
Childcare Demand and Concentration Report

Residential Development

Lands at Capdoo and Abbeylands, Clane, Co. Kildare

Westar Investments Ltd

December 2020



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1.0 Introduction

This report has been prepared by Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, on behalf of our client, Westar Investments Ltd. The report has been prepared in response to An Bord Pleanála's notice of Pre-application Consultation Opinion in relation to the proposed Strategic Housing Development on lands at Capdoo and Abbeylands, Clane, Co. Kildare.

Following consultations with Kildare County Council, a request to enter into pre-planning consultations with An Bord Pleanála was submitted and a pre-planning consultation meeting was facilitated on 8th October 2020.

An Bord Pleanála subsequently issued a Notice of Pre-Application Consultation Opinion on 29th October 2020. This opinion requested the provision of 11 no. items of specific information, pursuant to article 285(5)(b) of the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016). One of these items of specific information, Item No. 7, was a Childcare Demand and Concentration Report to identify demand for school places generated by the proposed development and the capacity of existing schools in the vicinity of the area to cater for such demand.

2.0 Site Location and Description

The subject site consists of a large irregularly-shaped parcel of land, 10.36Ha in size, and is comprised of four undeveloped agricultural fields situated on the eastern side of Regional Road R403 in the eastern environs of Clane Town, c. 650m from the Town Centre. Vehicular access is provided to the site via the Brooklands Housing Estate and the existing Alexandra Walk/The Avenue roundabout.

The site abuts agricultural landholdings on its northern, eastern (partially) and western (partially) site boundaries, whilst existing residential developments, in the form of The Brooklands, Abbey Park and Alexander Walk Housing Estates, are located to the immediate south and partially abut the subject sites eastern and western boundaries. The site has a significant frontage, extending to c. 225 metre, to the River Liffey on its eastern boundary.

The site is situated within close proximity to a number of existing residential developments including: 'The Brooklands', 'Abbey Park' and 'Alexander Walk' Housing Estates. These developments provide a mix of semi-detached and terraced dwellings. The subject site is located c. 400m from existing supermarket facilities provided by a Tesco Metro and Lidl on Regional Road R403.

The site benefits from an excellent public transport network. The site is located a 4-minute walk (approximately) from the R403/Maxol bus stop which serves Go Ahead bus route no. 120. This service operates 7 no. days a week from 5:53am to 00:14 am, running, on average, 1 no. bus per half hour. A second bus stop is located 11 minutes (approximately) from the site which serves Transport for Ireland route 139. This is a daily service, which runs one bus an hour between 7:20am to 23:30pm. An additional bus stop located at Cloisters nearby, serves route 846 which is provided by JJ Kavanagh & Sons. The bus services provide regular access to Connolly and Heuston Stations, University College Dublin, Dublin City Centre, Liffey Valley, Naas, Celbridge and more. The 139 bus route will provide direct access to the upcoming Maynooth DART line which will run 9 daily return trips.



Figure 1.0 Aerial view of subject site (red outline) in the context of the immediate area.

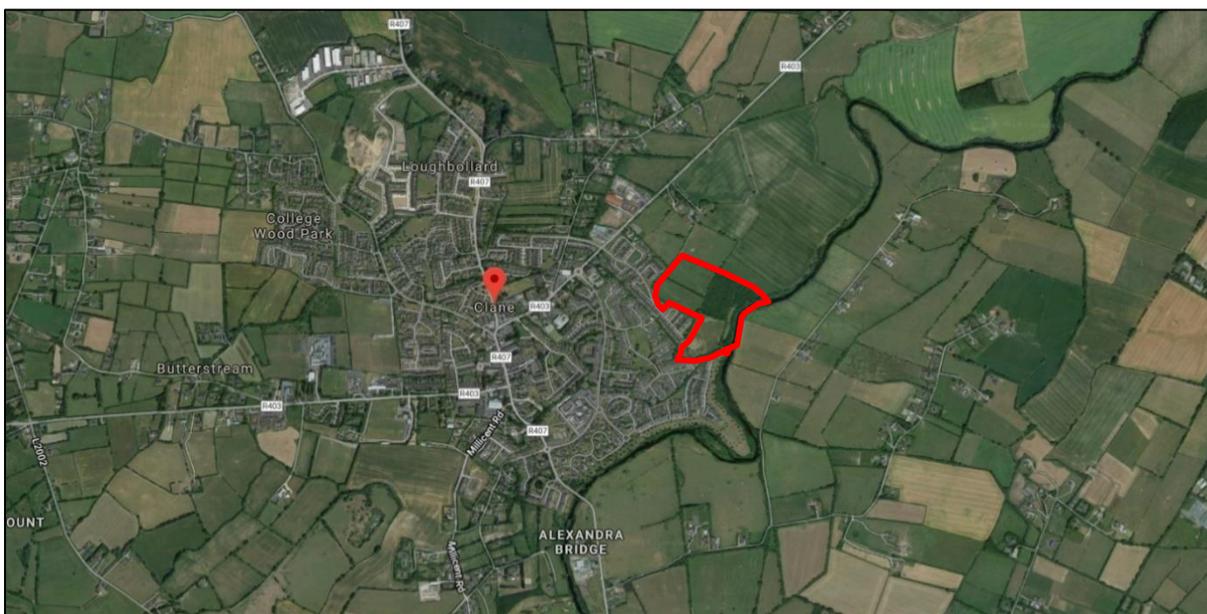


Figure 2.0 Aerial view of subject site (red outline) in the context of Clane Town.

3.0 Proposed Development

In summary, the Applicant is applying to An Bord Pleanála, under the Strategic Housing Development process, for the following (as per the public notices):

We, Westar Investments Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at Capdoo and Abbeylands, Clane, Co. Kildare, located west of the River Liffey, east of the Brooklands Housing Estate and north of the Abbey Park and Alexandra Walk Housing Estates.

The development will consist of the following:

The construction of a residential development of 333 no. residential units (37 no. one beds, 166 no. two beds, 110 no. three beds and 20 no. four bed units) comprising 121 no. dwellings, 20 no. maisonette units, 48 no. duplexes and 144 no. apartments, 1 no. childcare facility and 1 no. communal/community building all of which will be provided as follows:

- *121 no. two, three and four bed detached, semi-detached, and terraced dwellings ranging in height from two to three storey comprising 23 no. 2 bed dwellings, 78 no. three bed dwellings and 20 no. 4 beds dwellings.*
- *20 no. maisonette apartment units comprising 8 no. one bed units and 12 no. 2 bed units in 5 no. two storey blocks with associated private open space.*
- *48 no. duplex units as follows:*
 - *Duplexes/Apartments Type A – 8 no. duplex units (8 no. 3 bed units) across 2 no. three storey blocks at north west corner. All units provided with private balconies/terraces.*
 - *Block C (Duplexes/Apartments Type B) – 40 no. duplex units (28 no. 2 bed units and 12 no. 3 bed units) across 3 no. four storey blocks at eastern boundary). All units provided with private balconies/terraces and shared landscaped courtyard at first floor level.*
- *144 no. apartment units as follows:*
 - *Block A containing a total of 47 no. apartments (12 no. 1 bed units, 31 no. 2 bed units and 4 no. three bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block B containing a total of 47 no. apartments (12 no. 1 bed units, 31 no. 2 bed units and 4 no. three bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block C (Duplexes/Apartments Type B) containing a total of 9 no. apartments (2 no. 1 bed units and 7 no. 2 bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block D - containing a total of 23 no. apartments (3 no. 1 bed units, 16 no. 2 bed units and 4 no. three bed units) being four storeys in height with all apartments provided with private balconies/terraces.*
 - *Block F - containing a total of 10 no. apartments comprising (10 no. 2 bed units) being four storeys in height with all apartments provided with private balconies/terraces.*
 - *Duplexes/Apartments Type A– containing a total of 8 no. apartments at ground floor level (8 no. two bed units) within 2 no. three storey blocks all provided with balconies/terraces.*

The proposed development also provides for the construction of 1 no. childcare facility (part of the ground floor of Apartment Block F) adjacent to the site's westernmost entrance (off the Brooklands Residential Estate - the childcare facility is provided with 18 no. car parking spaces and 11 no. bicycle

parking spaces for drop-off and staff parking); construction of 1 no. two storey communal/community building adjoining proposed apartment Blocks A and B; construction of a 1.8 hectare linear/neighbourhood park adjacent to the River Liffey; provision of 3 no. vehicular/pedestrian accesses (with associated works to footpaths and verges), 2 no. off the Brooklands Housing Estate Road and 1 no. off Alexandra Walk, and provision of 1 no. pedestrian only access (with associated works to footpaths and verges) off the Brooklands Housing Estate Road. The proposed development provides extensive linkages to strategic reserve lands to the north and towards future town park.

A total of 575 no. car parking spaces are proposed including 242 no. spaces serving the proposed dwellings, 256 no. spaces serving the proposed apartments/maisonette units/duplex units (including 60 no. spaces at undercroft level at Blocks A and B and 63 no. spaces at undercroft level at Block C); 59 no. spaces serving visitors to the development; and 18 no. spaces serving the proposed childcare facility.

A total of 311 no. bicycle parking spaces are proposed, including 300 no. spaces serving the proposed apartments/maisonette units/duplex units and 11 no. spaces serving the proposed childcare facility. Planning permission is also sought for all associated site, landscaping and infrastructural works, including foul and surface water drainage, lighting, attenuation areas, bin storage, esb substation, open space areas including play spaces/playgrounds, boundary walls and fences, internal roads and cycle paths/footpaths. The subject application is accompanied by an Environmental Impact Assessment Report.”

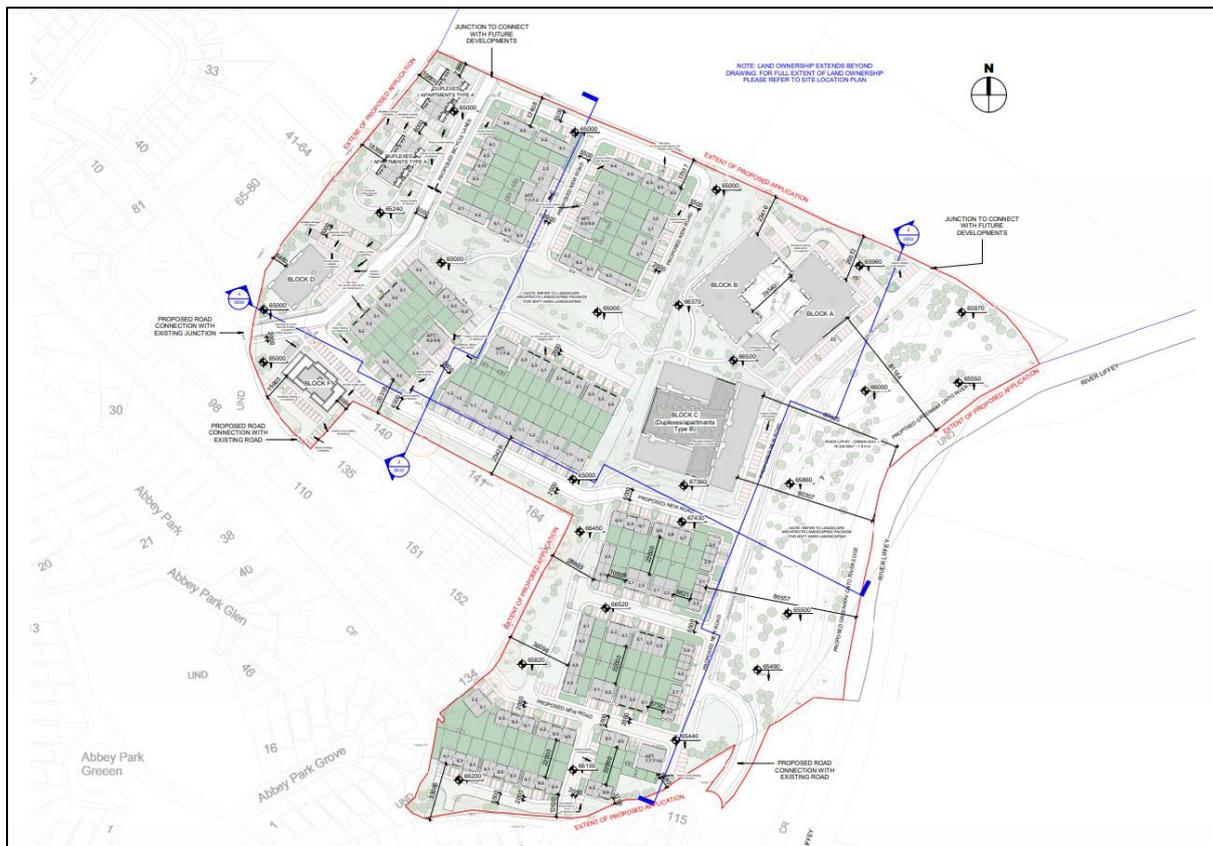


Figure 3.0 Site layout plan of proposed development of 333 no. residential dwellings.

3.1 Proposed Creche

The proposed development includes a c.485sq.m crèche contained within the ground floor level of Apartment Block F within close proximity to the site's western boundary and accessible via the new access route provided from Brooklands Residential Estate to the south of the site. The creche will be provided with 18 no. parking spaces, for both staff and crèche drop off, and 11 no. bicycle parking spaces and will accommodate c.76 children.

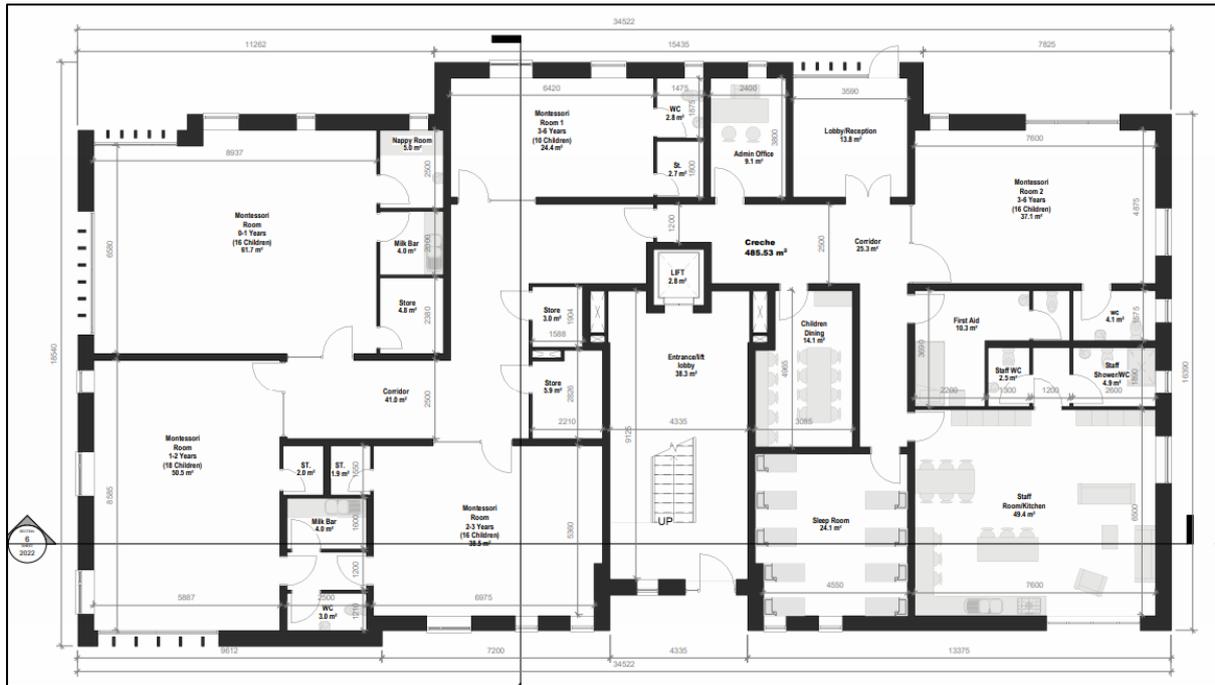


Figure 4.0 Proposed ground floor level of Block F illustrating layout of creche facility.



Figure 5.0 3d Image of proposed creche facility at ground floor within Block F.

4.0 Current Planning Policy Context

4.1 Childcare Facilities Guidelines for Planning Authorities, DEHLG (2001)

Government policy relating to childcare aims to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. These Guidelines for Planning Authorities on Childcare Facilities provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The following definition of Childcare is included within the Guidelines:

'In these Guidelines, "childcare" is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.'

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing schemes. It also states that the threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The recommendations provided within the Guidelines must be considered in the context of the Sustainable Urban Housing: Design Standards for New Apartments (2018), which state that:

'Notwithstanding the Department's Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision in apartment scheme 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 for the area.'

As in the Guidelines, 1 no. childcare facility would be required as part of the proposal to cater for the influx of population arising from the proposed scheme. It is worth noting that as stated within the apartment guidelines, *'one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms'*.

The calculations submitted as part of this report have taken cognisance of the above given the nature of the proposed development, i.e. residential dwellings and apartments, and demonstrate that a childcare facility is required in this instance.

4.2 Kildare County Development Plan 2017-2023

The Kildare County Development Plan is the statutory development plan which governs the development of the application site.

4.2.1 Childcare and Pre-School Facilities

Section 11.13 of the Development Plan refers to Childcare Facilities. The Council recognises the provision of childcare facilities, in its various forms, as a key piece of social infrastructure required to enable people to participate more fully in society. The following policies of the plan are noted:

CPF 1 *Work with national (e.g. TUSLA) and local agencies (e.g. Kildare Childcare Committee) to improve the quality, provision and affordability of childcare in the county.*

CPF 2 *Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county and to identify suitable locations through the Local Area Plan process, where appropriate.*

4.3 Clane Local Area Plan 2017-2023

The Clane Local Area Plan 2017 – 2023 was adopted by Members of the Maynooth Municipal District on 10th May 2017. It has effect from 6th June 2017 and will remain in force for a period of 6 years. The LAP notes the following in Section 6.4.2 with regards to early childcare and education:

Early childcare and education services are delivered by the private sector primarily, with some support and subvention from government (e.g. ECCE Scheme). There are nine private childcare facilities in Clane. The facilities provide a range of full day-care and sessional services, including playgroups and Montessori, and after-school care. There are four full day-care premises located on the Prosperous Road, Ballinagappa Road, in the town centre and at Alexandra Walk.

The availability of good quality and accessible early childcare and education facilities is important to support the development of sustainable communities and to support economic development. While there appears to be an adequate level of provision in Clane at present, additional facilities will be required over the Plan period to meet the needs of a growing population. The Plan supports the expansion of established premises and the provision of sessional services in community buildings such as schools (e.g. playgroup and after-school services), subject to appropriate safeguards. New provision will also be required to meet the needs of planned housing.

It is considered that a rate of 20 childcare spaces per 150 dwellings (0.13 childcare spaces per dwelling) will represent an adequate level of provision in conjunction with new housing development. Planning applications for housing in the Key Development Areas will be required to outline proposals to meet childcare requirements on a pro-rata basis in accordance with the phasing strategy in Section 13. To ensure the optimal outcome it is considered appropriate that the pro-rata provision be provided on-site or at an off-site location that is proximate to the site. In the event that off-site provision is proposed, the applicant will be required to outline proposals for the provision of childcare spaces in tandem with development, to the satisfaction of the Planning Authority. The Planning Authority will require on-site provision where it is not satisfied that adequate provision will arise off-site to meet the needs of the proposed development.

A site is identified for Community and Educational uses on the Dublin Road. This site is accessible to housing in the north and north-eastern quadrants of Clane and could accommodate a purpose-built childcare facility that would meet the childcare needs arising from proposed housing growth.

The LAP contains the following policies for childcare and education:

Policy HC3 - Education, Childcare and Health Facilities

To facilitate and secure the provision of social infrastructure to support existing and new communities, in a manner which provides flexibility to respond to varied and changing community needs.

Objectives

- HCO3.1** To support and facilitate improvements to existing educational, childcare and healthcare facilities within Clane.
- HCO3.2** To require the provision of a minimum of 0.13 childcare spaces per dwelling on a pro-rata basis in the Key Development Areas, in accordance with the phasing requirements set out in Section 13 Implementation.
- HCO3.3** To support the provision of a purpose-built childcare facility or facilities to meet the pro-rata childcare needs of housing development during the Plan period.

Applying the pro rata ratio as set out above, the proposed development of 333 residential units generates a requirement of 44 childcare spaces.

4.3.1 Zoning

According to the zoning objectives contained within the Clane Local Area Plan 2017-2023, the proposed development site is subject to 2 no. zoning objectives including 'C – New Residential', which covers the majority of the site, the objective of which is *'to provide for new residential development.'*

The second zoning designation, which pertains to a smaller section of the application site, is 'F2 – Strategic Open Space', the objective of which is *'to preserve, provide for and improve recreational amenity, open space and green infrastructure networks.'*

4.3.2 Key Development Areas

Further to the identified zoning objective, the extract from the Land Use Zoning Objectives Map of the Clane Local Area Plan 2017 – 2023 illustrates that the site is also designated as a Key Development Area 1 (KDA No.1). The objective for KDA's is as follows:

'to ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area.'

It is noted that the LAP identifies 5 no. Key Development Areas to accommodate growth during the Plan period. As stated, the application site is located within KDA No. 1 on the Dublin Road which is earmarked for new residential development/open space & amenity lands. Section 12.2.1 'Key Development Area 1 – Dublin Road' of the LAP provides the following detailed information on this KDA:

This development area extends to the east of the town between the Celbridge Road and River Liffey. There are a number of drainage courses in the area along with an area of woodland and hedgerows of high value. The development area includes lands identified as a Strategic Reserve under the LAP, and an area of Open Space/Amenity, adjacent residential areas and sitting alongside the River Liffey. Further to the north-east lands which are at risk of flooding are identified for Strategic Open Space in the form of a town park. Development in KDA1 will be subject to a Site Specific Flood Risk Assessment to determine the extent of risk.

It is considered that the proposal, which comprises residential units and open space/amenity areas along the River Liffey, appropriately complies with the provisions of the LAP in respect of the development of KDA No. 1.

4.3.3 Childcare Facilities

Section 6.4.2 of the Clane Local Area Plan refers to 'Early Childcare and Education, the plan states that 'New provision will also be required to meet the needs of planned housing'. The plan also states the following in relation to this:

Planning applications for housing in the Key Development Areas will be required to outline proposals to meet childcare requirements on a pro-rata basis in accordance with the phasing strategy in Section 13.

The LAP continues to state that *'there are nine private childcare facilities in Clane, providing a range of full day-care and sessional services, including playgroups and Montessori, and after-school care.'*

The LAP notes that while there appears to be an adequate level of provision in Clane at present, additional facilities will be required over the Plan period to meet the needs of a growing population. The LAP considers a rate of 20 childcare spaces per 150 dwellings (0.13 childcare spaces per dwelling) as representing an adequate level of provision in conjunction with new housing development. The following table is of particular relevance:

Key Development Area 1: Dublin Road		
Type of Infrastructure	Description	Phasing
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision for dwellings 1-100 to be completed prior to the commencement of dwelling no. 101 in KDA1. Pro-rata provision for remainder to be completed prior to the completion of development on zoned lands in KDA1. See note 1 below.

Figure 6.0 Extract of the Clane Local Area Plan which 2017-2023 outlining the required childcare provision at a rate of 0.13 childcare spaces per dwelling.

5.0 Childcare Provision Assessment

5.1 Existing Childcare Facilities

This section of the report will discuss the existing provision of childcare facilities within the Clane area. This was undertaken through a comprehensive desktop research exercise which used publicly available information and sources, specifically, Tusla, as it provides the most comprehensive reform of child protection, early intervention and family support services ever undertaken in Ireland. Additionally, the Kildare County Childcare Committee (KCCC) were engaged with prior to the submission of this planning application. The KDCC referred to the 'Our Needs Analysis' Report conducted in 2017/2018 which confirmed that there is a great demand for baby childcare places within Kildare County, and, additionally, there is demand for after-school places.

The following extract from the 'Our Needs Analysis' report is particularly noted:

'Services in general have not kept pace with population growth. Demand for childcare services is exceeding supply in many parts of the County.'

Although the Local Area Plan refers to a total of nine childcare facilities within Clane, the latest Tusla report, dated September 2020), indicates that there are currently 7 no. childcare facilities within Clane and its surrounds. These are listed in the table below:

Childcare Facilities in Clane				
Facility No.	Facility Name	Service Type	Maximum Capacity (as per Tusla Report September 2020)	Current Capacity
1	Playworld, Village Centre	Full Day	30	Full (+ waiting list for 2021)
2	Enquiring Minds, Prosperous Road	Full Day / Part Time Sessional	74	Full (baby + Wobbler groups until July 2021) Vacancies for ECCE Full time and ECCE Sessional

				Vacancy for aftercare
3	Early Days Creche and Daycare, Collegewood Manor	Full Day	68	
4	Superkids Childcare Centre, Alexandra Walk	Full Day / Part Time Sessional	50	Near Full Capacity
5	An Scoil Bheag Montessori, Cluain Phadraig	Sessional	28	Full in mornings Near Full in afternoon Full for 2020/2021
6	La Petite Ecole Montessori, Prosperous Road	Sessional	44	
7	Small Beginnings, Capdoo	Sessional	22	Full (Nearly at full capacity for next year)
Total			316	

Table 2.0 Current capacity figures for childcare facilities in Clane, according to Tusla data.

It is also noted that a childcare facility has been approved under the recent Strategic Housing Development approved under Reg. Ref. 304632, which will provide 49 no. childcare spaces upon completion.



Figure 7.0 Map illustrating the location of the childcare facilities within Clane and the subject site.

The subject site is located within close proximity to 3 no. childcare facilities, namely, An Scoil Bheag Montessori, Small Beginnings, and Superkids Childcare Centre. It is considered prudent to note that of these, 2 no. provide sessional care whilst only 1 no. provides full day care.

Pobal, formerly known as Area Development Management, was established in 1992 by the Irish Government in agreement with the European Commission to manage an EU Grant for local development. The Pobal website provides an analysis of the current local needs data for the provision of Early Years Services. The information provided by the Sector Profile section includes County level data for the Early Years Sector and shows vacancy rates across each type of childcare services. As illustrated in the Pobal website, the vacant places by age for Early Years Services within Kildare County can be seen below and amount to a total capacity of 304 no. spaces for the County.

Furthermore, it is also considered prudent to mention that several of the existing childcare facilities within the Clane area were contacted in the preparation of this report in order to obtain data regarding capacity, enrolments and waiting lists. A recurring theme amongst several childcare providers related to the large waiting lists that present due to reduction in class sizes due to covid-19 related guidelines. Ordinarily, many of these facilities already had long waiting lists for the next year of activities. Due to Covid-19, many of the facilities had to reduce class sizes and dis-enrol many families and add them to their waiting lists for the following year, thereby increasing the demand for childcare facilities. Many families have had to adapt by providing temporary home-based childcare which is not sustainable in the long-term. As there is uncertainty regarding the duration of these guidelines, a lack of immediate childcare facilities has been highlighted within Clane.

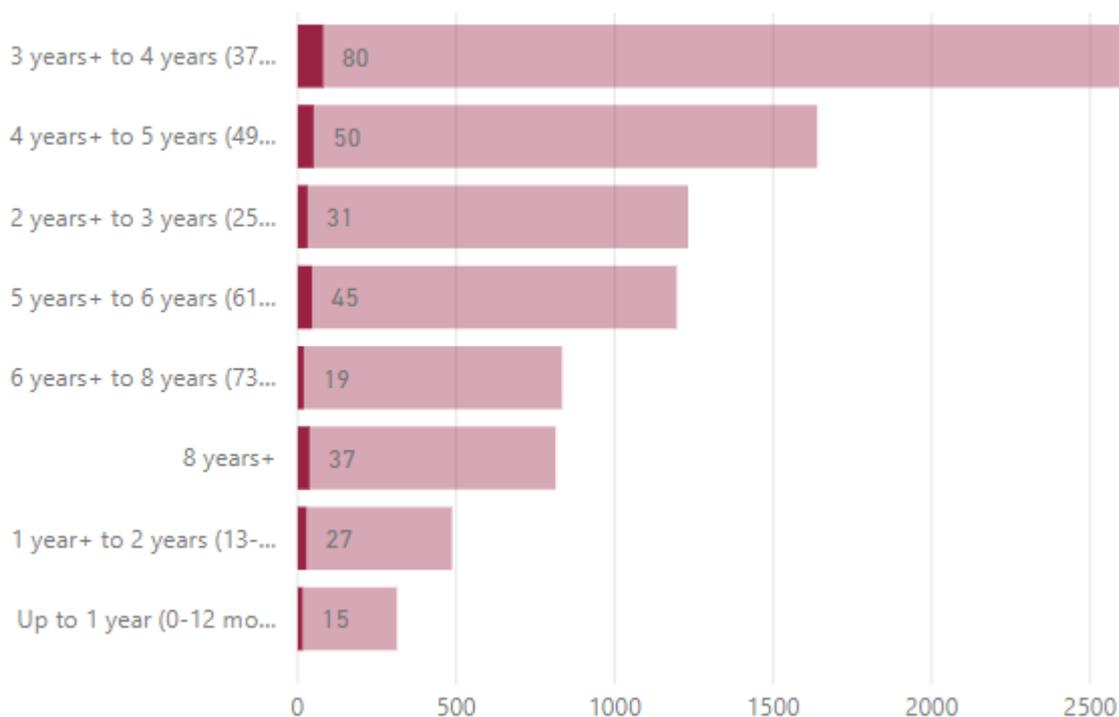


Figure 8.0 Vacant places by Age for Early Years Services (Kildare County).

5.2 Demographic Profile of Clane

Based on CSO Population Data, the population of the Clane area increased from a total of 7,527 in 2011 to 8,142 in 2016 which represents a growth of 8.17%. It is worth noting that Kildare County has also shown an increase in population from 210,312 in 2011 to 222,504 in 2016, thus experiencing a growth of 5.79% (+12,192 people).

As previously stated, Clane has a population of 8,142 (Census 2016) of which 733 belong to the pre-school attending age group (i.e. 0-4 years), thus representing 9% of the total population for the pertaining ED. This figure, when compared to the 2011 Census result of 766 no. children (0-4 years)

out of a total 7,527 population for Clane (representing 10.1%), indicates a slight decline in the pre-school attending age group.

CSO Population and Families Data

The **average number of children per family** remained at **1.38** for the State in both 2011 and 2016 Census, meanwhile Kildare shows an average of 1.4 for the 2011 Census and 1.48 for the 2016 Census. This figure varies for the Electoral Division (ED) pertaining to the subject site (i.e. Clane) with an average of 1.3 in 2011 and 1.44 in 2016, this illustrates a small increase in the number of children per family for Clane, which is above the national rate.

Population in Pre-School Ages, Clane						
	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4 Years	Total
Census 2016	129	138	159	150	157	733
Census 2011	177	152	149	151	137	766

Table 3.0 Population change in Clane between 2011 and 2016, as per Census Data.

Families by Size, Clane				
	2-persons	3-persons	4-persons	5-persons
Census 2016	754	511	556	246
Census 2011	799	498	477	197

Table 4.0 Number of families by size in Clane between 2011 and 2016, as per Census Data.

Number of Children in Families, by Size of Family, Clane				
	2-persons	3-persons	4-persons	5-persons
Census 2016	206	611	1,139	740
Census 2011	799	498	477	197

Table 5.0 Number of children in families in Clane between 2011 and 2016, as per Census Data.

Family Units with Children (All Children under Age 15), Clane			
	1-Child	2-Children	3-Children
Census 2016	339	369	149
Census 2011	399	330	114

Table 6.0 Number of family units in Clane between 2011 and 2016, as per Census Data.

Population in Pre-School Ages, Clane						
	0-4 Years	5-9 Years	10-14 Years	15-19 Years	20+ Years	Total
Census 2016	546	316	253	209	298	1,622
Census 2011	575	287	218	167	228	1,475

Table 7.0 Families by age of youngest child in Clane between 2011 and 2016, as per Census Data.

According to the census data, the number of families with children in the 0-4 years age category within the Clane ED is 546 out of a total of 1,622 no. families. This represents 33.6% which is a slight decline from the 38.9% recorded in 2011. However, it is still above the state average of 28.8%.

5.3 Kildare County Childcare Committee

The Kildare County Childcare Committee (DCCC) has provided us with data on 'Early Years and School Age Childcare' in Clane from a 'Needs Analysis' carried out by KCCC in 2017/2018, the following items pertain to the information received from the KCCC:

- *There are currently 206 children attending ECCE in services in Clane.*
- *There are also a further 17 children participating in other government childcare schemes TEC and CCSP.*
- *Our Needs Analysis, conducted in 2017/18 confirmed that there is great demand for baby childcare places,*
- *After-school places are also a pressure area, with lots of demand. There is a need for more community-run childcare services in the county.*

It is therefore submitted that there is an identified demand for childcare places within Clane.

5.4 Proposed Development Demand

The proposed development comprises 121 no. dwellings, 136 no. apartments, and 76 no. duplex and maisonette units (providing a total of 333 no. residential units).

According to the apartment guidelines, '*one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms*'. The calculation shown below thus excludes 1-bedroom apartments and discounts 50% of the 2-bedroom units on the basis that these will not be occupied by families, instead these are foreseen to be occupied by young professionals. As such, and acknowledging the recommendations within the guidelines, the proposed development comprises a total of 209 no. residential units which could be potentially family-occupied.

Based on the above, it is considered that the proposed scheme may accommodate a maximum of 209 no. families. Additionally, the average number of children per family for Clane is 1.44 children/family, resulting in 105 no. children (0-18 years age band) generated by the proposed development. An average, 29.5% of families have children within the pre-school age category (0-4 years), based on this percentage the proposed development would generate a demand of approximately 89 no. childcare spaces. These calculations can be found below.

Number of children generated by the proposed scheme:

209 no. families * 1.44 children/family = 300.96 no. children (0-18 years)

Number of children generated by the proposed scheme (0-4 years age band):

300.96 no. children (0-18 years) * 29.5% = 88.78 no. children (0-4 years)

The CSO's Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 contains the most current available published data on childcare statistics. The statistics relate to the types of childcare used by children by school-going status and region, it records 25 out of 116 no. children are cared for in a crèche/Montessori/playgroup/after school facility in Kildare. This indicates that **21.5%** of children are cared for in a childcare facility for the Clane region.

The proposed development potential demand:

89 no. children (0-4 years) * 21.5% = 19 no. childcare spaces.

The proposed creche will provide a total of 76 no. spaces for childcare. This is considered a sufficient quantum of spaces based on the existing shortage of childcare spaces within Clane and the average percentage of children who are cared for in a creche/Montessori/playgroup/after school facility in Kildare. This is also in accordance with the requirements of the Clane LAP.

5.5 Outcome

In light of the above, it is anticipated that the requirement of childcare facilities in Clane will increase further in the near future. The proposed creche will accommodate 76 no. spaces for childcare and is in accordance with the demand for childcare spaces as a result of the proposed development.

6.0 Conclusion

Having regard to the foregoing, it is considered that there is an existing shortage of childcare facilities within Clane. The proposed development, which will provide a 76 no. space childcare facility, will alleviate the pressure currently experienced within Clane whilst also serving residents of the proposed dwelling.

It is submitted, on the basis of the existing provision of childcare facilities, the capacity of these facilities and the future development of further purpose-built educational facilities, the provision of a childcare facility on the subject site is necessary and accords with the proper planning and sustainable development of the area.



Anne McElligott MPI
Associate Director - HPDC Ltd.