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CHILDCARE DEMAND STATEMENT

Project: Housing Application for 128 dwellings, creche, café and commercial units

Address: Ballinacurra, Midleton, Co. Cork

Date: 15th January 2026

1.0 Introduction

This childcare demand statement is prepared to accompany a Large Scale Residential planning application for 128 dwellings, creche, café, commercial units and associated works at Ballinacurra, Midleton, Co. Cork

2.0 Proposed Development

The applicant seeks permission to build 128 dwelling units creche, café, commercial units and associated works. There will be 92 no. dwellings and 25 no. apartments. The commercial units consists of retail, office and medical units.

The breakdown of residential units is as follows:

Unit type	No. of Units	Total Unit Mix %
Studio/ 1 Bed	11	9%
2 Bed	57	44%
3 Bed	42	33%
4 Bed	18	14%
Total	128	

3.0 Policy Context

3.1 Childcare Facilities Guidelines for Planning Authorities June, 2001

Section 2.4 of the Guidelines deals with 'Appropriate Locations for Childcare Facilities' and notes that for New communities/Larger new housing developments:-

"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" - emphasis added.

This section goes on to state that authorities could consider requiring the provision of:-

"larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc."

Section 3.3.1 notes that 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 depending on established childcare facilities and the number of one-bed units being proposed.

3.2 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2020

Section 4.7 states that:-

"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 child-care 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" - emphasis added.

3.3 Cork County Development Plan 2022-28

The following policies and objectives are relevant:

Objective SC6-4 relates to the provision of childcare and states the following:

'To 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.'

3.7 Existing Childcare Facilities

There have been a number of recent Large Scale Residential applications in Midleton, including one at Castleredmond, Midleton, Co. Cork which is very close to the subject site. These provide up to date details on existing childcare provision in the town – 13 facilities in total. We are not aware of any new childcare facilities since.

No.	Name	Distance	Walk	Cycle	Drive
1	Orchard Court Creche	1.6 km	20	5	3
2	Respond Early Years' Service	2.0 km	21	7	4
3	Rainbow Montessori	2.0 km	24	6	4
4	Midleton Community Forum Ltd.	2.2 km	20	7	4
5	Tinga Tinga Childcare	2.3 km	24	6	5
6	Tiny Tots	2.5 km	27	7	6
7	Singing in the Rain	2.6 km	30	9	6
8	Darling Buds Pre-School	3.0 km	35	9	7
9	Jack & Jill childcare Centre Ltd.	3.3 km	39	11	8
10	Sandy Walk	3.6 km	43	12	8
11	Little Angels Creche & Pre-School/Dreamer's Creche	3.8 km	53	11	5
12	Willowbank Pre-School Playgroup	4.2 km	47	12	9
13	First Steps Creche	4.2 km	50	13	9

Table 1: Childcare Facilities and Travel Times (all times in minutes).

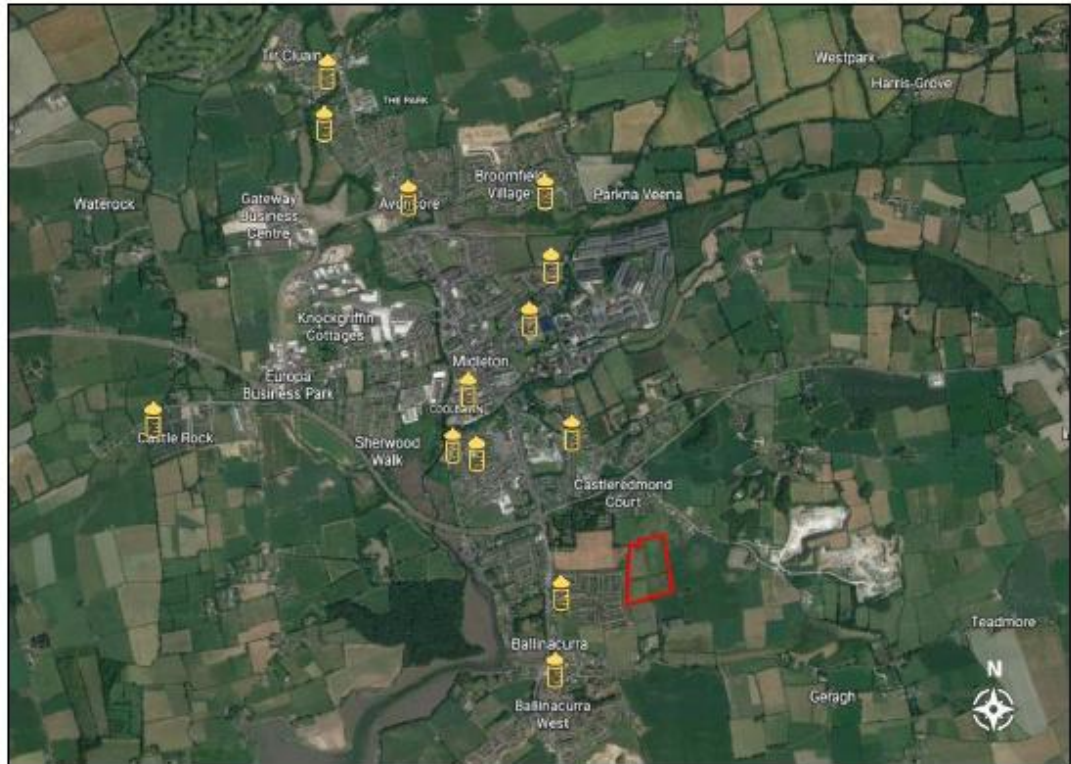


Fig. 4: Location of the Childcare facilities (subject site identified in red)

Source: Childcare Demand Report for Development at Castleredmond, Midleton, Co. Cork.

3.8 Proposed Childcare Facilities

A review of the Cork County Council on-line planning search facility did not reveal any extant permissions for childcare facilities within the town.

4.0 Analysis

For this assessment, the 11 no. 1 bedroom units will be omitted as only households with children are to be considered as per national planning guidelines.

As a result a total of 117 no. units are taken into account for the purposes of this future demand assessment. Based on the national average household size of 2.74 in the 2022 Census, the proposed development will likely generate a demand of 320 persons.

According to the population trends in Midleton¹, those of pre-school age (0-4) make up of 6.5% of the population.

Therefore, the development will likely generate approximately 20.8 (21) no. crèche/pre-school places.

This figure is considered as the 'highest-case scenario', as this figure would only apply if all children generated from the development require childcare.

The 2022 Census found that a crèche was the most common type of childcare used among 0 to 4 year olds. Over half (56%) used this childcare option and a further 19% used an unpaid relative or family member.

On that basis the demand for childcare is likely to be 11.76 (21 x 0.56).

The proposed childcare facility will cater for 30 children and therefore it will comfortably meet this demand.

5.0 Conclusion

The proposed development, less the 11 no. 1 bed units, will generate a population of approximately 320 persons.

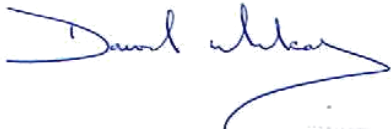
Government planning guidelines, which are also reflected in the Cork County Development Plan 2022-28, recommend that a childcare facility should be provided based on one 20 unit facility per 75 dwellings.

The proposed development will generate a demand for approximately 11.76 (12) child spaces.

¹ Based on combined Midleton Electoral District Urban and Rural. Source: Census 2022.

It is proposed to provide a childcare facility as part of the proposed development which will cater for 30 child spaces and therefore will meet the childcare demand generated. The wider community will benefit from the additional child space provision.

Signed:



David Mulcahy,
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CHARTERED PLANNING CONSULTANTS