

Childcare Demand Report

Bailey Gibson 2 SHD

on behalf of CWTC Multi Family ICAV acting solely in respect of
its sub fund DBTR SCR1 Fund

June 2022



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Contents

1. Introduction	4
2. Methodology.....	4
2.1 Study Area.....	5
3. Planning Policy	6
3.1 Childcare Guidelines for Planning Authorities (2001).....	6
3.2 Design Standards for New Apartments – Guidelines for Planning Authorities (as amended, 2020).....	6
3.3 Dublin City Development Plan 2016-2022.....	7
4. Demographic Profile.....	7
4.1 Census 2016 Relevant Statistics.....	7
5. Demand Generated by the Proposed Development	9
5.1 Pre-School: Demand Resulting from the Proposed Development .	9
5.2 Primary After-School Care: Demand Resulting from the Proposed Development.....	10
6. Childcare Audit: Existing Facilities	11
7. Cumulative Demand.....	13
7.1 Existing Demand	13
7.2 Future Demand from Permitted Development within SDRA 12 ...	14
7.3 Cumulative Pre-school & Primary Afterschool childcare needs....	14
8. Assessment.....	14
9. Proposed Childcare Facility	16
10. Conclusion	16
11. References	18

Table of Figures

Figure 1 – Subject site outlined in red.....	4
Figure 2: Electoral Division within 1km radius of the Development Site.	6
Figure 3 - Location of Existing Childcare Facilities (Source: Pobal Map and Myplan.ie)	11

Table of Tables

Table 1 - Proposed Development – Unit Mix (Units suitable for families highlighted in light blue).....	9
Table 2 - Estimated Childcare Generation from the Proposed Development	10
Table 3 - Estimated Primary After School Demand Generation from the Proposed Development.....	11

Table 4 - Capacity of Existing Childcare Facilities (Tusla, 2022) 12

Table 5 - Minimum Childcare Floor-Space Requirement & Estimated floor-space demand from the Proposed development 15

Table 6 - Details of Areas within the proposed childcare facility; clear floor space indicated in light blue and supporting facilities in light yellow. 16

1. Introduction

McCutcheon Halley Planning Consultants (MH Planning) have prepared this **Childcare Assessment Report**, on behalf of the applicant, CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund, for a proposed Build to Rent and Build to Sell **Strategic Housing Development (SHD)** comprising 345 residential units, a childcare facility, 2 commercial units, a food and beverage unit, a sports pitch, public park and playground and all associated ancillary and infrastructural development at the former Bailey Gibson site, the former Player Wills site, St. Teresa's Gardens and the 'Boys Brigade' pitches, Dublin 8. See **Figure 1**.

This report details the current capacity of existing and proposed childcare facilities and the current childcare demand in the area. Additionally, this report assesses the childcare demand (pre-school and part-time care) likely to be generated by the proposed development, determining the need or otherwise for providing a childcare facility within the proposed development.

Figure 1 - Subject site outlined in red



2. Methodology

The assessment of present and future childcare demand within the context of the proposed development included the analysis of Census 2016 data. In accordance with the provisions of the Childcare Guidelines for Planning Authorities (The Childcare Guidelines) (2011), the assessment carried out established the following:

- (i) The emerging demographic profile of the area,

- (ii) The existing geographical distribution of childcare facilities in the Study Area.

The analysis of Census 2016 data from the Electoral Divisions (ED) part of the Study Area (see Section 2.1) allowed to set out the emerging demographic profile and for its comparison against the national and Dublin City Council's averages across the following datasets:

- Total Population;
- Children aged 0-4;
- Children aged 5-12;
- Females aged 25-44 (peak fertility);
- Females aged 45+ (outside peak fertility);
- Total population aged 65+.

MHP consulted a variety of sources to inform the distribution of existing childcare facilities, including:

- Dublin City Childcare Committee;
- Pobal Childcare Map and TUSLA Maps;
- TUSLA (Child and Family Agency) Early Years Inspectorate Report and School Age Register;
- An Bord Pleanála and Dublin City Council's online planning database;

MHP contacted the Dublin City Childcare Committee in June 2022. The Dublin City Childcare Committee recommended consulting childcare details on Pobal Maps and contacting the childcare facilities directly within the relevant study area.

TUSLA Early Years Inspectorate Reports and School Age register were available for all identified pre-school facilities and after-school services. The relevant data extracted from the reports and register have been used.

In addition to the review of the reports aforementioned, a supplementary phone survey was conducted on the childcare facilities within the Study Area to ascertain existing capacity. It was impossible to get definitive information on the available capacity due to low response levels and facilities citing commercial sensitivities/data protection issues.

2.1 Study Area

The development site is located within the **Merchants Quay F ED**; see **Figure 2**. Within the context of this urban location, it was deemed appropriate to audit existing childcare facilities within a 1km radius, the Study Area, equivalent to c. 15-minute walking distance, to ensure that childcare facilities can be accessed mainly by walking or public transport services.

21 EDs are included within the 1km radius, for which population and demographic information is assessed as part of this report (see **Figure 2**).

Figure 2: Electoral Division within 1km radius of the Development Site.

3. Planning Policy

3.1 Childcare Guidelines for Planning Authorities (2001)

The Childcare Guidelines (2001) highlight that planning authorities should require at least one childcare facility for new housing areas unless there are significant reasons to the contrary, e.g., where there are adequate childcare facilities in adjoining developments.

One childcare facility (equivalent to a minimum of 20 no. child places) for every 75 dwellings is considered 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.

Any modification of the indicative standard should have regard to:

- The make-up of the proposed development; and,
- The results of any childcare needs analysis.

3.2 Design Standards for New Apartments – Guidelines for Planning Authorities (as amended, 2020)

Regarding the provision of childcare facilities, Section 4.7 the Design Standards for New Apartments – Guidelines for Planning Authorities (the Apartments Guidelines) (2020) states:

'Notwithstanding the Planning Guidelines for the 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 the 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 area.'

Further to the above, the Apartments Guidelines (2020) also note:

'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.' (emp. added)

3.3 Dublin City Development Plan 2016-2022

Regarding the provision of childcare facilities, **Policy SN17** of the Dublin City Development Plan states:

'Facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and the educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends of the area'

4. Demographic Profile

In advance of analysing the local demographics, some key State and Dublin City facts that emerged from the 2016 Census and are relevant to this assessment are:

- Birth rates are continuing to fall since 2009;
- The number of pre-school children in the State fell by 7%;
- The States 65 years and over age group had the most significant increase in population, rising by 19.1%;
- The population aged 65 and over in Dublin City increased by 13%;
- Dublin city has one of the lowest young dependency ratios (0-14) in the State, at 27.9%; and,
- The average age in Dublin City is 39.7 years, higher than the State average, which is 37.4.

4.1 Census 2016 Relevant Statistics

According to Census 2016, the catchment area's population is 68,945, representing an increase of 4.47% during the intercensal period.

There are 3,478 children aged between 0-4 (pre-school) within the Study Area, of which 63.2% are aged 0-2-year-olds and 36.8% 3-4-year-olds. 5.9% of the Study Area population are 5-12 years old (school age), accounting for 4,097 no. children.

1-2 person households make up the most common type of household, 66% in the Study Area and 69% in the Merchants Quay F ED. This result is higher than the proportion for Dublin City (60%) and the State (52%).

The key points in terms of childcare requirements are set out below.

In the **0-4 age** category:

- 7% of the State population is aged 0-4;
- 5.5% of Dublin City's population is aged 0-4;
- 9.6% of Merchants Quay F Electoral Division is aged 0-4;
- 5.0% of the population across the 21no. EDs is aged 0-4.

In the **5-12 age** category:

- 12% of the State population is aged 5-12;
- 8.5% of Dublin City's population is aged 5-12;
- 6.4% of Merchants Quay F Electoral Division is aged 5-12;
- 5.9% of the population across the 21no. EDs is aged 5-12.

In the **Female 25-44** age category:

- 19% of Dublin City's population are females aged 25-44;
- 22.1% of the 21no. EDs are females aged 25-44.

In the **Female 45+** age category:

- 18% of Dublin City's population are females aged 45 and over;
- 15.5% of the 21no EDs population are aged 45 and over, slightly lower than the County average.

In the **65+ age** category:

- 13% of Dublin City's population is aged 65 years and over;
- 10.7% of the 21no. EDs population is aged 65+, lower than the County average;
- The 65+ age group has increased by 7.8% from 2011 to 2016 throughout the 21no. ED.

5. Demand Generated by the Proposed Development

The proposed development provides 345 residential units. **Table 1** below provides a breakdown of the proposed mix of units.

The Apartment Guidelines allow excluding whole or part 2-bedroom units when calculating childcare provision needs. **This assessment takes a robust approach and includes all 2-bedroom plus units. Therefore, 115 no. units can be deemed to generate childcare demand excluding studio and bedroom units.**

Utilising the State's average household size of 2.75 persons per unit, **115 no. units suitable for families will yield a population of 316 persons.**

Table 1 - Proposed Development – Unit Mix (Units suitable for families highlighted in light blue)

Unit Mix					
	Studio	1 Bed	2 Bed	3 Bed	4 bed
B1 (BtR)	28	108	10	5	-
B2 (BtR)	-	44	45	-	-
B3 (BtR)	5	30	17	-	-
B4 (BtS)	-	15	34		-
B5 (BtS)	-	-	-	-	4
Total	33	197	106	5	4
			115 family units		

5.1 Pre-School: Demand Resulting from the Proposed Development

Data extrapolated from Census 2016 identified that 5% of children in the Study Area are aged 0-4 years old. The proposed development would theoretically generate 16 no. children in the 0-4 age category, i.e. pre-school age.

In 2016 there were 3,478 persons of 0-4-year-olds in the Study Area, of which 63% are aged 0-2 years old and 37% 3-4-year-olds. Applying these percentages to the proposed development, of the 16 no. children generated by the scheme, 10 no. would be in the 0-2 age category and 6 no. would be aged 3-4 years.

The Quarterly National Household Survey, Childcare, Quarter 3, 2016 is the most recent published information on childcare uptake in creche settings. The most common non-parental childcare type identified in the survey for pre-school children is a creche/Montessori/playgroup facility. This type of childcare is used by 19% of the State's pre-school age children, while the Dublin uptake is higher at 25%.

This assessment assumes that the introduction of the Government's Early Childhood Care and Education (ECCE) Programme has likely increased the percentage utilising creches and accordingly assumes that all 3- and 4-year-old children generated by the proposed development will require care in a childcare facility and that the higher Dublin uptake of 25% of 0-2-year-olds will require care in a childcare facility.

Applying these assumptions, the scheme would generate a total pre-school demand of 9 no. childcare spaces.

Table 2 below summarises the key parameters taken into account to calculate the future demand likely to be generated by the proposed development.

Table 2 - Estimated Childcare Generation from the Proposed Development

(A)	Average Household Size (Dublin)	2.75
(B)	No. of units suitable for families (exc. studio and 1-bed) (See Table 1)	115
(C)	No. of residents within family units $(A*B)$	316
(D)	No. of children 0-4 category - 5% $(C*0.05)$	16
(E)	No. of Children 0-2 (Study Area 63%) $(D*0.63)$	10
(F)	No. of Children 3-4 (Study Area 37%) $(D*0.37)$	6
(G)	Q3, 2016 QHNS Childcare (Dublin 25% of 0-2 utilise creche) $(E*0.25)$	3
Estimated pre-school demand of 9 no. childcare spaces (F+G)		

5.2 Primary After-School Care: Demand Resulting from the Proposed Development

Census 2016 identified that 6% of children in the Study Area are aged 5-12 years old. **The proposed development should, theoretically, generate a population of 19 no. children aged 5-12 (primary afterschool care).**

The Quarterly National Household Survey, Childcare, Quarter 3 2016 identifies that nationally 8%, and 11% in Dublin, of primary school children are cared for in a crèche/Montessori/playgroup/afterschool facility, with parental/relative care accounting for the remaining.

Applying the Dublin rate (11%) to the primary afterschool population generated (19 children) by the proposed development, theoretically, **the**

proposed development will likely create a demand for 2 no. primary afterschool care spaces.

Table 3 - Estimated Primary After School Demand Generation from the Proposed Development

Estimated Primary After School Generation from the Proposed Development		
Proposed Development	No. of residents within family units	316
	No. of children 5-12 category (6%)	19
	Q3, 2016 QHNS Childcare (Dublin 11% utilise creche)	2
Estimated primary after school demand of 2 no. spaces		

Having regard to the figures outlined in Table 2 and 3, the proposed development would generate a combined requirement (pre-school and after-school care) for 11 no. childcare spaces.

6. Childcare Audit: Existing Facilities

A present, 28 existing childcare facilities provide 871 no. spaces for pre-school care and 633 no. spaces for afterschool care within the Study Area. See **Table 4** below. These childcare facilities are located within Rialto, Maryland, Liberties, Warrenmount and Crumlin. See **Figure 3**.

Figure 3 - Location of Existing Childcare Facilities (Source: Pobal Map and Myplan.ie)

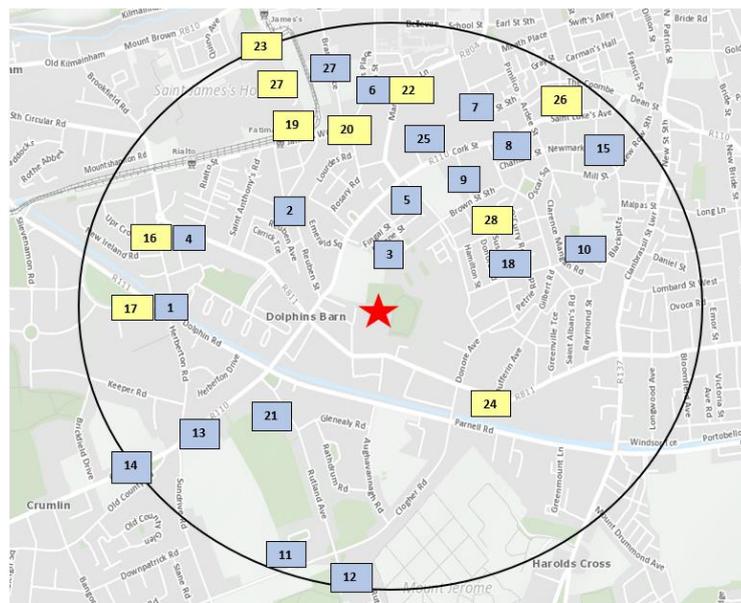


Table 4 - Capacity of Existing Childcare Facilities (Tusla, 2022)

The capacity of Existing Childcare Facilities within the Study Area				
	Name	Facility Type	Walking Time (Minutes)	Capacity
1	Dolphin Creche	Part Time	9	21
2	St. Joseph's ECDS	Full Day/ Sessional	9	32
3	Daughters of Charity, Tir na nÓg ECDS	Part Time/ Sessional	8	43
4	Fatima Groups United Children's Day Care Centre	Full Time/ Part Time	9	58
5	Footprints Early Years Ltd.	Part Time/ Sessional	13	20
6	Fountain Resource Group Wee Tots	Full Day/ Part Time/ Sessional	16	44
7	School Street & Thomas Court Bawn Early Days Creche	Full Day/ Part Time/ Sessional	18	52
8	The Nest (Bowers Childcare)	Full Day/ Part Time/ Sessional	17	56
9	Sophia Nurturing Centre - Cork Street	Full Day/ Sessional	14	21
10	Child's Play	Full Day/ Part Time/ Sessional	15	70
11	Pearse College Community Nursery	Full Day/ Part Time/ Sessional	16	93
12	Marist Creche	Sessional	16	40
13	Loreto Preschool Crumlin	Sessional	10	33
14	Kiddies Korner	Full Day/ Part Time/ Sessional	13	40
15	Whitefriars Childcare	Ful Time / Part time	19	40
16	Fatima Homework Club	Afterschool	9	118
17	Dolphin House Homework Club	Afterschool	9	115
18	Donore Breakfast and Afterschool Club	Afterschool	9	50
19	Fountain Resource Group Junior Youth	Afterschool	14	40
20	SICCDA Afterschool - San Seamus	Afterschool	14	24
21	Sherpa Kids Griffith Barracks Multi-Denominational School	Afterschool	7	72
22	Fountain Youth Project	Afterschool	14	50

The capacity of Existing Childcare Facilities within the Study Area				
23	Solas Afterschool Project – Basin Street	Afterschool	14	10
24	SICCCA Afterschool – Warrenmount PPS	Afterschool	13	36
25	Fountain Resource Group Marrowbane Lane Youth Project	Afterschool	15	40
26	Solas Afterschool Project – The Coombe	Afterschool	19	10
27	Creative Kids and Co. – St. James	Full Day/ Part Time/ Sessional Afterschool	15	38 48
28	Mercy Family Centre	Part Time/ Afterschool	13	170 20
Total Childcare Capacity:			1,504	
Pre-School (Full Day/Sessional/ Part-Time) Capacity:			871	
After School Capacity:			633	

7. Cumulative Demand

7.1 Existing Demand

There are 3,478 children aged between 0-4 (pre-school) within the Study Area, of which 2,198 are aged 0-2 year olds, and 1,280 are 3-4 year olds.

For consistency, the same parameters applied to calculate the likely demand generated by the proposed development (section 5 of this report) have been used when estimating the likely demand generated by the population of the Study Area, as follows,

- 25% of 0-2 age category would require a creche space = 550 children
- 100% of 3-4 age category would require an ECCE place = 1,280 children

Therefore, the existing demand for pre-school childcare spaces (0-4 years olds) in the Study Area is estimated at 1,830 no. spaces (550 no + 1,280 no). As outlined in **Table 4** of this report, the capacity audit reported that existing childcare facilities provide for 871 no. pre-school spaces.

In relation to primary afterschool care, there are 4,097 children aged 5-12-year-old living in the Study Area. Therefore, the existing demand for primary afterschool care (5-12 years olds) in the Study Area is estimated at 451 no. spaces, while the existing childcare facilities provide for 633 no. primary afterschool spaces (see **table 4**).

7.2 Future Demand from Permitted Development within SDRA 12

A residential development that provides for a childcare facility has been granted permission within the SDRA 12, as follows:

- A Strategic Housing Development on the lands of Former Player Wills was granted permission (ABP – 308917-20) to construct 492 no. built to rent apartments, 240 no. built to rent shares accommodation (160no. units for 2 bedrooms plus) with a 275 sq.m. childcare facility.

The cumulative childcare needs from the proposed development and the development mentioned above are reviewed in the following section.

7.3 Cumulative Pre-school & Primary Afterschool childcare needs

The permitted scheme within the SDRA 12 would provide for 160 no. units suitable for families (excluding studios and 1-bed units), which would yield a population of 440 people, including 12 no. children aged 0-4 years and 3 no. children aged 5-12 years old. This scheme would generate a combined childcare requirement for 16 no. childcare spaces (pre-school and after-school care).

As mentioned in Section 7.2 above, the permitted development within the SDRA 12 comprises a childcare facility with a total gross floor area of 275 sq.m. According to the childcare demand report submitted with the application, it is estimated that this facility would have the capacity to accommodate c. 49¹ children.

Together with the proposed development (11 no. pre-school and afterschool spaces), there is a potential requirement for 27 no. childcare spaces in the SDRA 12.

Accordingly, the permitted development would be self-sufficient to accommodate its childcare needs (16 no. creche spaces) and capable of accommodating the childcare generated demand for the wider area within the additional 33 no. spaces.

8. Assessment

As outlined in Section 5 of this report, based on 115 no. units capable to generate a childcare need, 11 no. childcare spaces would be required.

The capacity audit of existing childcare facilities (Section 6) identified an excellent distribution of childcare facilities on the north and west, demonstrating a disparity of providers to the southeast of the Study Area.

¹ Childcare Demand Report submitted within the application ABP – 308917-20.

The capacity audit shows a deficit in pre-school capacity within the existing childcare facilities to cater for the demand generated by the population in the Study Area (871 available spaces versus 1,830 children aged 0-4 years old). In contrast, there is an oversupply in terms of primary afterschool spaces (633 available spaces versus 451 children aged 5-12 years old).

The permitted development within the SDRA 12 area is deemed to generate a total childcare demand of 16 no. spaces. Moreover, it is estimated that the childcare facility to be developed with this scheme would provide c. 49 childcare spaces, in excess of the childcare needs generated by the same scheme; see sections 7.2 and 7.3 of this report.

Considering the findings above, it is deemed appropriate to include the provision of a childcare facility within the proposed development.

Schedule 7 of the Childcare Regulations (2016) establishes the minimum floor space requirements for childcare facilities based on the age group; see **Table 5**. To accommodate the childcare need generated by the proposed development (11 no. children) and its future occupants, it is estimated that c. 27.05 sq.m of clear floor space would be required; see **Table 5**.

Table 5 - Minimum Childcare Floor-Space Requirement & Estimated floor-space demand from the Proposed development

Age Group	Minimum Floor Space Required per Child (sqm.)	Estimated Childcare within the Scheme	Total Floor Space (sq.m)
0-1	3.5	1	3.5
1-2	2.8	1	2.8
2-3	2.35	1	2.35
3-6+	2.3	8	18.4
		11	27.05

Regarding new housing, paragraph 2.4 of the Childcare Guidelines recommends an average of one childcare for each 75 dwellings. Further clarification is provided under Appendix 2, as follows:

'If an assumption is made that 50% approximately of the housing area will require childcare then in a new housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. Other assumptions may lead to an increase or decrease in this requirement.'

9. Proposed Childcare Facility

The proposed development incorporates a 347 sq.m creche. The proposed design is consistent with the requirements of S.I. No. 632/2016 -Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016. It incorporates a dedicated secure outdoor play area that is directly accessible from the creche and exclusively for the children's use.

The clear floor space for children is calculated to be 164 sq.m. The remaining floor area is reserved for support facilities such as offices, kitchenet/canteen, welfare, storage and circulation space; see **Table 6** below.

Accordingly, the proposed creche exceeds the minimum floor space requirements for childcare facilities outlined in Schedule 7 of the Childcare Regulations (2016) and requirements set out in paragraph 2.4 and Appendix 2 of the Childcare Guidelines.

Table 6 - Details of Areas within the proposed childcare facility; clear floor space indicated in light blue and supporting facilities in light yellow.

Proposed Creche - Spaces		SQ.M
Ground floor	Creche Classroom	59
	Creche Kitchen	6
	Creche Office	15
First Floor	Creche Classroom	37
	Creche Classroom	34
	Creche Store	2
	Creche Stairs	15
Second Floor	Creche Classroom	34
	Creche Store	15
	Creche Stairs	2
Floor-Space Demand from the Proposed Development (Schedule 7 of the Childcare Regulations,2016)		27.05 sq.m
Total Creche		347 sq.m
Total Clear Floor Space		164 sq.m

10. Conclusion

This report has been carried out to determine the existing childcare provision in the Study Area and to ascertain the demand and need, if any, for a 347 sq.m creche facility in conjunction with the 345 no. residential units part of the proposed development.

The proposed development would generate a demand of 11 no. childcare spaces, requiring a minimum childcare floor space of 27.05 sq.m. The proposed childcare facility has a gross floor space of 347 sq.m, of which 164 sq.m of clear floor space can accommodate c. 60 children. This provision is above the likely demand generated by the future occupants of the proposed development.

The childcare audit of the existing facilities identified 28 no. childcare facilities within the Study Area, and a deficit in childcare capacity was noted. However, it is worth noting that a permitted scheme was identified within the SDRA 12, providing a creche with 49 no. childcare spaces (Player Will; ABP – 308917-20). Thus, the proposed creche, which can accommodate c. 60 children, and the additional childcare capacity identified in the permitted scheme within the SDRA 12 area, will serve the wider area's needs while offsetting the capacity deficit identified by this report for the Study Area.

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