

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances



Tusla I.D.: TU2019CC005

Name of Service Orchard Montessori School

Address of Service: Mount Vernon Crescent, South Douglas Rd, Douglas, Cork T12 YC6T

Email Address: orchardmontessorischool@gmail.com

Name of Registered Provider: Rachel Cunningham, Sinead O Leary

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

Proposed change: Change from part-time & sessional to full day care change in hours of operation to 8:00 to 18:00

Proposed Number of Children: 44

Recommended Change Following Inspection: Change from part-time & sessional to full day care change in hours of operation to 8:00 to 18:00

Registered change: Change from part-time & sessional to full day care change in hours of operation to 8:00 to 18:00

Date of Inspection:	2	3	0	9	2	0	2	5
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Inspection undertaken by: B Fraher

Title: Early Years Inspector

Tusla Early Years Inspectorate Address: 13 Market Square, Mallow, Cork P51DD5Y

Rationale for Inspection:
Proposed Change of Circumstance

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

Registration Status:	Registered Full Day Care for 44 Children
Date of Registration	1 st October 2025

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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	Orchard Montessori School is a private part-time day care service. The service accommodates children between 2 to 6 years. The service operated 51 weeks of the year. The sessional Early Childhood Care and Education (ECCE) scheme is offered over a 38-week period from 9:00 to 12:00 and 13:00 to 16:00.
Premises	The service is located in a detached two storey building in the suburban area of Cork city. The service comprises of four classrooms, a kitchen, sanitary accommodation, and an office and has an outdoor play area on site.
Staffing	There are 8 staff attached to this service, including the two registered providers. The registered providers plan to continue to increase the staffing numbers as required.
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 children, registered providers, person in charge and staff 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:

The requirement has been met.

(1)(a) The registered providers are the designated persons in charge each day and there is one named person present who are able to deputise if 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 has been met.

(1) The registered providers will ensure that there will be, at all times, an adequate number of adults on the premises who will be working directly with the children. The registered providers proposed that six to eight staff will operate the service on a daily basis and additional staff will be employed if required for the care of the children aged between 2 and 6 years when the full day care is established.

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:

The requirement has been met.

(1) (a) The four care rooms had an adequate amount of well-maintained equipment such as low-level tables and chairs and play material for both indoor and outdoor use. The proposed care rooms contained a number of designated interest areas containing toys that are visible and accessible, such as construction toys, kitchen toys, artwork, puzzles, plastic and timber bricks. The outdoor play area is equipped with swings, slides, plastic cars and a timber playhouse.

(b) The care rooms have a designated rest areas using either a children's couch or cushions and mats.

The service has ten stackable beds available for children who may need to sleep within the service. The registered providers are aware due to fire regulations that the Toddler 2 and 3 room is the room where sleep will be facilitated for the service. The registered providers plan to provide further stackable beds, further dimming of the light and a larger rest area in the room as the

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number of children increase in the service.
(3)(a) The children have access to an enclosed outdoor play area which is located at the back of the service.

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.

- Parents and guardians provide all the meals and snacks for the children in the service currently; the registered providers have arranged for deliver of meals from a registered company when full day care commenced in the service.
- Additional food was available to be provided by the service if required.
- A refrigerator is available in one upstairs care room and in the kitchen downstairs for the storage of perishable foods.
- Two microwaves are available in the service for heating food. The registered providers are aware of the need for further microwaves as more children attend the service for full day care.
- Children will have access to drinking water throughout the day and will use their own water bottles which can be refilled in the service.
- Suitable cutlery and crockery are available for the children’s use in the service.

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.

General safety:

- The entrance door was secured preventing unauthorised access and preventing a child leaving the service unsupervised.
- The window openings in the care rooms contained restrictor devices to prevent a child from falling.
- All toys and equipment assessed appeared in good condition.
- Heavy storage units were anchored.
- Cleaning agents are not accessible to the children.

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	<ul style="list-style-type: none"> • All waste is inaccessible both indoors and outdoors. • There is provision in the service for the storage of medication which will be stored in the kitchen, not in the care rooms. • The services kitchen area is not accessible to the children. • The outdoor play area is secured with concrete walls and a metal gate. • The fire doors were unobstructed. • Staff belongings were stored in the office and not accessible to the children. <p>Infection control:</p> <ul style="list-style-type: none"> • The water temperatures recorded in the four sanitary accommodations for use by the children recorded temperatures of between 38.8°C to 39.8°C. • Wall mounted hooks were available for children’s coats.
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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) Two staff members have up to date training in First Aid Responder, and the certificates are valid until 10 February 2027 and 3 October 2027.
- (2) (a) There is a suitably equipped first aid box available on the premises.
(b) The first aid boxes will be available to the children attending the service at all times.

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 was met.

- (1) (a) A record in writing was kept of fire drills practiced monthly and documentation was available to demonstrate this. The last fire drill took place on 19 September 2025.

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- (b) The number, type and maintenance record of firefighting equipment in the premises was available, and equipment was last maintained on 6 March 2025. Smoke alarms were last serviced on 13 August 2025.
- (4) The notice of the procedures to be followed in the event of a fire, was displayed in the front hall. The service has a signposted fire assembly point at the outdoor play area.

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 certificate was available to demonstrate that cover for 44 children for fully day care was in place.

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 requirements have been met.

(a) The service is operating in a detached two-storey premises and the rooms in use appear to be of a sound and stable structure.

(b) The entrance door to the service is secured by a doorbell and a press button to exit indoors which is not accessible to the children.
This reduces the risk of unauthorised access and a child leaving the service unsupervised. The designated outdoor play area was enclosed by concrete walls and a metal gate.

(c) Both natural and artificial light were available in all the care rooms. The natural light was available from windows located on the walls in the care rooms and supplemented by fluorescent covered ceiling lights in all the care rooms.
Natural and artificial lighting was also available in the children’s sanitary area. The four sanitary areas for the children used natural and mechanical ventilation. The registered providers stated the heating was gas and the heat pump

	<p>was serviced on 27 May 2025. The temperature of the four care rooms was between 19°C and 20°C.</p> <p>(d) The service appeared to be clean and well maintained, and in a good state of repair. A written cleaning schedule was available.</p> <p>(e) The children in the four care rooms will have access to four sanitary areas, Two toilets are located off the hallway downstairs, with one nappy changing unit in this area and two toilets are located off the Toddler 2 and 3 room. The adult sanitary facilities are located downstairs and consisted of one toilet and one wash hand basin. Water is available from a public supply, and each toilet was supplied with a soap dispenser, paper towels and a foot operated pedal bin.</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 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.</i></p>	
<p>Requirement met:</p>	<p>The requirement has been met.</p> <p>(1) There is adequate clear floor space available in the premises for the work, play and movement of the children planning to attend the full day care service.</p> <p>(2) The proposed two care rooms were measured at:</p> <ul style="list-style-type: none"> • ECCE 1 room was 29.5 m² • ECCE 2 room was 18.1m² • Toddler 1 room was 13m² • Toddler 2 and 3 room was 50.3m² <p>The available floor space will allow the requested number of children to have a minimum of 1.818 m² of clear floor space during sessional service, and have a minimum of 2.35 m² for 2-3 year olds, and a minimum of 2.3m² for 3-6 year olds during part time/full day care.</p> <p>The registered providers are aware that ECCE 1 and ECCE 2 rooms can accommodate no more than 20 non-sleeping children at any one time due to fire regulations.</p>