

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

Tusla I.D.: TU2015FL204

Name of Service Magic Years Creche & Montessori (Carpenterstown)

Address of Service: Station View, Carpenterstown Road, Dublin 15, D15XF84

Email Address: info@magicyears.ie

Name of Registered Provider: Mary Hale

Type of Proposed Service:	Full Day Care	<input checked="" type="checkbox"/>	Part-Time	<input checked="" type="checkbox"/>	Sessional	<input checked="" type="checkbox"/>
	Drop-In	<input type="checkbox"/>	Childminding	<input type="checkbox"/>	Temporary	<input type="checkbox"/>

Proposed change: Change in the number of children that the service can accommodate from 100 to 120. It is proposed to provide a sessional service for the additional 20 children in a building separate from the existing building on site.

Proposed Number of Children: 120

Recommended Change Following Inspection: Approval is recommended to provide sessional care for 20 children in the additional building provided on site and increase the overall number of children cared for in the service from 100 to 120.

Registered change: Change in number of children from 100 to 120 children
Addition of a session

Date of Inspection:	2	2	0	9	2	0	2	5
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Inspection undertaken by: A Spain

Title: Early Years Inspector

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Tusla Early Years Inspectorate Address:	<p>Early Years Inspectorate Area 1, 2nd Floor, Unit 4/5</p> <p>The Nexus Building, Blanchardstown Corporate Park</p> <p>Ballycoolin, Dublin 15, D15CF9K</p>
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Rationale for Inspection:
Proposed Change of Circumstance

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

Registration Status:	Registered Full Day, Part-time & Sessional Service for 120 Children
Date of Registration	6th October 2025

Authority to Inspect
<p>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).</p>

Description of Service	<p>Magic Years Cheche and Montessori (Carpenterstown) is a full day care service caring for children in the age range 0 to 6 years. The service is operational between the hours of 7.30am and 6.15pm. The service is located in a residential area in Dublin 15. An enclosed outdoor area is provided at the back and side of the premises. The proposed care room is a standalone building located in the grounds of the existing service which is proposed to offer sessional care to children between 9:00am and 12:00pm. Rooms in the new building include a playroom, sanitary accommodation for children off the playroom and a laundry room. A school age service is operational from the room between the hours of 1.30 and 6.15pm.</p>
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Premises	Rooms in the proposed new building include a playroom, sanitary accommodation for children with disability access and a laundry room. An outdoor play area with direct access from the proposed playroom is provided at the rear of the building.
Staffing	The proposed room will be staffed by two adults. The registered provider does not work directly with the children in the service.
Methodology	<p>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.</p> <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>
Acknowledgements	The Inspector wishes to acknowledge the cooperation of the registered provider, person in charge, staff and children who were present on the day of the inspection.

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:

This requirement has been met.

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The service has both a designated person in charge and a named person to deputise as required. Both the designated person in charge and the named person to deputise work directly in the service.

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:

This requirement has been met.

(1) Two staff will be available to care for a maximum of 20 children in the age range 2 years and 8 months to 5 years for a sessional childcare service.

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.

(4) Where outdoor space to which the pre-school children attending the service have access is provided on the premises of a sessional pre-school service other than such a service to which paragraph (2) applies, a temporary pre-school service or a pre-school service in a drop-in centre, the registered provider shall ensure that such outdoor space is suitable, safe and secure.

Requirement met:

This requirement has been met.

(1)(a)

The proposed playroom is equipped with low level tables and chairs for children to sit for both play activities and for break times. Toys and play equipment are located on

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open low level shelving and in low level storage boxes for children to source toys and play equipment of their choice to play with. Toys and play equipment are organised in defined areas of interest which include a kitchen, kitchen equipment and utensils in a home corner. Dress up clothing is provided in a dress up area and arts and crafts materials available include paint, paint brushes, colours, pencils and paper. Toys for tabletop activities include connecting and magnetic toys, jigsaws, puzzles, games, miniature toys on wheels and small animals.

An outdoor play area is provided with a large colourful picnic table and chairs for both outdoor play and for children to picnic outdoors. Children also have access to an adjoining enclosed play area, provided with both an all-weather surface and a roofed timber pergola for children to engage in energetic play outdoors in all weather conditions. A large couch is provided in the pergola for children to take a break from activities when playing outdoors.

(b)

A soft floor mat and large cushions are provided in the playroom for children to retreat from activities and rest as required. Books are provided on a low level book stand in the rest area.

(4)

The outdoor play area is safely secured in by a combination of high level timber fencing, high level concrete walls and the back wall of the proposed premises. The ground is provided with a smooth paved surface.

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:

This requirement has been met.

It is proposed that parents and guardians will provide food for snack time in the room.

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Drinking water is available from a sink in the playroom as required.

A refrigerator is provided in the playroom to store perishable foods and snacks provided from home.

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:

This requirement has been met.

Access to the service is secured and a keypad provided to facilitate staff access. A bell is provided to alert the service in relation to authorised access during operational hours. There is direct access to the proposed premises seeking registration from outside and double glass doors leading to the playroom allow easy visibility of all approaching the premises. The low level windows in the proposed playroom are provided with visibility strips to protect against impact damage when children are present. Cleaning agents and chemicals are stored in a high level press in the proposed playroom. Bins for the temporary storage of refuse and waste are stored in an enclosed area at the side and front of the main building, in an area that children are denied access to when playing outdoors.

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:

This requirement has been met.

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- (1) A staff member with up to date First Aid Response (FAR) training with an expiry date of 7 February 2027 is available to the children to attend the proposed service.
- (2)(a)(b)
A first aid box is stored in a high level press in the playroom and is easily accessible to staff proposed to care for children in attendance in the proposed service.

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:

- This requirement has been met.
- (1) (a) A recording system is available to maintain a record of monthly fire drills as conducted in the proposed service.
- (b) The maintenance record for the firefighting equipment which is wall mounted in the proposed playroom confirms that the equipment was newly commissioned in March 2025. The maintenance record for the smoke alarm system confirms that a service was conducted on 11 August 2025.
- (4) A notice of the procedure to be followed in the event of a fire is provided in the proposed playroom. A fire assembly point for the proposed premises is located on the concrete wall in the garden at the rear of the service.

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Part VI – Safety

Regulation 28 – Insurance

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

Requirement met:

This requirement has been met.

An insurance quotation was submitted to the Registration Team prior to this inspection. Insurance cover is provided for a maximum of 132 children in daily attendance at any one time in a full day care service. Insurance cover is valid from the 28 March 2025 to the 27 March 2026.

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:

This requirement has been met

- (a) The walls, floors and ceilings in the newly constructed purpose-built premises were observed to be well finished on the day of inspection. Windows and doors were observed to be both watertight and weather tight when closed.
- (b) Access to the proposed new building is direct from a high-level secured entrance at the front of the building to avoid having to enter through an existing separate premises on site. The service is connected to the public drainage and water supply.

	<p>(c) Fluorescent light fittings covered which are flush with the ceilings and covered with shatter proof diffusers, coupled with openable windows ensure a good mix of both natural and artificial lighting and ventilation in the proposed premises. Skylights are provided in the raised ceiling in the playroom to augment natural day light in the proposed playroom. A high-level air conditioning and heating unit ensures that room temperatures can be maintained between 18-22°C.</p> <p>(d) The floors throughout the premises are finished with a heavy-duty floor covering which is covered at wall and floor junctions to assist with daily cleaning. The walls and ceilings are finished with brightly coloured washable paint. A pest control contract is available for the premises for vermin and pest control.</p> <p>(e) Two toilets and two wash hand basins are provided off the proposed playroom for use by up to 20 children in daily attendance in the service. The wash hand basins are provided with thermostatically controlled hot water, liquid soap, disposable paper towels and foot pedal operated bins for handwashing purposes. Disability access is provided to one of the toilets for children’s use off the playroom. An additional toilet and wash hand basin is provided in the outdoor play area for children to use when playing outdoors. All sanitary accommodation is provided with openable windows for ventilation purposes. A total of three staff toilets and three wash hand basins are provided in the main building on site for use by up to 22 staff in daily attendance in the service.</p>
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Part VII – Premises and Space Requirements	
Regulation 30 – Minimum Space Requirements	
<p>(1) <i>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.</i></p> <p>(2) <i>A registered provider of a sessional pre-school service or a pre-school service in a drop-in centre shall ensure that a minimum of 1.818 square metres of clear floor space is available for each child attending the service.</i></p>	
Requirement met:	This requirement has been met.

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	<p>(1) An area of 36.03m² is available in the proposed playroom to ensure adequate floor space for a maximum of 20 children in daily attendance in a sessional service.</p> <p>(2) The registered provider has ensured that 1.818 square metres is available for up to 20 children in daily attendance in a sessional service.</p>
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