

Childcare Demand Report

For Development at Gortnahomna More (townland)
Castlemartyr, Co. Cork

on behalf of Marshall Yards Development Company Ltd.

November 2024



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CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Planning Consultants have been appointed by Marshall Yards Development Company Ltd., to prepare a Childcare Demand Report which considers the existing childcare facilities of Castlemartyr. The report will inform the proposed development of 150 no. residential units and a childcare facility at a site located at Gortnahomna More (townland), Castlemartyr, Co. Cork.

This report provides details on the current capacity of existing and proposed childcare facilities in the area together with the demand for places likely to be generated by the proposed development.



Figure 1 – Location of site in context of Castlemartyr Town Centre

2. Study Methodology

The study area is made up of a combination of Small Area Population Maps (SAPs) which are located within a specified catchment area of the site.

The study area for the proposed development has been determined by applying a 3km radius or equivalent 10–20 minute travel time to ensure that childcare facilities can be accessed via a number of travel alternatives including walking, cycling and driving. Public transport is not considered given the relatively short distances from the subject site to the various facilities.

As a result, the catchment area has been determined by including all SAP maps within a 3km radius of the subject site.

A number of sources were consulted in the preparation of this report, including;

- Tusla Reports;

- Census 2022 SAPMAP data;
- The Cork County Development Plan 2022; and
- The Childcare Guidelines for Planning Authorities 2001.

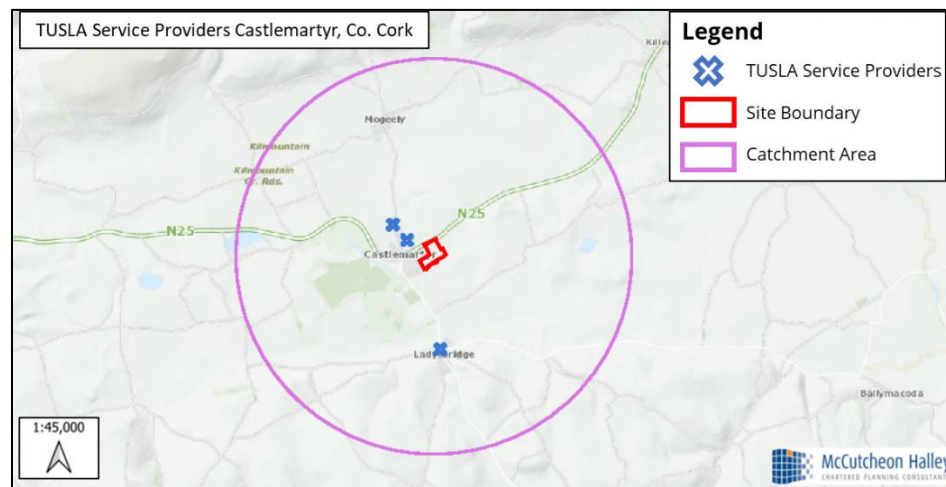


Figure 2 – Catchment area identifying 3km radius around the site.

3. Planning Policy Context

This policy review looks at the following material to guide our assessment approach:

- Childcare Guidelines for Planning Authorities 2001; and
- Cork County Development Plan 2022.

3.1 Childcare Facility Guidelines for Planning Authorities, 2001

Appendix 2 of the “Childcare Guidelines for Planning Authorities” establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. The results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

Appendix 2 also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

3.2 Cork County Development Plan 2022

The Cork County Development Plan 2022 – 2028 (CCDP) provides an approach to the provision of childcare facilities in the county. Objective SC 6-4 of the CCDP sets out the policy of the Council in respect of childcare facilities and states that the council will;

*“Support and facilitate the sustainable provision of childcare facilities in appropriate locations and **seek their provision concurrent with development**, having regard to population targets for the area and in accordance with the Childcare Facilities Guidelines for Local Authorities 2001 and regard to the Universal Design Guidelines for Early Learning and Care Centres 2019.”*

The development plan notes, in Section 6.3.2 of the Plan, that the provision of childcare facilities is recognised as:

“a key component of social infrastructure integral to national economic and social well-being as it allows for a wider participation in the workforce and the economy which would otherwise be precluded in the absence of such facilities.”

Furthermore, the CCDP emphasises the need for childcare infrastructure, services and supports as a crucial contribution towards sustaining employment growth.

The Cork County Development Plan highlights the adherence to the standards set out in the Childcare Guidelines for Planning Authorities 2001, as the objectives are in alignment with the standards of the Guidelines. In particular, the Development Plan notes that the Council will take into account existing childcare facilities when considering the provision of new facilities in order to mitigate the over provision of childcare/crèche services.

The development plan has listed the following Land Use Zoning Categories to be appropriate for the inclusion of childcare facilities;

- Existing Residential/Mixed Residential and Other Uses Areas
- Existing Mixed/ General Business/Industrial Uses
- Residential Areas (including Residential Additional Provision, /Residential Further Additional Provision (Long Term Strategic and Sustainable Development Sites) and Residential Reserve)
- High Technology Campus Development
- Business and General Employment Areas
- Town Centre/Neighbourhood Centres
- Community Areas

Finally, the Development Plan states that childcare facilities are acceptable in principle subject to normal planning considerations in all land use categories (listed above) but must be developed in a sustainable manner and at an appropriate scale in the areas where they are needed.

4. Assessment

The local childcare demand likely to be generated by the proposed development and the number of existing facilities in the vicinity offering childcare services was examined as part of this report. In accordance with the Childcare Guidelines, the following was established:

- The emerging demographic profile of the area; and
- The existing geographical distribution of childcare facilities in the area.

In assessing the current and likely childcare demand for the catchment area, an analysis of the CSO Census 2022 data for the settlement of Castlemartyr, as well as an assessment of childcare facilities located within the catchment area of the site was undertaken.

4.1 Demographic Profile of the Area

The demographic profile of Castlemartyr and wider area was examined from the CSO Census of Population Statistics 2022 and includes a comparative analysis with historical records.

The population of the study area, including the town of Castlemartyr, according to the 2022 Census is 3,714. Of this total figure, the number of children aged 0-4 years is 271 or 7.3% of the overall population.

By way of comparison, the same population statistics for this study area in 2016 indicated an overall population of 3,383 of which 344 were aged 0-4. As a result, the inter-census period indicates that the percentage of children aged 0-4 years within the study area has fallen by 21.2%.

This indicates that while the population for the catchment areas has increased in the inter-census period, the proportion of children aged 0-4 years as a proportion of the population has reduced, and the overall number of children aged 0-4 years has reduced substantially. This indicates a trend in the declining numbers of children aged 0-4 years in the area and should be taken into account with regards to future capacity within childcare providers.

4.2 Distribution of Childcare Facilities in Catchment Area

This catchment area for this report includes 3 no. existing childcare providers.

The location of this facility is shown in Figure 3, while the approximate travel distance and travel times (Google Maps) for walking, cycling, and driving, are given in Table 1.

No.	Name	Distance (Km) To Site	Walk (Mins)	Cycle (Mins)	Drive (Mins)
1	Little Treasures	550m	7	2	2
2	East Cork Montessori	1km	14	4	3
3	Scamps and Rascals	2.4km	32	7	4

Table 1 Three no. childcare provider within the catchment area and approx. distance to site.

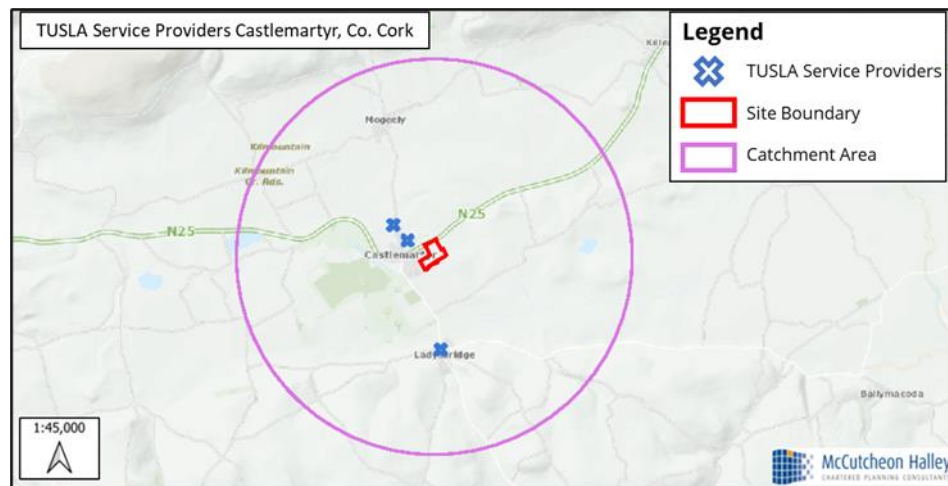


Figure 3 – Location of TUSLA childcare providers within catchment area

According to childcare provider data provided by TUSLA updated in July 2024, the three childcare facilities have a total capacity of 120 no. childcare places.

According to Census data for 2022, the percentage of children aged 0-4 years attending a creche within the catchment area is 41%. Given the population of the catchment area for those aged 0-4 years (271 no. persons), a total of no. 126 children are currently in childcare.

These calculations indicate that there is currently no capacity in the area, within the existing childcare providers.

Summary	Total No.
Total Childcare Capacity	120
Total No. of Children Aged 0-4 in Childcare within Catchment Area (41%)	126
Total Available Capacity of existing Childcare Providers within Catchment Area	0

Table 2 Total Available Childcare Capacity

4.3 Future Demand as a result of the Proposed Development

The proposed development consists of the construction of 150 no. dwelling units. To assess the number of children aged 0-4 that are expected to be generated from the proposed development, a Development Yield Calculator is used and applied to this residential development. The methodological approach taken to calculate the child yield value is explained below.

4.3.1 Development Yield Value

Table 9 of the Housing theme of Census 2022 provides information on the number households and persons by the number of bedrooms in a dwelling.

The rate of persons per bedroom unit is calculated by separately dividing the number of persons living in one, two, three, four, and five-or-more-bedroom dwelling for the catchment/county/Ireland. Based on these rates the number of persons unit type in a proposed development is calculated. The estimated number of persons per bedroom category is summed to estimate the total population yield of the proposed development.

Unit Type	Number of Units	Development Yield (Catchment Based)
2 bedroom units	60	122
3 bedroom units	82	222
4 bedroom units	8	27
Totals	150	371 Persons

Table 3 Development yield of proposed development based on Census 2022 figures.

4.3.2 Child Yield Value

The total child yield (which is the number of persons aged 0-18 years) for the proposed development is based on the following set of assumptions from Census 2022:

- A two-person family will tend to live in a two-bedroom unit.
- A three-person family will tend to live in a three-bedroom unit.
- A four-person family will tend to live in a four-bedroom unit.
- A five-and-more-person family will tend to live in a five-bedroom-and-more unit.

Table 1 of the Families theme of Census 2022 provides information on the composition of families by providing the number of persons and children per family type. The composition (percentage) of children per family type is calculated by dividing the total number of children by the total number of persons per family type. For example, the total development yield for two-bedroom units is multiplied by the percentage of children per two-person families.

This provides an estimate of the total number of children for each unit size with these estimated values then as detailed in the table below. The child yield for the catchment is marginally higher than would be typical in the County or State.

Unit Type	Number of Units	Child Yield		
		Catchment	County	State
2 Bedroom units	60	15	13	16

Unit Type	Number of Units	Child Yield		
		Catchment	County	State
3 Bedroom units	82	90	88	91
4 Bedroom units	8	14	14	14
Total Children	150	118	115	121

Table 4 Child Yield of proposed development based on Census 2022 figures.

The Catchment Based Child Yield data is used to estimate the Childcare Yield for the proposed development.

4.3.3 Childcare Yield

The Childcare Yield value is calculated by applying the proportion of 0-4 year olds to the total Child Yield estimated for the proposed development. The 0-4 year old population is currently 25% of the total number of children within the catchment. Of the projected number of children, it is estimated that 30 children will be 0-4 years of age.

Table 5 of the Commuting theme of Census 2022 provides information on the number of 0-4-year-olds in childcare which indicates that 41% of the children within the age bracket attend childcare. To determine the number of 0-4 years who will likely attend childcare from the proposed development is therefore 41% of the 30 no. 0-4 year olds, 12 no. children.

The proposed development includes a creche with capacity for 68 no. child places to cater for the increase in childcare demand generated from the scheme. The size of the proposed creche exceeds the requirements of the development so as to be of a scale that will be viable for a childcare operator. The additional capacity may serve future phases of development in the future.

Proposed Development	Number of People
Total Population Yield	360 people
Total Children Yield (0-17)	118 people
Total Yield Aged (0-4)	30 people
Total Childcare Places Required	12 people

Table 5 Childcare Places required as per Development Yield

5. Conclusion

This childcare demand report has been carried out to determine the existing childcare facilities within a defined catchment area of the proposed development site and has been carried out in accordance with Cork County Council policy and national Childcare Guidelines.

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas. One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

Based on the maximum-case scenario, the subject site is likely to generate an additional 12 no. childcare places. Having regard to the above, it is considered that the provision of a creche on site to cater for 68 no. children is more than adequate to meet the demands of the site and will be a welcome addition for the surrounding area of Castlemartyr.