

CHILDCARE DEMAND ASSESSMENT

Large Scale Residential Development
(LRD) at the site of the former DELL
EMC Premises, Innishmore, Ballincollig,
Cork

Prepared for:

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1.0 INTRODUCTION

This 'Childcare Demand Assessment' has been prepared by Tom Phillips + Associates¹, on behalf of Castle Peak Properties Ltd², to inform the proposed Large Scale Residential Development (LRD) at the former DELL EMC Premises, Innishmore, Ballincollig, Cork.

This assessment has been prepared to provide an overview and analysis of the overall provision of childcare facilities within the study area and local demand, as well as the likely demand generated by the proposed development. It is drafted with regard to the feedback received by both Cork City Council and the Cork City Childcare. Please refer to the enclosed Response to LRD Opinion document for further information.



Figure 1.1: Satellite image with the location of the Subject Site indicated by the red line boundary.

(Source: Mapped by Tom Phillips + Associates, February 2026.)



Figure 1.2: Open Street Map overview with the location of the Subject Site indicated by the red line boundary.

(Source: Mapped by Tom Phillips + Associates, February 2026.)

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2.0 PROPOSED DEVELOPMENT

Castle Peak Properties Ltd intend to apply for planning permission for a Large-Scale Residential Development (LRD) at the site of the former DELL EMC premises, Innishmore, Ballincollig, Cork.

The proposed development is for the demolition of the existing DELL EMC building, site clearance, and the construction of 130 no. residential units in a development ranging in height from 3 to 6 storeys.

The development will comprise a mix of 108 no. apartments and 22 no. duplex units as follows:

- 56 no. 1 bedroom units.
- 65 no. 2 bedroom units.
- 9 no. 3 bedroom units.

Vehicular, cyclist and pedestrian access to the proposed development will be via 2 no. entrances from Innishmore Lawn (to the north east) and Mechterstadt Road (to the south west) and the development will include for pedestrian and cyclist permeability. Additionally, pedestrian access points are provided to the west of the subject site and to the south, off Mechterstadt Road.

The development will also include the provision of private, communal and public open space (including all balconies); car parking at ground floor level and undercroft; bicycle parking; internal roads and pathways; bin stores; hard and soft landscaping; boundary treatments; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; retaining walls; changes in level; services provision and related ducting, piping and cabling; electric vehicle charging points; attenuation tanks; SUDS; signage; 1 no. ESB substation; wayfinding structures; public realm works including public lighting; and all site development and excavation works above and below ground.

3.0 SUBJECTE SITE

The subject site c. 1ha is located in Innishmore, Ballincollig, c. 1 km west of the town centre, and comprises the former DELL EMC premises with associated car parking, vacant since 2021. It is bounded by Innishmore Lawn to the east, a permitted residential development to the north, and West City Retail Park to the west, within a mixed-use context of established residential estates, retail, recreational, and educational uses.

The subject site benefits from excellent pedestrian and vehicular access, is within walking distance of local centres, Ballincollig playground, and the 55ha Ballincollig Regional Park, and is well served by existing and planned public transport, including Ireland's first 24-hour bus service in the forthcoming BusConnects network, and a proposed Light Rail link to Mahon via the City Centre and Kent Station.



Figure 3.1: Site Location Map. (Source: Google Maps, cropped and annotated by TPA, 2026.)

4.0 METHODOLOGY

For the purposes of this assessment, we will utilise a 15-minute walking range and a 15-minute cycling range from the subject site to define the Study Area, to align with Cork City Council's Policies and Objectives to promote Cork City as a 15-minute city. It is noted that within the *Cork City Development Plan 2022-2028*, as per objective 2.10, the local authority considers 10-minute walking and cycling distances. This conflicts with the definition of the '15-Minute City' provided by Cork City Council in the Glossary to the *Cork City Development Plan 2022-2028*. In line with this methodology, the study area has been defined by applying both a 15-minute walking catchment and a 15-minute cycling catchment. This approach ensures a comprehensive assessment of accessible childcare provision and facilities, and aligns with the Planning Authority's stated objective of progressing Cork City toward a 15-Minute City model. (See Appendix A.)

We have differentiated between the childcare facilities within a 10-minute walk / cycle and within a 10-15 minute walk / cycle range in Appendix B.

To analyse the demographic profile of the area, we will utilise the CSO data for the Ballincollig Electoral Division (ED ID.4701619)³, which is the relevant ED for the subject site.

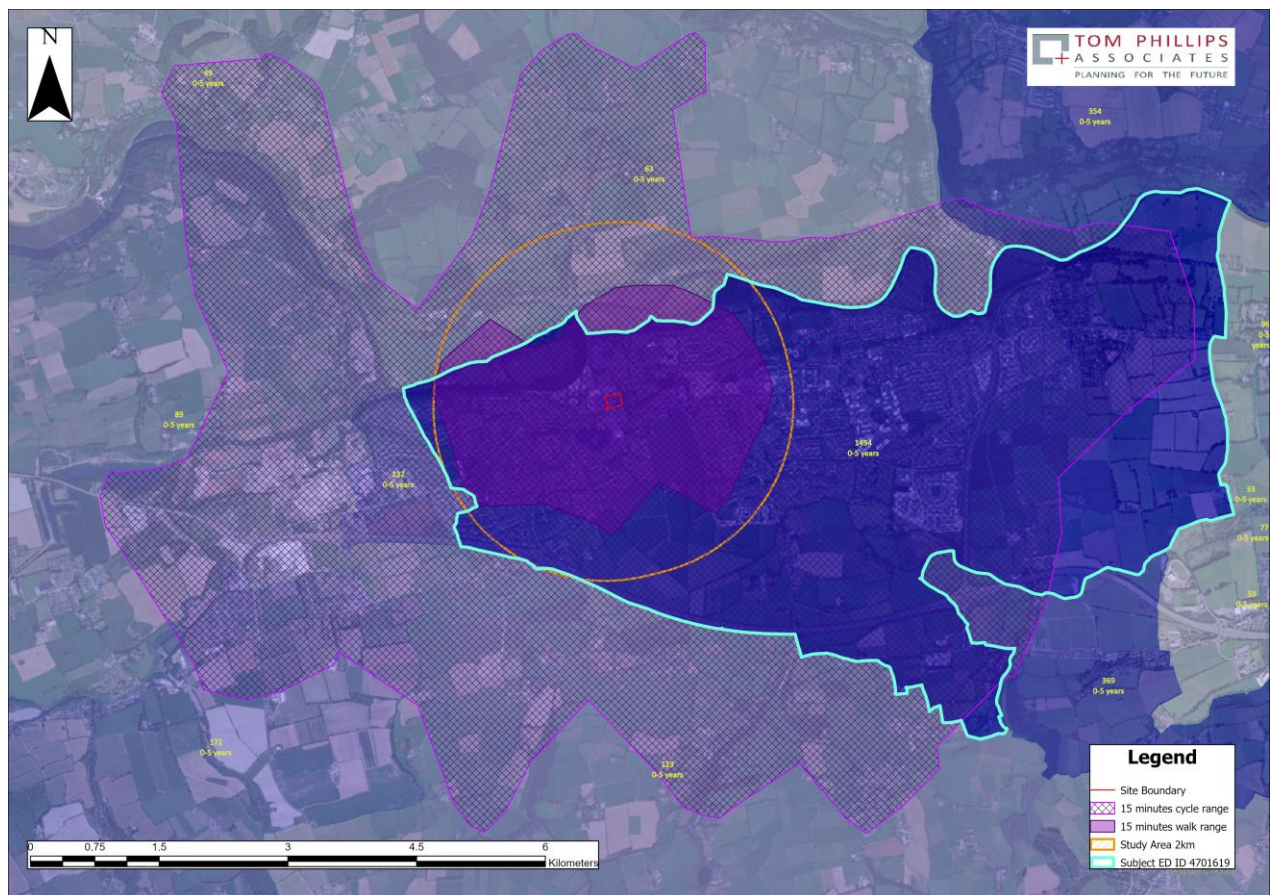


Figure 4.1: Location of the 'Ballincollig' Electoral Division (ED ID. [4701619]), as indicated by blue boundary, in the context of the 15-minute walking and cycling ranges from the subject site (shown by indicative red outline). (Source: Tom Phillips + Associates, February 2026.)

³ Please note that since the expansion of the Cork City Council administrative boundary – some Electoral Divisions (EDs) have been re-drawn. As such, there is now 2 No. EDs titled 'Ballincollig': 1 No. in Cork City Council's administrative area (ED ID No. 4701619); and 1 No. in Cork County Council's administrative area (ED ID No. 47016). For the avoidance of doubt, this *Audit* is focussed on the 'Ballincollig' ED (ID No. 4701619) within Cork City Council's administrative area.

Section 7.0 of this Report, which assesses the existing childcare provision in the area, provides an overview of the provisions within 15-minutes walk or cycle from 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 15-minutes walk, cycle or public transport⁴ option of the subject site. 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* include the following:

- Census Statistics and SAPMAP;
- Cork City Council Planning Portal;
- Cork County Council Planning Portal;
- www.myplan.ie;
- Google Earth;
- Google Maps;
- Pobal Maps; and
- Tusla Reports.

⁴ TPA assessed the 15-minute public transport options through Google Maps. Public Transport was calculated by getting directions from the gate of the Former Dell Site on Mechterstadt Road, Ballincollig to the Eircode of each respective Childcare Facility within (a) the 15-minute walk and cycle ranges; and (b) the childcare facilities referenced by Cork City Childcare in their *Assessment*. The public transport options were generated assuming a journey start time of 0830; 1300; 1730; and 2100. These were selected to give a variety of times across the day and in particular when roads are busier. The hour of 2100 was considered relevant to offer a time when traffic congestion was low, therefore providing a sort of control to highlight the effects of traffic congestion. We submit to Cork City Council that a number of the childcare facilities selected in the Cork City Childcare *Assessment* should not be considered relevant to the proposed development due to the long walk, cycle, and public transport journey times involved to get there from the subject site. Such facilities, even if they can be reached within 15 minutes, if considered relevant by such a qualification would go against several Policies and Objectives of the *Cork City Development Plan 2022 – 2028*. The calculations for the public transport options were calculated by departure time(s) as per the above on the date of Wednesday, 11 February 2026.

5.0 POLICY CONTEXT

5.1 Childcare Facilities for Planning Authorities (2001)

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.]

5.2 Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2022)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022) 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.]

When Section 4.7 of *Sustainable Urban Housing: Design Standards for New Apartments (2022)* is applied to the proposed development, the scheme does not meet the threshold that requires the provision of a childcare facility.

The proposed unit mix comprises 130 no. residential units, consisting of 108 no. apartments (52 no. one-bed and 56 no. two-bed units) and 22 no. duplex units (4 no. one-bed, 9 no. two-bed, and 9 no. three-bed units). In total, the development includes 56 no. one-bed units, 65 no. two-bed units, and 9 no. three-bed units. This equates to 74 no. units that could potentially generate a childcare demand.

It is to be noted that this figure falls below the threshold of 75 no. units as set out in the *Apartment Guidelines*, and therefore, in accordance with the Guidelines, a childcare facility is not required as part of the proposed development.

5.3 Cork City Development Plan 2022-2028

The *Cork City Development Plan 2022-2028 (the Development Plan)* took effect on 8th August 2022 and is the relevant Planning Policy document for the proposed development.

The following extracts from the *Development Plan* relate to the '15-minute City':

Cork City Council Strategic Objective (SO) 1 – Compact Liveable Growth

"Deliver compact growth that achieves a sustainable 15 minute city of scale providing integrated communities and walkable neighbourhoods, dockland and brownfield regeneration, infill development and strategic greenfield expansion adjacent to the existing city."

Section 2.25 – A 15 Minute City

"...The 15 Minute City is an urban planning response to the UN SDGs and the Climate Change emergency. It provides a timely framework that combines proximity and social fabric to achieve positive change in our urban lifestyle and a new rhythm in our City. This new rhythm centres on increasing multipurpose functions, ease of access, people-orientated design and a sense of place."

Section 2.26

"The basic concept of a 15-minute city is where residents have easy access to their essential needs at distances taking no more than 15 minutes by public transport, foot or by bicycle. It is based on a network of liveable neighbourhoods and communities that offer diverse housing options, with safe access to active and public transport, local health care, education, shops, and other community infrastructure. Every resident's 15 minute city differs due to their mobility preferences, their location, the quality of services and differing abilities to access these services."

Objective 2.10

"To support the delivery of a 15-minute City that supports Compact Liveable Growth by creating vibrant local communities that can access all necessary amenities within a 10-minute walk / cycle and access workplaces and other neighbourhoods within a 15-minute public transport journey. Implementation will include walkable neighbourhoods, towns and communities with mix of uses, house types and tenure that foster a diverse, resilient, socially inclusive and responsive city. This includes support for public and active travel infrastructure projects and services and enhanced neighbourhood permeability. Strategic infrastructure and large-scale developments shall demonstrate how they contribute to a 15-minute city and enhance Cork City's liveability and accessibility."

Section 3.8

"... Within 15 Minutes of people's home they should have access to: local commercial services (e.g. shops), a creche, a primary school and other community services, a high quality bus network, open space, a play-ground and wildspace (nature)."

Section 3.11

"Cork City Council aims to ensure that, as far as possible, each existing neighbourhood will provide those resources and services that Cork residents should expect within 15 minutes of their home."

Objective 4.4 – Active Travel

“To actively promote walking and cycling as efficient, healthy, and environmentally friendly modes of transport by securing the development of a network of direct, comfortable, convenient, and safe cycle routes and footpaths across the city.

To support the 15-minute city concept and walkable neighbourhoods with adequate walking and cycling infrastructure connected to high-quality public realm elements, including wayfinding and supporting amenities (benches, water fountains, bike stands).

To support the expansion of the Cork Bikes scheme. To accommodate other innovations such as electric bikes, public car hire, and other solutions that will encourage active travel. To support the rollout of the NTA 5 Year Cycle Plan. To support and engage with the Safe Routes to School programme.”

Section 5.24

“Conserving energy and using it more efficiently is an integral form of climate change mitigation. It is one of the most cost-effective ways of tackling climate change where all of society can play a role. The principle also underpins the Core Strategy which promotes more compact growth supported by a sustainable transport strategy and implementation of the 15-minute city concept.”

Glossary – Fifteen Minute City

“The 15-minute city is a concept where homes have access to a range of facilities and services such as employment, local shops and neighbourhood infrastructure within a 15-minute walk or cycle or trip using public transport.”

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

Section 3.63

“A key consideration in planning for sustainable, diverse and inclusive neighbourhoods is the need to provide for the needs of children at all stages of their development. The successful delivery of compact growth and creating a more liveable city, will necessitate provision of more childcare, education, passive and active recreation and community infrastructure in-step with growth. Cork City Council is committed to working with stakeholders to provide for the needs of children.”

Section 3.66

“The term ‘childcare’ extends beyond crèches to also include full day-care, part-time care, and sessional facilities, pre-school and school-age (after-school) services. Childcare benefits children’s education and social development whilst allowing parents and carers flexibility to pursue other activity including participation in the workforce. The provision of childcare facilities forms an integral consideration as part of all new development proposals.”

Section 3.67

*“The provision of childcare should be addressed where, or within walking distance to where the need arises. **In accordance with the Childcare Facilities Guidelines for Planning Authorities (2001), new residential developments of more than 75 homes will be expected to provide purpose-built as part of the development unless it can be demonstrated there is sufficient capacity in existing facilities.”***

[Our Emphasis]

Section 11.64

*“Cork City Council is committed to ensuring that the city’s neighbourhoods meet the needs of their residents and provide the **necessary community infrastructure in accessible locations** (as set out in Chapter 3: Delivering Homes and Communities).”*

[Our Emphasis.]

Section 11.162

“Childcare is an essential part of sustainable communities. Cork City Council will seek to facilitate the provision of childcare facilities in appropriate locations and may require their provision in large residential, office, retail or community developments. The provision of childcare facilities is subject to the DEHLG ‘Childcare Facilities Guidelines for Planning Authorities’ (2001) and the Child Care (Pre-School Services) (No. 2) Regulations (2006) and Child Care (Pre-School Services) (No 2) (Amendment) Regulations (2006) (Department of Health and Children).” [Our Emphasis.]

Section 11.163

*“**Purpose-built childcare facilities will generally be required as part of proposals for new residential developments of more than 75 dwelling units. However, where it can be clearly established that existing facilities are sufficient, alternative arrangements will be considered.**”*

[Our Emphasis.]

Section 3.64 and Objective 3.19 of the *Development Plan* set out the intention of Cork City Council to create a tool to estimate the demand for childcare, education, and open space which would be generated by a residential development.

Objective 3.19: Planning for Children-Orientated Facilities

“To progress preparation of a tool to provide greater clarity on likely childcare, education and open space needs arising from new development proposals in Cork City.”

Section 3.64

*“To enable Cork City Council, developers, infrastructure providers and communities to better anticipate the children-orientated infrastructure needed to support individual development schemes or multiple schemes in an area, Cork City Council will prepare an appraisal tool to indicate the likely number of children that will arise from a development across different age cohorts and translate this data into indicative childcare, education and open space needs;
It will represent an enabling tool informed by international best practice that will help stakeholders anticipate and provide for new or expanded facilities.”*

As of the time of writing this report, this tool has not been released to the public.

Section 11.165 of the *Development Plan* sets out the considerations of the Planning Authority when assessing the provision of new childcare facilities:

Section 11.165

“In assessing individual planning applications for childcare facilities, the Planning Authority will have regard to the following (not an exhaustive list):

- 1. Contribution to placemaking and to the 15-minute city and walkable neighbourhood concepts;*
- 2. Suitability of the site, location and type of facility;*
- 3. Proximity to public transport;*
- 4. An audit by the applicant of existing facilities in the vicinity;*
- 5. Adequate traffic management, safe access and parking and drop-off;*

6. *Impact on neighbouring amenity in terms of noise generation; storage of waste, etc;*
7. *Adequate facilities and indoor and outdoor play space;*
8. *Hours of operation;*
9. *Proposed signage."*

We submit to the Local Authority that, in accordance with national and local legislation, the proposed development is not required to provide a childcare facility.

The *Childcare Facilities Guidelines for Planning Authorities (2001)* recommend 1 no. childcare facility per 75 no. dwellings, with thresholds determined by local demographics and existing provision. Similarly, the *Sustainable Urban Housing: Design Standards for New Apartments (2023)* note that childcare requirements should be assessed based on unit mix, scale, and the distribution of existing facilities, with one-bedroom and studio units generally excluded from calculations. Additionally, in line with the national guidance the Development Plan implements the 75-no. dwelling threshold.

As outlined above, when applied to the proposed development, excluding one-bedroom units reduces the number of childcare-relevant units to 74 no., which is below the 75-no. unit threshold. **Accordingly, no childcare facility is required.** Furthermore, the limited childcare demand generated by the scheme would not be sufficient to support a viable crèche, particularly given the availability of existing facilities in the area.

In line with the *Cork City Development Plan*, the planning application for the subject proposed development is to be accompanied by a childcare assessment audit. The purpose of this childcare audit is to assess the surrounding capacity of the existing and proposed childcare facilities in the Ballincollig area.

We submit to the Local Authority that the existing childcare capacity within 15 minutes walk, cycle or public transport option from the Subject Site, together with the anticipated future provision, will be more than sufficient to accommodate the needs of the proposed development. Furthermore, we wish to reiterate that the proposed development falls below the threshold of 75 No. residential units (2-beds or more) and therefore a childcare facility is not required in accordance with the Section 28 Ministerial Guidelines.

6.0 DEMOGRAPHICS

For the purposes of the demographic analysis, the study area comprises 3 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Division (ED) / Electoral Divisions (EDs);
- 2) The larger Cork City Local Authority (LA) administrative boundary / boundaries; and
- 3) The 2016 Census Settlement boundaries and 2022 Census Built-up Urban Area boundaries.

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.

Due to the boundary change between Cork City Council and Cork County Council in 2019, a direct comparator between the 2016 Census and 2022 Census is not a straightforward like-for-like comparison in terms of the Electoral Division boundary and the administrative County boundaries. As such, the Subject Site lands were located in the Cork County Council administrative area during the 2016 Census and were located in the Cork City Council administrative area during the 2022 Census.

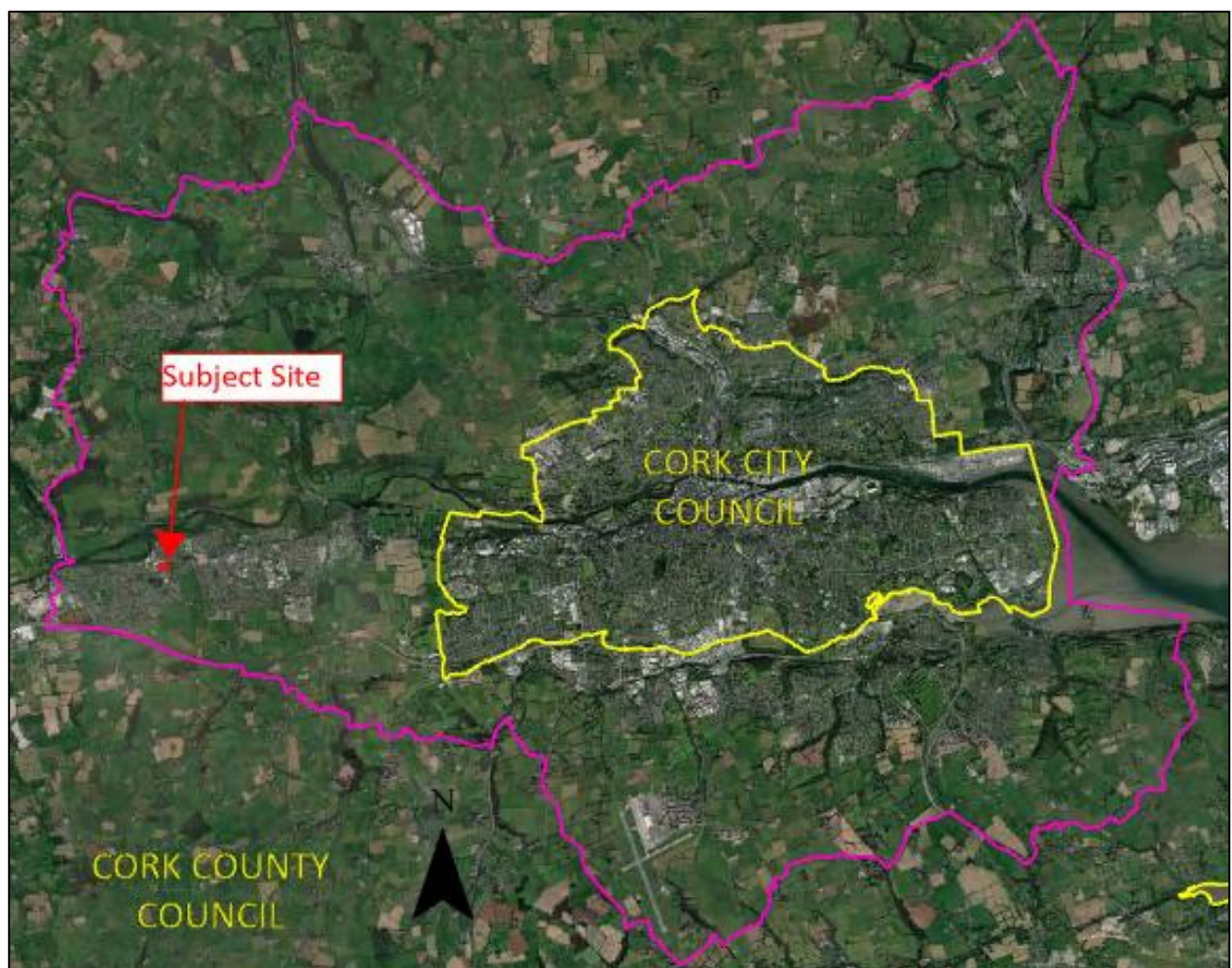


Figure 6.1: Overview of the Subject Site, indicated approx. by the red line boundary and in the context of the Administrative Boundary change between Cork City and County Councils in 2019. The pre-2019 Administrative County boundaries are denoted in yellow and the post-2019 expanded Cork City Council area is denoted in pink. Note that the Subject Site is now within the administrative area of Cork City Council. (Source: Tom Phillips + Associates, February 2026.)

In an attempt to prevent a skewing of the data due to the administrative boundary changes, we include a comparator between the 2016 Census Settlement boundaries and the 2022 Census Built-up Urban Areas.⁵ While the CSO Settlement and CSO Built-up Urban Area boundaries are not perfect like-for-like comparators, they offer a more balanced view of Cork City during the intercensal period.

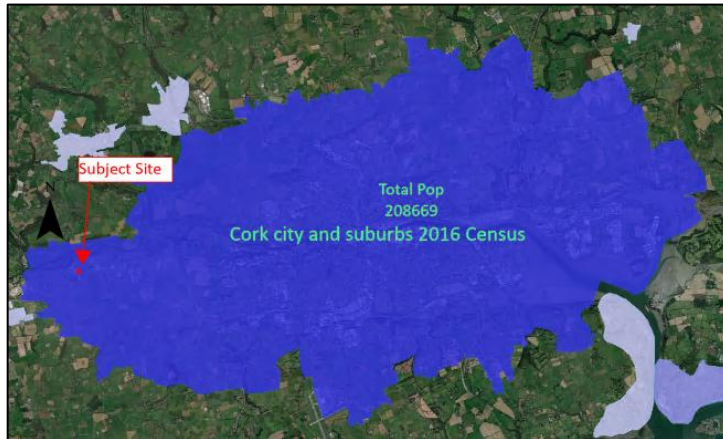


Figure 6.2: Overview of the Subject Site, indicated approx. by the red line boundary in the context of the 2016 Census Settlement boundary for Cork city and suburbs. (Source: Tom Phillips + Associates, February 2026.)



Figure 6.3: Overview of the Subject Site, indicated approx. by the red line boundary in the context of the 2022 Census Built-up Urban Areas boundary for Cork city and suburbs. (Source: Tom Phillips + Associates, February 2026.)

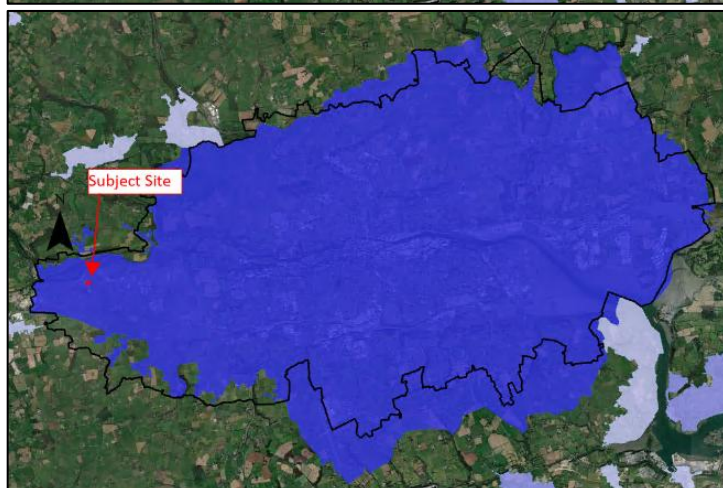


Figure 6.4: Overview of the Subject Site, indicated approx. by the red line boundary in the context of the changes between the 2016 Census Settlement boundaries (indicated by the black line boundary) and the 2022 Census Built-up Urban Areas boundary (indicated by the blue shape). It is noted that the 2 No. different boundary types are not perfect like-for-like comparators, however, they provide a much data on the greater Cork City area not reflected in the Administrative County boundaries. (Source: Tom Phillips + Associates, February 2026.)

⁵ The 2022 Census included the introduction of new 'Built-up Urban Area' boundaries – replacing the previous 'Settlement' boundaries utilised in the 2016 Census and earlier. As noted by the Central Statistics Office (CSO) on their website (at the following address: [Census 2022 Urban Boundaries and Built Up Areas - CSO - Central Statistics Office](#)), the Built-up Urban Area boundaries and Settlement boundaries cannot be directly compared to each other as they have been defined differently. The older Settlement boundaries were defined around population concentrations, while the Built-up Urban Area boundaries were defined around land-use definitions.

In particular the Subject Site lands were inside the Ballincollig Electoral Division (ED) (ID 47016) in 2016 - however, that ED was split into 2 No. separate Electoral Divisions⁶ following the Administrative County boundary change in 2019.

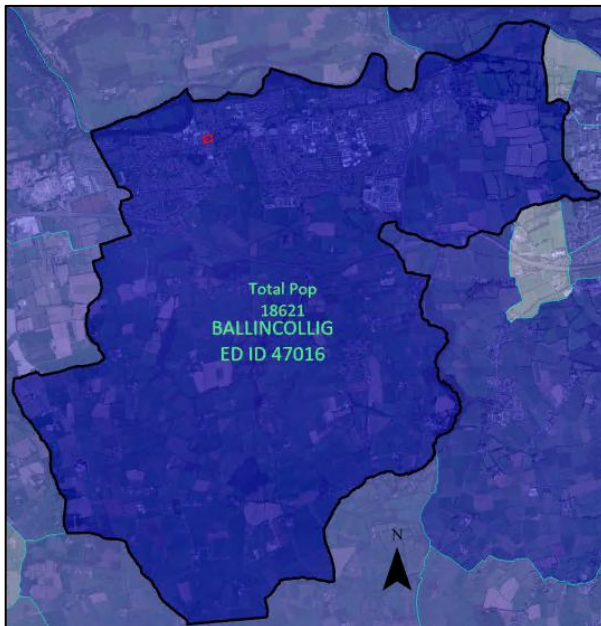


Figure 6.5: Overview of the Subject Site, indicated approx. by the red line boundary and the context of the 'Ballincollig' Electoral Division (ED ID 47016) at the time of the 2016 Census. (Source: Tom Philips + Associates, February 2026.)

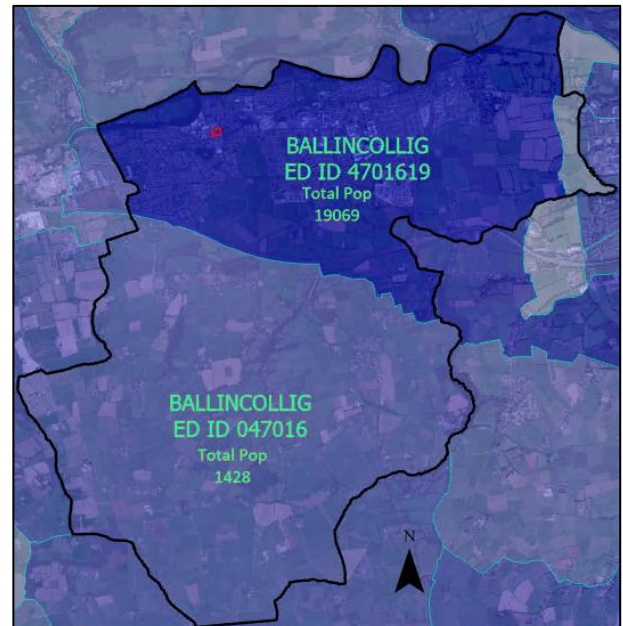


Figure 6.6: Overview of the Subject Site, indicated approx. by the red line boundary and the context of the new 'Ballincollig' Electoral Divisions (ED ID 47016 and ED ID 4701619) at the time of the 2022 Census. The previous 'Ballincollig' ED No. 47016 from the 2016 Census is denoted by the black outline boundary. (Source: Tom Philips + Associates, February 2026.)

As a control, we include the changes in population between the 2016 Census and 2022 Census Electoral Divisions with a focus on the specific Electoral Division the Subject Site lands are located within for that Census and we also set out the comparator between the 2016 Census Ballincollig ED (ID 47016) and the combination of the 2022 Census Ballincollig ED (ID 40716) and Ballincollig ED (ID 4701619) in Cork County and Cork City Council administrative areas respectively.

Therefore, accounting for the discrepancies in official boundaries in the local Ballincollig and wider Cork City areas between the 2016 Census and 2022 Census – we assess population changes pertaining to the Subject Site across the above listed enumeration areas.

⁶ Following the 2019 administrative County boundary change – the former Ballincollig Electoral Division (ID 47016) was split into 2 No. separate Electoral Divisions with one in Cork County Council's administrative area maintaining the same ED ID 47016); and one in City Council's administrative area (with a new ED ID 4701619).

6.1 Population

Table 6.2 below sets out a comparison of the intercensal population change (2016-2022) for the Ballincollig Electoral Division, Cork City, and the State.

The subject ED ('Ballincollig'), as noted above, has been changed during the intercensal period. As a result, the data has the potential to be skewed incoherently if a balance is not provided for.

To illustrate this point, we set out both a 'direct' comparator of the Subject ED ('Ballincollig') between the 2016 Census and 2022 Census; and a 'composite' comparator where we attempt to create a like-for-like comparator between the 2016 and 2022 Census scenarios.

In the 'direct' Subject ED comparator, where the 2016 Census 'Ballincollig' ED (ID 47016) is larger in area than the 2022 Census 'Ballincollig' ED (ID 4701619) and the intercensal population change is 2.4% - however, we note the smaller population (18,621 persons) in 2016 occurs on a larger area than the 2022 Census 'Ballincollig' ED (ID 4701619).

To provide a balanced overview of the intercensal population change, we create a 'composite' comparator by adding together the 2 No. 2022 Census Electoral Divisions titled 'Ballincollig' (ID 47016 and ID 4701619) and comparing it to the 2016 Census 'Ballincollig' ED (ID 47016). This 'composite' comparator illustrates an increase in population, from 18,621 to 20,497 persons, an increase of 10% in approximately the same area between 2016 and 2022.⁷

This 'composite' comparator 10% rate of population change at Electoral Division level is much closer to the population rate of the State (8.1%) than the 'direct' comparator 2.4% rate of population change.

During this same period, Cork City saw a large increase in population, from 125,657 to 224,004 persons, a 78.3% increase, which in part can be explained by the administrative boundary change.

In order to control for the large area increase in the Cork City Council administrative area between 2016 and 2022, we examine the population change between the 2016 Settlement and 2022 Built-up Urban Area boundaries for Cork City and suburbs. From this, we see an increase in population, from 208,669 to 222,526 persons, an increase of 6.65% which much more closely reflects the % intercensal change at the State-wide level seen between 2016 and 2022 than compared to the skewed Cork City Council administrative area.

Area	Total Population 2016	Total Population 2022	% Intercensal Change
'Ballincollig' (2016 ED ID. 47016; and 2022 ED ID.4701619)	18,621	19,069	2.4%
'Ballincollig' (2016 ED ID 47016; and 2022 ED ID 47016 and ED ID 4701619)	18,621	20,497	10%
Cork City Council Administrative Area	125,657	224,004	78.3%
Cork City (Settlement / Built-up Urban Area)	208,669	222,526	6.65%
Ireland	4,761,865	5,149,139	8.1%

Table 6.1 Population change for the subject Electoral Division, Cork City, and the state between the period of 2016 and 2022 [Source: www.data.cso.ie]

⁷ Please note that there is an area of land formerly part of the 2016 Census 'Ballincollig' ED (ID 47016) that is part of the 2022 Census 'Bishopstown' ED (ID 047052).

6.2 Age Profile

Table 6.2 below sets out the general age profile for the subject ED, Cork City, and the State. The six age cohorts studied are 0-5, 6-12, 13-18, 19-24, 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. Table 6.3 below represents this same data in percentage format.

Census 2016							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2016 ED ID.47016)	1,766	1,914	1,438	1,272	10,224	2,007	18,621
Cork City Council Administrative Area	7,575	8,122	7,539	15,347	67,347	19,727	125,657
Cork City (Settlement Area)	15,297	16,896	14,406	21,067	113,128	27,875	208,669
Ireland	403,919	476,289	371,588	331,208	2,541,294	637,567	4,761,865

Table 6.1 Population by age cohort for the subject ED, Cork City and the state, based on the 2016 Census. [Source: www.data.cso.ie.]

Census 2022							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2022 ED ID 4701619)	1,494	1,980	1,476	1,210	10,287	2,622	19,069
'Ballincollig' (2022 ED ID. 47016 and ED ID 4701619)	1,617	2,126	1,615	1,310	10,959	2,861	20,497
Cork City Council Administrative Area	13,772	18,158	15,202	21,058	122,542	33,272	224,004
Cork City (Built-up Urban Area)	13,758	18,005	15,122	20,856	121,696	33,089	222,526
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, Cork City and the state, based on the 2022 Census. [Source: www.data.cso.ie.]

Census 2016							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2016 ED ID.47016)	9.48%	10.27%	7.72%	6.83%	54.9%	10.77%	100%
Cork City Council Administrative Area	6.02%	6.46%	5.99%	12.21%	53.59%	15.69%	100%
Cork City (Settlement Area)	7.33%	8.09%	6.9%	10.09%	54.21%	13.35%	100%
Ireland	8.48%	10%	7.8%	6.95%	53.36%	13.38%	100%

Table 6.3: Age Profiles as % of the total populations for the Ballincollig ED (2016), Cork City and the State, based on Census 2016. (Source: www.data.cso.ie.)

Census 2022							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2022 ED ID.4701619)	7.83%	10.38%	7.74%	6.34%	53.94%	13.75%	100%
'Ballincollig' (2022 ED ID 47016 and ED ID 4701619)	7.88%	10.37%	7.87%	6.39%	53.46%	13.95%	100%
Cork City Council Administrative Area	6.14%	8.1%	6.78%	9.4%	54.7%	14.85%	100%
Cork City (Built-up Urban Area)	6.18%	8.09%	6.79%	9.37%	54.68%	14.86%	100%
Ireland	7.0%	9.8%	8.2%	7.2%	52.7%	15.1%	100%

Table 6.4: Age Profiles as % of the total populations for the subject ED, 'Ballincollig' EDs (2022), Cork City and the State, based on Census 2022. (Source: www.data.cso.ie.)

The age cohort profiles set out in Table 6.1 to Table 6.2d above indicate that the Subject ED has an age profile which is generally consistent with that of Cork City and the State. As of Census 2022, only 7.83% / 7.88% of the Ballincollig ED(s) were aged between 0-5 years, which is classified as pre-school age.

In Census 2022, for the same age cohort, it was c. 6.14% / 6.18% for wider Cork City and 7.0% for the State.

7.0 CHILDCARE PROVISION

7.1 Addressing the Cork City Childcare Response to initial *Childcare Demand Assessment*

Cork City Childcare has prepared a *Letter* in response to the initial *Childcare Demand Assessment* (dated Wednesday, 8 October 2025) submitted as part of the Section 32B submission.

The *Letter* states:

“Cork City Childcare carried out a childcare needs assessment in the surrounding area of the proposed development at the site of the Former DELL EMC Premises, Innishmore, Ballincollig, Cork.”

That Cork City Childcare *Assessment* is set out in a table within the *Letter*.

We note that the Cork City Childcare *Letter* makes repeated reference to the “Local Area” of the Subject Site. However, the spatial extent of this area is neither defined nor quantified within the assessment. The absence of a clearly delineated study area undermines the transparency and robustness of the conclusions reached.

By contrast, the original TPA Assessment submitted at Section 32B stage, established a clearly defined and measurable study area, comprising a 1 kilometre and 2 kilometre radius from the Subject Site. This structured approach provides a transparent evidential basis for assessing childcare provision and demand. The definition of an appropriate catchment is particularly pertinent in the context of Cork City Council’s stated objective to develop Cork City and its environs in accordance with the principles of the 15-Minute City.

In this regard, it is noted that a number of the childcare facilities referenced within the Cork City Childcare Assessment are located beyond a reasonable 15-minute walking or cycling catchment from the Subject Site. Furthermore, accessibility by public transport within a 15-minute timeframe may not be achievable in practical terms. Accordingly, it is unclear on what reasonable planning basis these facilities have been included within the assessment of local childcare provision.

Furthermore, there are some facilities that are closer to the Subject Site in terms of travel time and distance that have not been cited in the Cork City Childcare assessment.

The Cork City Childcare *Letter* also appears to suggest that as the *Childcare Guidelines (2001)* are ‘currently under review and are expected to be updated’ that they are somehow less valid or binding than they were before the review. At this point, it is important to note, that the *Childcare Guidelines (2001)* remain fully in-effect and their potency is not diminished by being under review.

The Cork City Childcare *Letter* states ‘while the developers consider this Large-Scale Residential Development (LRD) to be relatively small and therefore not requiring a dedicated childcare facility...’ – we argue this is factually incorrect. It is not that the Developer / Applicant considers the proposed development to be too small for the delivery of a creche – the threshold for determining this is set in the Section 28 *Childcare Guidelines (2001)*.

Under Section 28. - F128 of the *Planning and Development Act (2000)* (as amended), it clearly and explicitly states:

“Notwithstanding the repeal of Section 28 of the Act of 2000 effected by section 6, any guideline issued under the said Section 28 that was in force immediately before that repeal shall continue in force on and after that repeal until –

(a) Revoked by the Minister under subsection (3), or

(b) A National Planning Statement is issued under this Chapter with which the guideline conflicts.”

In this context, the relevance of Cork City Childcare’s reference to the Childcare Guidelines (2001) being under review is unclear.

The Cork City Childcare Assessment subsequently identifies 5 no. School Age Children Services within the study area. However, such facilities do not fall within the scope of the Childcare Guidelines (2001). Furthermore, even in the event that the proposed development were to exceed the threshold of 75 no. two-bedroom or larger residential units, thereby triggering consideration of on-site childcare provision, School Age Children Services would not form part of the quantum or type of childcare facility that the Developer/Applicant would be required to provide under the Guidelines.

We set out our own assessment of Cork City Childcare’s listed facilities in Appendix B.

As a response to Cork City Childcare’s *Assessment*, we submit below a revised *Childcare Demand Assessment* with an update to the methodology behind the Study Area selected.

The initial *Childcare Demand Assessment* (October 2025) utilised a 1 km radius and 2 km radius to define proximity to the Subject Site, however, with a view to the Policies and Objectives of Cork City Council, we have revised the study area to include for the 15-minute walking and 15-minute cycling ranges.⁸

As noted above, we have considered the public transport options via Google Maps with selected times during the date Wednesday, 11 February 2026.

We note that some of the facilities cited by Cork City Childcare can be reached within 15-minutes of travel time from the Subject Site by public transport, we include these where they occur. While other Cork City Childcare selected facilities can only be reached within 15-minutes by car only. We have disregarded these facilities as they are at odds with the concept of a 15-minute City and if the subject development was to rely on these, it would result in intensification of private-car congestion in the City.

⁸ The isochrone maps for the 15-minute walking and 15-minute cycling ranges were generated with ORS Maps Open Routing Service at: <https://maps.openrouteservice.org/#/place/@-8.60907554626465,51.887022822034496,6>.

7.2 Existing Childcare

This revised *Childcare Demand Assessment* undertaken by Tom Phillips + Associates identified a total of 15 no. existing childcare facilities to be assessed as part of this *Childcare Demand Assessment*.

15 No. of the existing childcare facilities are included within 15-minute walking and 15-minute cycling ranges (compliant with the concept of the 15-minute City) are shown in Figure 7.1 below and listed in Table 7.1 below.

(See Appendix A for a larger format view of the *Childcare Demand Assessment* map shown in Figure 7.1 below.)



Figure 7.1 Location of the existing childcare facilities within 15 minutes walk and 15 minutes cycle of the subject site, with the indicative site boundary shown. The 2 km study area that had been utilised in the first *Childcare Demand Assessment* is included for reference – note that both Eileen's Playschool and Kindercare Childcare were both included in the initial *Childcare Demand Assessment* due to their proximity to the 2 km radius. [Source: Pobal and Tusla, as mapped by Tom Phillips + Associates, February 2026.]

X.	Childcare Facility Name (Tusla Number)	Type	Max. Capacity ⁹	Est. Current Enrolment ¹⁰	Est. Available Spaces	Current Operating Level ¹¹
1	Innishmore Family Resource Centre (TU2015CC188)	Sessional	68	68	0	100%
2	Spraoi Pre-School (TU2015CC374)	Sessional	19	19	0	100%
3	Positive Ideas T/A Highcare Childcare (TU2015CC182)	Full Day	160	160	0	100%
4	Ballincollig Early Years Pre School (TU2015CC033)	Sessional	54	43 (AM) 29 (PM)	11 (AM) 25 (PM)	79.6% (AM) 53.7% (PM)
5	Na Seoda Óga (TU2015CC281)	Sessional	38	38	0	100%
6	Eileen's Playschool (TU2015CC142)	Sessional	22	22 (AM) 20 (PM)	0 (AM) 2 (PM)	100% (AM) 90.9% (PM)
7	Kindercare Childcare (TU2015CC204)	Full Day, Part Time, Sessional	190	190	0	100%
8	Rainbow Rascals Montessori School (TU2016CC015)	Sessional	11	11 (AM) 9 (PM)	0 (AM) 2 (PM)	100% (AM) 81.8% (PM)
9	Cheeky Cherubs (Ballincollig) (TU2015CC089)	Full Day, Part Time, Sessional	108	87 (AM) 67 (PM)	21 (AM) 41 (PM)	80.5% (AM) 62% (PM)
10	Ballincollig Montessori (TU2015CC071)	Part Time	29	28 (AM) 16 (PM)	1 (AM) 13 (PM)	96.5% (AM) 55.1% (PM)
11	Child Vision Pre-School (TU2015CC093)	Sessional	11	10	1	90.9%
12	The Willows Montessori (TU2015CC423)	Sessional	22	18	4	81.8%
13	Bun an Cnoic Preschool (TU2015CC078)	Sessional	16	14 (AM) 7 (PM)	2 (AM) 9 (PM)	87.5% (AM) 43.7% (PM)
14	Cocoon Childcare (TU2025CC009)	Full Day, Sessional	136 (118 Max attending Full Day Care)	52	84	61.7%
15	The Lighthouse Centre (TU2015CC295)	Part Time	12	12	0	100%
Totals			896	c. 772	c. 124 (AM)	86.1%

Table 7.1: Existing childcare facilities within 15 mins walk and cycle of the subject site, their maximum capacity, estimated current enrolment, and current operating level. (Source: Pobal 'Childcare Services Map'; Tusla 'Early years Services'; and Tusla 'Early Years (Pre-school) Inspectorate – Inspection Reports'.)

⁹ Maximum capacity as listed on the Tusla Register of Early Years Services for Cork (Available at: <https://www.tusla.ie/services/preschool-services/general-information/register-of-early-years-services-by-county/>).

¹⁰ Where a response was received as part of the TPA survey, which was utilised as the estimated enrolment for that premises. Where no response was received as part of the TPA survey, the maximum enrolment (AM or PM) noted as part of the latest *Inspectorate Report* was utilised.

¹¹ Operating Level is calculated as the 'Est. Current Enrolment' as a percentage of the Max. Capacity'.

We note the limitations in seeking the data for estimated current enrolment, as a number of childcare providers did not respond to our survey, necessitating reliance on Tusla Inspection Reports, which list the number of children present on the day of the inspection and may not reflect the total number of children enrolled.

7.3 Future Childcare Provision

In order to assess a more complete picture of the childcare provision in the local area of the Subject site, we have examined the Planning Applications submitted to Cork City Council and Cork County Council in the last five years to understand what, if any, childcare facilities are currently proposed or permitted.

We set out the list of Proposed / Permitted childcare facilities within 15-minute walk and 15-minute cycle of the Subject Site in Table 7.2 below with the No. of childcare spaces that will become available should / when the respective Schemes are built-out.

X.	Reg. Ref.	Proposed / Permitted?	No. of Childcare Spaces
1	Cork City Co. Reg. Ref. 24/43308	Permitted	The 2-storey creche is 659 sq m and is to provide for 120 No. childcare spaces.
2	Cork City Co. Reg. Ref. 21/7517	Permitted	The proposed development comprises <i>inter alia</i> , a creche of 367 sq m, and could accommodate c. 78 to 151 No. children. (The actual number will depend upon the building layout and the operational requirements of the childcare provider.)

Table 7.2: Overview of the Permitted creche / childcare facilities within a 15-minute walk or 15-minute cycle from the Subject Site. (Source: Cork City Council and Cork County Council Planning Portals.)

As such, there is c. 198 No. to 271 No. permitted childcare spaces to be developed within 15 minutes walk or 15-minutes cycle of the Subject Site. This is a significant quantum of spaces and will complement the existing supply of spaces in the local area.

7.4 Childcare Demand

The 15 no. childcare facilities assessed as part of this *Audit* provide a total of 896 No. childcare places within 15 minutes' walk or 15 minutes cycle of the Subject Site. These facilities have an estimated total enrolment of c. 772 no. children, with a total operating level of c. 86.1% for the facilities assessed. As set out in Table 7.1 above, there are c. 124 no. available childcare spaces within 15 minutes walk and 15 minutes cycle of the subject site.

The scheme proposed for the subject site includes a total of 130 no. units. Of these 130 no. residential units, 56 no. are proposed to be 1-bedroom apartments, which would not result in any childcare requirement¹². Of the remaining 74 no. units, 65 no. units will be 2-bedroom units, and 9 no. will be 3-bedroom units.

¹² As Outlined in the *Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2022)*.

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 (2001)* states that the standard of 20 no. 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 half (43%) of the proposed units on site are one-bedroom units, which will not generate childcare need, if applying the *Apartment Guidelines* in this respect.

There is no requirement to provide a creche as part of the proposed development having regard to the relevant Guidance on the provision of childcare facilities. The provision of a creche as part of this development would not be viable. It is submitted that the limited childcare requirements that the development is likely to generate can be catered for by existing and proposed childcare facilities and other childcare options in Ballincollig.

We submit to the Local Authority that the existing childcare capacity in Ballincollig, together with the anticipated future provision, will be more than sufficient to accommodate the needs of the proposed development. Furthermore, we wish to reiterate that the proposed development falls below the threshold of 75 residential units and therefore a childcare facility is not required in accordance with the guidelines.

8.0 CONCLUSION

This 'Childcare Demand Assessment has been prepared by Tom Phillips + Associates, on behalf of Castle Peak Properties Ltd, to inform the application for a proposed Large Scale Residential Development (LRD) at the former DELL EMC Premises, Innishmore, Ballincollig, Cork.

For the purposes of this assessment, we have adopted the 15-minute walking, and 15-minute cycling range from the subject site to define the Study Area. Existing childcare facilities within this Study Area were reviewed and a survey carried out. Our assessment shows that there are c. 124 no. existing childcare spaces within the Study Area with significant future provision for additional childcare facilities in Ballincollig.

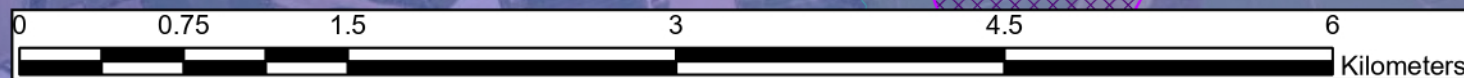
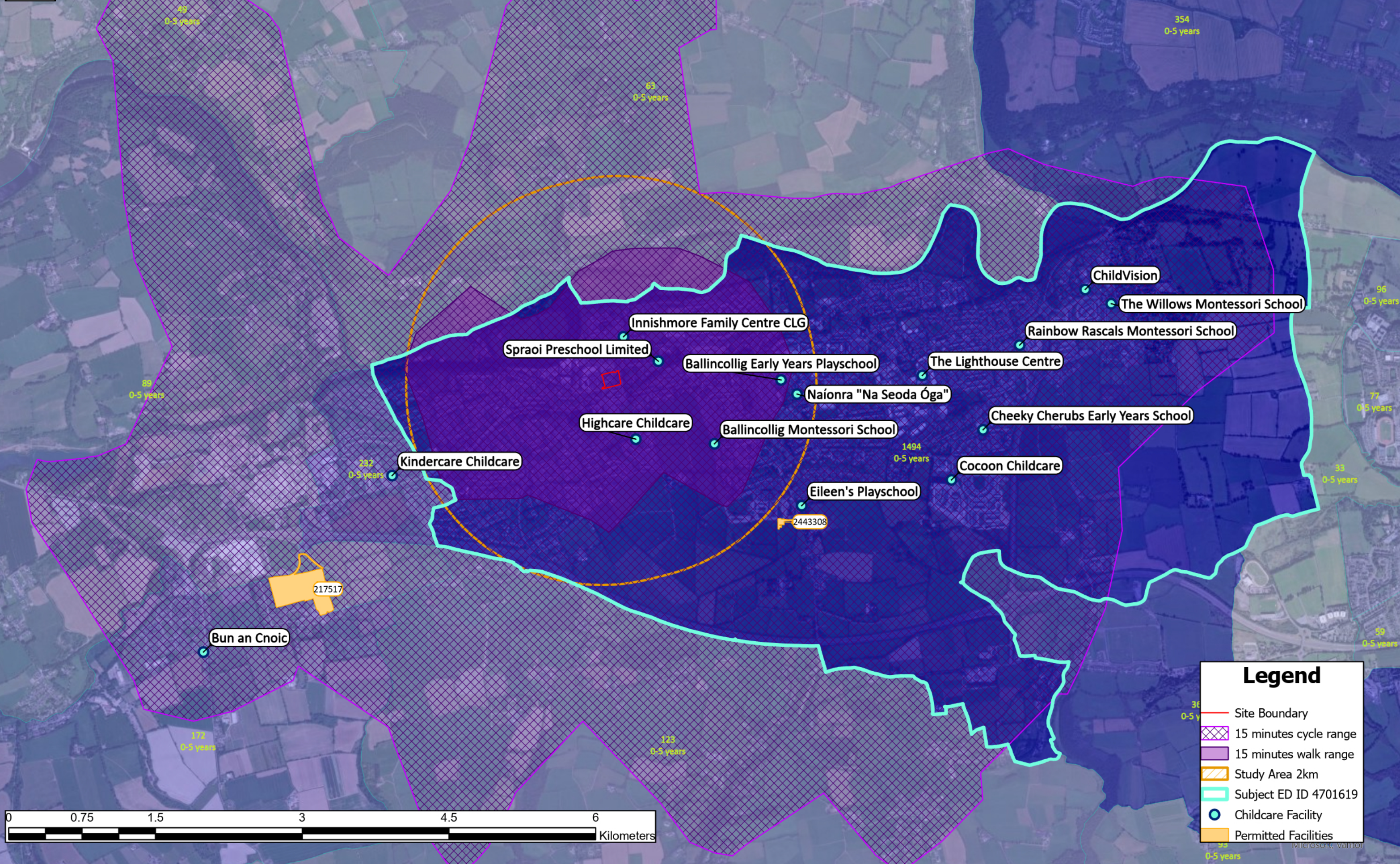
There is no requirement to provide a creche as part of the proposed development having regard to the relevant Guidance on the provision of childcare facilities. It is submitted that the limited childcare requirements that the development is likely to generate will not be sufficient to support a viable creche or childcare facility and can be catered for by existing and proposed childcare facilities and other childcare options in Ballincollig.

Appendix A

Map of Childcare Facilities within the Study Area



Existing and Permitted Childcare Facilities - 15 minutes from the Subject Site



Legend

- Site Boundary
- 15 minutes cycle range
- 15 minutes walk range
- Study Area 2km
- Subject ED ID 4701619
- Childcare Facility
- Permitted Facilities



Appendix B

Review of the Early Years Service Providers / Facilities referenced by Cork City Childcare (CCC)

X.	Name	TPA Max Capacity	TPA Estimated Vacancies	CCC Max Cap.	CCC Estimated Vac.	Distance to Subject Site									
Early Years Service Providers						Walk	Cycle	Pub_T 0830	Pub_T 1300	Pub_T 1730	Pub_T 2100	Car 0830	Car 1300	Car 1730	Car 2100
1	Rainbow Rascals (TU2016CC015) (Mon to Fri, 0850 to 1200 & 1230 to 1530)	11	0 (AM) 2 (PM)	11	0	39 mins 2.8 km	10 mins 3.0 km	18 mins 3.1 km	18 mins 3.1 km	22 mins 3.1 km	15 mins 3.1 km	10 mins 3.1 km	12 mins 3.1 km	10 mins 3.1 km	8 mins 3.1 km
2	Cheeky Cherubs (Bishopstown) (TU2015CC090) (Mon to Fri, 0800 to 1800)	40	20 (AM) 19 (PM)	40	0	1hr 37 mins 7.1 km	26 mins 7.5 km	49 mins 10.8 km	49 mins 10.8 km	49 mins 10.8 km	42 mins 10.8 km	12 mins 8.0 km	10 mins 8.0 km	12 mins 8.0 km	9 mins 8.0 km
3	Cheeky Cherubs (Ballincollig) (TU2015CC089) (Mon to Fri, 0800 to 1800)	108	21 (AM) 41 (PM)	108	0	41 mins 2.9 km	11 mins 3.2 km	26 mins incl. 15 mins walk 3.4 km	26 mins incl. 15 mins walk 3.4 km	30 mins Incl. 15 mins walk 3.4 km	24 mins Incl. 15 mins walk 3.4 km	9 mins 3.0 km	8 mins 3.0 km	8 mins 3.0 km	6 mins 3.0 km
4	Child Vision Pre-school (TU2015CC093) (Mon to Fri, 0930 to 1230 & 1300 to 1600)	11	1	11	0	46 mins 3.3 km	12 mins 3.4 km	17 mins 3.3 km	17 mins 3.3 km	20 mins 3.3 km	13 mins 3.3 km	12 mins 3.5 km	12 mins 3.5 km	12 mins 3.5 km	8 mins 3.5 km
5	The Willows (TU2015CC423) (Mon to Fri, 0920 to 1220)	22	4	22	4	48 mins 3.4 km	13 mins 3.7 km	17 mins 3.4 km	17 mins 3.4 km	20 mins 3.4 km	13 mins 3.4 km	12 mins 3.7 km	12 mins 3.7 km	12 mins 3.7 km	9 mins 3.7 km
6	Kindercare Childcare (TU2015CC204) (Mon-Fri, 0845 to 1145 & 1215 to 1515)	190	0	190	0	24 mins 2 km	8 mins 2.1 km	10 mins 2 km	9 mins 2 km	10 mins 2 km	8 mins 2 km	7 mins 2 km	8 mins 2 km	8 mins 2 km	6 mins 2 km
7	Highcare Childcare (TU2015CC182) (Mon-Fri, 0730 to 1800)	160	0	160	0	12 mins 0.8 km	4 mins 0.9 km	N / A	N / A	N / A	3 mins 0.8 km	3 mins 0.8 km	3 mins 0.8 km	3 mins 0.8 km	3 mins 0.8 km
8	Eileen’s Playschool (TU2015CC142) (Mon to Fri, 0845 to 1145 & 1215 to 1515)	22	0 during am 2 during pm	22	0	26 mins 1.9 km	8 mins 1.9 km	23 mins 2.5 km	23 mins 2.5 km	27 mins 2.5 km	22 mins 2.5 km	5 mins 1.9 km	4 mins 1.9 km	5 mins 1.9 km	4 mins 1.9 km
9	Spraoi Pre-School (TU2015CC374) (Mon to Fri, 0900 to 1200)	19	0	19	0	7 mins 0.5 km	2 mins 0.5 km	N / A	N / A	N / A	N / A	2 mins 0.5 km	2 mins 0.5 km	2 mins 0.5 km	2 mins 0.5 km
10	Innishmore Family Resource Centre (TU2015CC188) (Mon to Fri, 0900 to 1740)	68	0	68	0	7 mins 0.5 km	1 min 0.5 km	N / A	N / A	N / A	N / A	2 mins 0.5 km	2 mins 0.5 km	2 mins 0.5 km	2 mins 0.5 km
11	Na Seoda Óga (TU2015CC281) (Mon to Fri, 0915 to 1215)	38	0	38	0	20 mins 1.4 km	5 mins 1.5 km	11 mins 1.6 km	11 mins 1.6 km	15 mins 1.6 km	10 mins 1.6 km	6 mins 1.4 km	6 mins 1.4 km	5 mins 1.4 km	4 mins 1.4 km
12	Ballincollig Early Years Pre School (TU2015CC033) (Mon to Fri, 0745 to 1145 & 1215 to 1515)	54	11 (am) 25 (pm)	54	0	21 mins 1.5 km	5 mins 1.3 km	11 mins 1.5 km	12 mins 1.5 km	12 mins 1.5 km	11 mins 1.5 km	5 mins 1.5 km	6 mins 1.5 km	5 mins 1.5 km	4 mins 1.5 km
13	Ballincollig Montessori School (TU2015CC071) (Mon to Fri, 0830 to 1230)	29	1 (AM) 13 (PM)			20 mins 1.5 km	6 mins 1.5 km	13 mins 1.7 km	13 mins 1.7 km	13 mins 1.7 km	13 mins 1.7 km	4 mins 1.5 km	4 mins 1.5 km	4 mins 1.5 km	4 mins 1.5 km
14	Montessori Scoil an Spioraid Naomh (TU2015CC274) (Mon to Fri, 0825 to 1125 & 1135 to 1435)	22	0	22	0	1hr 33 mins 6.8 km	24 mins 7.2 km	39 mins Incl. 21 mins walk 7.1 km	39 mins Incl. 21 mins walk 7.1km	43 mins Incl. 21 mins walk 7.1km	36 mins Incl. 21 mins walk 7.1 km	12 mins 8.8 km	14 mins 8.8 km	14 mins 8.8 km	10 mins 8.8 km
15	First Steps (TU2015CC156) (Mon to Fri, 0745 to 1800)	71	33 (AM) 40 (PM)	71	0	1 hr 27 mins 6.4 km	28 mins 8.4 km	50 mins 11.5 km	50 mins 11.5 km	50 mins 11.5 km	43 mins 11.5 km	12 mins 7.3 km	10 mins 7.3 km	10 mins 7.3 km	8 mins 7.3 km
16	Horizons Montessori (TU2015CC186) (Mon to Fri, 0845 to 1145 & 1230 to 1530)	33	2 (AM) 14 (PM)	33	0	1 hr 35 mins 7.0 km	27 mins 7.9 km	48 mins 10.8 km	43 mins 10.8 km	48 mins 10.8 km	42 mins 10.8 km	14 mins 8.1 km	12 mins 8.1 km	12 mins 8.1 km	9 mins 8.1 km
17	Bun an Cnoic (TU2015CC078) (Mon-Fri, 0915-1215)	16	2 (AM) 9 (PM)	N / A	N / A	56 mins 4.0 km	15 mins 4.2 km	16 mins 4.8 km	13 mins 4.8 km	15 mins 4.8 km	13 mins 4.8 km	8 mins 4.1 km	8 mins 4.1 km	8 mins 4.1 km	7 mins 4.1 km
18	The Lighthouse Centre (TU2015CC295) (Mon to Fri, 0800 to 1200 & 1230 to 1630)	12	0	N / A	N./ A	34 mins 2.4 km	8 mins 2.4 km	14 mins 2.4 km	14 mins 2.4 km	14 mins 2.4 km	14 mins 2.4 km	10 mins 2.4 km	10 mins 2.7 km	10 mins 2.4 km	7 mins 2.4 km
19	Cocoon Childcare (TU2025CC009) (Mon to Fri, 0730 to 1830)	136	84	N / A	N / A	41 mins 3.0 km	11 mins 3.1 km	30 mins Incl. 20 mins walk 3.1 km	27 mins Incl. 20 mins walk 3.1 km	32 mins Incl. 20 mins walk 3.1 km	26 mins Incl. 20 mins walk 3.1 km	9 mins 2.9 km	8 mins 2.9 km	8 mins 2.9 km	6 mins 2.9 km
Totals		1,062	179 (AM) 254 (PM)	869	4										
‘Name’ Column Colour Key:						Distance to Subject Site’ Columns Colour Key:									
i	Not included in initial TPA <i>Childcare Demand Assessment</i> as the facility is too far from the Subject Site to be a feasible option. A number of these facilities to not align with the Planning Authority’s desire to transform Cork into a 15-minute City. Those that qualify through the 15-minute range have been included in the revised <i>Childcare Demand Assessment</i> .					Too far from the Subject Site to be considered feasible in context of 15-Minute City.						Travel between the subject development and a childcare facility by car does not align with the Policies and Objectives of the <i>Cork City Development Plan 2022-2028</i> . Consideration of a facility as relevant to the subject development when it is within 15 minutes by car journey but it is not otherwise within the 15-minute walk, cycle or public transport ranges would conflict with those Policies and Objectives.			
ii	These are the facilities included in the initial TPA <i>Childcare Demand Assessment</i> within c. 2 km of the Subject Site.					Facility is within a 15-minute walk, cycle or public transport option.									
iii	These are facilities within 15-minutes of the Subject Site that CCC did not include in their <i>Assessment</i> .					Facility is within a 10-minute walk or cycle.									

B.1 Assessing the Cork City Childcare *Assessment*

B.1.1 Early Years Service Providers

The Cork City Childcare *Assessment* of childcare facilities and provision pertaining to the subject development includes 15 No. registered Early Years Service Providers.

The initial TPA *Childcare Demand Assessment* (dated October 2025) submitted as part of the Section 32B process assessed 8 No. registered Early Years Service Providers.

We note that 4 No. of the registered Providers assessed by Cork City Childcare are not relevant to the subject development due to the lack of proximity between each respective facility and the subject site.¹³

Thereafter, the 4 No. registered Providers assessed by Cork City Childcare that are now included in the revised *Childcare Demand Assessment* are as follows:

- i. Rainbow Rascals – 10 mins cycle travel time and 3.0 km distance;
- ii. Cheek Cherubs (Ballincollig) – 11 mins cycle time and 3.2 km distance;
- iii. Child Vision Pre-school – 12 mins cycle time and 3.7 km distance; and
- iv. The Willows – 13 mins cycle and 3.7 km distance.

Those 4 No. additional childcare facilities qualify due to cycle travel time, but do not qualify through the relevant 15-minute walk or 15-minute public transport ranges.

Thereafter, Cork City Childcare did not include 3 No. registered providers within 15 minutes walk, cycle or public transport range, namely:

- i. The Lighthouse Centre – 8 mins cycle time and 2.4 km distance;
- ii. Bun an Cnoic – 15 mins cycle time and 4.2 km distance; and
- iii. Cocoon Childcare – 11 mins cycle time and 3.1 km distance.

As such, in response to the Cork City Childcare *Assessment*, we submit this revised *Childcare Demand Assessment* with a revised methodology for determining childcare facilities that are relevant to the proposed development.

The revised *Childcare Demand Assessment* assesses 15 No. registered Providers and 2 No. permitted but not yet developed childcare facilities within the *Development Plan*-aligned 15-minute travel time ranges.

¹³ These 4 No. registered Providers are: Cheeky Cherubs (Bishopstown); Montessori An Spiorad Naomh; First Steps; Horizon Montessori.