

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Inspection Due to a Proposed Change of Circumstances

<b>Tusla I.D.:</b>	TU2015DY303											
<b>Name of Service</b>	Christchurch Creche and Montessori School											
<b>Address of Service:</b>	Dunlin City Council Civic Offices, Wood Quay, Dublin 8, D08 RF3F											
<b>Email Address:</b>	esther.brennan.ring@gmail.com											
<b>Name of Registered Provider:</b>	Esther Brennan											
<b>Type of Proposed Service:</b>	<b>Full Day Care</b>	<input checked="" type="checkbox"/>	<b>Part-Time</b>	<input type="checkbox"/>	<b>Sessional</b>	<input type="checkbox"/>	<b>Drop-In</b>	<input type="checkbox"/>	<b>Childminding</b>	<input type="checkbox"/>	<b>Temporary</b>	<input type="checkbox"/>
<b>Proposed change:</b>	Change of Address – from Dominic St Dublin 1 D01XN81 to Dublin City Council, Civic Offices Woodquay, Dublin 8, D08RF3F Change in number of from 44 to 40 children											
<b>Proposed Number of Children:</b>	40 full day care											
<b>Recommended Change Following Inspection:</b>	Full day care, 40 children, Age range 0-6 years, operating hours 8.00am – 6.00pm											
<b>Registered change:</b>	Change of Address – from Dominic St Dublin 1 D01XN81 to Dublin City Council, Civic Offices Woodquay, Dublin 8, D08RF3F Change in number of from 44 to 40 children											
<b>Date of Inspection:</b>	0	3	0	4	2	0	2	5				
<b>Inspection undertaken by:</b>	T Nelson and C Harte											
<b>Title:</b>	Early Years Inspectors											
<b>Tusla Early Years Inspectorate Address:</b>	Early Years Inspectorate, 2 <sup>nd</sup> Floor, Unit 4/5, The Nexus Building Blanchardstown Corporate Park, Ballycoolin, Dublin 15   D15											

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### Rationale for Inspection:

Proposed Change of Circumstance

**Note: For Office use only, to be completed by Registration Office**

<b>Registration Status:</b>	Registered Full Day Care for 40 Children
<b>Date of Registration</b>	28 <sup>th</sup> July 2025

### Authority to Inspect

The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(D) of the Child Care Act 1991 (as inserted by Section 92 of the Child and Family Agency Act 2013).

<b>Description of Service</b>	The proposed service will provide full day care to children aged from 0 to 6 years. The service will operate from Monday to Friday, 8.00am to 6.00pm.
<b>Premises</b>	The proposed childcare service will operate from a single-story premises located within the grounds of Dublin City Council offices in Dublin city centre. Three care rooms are proposed to include a Baby Room (1 – 2 years), a Toddler Room (2 – 3 years) and a Montessori Room (3 – 6 years). A cot room is located off the Baby room and nappy changing facilities and children’s toilets located off the main corridor. There is an additional toilet located off the Montessori room with further sanitary facilities available for staff, an office and a kitchen. There is to be a fully enclosed outdoor to the front of the premises.
<b>Staffing</b>	The service will employ up to 11 staff. Eight staff to work directly with the children, a cook, the deputy manager and the registered provider who will manage the oversight of the service and provide cover where needed across the rooms.
<b>Methodology</b>	The inspection was an announced inspection to assess compliance with the Childcare Act 1991 (Early Years Services) Regulations 2016 and Childcare Act 1991 (Early Years Services) (Amendment) Regulations 2016. The Inspection focused on regulations under the following themes: Governance, Health, Welfare and Development of the child, Safety and Premises.

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	<p>The findings on inspection based on information obtained through examination of documentation, direct observation, and discussion with relevant staff are documented in the inspection report and taken into consideration when making a decision in relation to registering the change in circumstance. The Inspectorate reserves the right to edit responses received for reasons including clarity; completeness; and compliance with administrative and legal processes. The contents of the report are compiled by the inspectorate body.</p>
<b>Acknowledgements</b>	<p>The Inspectors wish to acknowledge the cooperation of the registered provider and two staff from the local authority who were present on the day of the inspection.</p>

### Part III - Management and Staff

#### Regulation 9 – Management and Recruitment

*(1) A registered provider shall ensure that—*

*(a) the service has a designated person in charge and a named person who is able to deputise as required.*

#### Requirement met:

The requirement has been met.

(1) (a) The proposed service has a designated person in charge and a named staff member is available to deputise as required.

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### Part III - Management and Staff

#### Regulation 11 - Staffing Levels

(1) *Subject to this Regulation, a registered provider shall ensure that there is at all times an adequate number of adults working directly with the children attending the pre-school service.*

#### Requirement met:

The requirement is met.

- (1) The registered provider will ensure that an adequate number of adults will work directly with the children to attend the service. It is proposed that there will be up to 10 adults caring for up to 40 full time children.

### Part V - Care of Child in Pre-school Service

#### Regulation 20 - Facilities for Rest and Play

- (1) *Subject to this Regulation, a registered provider shall ensure that—*
- (a) *having regard to the number of pre-school children attending the service, their respective ages and the amount of time they spend on the premises, there are adequate and suitable facilities for each child to play indoors and, where required by these Regulations, outdoors, during the day, and*
  - (b) *there are adequate and suitable facilities for a pre-school child to rest during the day, and in the case of an overnight pre-school service, during the day and the night.*
- (2) *A registered provider—*
- (b) *of a full day care service, a part-time day care service, a sessional preschool service or a childminding service that moves premises on or after 30 June 2016, shall ensure that a suitable, safe and secure outdoor space to which the preschool children attending the service have access on a daily basis is provided on the premises.*

#### Requirement met:

The requirement is partially met.

- (1) (a) The proposed care room will provide adequate and suitable facilities for the children to play indoors.
- There is defined areas of interest in the proposed rooms.
  - There is an adequate supply of toys and resources available to support a range of play experiences for the proposed age profile and number of children.
  - Furniture in the rooms is suitable for the age and stage of development of the proposed age range of the children.

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	<ul style="list-style-type: none"> <li>• Toys and equipment are stored on shelving, visible and accessible to the children.</li> </ul> <p>(b) There are cosy areas available in the care rooms suitable for the proposed age range of children, where they can take a break from activities and rest.</p> <ul style="list-style-type: none"> <li>• There is a sufficient number of mattresses available for children over two years old, and these mattresses are stored appropriately.</li> <li>• There is an adequate supply of mattress protectors, bed linen and suitable blankets available.</li> </ul> <p>(2) (b) There is an outdoor play area available on the premises, which is fully enclosed, the surface of which is covered with synthetic soft material. A range of outdoor toys to facilitate physical play experiences for the proposed age range of children is available.</p>
<b>Requirement not met:</b>	(1) (b) There is not suitable facilities for rest for children under two years old. The depth of the 6 cots available is 44cm from the mattress to the top of the cot. This is not within the required depth range of at least 50cm between the top of the mattress and the top of the cot.
<b>Response from Provider:</b>	Suitable cots with the required depth were purchased.
<b>Summary Comment:</b>	The requirement is met.

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### Part V - Care of Child in Pre-school Service

#### Regulation 22 – Food and Drink

*A registered provider shall ensure that adequate and suitable, nutritious and varied food and drink is available for each pre-school child attending the pre-school service.*

#### Requirement met:

The requirement is met.

- All meals are provided by the service and prepared in the onsite kitchen.
- Three-week menu plans are available documenting that children will receive regular and varied meals.
- There are appropriate facilities available for the storage of perishable food.
- Drink stations are available in the care rooms.

### Part VI – Safety

#### Regulation 23 - Safeguarding health, safety and welfare of child

*A registered provider shall ensure that all reasonable measures are taken to safeguard the health, safety and welfare of a pre-school child attending the service and that the environment of the service is safe.*

#### Requirement met:

The requirement is partially met.

- The emergency exits are unobstructed.
- All windows were fitted with restrictors.
- A risk assessment is available in the proposed outdoor play area identifying potential hazards and includes a checklist of protective measures for these hazards.
- The furniture in use is suitable for the age and stage of the proposed age group of the children proposed to attend the service.
- Liquid soap, hygienically dispensed paper towels is available in all sinks used by the staff and children.
- Cleaning schedules are in place and the premises was visually clean on the day of the inspection.
- Safe sleep procedures are in place such as a method for recording checks for sleeping children every ten minutes.
- The temperature of the cot room was within the required range for safe sleep.

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<p><b>Requirement not met:</b></p>	<p>The following poses a potential injury risk to children:</p> <ol style="list-style-type: none"> <li>1. The position of the tall shelving unit and the smaller shelving unit in the baby room restricts adequate supervision of children in area by the sink.</li> <li>2. The smaller shelving unit in the baby is unsecured and unstable.</li> <li>3. The position of the shelving unit over the nappy change mats in the nappy changing room does not allow adequate space for a child to sit up or stand while getting changed.</li> <li>4. The phone cord is potentially accessible to the children in the Baby room.</li> <li>5. The corners of the following pose potential injury risks:             <ul style="list-style-type: none"> <li>○ The cubby unit in the baby room.</li> <li>○ The countertops in the Toddler and Montessori rooms.</li> </ul> </li> </ol> <p>The following will increase the potential risk of infection:</p> <ol style="list-style-type: none"> <li>6. There was insufficient space between two cots in the cot room. A gap of 50cm is required for appropriate infection control while children are sleeping.</li> </ol>
<p><b>Response from Provider:</b></p>	<p>The registered provider completed the following:</p> <ol style="list-style-type: none"> <li>1. The tall shelving and the smaller shelving unit in the baby room was removed.</li> <li>2. The smaller shelf unit was secured to the wall using brackets.</li> <li>3. The shelving units above the nappy changing counter were removed.</li> <li>4. The phone cord was secured and placed at an inaccessible height for the children.</li> <li>5. The cubby unit in the baby room was removed and placed at a higher level. The countertops in the Toddler and Montessori room have been rounded.</li> <li>6. The additional cot has been removed from the sleep room the nursery sleep room will only hold six cots.</li> </ol>
<p><b>Summary Comment:</b></p>	<p>The requirement is met.</p>

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### Part VI - Safety

#### Regulation 25 – First Aid

- (1) A registered provider shall ensure that a person trained in first aid for children is, at all times, immediately available to the children attending the pre-school service.
- (2) A registered provider shall ensure that a suitably equipped first aid box for children—
- (a) is safely stored in an easily accessible and conspicuous position on the premises, and
  - (b) is available to the children attending the pre-school service at all times.

#### Requirement met:

The requirement is met.

- (1) Evidence is available that three staff members are trained to First Aid Response Level.
- (2) (a) A suitably equipped first box is stored in the office.
- (b) The first aid box was easily accessible and available.

### Part VI – Safety

#### Regulation 26 – Fire Safety Measures

- (1) A registered provider shall ensure that a record in writing is kept of—
- (a) any fire drill that takes place in the premises, and
  - (b) the number, type and maintenance record of fire fighting equipment and smoke alarms in the premises.
- (4) A notice of the procedures to be followed in the event of fire shall be displayed in a conspicuous position in the premises.

#### Requirement met:

The requirement is met

- (1) (a) There is a template available to record fire drills that take place in the service.
- (b) A written record is available to demonstrate the firefighting equipment in the premises was maintained on the on the 1 April 2025 and the smoke alarms were maintained on the 24 August 2024.
- (4) There is a notice displayed in the care rooms of the procedures to be followed in the event of a fire and fire assembly point is clearly indicated.

**Part VI – Safety**

**Regulation 28 – Insurance**

*A registered provider shall ensure that the pre-school service is adequately insured.*

**Requirement met:**

The requirement is met.

An insurance quotation was submitted to the Registration Team prior to this inspection. The Registered Provider must ensure that adequate insurance is in place prior to the commencement of the change. The change approval is contingent on the registered providers compliance with Regulation 28.

**Part VII – Premises and Space Requirements**

**Regulation 29 – Premises**

*A registered provider shall ensure that the premises of the service are—*

- (a) of sound and stable structure,*
- (b) safe and secure,*
- (c) kept adequately lit, heated and ventilated,*
- (d) cleaned, maintained and repaired, as required, and*
- (e) equipped with adequate and suitable sanitary facilities.*

**Requirement met:**

The requirement is partially met.

- (a) The premises appears to be of a sound and stable structure.
- (c) The premises is adequately lit, heated and ventilated.
  - Windows provide natural lighting to the care room. The natural light can be augmented with artificial ceiling lighting as required. Ceiling lights are fitted with protective covers.
  - Heating is provided by thermostatically controlled air conditioning. The temperature of the care room on the day of the inspection was maintained between 18 and 22°C.
  - The proposed care rooms have openable windows and the cot room and the sanitary accommodation have operational mechanical ventilation.

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- (d) The rooms are clean, maintained and in good repair. There is a cleaning schedule available to ensure regular cleaning of the premises.
- (e) There is an adequate number of sanitary facilities available for the proposed age range and number of children in the service, as outlined below.

Number of Nappy changing units	Number of Toilets	Number of Wash hand basins (WHB)	Number of children this can accommodate
2	4	9	66

- One toilet and or nappy change unit and one sink is required in the sanitary accommodation for every 11 children.
- Staff in the service have access to two toilets.

### Requirement not met:

- (b) The entrance door to the service is not adequately secured to prevent children from exiting unsupervised and unauthorised persons from gaining access. The electronic door release system was not in operation on the day of the inspection.

- (e) There are not suitable sanitary facilities available:

1. The nappy changing room does not provide adequate privacy. The glass panels in place allow visibility from the reception area and hallway into the nappy room.
2. The water supply was recorded at over the required maximum temperature of 43°C in the following sinks:

Location	Temperature recorded	Required Temperature:
Baby room	44.3°C	43oC
Toddler room		
High sink	44.1°C	
Low sink	47°C	
Nappy change room		
High sink	45.6°C	

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	<table border="1" data-bbox="587 262 1485 392"> <tr> <td data-bbox="587 262 930 309">Children's toilets</td> <td data-bbox="930 262 1195 309"></td> <td data-bbox="1195 262 1485 309"></td> </tr> <tr> <td data-bbox="587 309 930 344">Sink 1</td> <td data-bbox="930 309 1195 344">44.8°C</td> <td data-bbox="1195 309 1485 344"></td> </tr> <tr> <td data-bbox="587 344 930 392">Sink 2</td> <td data-bbox="930 344 1195 392">45.1°C</td> <td data-bbox="1195 344 1485 392"></td> </tr> </table> <p data-bbox="536 450 1493 533">3. There is no toilet roll holders to hygienically dispense toilet rolls in cubicles 1 and 2 in the children's sanitary facility.</p>	Children's toilets			Sink 1	44.8°C		Sink 2	45.1°C	
Children's toilets										
Sink 1	44.8°C									
Sink 2	45.1°C									
<b>Response from Provider:</b>	<p data-bbox="488 562 1075 591">The registered provider completed the following:</p> <p data-bbox="488 667 1493 750">(1) The electronic door release system was not in operation on the day of inspection. The electronic door release system has been commissioned and is operational.</p> <p data-bbox="488 831 520 860">(e)</p> <ol data-bbox="536 882 1493 1070" style="list-style-type: none"> <li data-bbox="536 882 1442 911">1. A privacy screen was added to the glass panels to obstruct any visibility.</li> <li data-bbox="536 936 1493 1019">2. The plumber has reviewed the temperature and adjusted the thermostat on each of the taps listed on the report to read a maximum of 43°.</li> <li data-bbox="536 1043 1219 1072">3. Toilet roll holders in cubicle 1 and 2 have been fitted.</li> </ol>									
<b>Summary Comment:</b>	<p data-bbox="488 1099 775 1128">The requirement is met.</p>									

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### Part VII – Premises and Space Requirements

#### Regulation 30 – Minimum Space Requirements

(1) Subject to paragraphs (2) to (6), a registered provider shall ensure that adequate clear floor space is available in the premises for the work, play and movement of children attending the pre-school service.

(2) A registered provider of a full day care service or a part-time day care service shall ensure that the minimum amount of clear floor space specified in column (3) of Schedule 7 opposite a particular reference number specified in column (1) of that Schedule in respect of the age range of children specified in column (2) thereof at that reference number is available for each child in that age range attending the service.

#### Requirement met:

The requirement is met.

(1) There is adequate clear floor space available in the premises for the work, play and movement of children proposed to attend the care room. A total of 110 square metres is available for the proposed 40 children in the 0-to-6-year age range.

Room Name	Clear floor space m <sup>2</sup> proposed by Registered Provider	Clear floor space m <sup>2</sup> measured by EYI	Space required:	Number of children room can accommodate:
<b>Baby Room</b>	28.7 m <sup>2</sup>	25.4 m <sup>2</sup>	0-1 years: 3.5 m <sup>2</sup> 1-2 years: 2.8 m <sup>2</sup>	7 (0-1 years old) 8 (1-2 years old)
<b>Toddler room</b>	43.7 m <sup>2</sup>	42 m <sup>2</sup>	2-3 years: 2.35 m <sup>2</sup> 3-6 years: 2.3m <sup>2</sup>	15
<b>Montessori room</b>	46 m <sup>2</sup>	43 m <sup>2</sup>	2-3 years: 2.35 m <sup>2</sup> 3-6 years: 2.3m <sup>2</sup>	18

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(2) The measurements recorded in (1) are sufficient for 41 proposed children attending on a full day care basis from 1 to 6 years old, however the application referred to a maximum of 40 children.