

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances



Tusla I.D.: TU2015LM014

Name of Service Eivers Lane Childcare Centre (FDC)

Address of Service: Eivers Lane, Mohill, Leitrim, N41 RX25

Email Address: manager@eiverslane.ie

Name of Registered Provider: Karl Rogers

Type of Proposed Service:	Full Day Care	✓	Part-Time	✓	Sessional	✓
	Drop-In		Childminding		Temporary	

Proposed change: Change in number of children the service can accommodate from 81 to 93

Proposed Number of Children: 93

Recommended Change Following Inspection: Recommended change to 91 children as per regulation 30

Registered change: Change in number of children from 81 to 91(Max 78 full day/part-time) children

Date of Inspection: 1 5 0 7 2 0 2 5

Inspection undertaken by: L Costello and K Folan

Title: Early Years Inspectors

Tusla Early Years Inspectorate Address: Early Years Inspectorate, TUSLA Child & Family Agency, Markievicz House, Barrack St, Sligo, F91 XC84

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 91(Max 78 Full Day/Part-Time) Children

Date of Registration 19th August 2025

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances



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).

Description of Service	Eivers Lane Childcare Centre (FDC) is a full day care service located in the town of Mohill in County Leitrim and provides childcare services to children aged between 0 and 6 years of age. The service is open from Monday to Friday between 8:00 to 18:00 hours including sessional services from 9:00-12:00 hours. The service is also registered to provide school age services.
Premises	The service is located in a purpose-built childcare facility and has six care rooms, a dedicated sleep room, office, kitchen and ancillary services. Outdoor play areas are provided to the rear and side of the building.
Staffing	The service employs 23 adults of which 18 adults work directly with the preschool children. There is one administrator, two adults are employed in the kitchen and the person in charge is on site daily.
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 Inspectors wish 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.

There was a person in charge and a named person available to deputise as required.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

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) The Person in charge is aware of the regulatory requirements to ensure that there is an adequate number of adults working directly with the preschool children. A proposed staffing roster was available on the day.

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.*
- (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) 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*

Requirement met:

This requirement has been met:

- (1) (a)
- The service provides an array of adequate and suitable facilities for play for the proposed number and the age range of the children that will be attending the service.
- Opportunities for imaginative play are available in the form of dress up areas, home corners and construction areas. Sensory play is facilitated with water tables, sand tables and a variety of materials in the covered outdoor area adjacent to each of the three rooms. The child's language skills are promoted with an array of books in the library located with the rest area in each room. Puzzles, jigsaws and tabletop

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

activities promote the development of fine motor skills, while opportunities for gross motor skill development are supported in the outdoor environment.

All three rooms have adequate equipment of child sized tables and chairs for activities and a dining experience. Rooms are laid out in various interest areas to engage preschool children in the learning environment and support the development and well being of the preschool child.

(1) (b)

Suitable rest areas are provided in each of the three rooms with soft matting, and cushions located next to the library, so children can relax and look at books or take time out from an activity. For those children requiring sleep stackable floor beds are available.

(2) (b)

The service has access to a variety of outdoor spaces. Each of the three rooms have direct access to their own sheltered outdoor area which they can access throughout the year regardless of weather. These areas are equipped with sensory tables, mud kitchens, trikes, building blocks and arts and crafts. A large outdoor area is located to the side and back of the building and is equipped with tree houses, climbing tyres, slides, play houses and a variety of bikes, trikes and ride on toys.

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.

The service has a healthy eating policy in place which includes a five-week menu plan to ensure that the preschool children receive suitable, nutritious and varied food.

Meals are made on site for children attending the service. Those children attending for a sessional service can bring in lunch from home and a fridge is provided in each room for storing perishable items.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

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 regulation has been met:

- The main door was secure on the inspector’s arrival to the service.
- A bell entry system is in operation and all visitors to the building have to be approved entry.
- The perimeter of the building is secure with high level fencing and locked gates.
- The kitchen is inaccessible to preschool children.
- Cleaning schedules are in place to ensure rooms are maintained.
- All waste is inaccessible to the preschool children.
- Medication is stored out of reach of the preschool children and medication administration and consent forms are available.
- Adequate handwashing facilities with warm water, liquid soap and paper towels are available for safe hand hygiene practices.

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:

(1)

The registered provider supplied certification of eight adults with first aid for children available to the preschool children.

(2) (a)(b).

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

Fully stocked first aid boxes were available in a conspicuous location throughout the 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)

The service provided evidence of a log of fire drills which were completed monthly.

(1) (b)

A record of all firefighting equipment and smoke alarms was provided on the day.

The most recent fire maintenance took place on the 19th of August 2024.

(4)

Emergency evacuation plans were displayed throughout the service.

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:

The service provided evidence of adequate insurance for a full day care service for 93 children up until the 27th of March 2026.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

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) On a visual inspection the service appeared to be of sound and stable structure. On discussion with the person in charge, she confirmed she was not aware of any deficits or maintenance issues with the structure of the building.
- (b) The main building was secure on the inspector's arrival. A bell entry system is in place. The perimeter is secured by high level fencing and key coded gates.
- (c) The three preschool room inspected have natural lighting by the way of floor to ceiling glass doors and windows, supplemented by fluorescent lighting.

Heating is underfloor oil heating which was serviced on the 18th of July 2025.

Openable windows supplemented by mechanical extractor fans in the sanitary accommodation provide for adequate ventilation.
- (d) The service appears visibly clean and maintained. The service has cleaning schedules in place which are updated weekly by staff. The service employs a person to complete all maintenance and repairs across its services; therefore, faults can be addressed quickly.
- (e) The service has adequate sanitary accommodation for the proposed number of children. Seven toilets with 9 hand wash basins and one nappy changing area adequately address the sanitary requirement.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

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.

(3) 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).

Requirement met:

This requirement was partly met:

(1) The registered provider demonstrated that adequate clear floor space is available for the 91 children in a sessional service and 78 in a full day care service.

(2) (a) (b)

The service demonstrated clear floor space as below:

Name of Room	Proposed Number of Children	Age of Preschool children	Clear floor space Available	Number of children allowed
Full day care 1	(22 max sessional) 16 FDC	2.8 years to 3.5 years of age	39.956m ²	Maximum of 17 FDC Maximum of 21 sessional at age 2-3 years of age.
Full day care 2	(22 max sessional) 16 FDC 6 Sessional	3.5 years to 4.5 years	42.93m ²	Maximum of 18 FDC Maximum of 23 sessional at age 3-4 years of age.
Full day care 3	22 max 16 FDC 6 sessional	3.8 years to 5.5 years of age.	41.609m ²	Maximum of 18 FDC Maximum of 22 sessional at age 3 – 6 years of age.