



# Statement of Rationale on Childcare Provision

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**Montip Horizon Limited**

**Jacob's Island, Mahon, Cork**

*June 2018*



## Introduction

This statement of rationale has been prepared in response to part 15 of the SHD application form which states the following:

*Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the request should be accompanied by a statement of the rationale for this.*

The proposed development is a high-density apartment scheme that is intended to primarily provide for the needs of the significant numbers of people employed in the Mahon area. The scheme consists of smaller units, predominantly 1 and 2-bedroom dwellings. The proposed creche of 392 sq. m is intended to cater for approximately 60 no. childcare spaces.

## Housing Mix

The proposed scheme will consist of 23% studio apartments & 1-bedroom units, just over 72% 2-bedroom units with less than 5% provision of 3-bedroom units. This housing mix is consistent with the latest 2018 Apartment Guidelines (as outlined in the accompanying Statement of Consistency).

We note section 4.7 of the 2018 Apartment Guidelines which states that:

*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.*

We envisage that the primary market for the proposed apartments in Jacobs Island will be individuals working in the many employment centres in the local area. As there are only 20 no. 3-bedroom apartments allocated within the scheme, we do not envisage that it will be attractive to larger families and as a result, we do not expect that the demand for childcare on Jacobs Island will be comparable to an average suburban residential development.

## Census Data

The above assertions are based on the expected occupancy of the proposed development but also on the figures available in Census 2016 small area data in relation to the existing residential development in the area. The existing apartment blocks on Jacobs island are covered by 2 small areas. We note that the percentage of people under the age of 18 in both of these small areas is approximately 10% and 13% respectively. In contrast, the remaining small area on Jacobs Island which is dominated by lower density housing consists of 32% of people under the age of 18, which suggests that there is a greater concentration of families in this area of the development. We consider that it is reasonable to assume the occupancy of the proposed apartments will largely follow the trend of the existing apartments, particularly when we account for the proposed housing mix.

In summary, we consider that the proposed childcare provision will be sufficient to cater to the future population of the Jacobs Island development.