

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Inspection Due to a Proposed Change of Circumstances



<b>Tusla I.D.:</b>	TU2015FL205							
<b>Name of Service</b>	Malahide Marina Creche & Montessori							
<b>Address of Service:</b>	Fragrance House, Malahide Marina Village, Malahide, Co Dublin, K36 T276							
<b>Email Address:</b>	malahidemarinacreche@gmail.com							
<b>Name of Registered Provider:</b>	Victoria Fitzmaurice							
<b>Type of Proposed Service:</b>	<b>Full Day Care</b>	✓	<b>Part-Time</b>	✓	<b>Sessional</b>			
	<b>Drop-In</b>		<b>Childminding</b>		<b>Temporary</b>			
<b>Proposed change:</b>	Increase the number of children from 64 to 70, aged 0-6 years of age and to increase number of staff from 10 to 24.							
<b>Proposed Number of Children:</b>	70							
<b>Recommended Change Following Inspection:</b>	Increase the number of children from 64 to 70 aged 0-6 years of age and increase the number of staff from 10 to 24.							
<b>Registered change:</b>	Change in number of children from 64 to 70 children Change in number of staff from 10 to 24 staff.							
<b>Date of Inspection:</b>	3	0	0	1	2	0	2	6
<b>Inspection undertaken by:</b>	Á Dunne							
<b>Title:</b>	Early Years Inspector							
<b>Tusla Early Years Inspectorate Address:</b>	Early Years Inspectorate, Child and Family Agency, Unit 4&5 Nexus Building Block 6A, Blanchardstown Corporate Park, Dublin 15							
<b>Rationale for Inspection:</b>								
<b>Proposed Change of Circumstance</b>								

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

<b>Registration Status:</b>	<b>Registered Full Day &amp; Part-Time Service for 70 Children</b>
<b>Date of Registration</b>	<b>12<sup>th</sup> February 2026</b>

### 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>	Malahide Marina Creche and Montessori is a full day care service located in a purpose-built building in Malahide. The service provides full day care and operates from 7.30am-6.00pm Monday to Friday.
<b>Premises</b>	The service operates from a two-storey premises in Malahide Marina area. There are six care rooms within the service, namely, Baby room 1, Baby Room 2, Wobbler room and Playschool room located on the ground floor and then the ECCE 1 room and the ECCE 2 room located on the first floor. Two designated sleep rooms, one located off the Baby room 1 and one located off the Baby room 2. An enclosed outdoor area is available to the side of the premises. A service kitchen is provided for the preparation of meals for the children, sanitary facilities for staff and children, a staff room and an administration office.
<b>Staffing</b>	The service employs 24 staff including the registered provider, two persons in charge – one assigned to the ground floor, and one assigned to the first floor, an administration / quality control person, fourteen fulltime childcare staff, three floating / flexi childcare staff, a cook and two part time staff -a deputy person in charge and a quality manager.
<b>Methodology</b>	<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>
<b>Acknowledgements</b>	The Inspector wish to acknowledge the cooperation of the registered provider, the two persons in charge, the administrator quality control person, childcare staff and children who were present on the day of the inspection.

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### 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 service has two designated persons in charge, and a named staff member will be available to deputise as required.

### 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.

(8) Without prejudice to paragraphs (2) to (7)—

(b) a childminder shall ensure that a second person familiar with the operation of the service and in a position to provide assistance to the childminder in operating the service is, at all times, within close distance of the service and available to attend the service to assist the childminder in the event of an emergency, and

(c) a registered provider of a sessional pre-school shall ensure that, where the person in charge operates the service single-handedly, a second person familiar with the operation of the service and in a position to provide assistance to the person in charge in operating the service is, at all times, within close distance of the service and available to attend the service to assist the person in charge in the event of an emergency.

#### Requirement met:

The requirement has been met.

(1) The registered provider has ensured that an adequate number of adults will be working directly with the children attending the pre-school service.

- **Baby room 1** - There will be 1 staff member working directly with 5 children aged 1 years to 1 year 6 months of age attending on a full-time basis.
- **Baby room 2** - There will be 1 staff member working directly with 5 children aged 1 years to 1 year 6 months of age attending on a full-time basis.
- **Wobbler room** - There will be 2 staff members working directly with 10 children aged 1 years to 2 year 6 months of age attending on a full-time basis.
- **Playschool room** - There will be 3 staff members working directly with 15 children aged 2 years to 3 years of age attending on a full-time basis.
- **ECCE 1 room** - There will be 3 staff members working directly with 16 children aged 3 years to 4 years of age attending on a full-time basis.

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- **ECCE 2 room** - There will be 3 staff members working directly with 19 children aged 4 years to 5 years of age attending on a full-time basis.

Two persons in charge and three additional floating staff are available to support when required.

### 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—*
- 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*
  - 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—*
- 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.*
- (3) *A registered provider of a full day care service, a part-time day care service or a childminding service, other than such a service to which paragraph (2) applies, shall ensure that—*
- a suitable, safe and secure outdoor space to which the pre-school children attending the service have access on a daily basis is provided on the premises or*
  - where no such space is provided, the preschool children attending the service have access on a daily basis to an outdoor service*

#### Requirement met:

The requirement has been met.

(1)(a) The proposed six care rooms are bright with clear floor space available to enable children to explore their environment.

All care rooms are fully equipped with a range of play materials and equipment suitable and accessible to the age and stage of development of the children attending each room.

Low level furniture and shelving are available containing materials for free play, constructive play, creative play and imaginative play. These included designated areas including a home corner, sensory play areas and small world play areas accessible to the children at their level.

(1)(b) Two cot rooms and Baby room 2 provide sleep environments for children under the age of two years who will be facilitated for sleep in 15 cots which are available The Playschool, ECCE 1 and ECCE 2 rooms can create restful sleep environments for the children during sleep and rest time. Children over the age of two years will be facilitated for sleep with low floor beds.

Rest areas are provided in the care rooms to enable a child to take a break from activities if needed. The rest areas consist of soft mats and cushions.

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The service is not registered to provide an overnight pre-school service.

(2)(a) The outdoor area provided on the premises, is secure and enclosed with wooden and metal fencing and a locked gate. The area, which is easily accessible from the entrance lobby of the service and through the gate to the side of the area, has an artificial grass surface. Suitable play equipment is available for example – a mud kitchen with equipment, diggers, a climbing tunnel, scooters, ride in cars, ride on bikes. There are no ponds, pits or other hazards observed in the outdoor area.

(3)(a) The outdoor play area of the service provided the pre-school children attending with access to safe and secure outdoor play space to play in on a daily basis.

### 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 has been met.

A healthy eating policy is in operation within the service with all meals and snacks provided to the children attending full and part time care. Breakfast, a morning snack, a hot meal at lunch time, an evening snack and an evening tea is available during the day with additional food and snacks available should a child become hungry between meals. The hot meal at lunch time will be supplied by an external catering company. Drinking water is available in all the care rooms if a child becomes thirsty.

### 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 has been met.

- The main entrance door which leads into the service is appropriately secured with an entry buzzer to prevent a child from exiting unsupervised and to prevent unauthorised access to the service.
- The play materials and equipment in the service are stored on stable-based low level shelving units. The play materials and equipment were observed to be safe and suitable for the developmental age of the proposed children.
- The tables and chairs in the care rooms used for tabletop activities and mealtimes are the appropriate height for the age of children accommodated in the room.
- The emergency exit doors of the service are unobstructed.

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- The outdoor area is suitably secured by two types of fencing and a secure gate, therefore preventing a child from exiting the area and preventing unauthorised access to the service.
- All storage of waste both indoors and outdoors is inaccessible to the children.
- A system is available for the safe storage of cleaning agents and products.

### 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—
- is safely stored in an easily accessible and conspicuous position on the premises, and
  - is available to the children attending the pre-school service at all times.

#### Requirement met:

The requirement has been met.

- (1) Five staff members have First Aid Responder certificates and will be available to the children attending the service.
- (2)(a) Two First aid boxes suitably equipped and safely stored are readily accessible and in conspicuous positions in the service.

### Part VI – Safety

#### Regulation 26 – Fire Safety Measures

- (1) A registered provider shall ensure that a record in writing is kept of—
- any fire drill that takes place in the premises, and
  - 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 has been met.

- (1)
- (a) A template is available to record fire drills that take place in the service.
- (b) A record was available of the number, type and maintenance of the firefighting equipment and smoke alarms in the service. Firefighting equipment was serviced on the 19 May 2025 and the smoke alarms in December 2025.
- (4) A notice of the procedures to be followed in the event of a fire is displayed in the entrance hall and in the six care rooms of the premises. Clearly displayed fire assembly notices are available outside of the service to enable staff and children to identify both the route to the fire assembly point.

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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:

The requirement has been met.

The service has insurance in place and a proposal for the maximum number of 70 children with an expiry date of 27 March 2026.

The approval of the new service 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 has been met.

(a) During the inspection it was observed that the walls, flooring, doors, and windows were suitably maintained.

(b) The entrance door to the service is adequately secured with an electric buzzer system to prevent children from exiting unsupervised and to prevent unauthorised access to the service.

(c) All care-rooms have artificial lights and windows which provide natural lighting. The natural light can be augmented with artificial ceiling lighting as required. Ceiling lights are fitted with shatter proof coverings.

Heating and ventilation are provided by an air-conditioning system throughout the service.

The temperature of the care rooms was recorded between 19.5°C and 22°C on the day of inspection.

The sanitary facilities and nappy changing areas are fitted with a mechanical ventilation system to extract stale air.

(d) The care rooms are in a clean condition. A cleaning schedule is available in the care rooms and sanitary facilities to ensure regular cleaning of the service.

(e) Warm water not exceeding 43°C, liquid soap and paper hand towels are provided in the sanitary facilities. Separate lidded pedal operated bins are provided for the disposal of paper hand towels and for nappies.

Six toilets and six wash hand basins present in the sanitary facilities of the service.

Three nappy changing areas with two wash hand basins are available to the children.

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Staff members have the use of three separate sanitary facilities each with one toilet and one wash hand basin, one on the ground floor and two on the second floor of the service building.

There are sufficient sanitary facilities available in the service to accommodate the number and age profile of the children.

The sanitary facilities in the service comprise of the following:

Room	Facilities available
Sanitary room 1 on ground floor	1 nappy changing area and 1 wash hand basin 2 toilets and 2 wash hand basins
Sanitary room 2 on ground floor	2 nappy changing areas and 1 wash hand basin
ECCE 1 room on first floor	2 toilets and 2 wash hand basins
ECCE 2 room on first floor	2 toilets and 2 wash hand basins
<b>Total</b>	6 toilets and 6 wash hand basins 3 nappy changing areas and 2 wash hand basins

### 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.*
- (3) *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.*
- (4) *Where a registered provider contemporaneously provides—*
  - (a) *a sessional pre-school service, and*
  - (b) *a full day care service or a part-time day care service, or both, the minimum clear floor space applicable for the duration of the sessional preschool service in respect of the children attending that service shall be the floor space specified in paragraph (3).*
- (5) *A registered provider of a temporary pre-school service shall ensure that a minimum of 2 square metres of clear floor space is available for each child attending the service.*

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### Requirement met:

The requirement has been met.

(1) The registered provider ensured that adequate clear floor space is available in the premises for the work, play and movement of children attending the service.

(2) The table below illustrates that the minimum clear floor space is available for 70 children aged from 0- 6 years on a full day care basis.

Room Name	Number of children proposed by Registered Provider	Floor space required per child	Floor space available as measured by inspectors and number of children that can be facilitated in rooms
<b>Baby Room 1</b>	5 children (1 year to 1 year 6 months) *FDC	2.8 sqm per child * FDC	13.596 sqm 5 children (1 year to 1 year 6 months) *FDC
<b>Baby room 2</b>	5 children (1 year to 1 year 6 months) *FDC	2.8 sqm per child * FDC	16.559 sqm 6 children (1 year to 1 year 6 months) *FDC
<b>Wobbler Room</b>	10 children (1 year 6 months to 2 years) *FDC	2.8 sqm per child * FDC	31.188 sqm 11 children (1 year 6 months to 2 years) *FDC
<b>Playschool Room</b>	15 children (2 year to 3 years) *FDC	2.35 sqm per child * FDC	36.735 sqm 16 children (2 year to 3 years) *FDC
<b>ECCE 1 Room</b>	16 children (3 year to 4 years) *FDC	2.3 sqm per child * FDC	38.056 sqm 16 children (3 year to 4 years) *FDC
<b>ECCE 2 Room</b>	19 children (4 year to 5 years) *FDC	2.3 sqm per child * FDC	43.384 sqm 19 children (4 year to 5 years) *FDC
<b>Total</b>	70 * FDC Children		73 * FDC Children

\*FDC Full day care

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Calculated as per Schedule 7 Minimum Space Requirements Full day care service or part-time day care service.

Based on the information provided by the registered providers and designated person in charge regarding the proposed age profile within the care-rooms, the clear floor space available may accommodate 70 children aged from 0 to 6 years of age on a full time and part time.

(3) The registered provider ensured that a minimum space of 1.818 square metres of clear floor space is available for each child attending the service on a sessional basis.

(4)(a) The minimum clear floor space is available for the duration of the sessional preschool service.

(b) The minimum clear floor space is available for a full day care service or a part-time day care service.