23	19	n/a	No Response	19	90%**
23.	Ardtona House School	2-6 years	Part Time/Sessional	27	08/05/24	25	25	27	27	100%
24.	Ashgrove Creche	1-6 years	Full Day/Part Time	Unknown	27/10/22	34	34	No Response	34	90%**
25.	Ruth's Montessori Trimbleston	2-6 years	Part Time	32	14/03/23	30	30	32	32	100%
26.	The Grove Preschool	2-6 years	Full Day/Part Time/Sessional	44	06/03/24	32	9	32	32	73%
27.	The Mulberry Bush*	Not available	Part Time/Sessional	Unknown	Not available	Not available	Not available	No Response		90%**
28.	Little Feat	0-6 years	Full Day/Sessional/Part Time	Unknown	11/01/23	35	31	No Response	35	90%**



29.	Oakmount Creche*	0-5 years	Full Day/Sessional/Part Time	Unknown	Not available	Not available	Not available	No Response		90%**
30.	Willow House Childcare Woodbine	1-6 years	Full Day	Unknown	07/02/24	28	28	No Response	28	90%**
31.	The Childrens House (Stillorgan)	8 months – 6 years	Full Day	Unknown	05/09/23	36	9	No Response	36	90%**
32.	Parker Academy Childcare Booterstown	2-6 years	Full Day	Unknown	23/06/22	16	n/a	No Response	16	90%**
33.	Cocos Childcare	0-6 years	Full Day	54	10/01/22	46	46	54	54	100%
34.	Mount Anville Junior Montessori School*	0-6 years	Full Day	Unknown	Not available	Not available	Not available	No Response		90%**
<b>Total</b>				1,218****	<b>Total</b>				1,096***	90%

\* No Report available on TUSLA website

\*\* Maximum enrolment numbers unknown. Operating levels estimated using operating levels ascertained from childcare facilities which have either responded to TPA survey or have TUSLA reports available online (or both).

\*\*\*Excluding 3 no. facilities.

\*\*\*\* Total available spaces have been estimated by estimating a total maximum capacity of the 34 No. childcare facilities within 2km of the subject site as c.1,218, which itself is an estimation based on current enrolment number of 1,096. This survey cannot guarantee the accuracy of these estimations owing to lack of responses from relevant childcare surveys to the TPA survey, as well as maximum enrolment capacity not being indicated within relevant TUSLA surveys, or lack of TUSLA surveys entirely.