

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Inspection Due to a Proposed Change of Circumstances



**Tusla I.D.:** TU2024FL005

**Name of Service** Fonthill Lodge Childcare

**Address of Service:** 1 Chapel Wood Drive, Hollystown, Dublin 15,  
D15 HP21

**Email Address:** therese@fonthilldaycare.ie

**Name of Registered Provider:** Conor Lynch, Maurice Lynch

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

**Proposed change:** Change in number of children from 50 children on a full day care basis to 71 children on a full day care basis.

**Proposed Number of Children:** 71

**Recommended Change Following Inspection:** Increase number of children to 71 (Max 69 full day) children

**Registered change:** Change in number of children from 50 to 71(Max 69 full day) children

<b>Date of Inspection:</b>	1	0	0	2	2	0	2	6
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**Inspection undertaken by:** T. Nelson

**Title:** Early Years Inspector

**Tusla Early Years Inspectorate Address:** Early Years Inspectorate, 2<sup>nd</sup> Floor, Unit 4/5, The Nexus Building, Blanchardstown Corporate Park, Ballycoolin  
Dublin 15 | D15 CF9K

### Rationale for Inspection: Proposed Change of Circumstance

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

<b>Registration Status:</b>	<b>Registered Full Day, Part-Time &amp; Sessional Service for 71(Max69 Full Day) Children</b>
<b>Date of Registration</b>	<b>9<sup>th</sup> March 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>	Fonthill Lodge Childcare is a full day care service located in a residential area of Dublin 15 and is registered to provide early childhood care and education to a maximum of 50 children aged 0 to 6 years old, Monday to Friday. The service operates an Early Childhood Care and Education (ECCE) programme sessional service from 9.00am to 12.00pm and is also registered to provide a school age childcare service. The service is one of four services operated by the registered provider.
<b>Premises</b>	Fonthill Lodge Childcare operates from a purpose-built detached premises and has six care rooms. The Nest (0-20 months old), Caterpillar room (1-2 years old) and the Bumble Bee room (2-3 years old) on the ground floor, and the purple, yellow and green rooms (2-6 years old) on the first floor. The Purple room currently operates as a sessional care service in the morning and school age care service in the afternoon. There are sanitary facilities located on each floor, a kitchen and a cot room located on the ground floor. In addition, there are storage facilities located on both floors, sanitary facilities for staff, a staff room and an office. A fully enclosed outdoor area is located to the rear of the premises.
<b>Staffing</b>	The registered providers currently employ 15 staff to work in the service, including the person in charge, a chef, 12 staff to work directly with the children and the general manager who manages the oversight of the services. There were 13 staff present on day of the inspection including the person in charge and general manager. The registered providers do not work in the service.
<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

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	<p>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 wishes to acknowledge the cooperation of the general manager, 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:

The requirement is met.

(1)

The service has a designated person in charge, and a named staff member is 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.*

#### Requirement met:

The requirement is met.

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- (1) The registered provider will ensure that an adequate number of adults will work directly with the children attending the service. It is proposed that there will be up to 14 adults caring for the proposed 69 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 met.

(1)

- (a) The proposed care rooms provide suitable facilities for the children in the 0 to 6 years age range to play indoors.
  - There is an adequate supply of toys and resources available to support a range of play experiences.
  - Furniture in the rooms are suitable for the age and stage of development of the proposed number of children.
  - Toys and equipment are stored on low-level shelving, visible and accessible to the children.
- (b) There are adequate and suitable facilities for a pre-school child to rest during the day.
  - There is a cosy area available in the care rooms where children can take a break from activities and rest.

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	<ul style="list-style-type: none"> <li>• There is an adequate supply of cots available for children under the age of two years old. There are 14 standard cots with suitable wipeable mattresses.</li> <li>• There are four floor beds available for children under the age of two years old who do not sleep in cots, and a template is available to document individual sleep plans and risk assessments in line with safe sleep guidance.</li> <li>• There are ten stackable low beds available for children over two years old.</li> <li>• There is an appropriate supply of bed linen available.</li> </ul> <p>(2)</p> <p>(b) There is an outdoor play area available to the rear of the premises which is fully enclosed and surfaced in a synthetic grass material. A range of outdoor toys to facilitate physical play experiences for the proposed age range is available.</p>
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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.

- There is an on-site kitchen where the service provides and prepares meals and snacks.
- There is suitable refrigeration in the onsite kitchen and in the care rooms.
- Staff reported that children receive four meals per day, with breakfast on arrival, a mid-morning snack, a hot meal and an afternoon tea.
- Suitable alternatives are available for those with additional or alternative dietary requirements.
- There is a healthy food policy in place.

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- Children have access to drinking water 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 met.

The following are examples of the measures taken to safeguard children:

- Restrictors are fitted on all openable windows.
- Emergency exits are clearly indicated and are unobstructed.
- Shelving and storage units are stable and secure.
- The rooms were observed to be in a clean and hygienic condition, and there is cleaning checklists available.
- Plans were available for the administration and safe storage of medication.
- Logs are maintained where a sleeping child's colour, breathing and position are checked every ten minutes.
- The temperature in the cot room where a child was sleeping was recorded at 19°C which is between the required temperature range of between 16 to 20°C for children under the age of 1 year old.

### 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.

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|  | <p>(1) Documentary evidence is available that shows there is at least one staff member trained to First aid Responder level available to the children during the operational hours of the service.</p> <p>(2)</p> <p>(a) Signs are displayed indicating where the first aid boxes are stored, and these first aid boxes are suitably equipped.</p> <p>(b) The first aid boxes are easily accessible to adults.</p> |
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### 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 firefighting 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 record of the following is available:
- (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 in February 2026 and the smoke alarms were maintained in November 2025.
- (4) There is a notice displayed in each of the care rooms of the procedures to be followed in the event of a fire; with a clear route indicated to the fire assembly point at the front of the premises.

### 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.

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The registered provider has evidence of insurance for a maximum of 80 children in a full-time day care service valid from 28 March 2025 to 27th 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:

The requirement is met.

(a) The premises appears to be of a sound and stable structure.

(b)

- The entrance door to the service is secured adequately to prevent children from exiting unsupervised and unauthorised persons from gaining access. There is a magnetic lock system in place. Entry is managed and monitored by staff. The door release button is up high out of reach of children.
- A template for assessing and controlling risks throughout the premises is available.

(c)

- Windows provide natural lighting to the care rooms. The natural light can be augmented with artificial ceiling lighting as required. Ceiling lights are recessed and fitted with protective covers.
- Heating is provided by wall mounted radiators which are fitted with protective covers. Air conditioning units are fitted in the care rooms. The

temperature of the care rooms on the day of the inspection was maintained between 18 and 22°C.

- The proposed care rooms have openable windows, and the sanitary accommodation is fitted with either an operating mechanical ventilation system or openable windows.

(d) The care rooms are clean, maintained and in good repair. There is a cleaning schedule available to ensure regular cleaning of the rooms.

(e) There are adequate sanitary facilities available for the proposed number of children and staff.

- One toilet and one sink is required for every 11 children who use a toilet
- One nappy change unit and one sink is required for every 11 children in nappies.

Number of toilets for children	Number of nappy change units	Number of sinks
7	4	7

- One toilet and one sink is required for every eight adults. There are two staff toilets available.

**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:**

(1) There is adequate clear floor space available in the premises for the work, play and movement of the number of children proposed to attend the pre-school service. A total of 172 square metres is available for the proposed 71 children.

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(2) There is a minimum amount of clear floor space for the age range of the children attending the service, as the table below demonstrates:

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:
Bumblebee Room (2-3 years)	24.6 m <sup>2</sup>	24.6 m <sup>2</sup>	2-3 years: 2.35 m <sup>2</sup>	10 FDC
Caterpillar room (1-2 years)	28.1 m <sup>2</sup>	28.1 m <sup>2</sup>	1-2 years: 2.8 m <sup>2</sup>	10 FDC
The Nest (0-12 months)	18.3 m <sup>2</sup>	18.3 m <sup>2</sup>	0-12 months: 3.5 m <sup>2</sup>  1-2 years 2.8 m <sup>2</sup>	5 FDC  6 FDC
Purple Room (3-6 years)	45.25 m <sup>2</sup>	45.25 m <sup>2</sup>	3-6 years: 1.818 m <sup>2</sup>  3-6 years: 2.3 m <sup>2</sup>	22 sessional*  19 FCD
Yellow Room (3-6 years)	29.8 m <sup>2</sup>	29.8 m <sup>2</sup>	3-6 years: 2.3 m <sup>2</sup>	13 FDC
Green Room (3-6 years)	26.4 m <sup>2</sup>	26.4 m <sup>2</sup>	3-6 years: 2.3 m <sup>2</sup>	11 FCD

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\*As part of the proposed registered capacity, the space requirements for sessional care only apply for the duration of the operational hours of the sessional service.

The registered provider is obliged to ensure that the space available for each child in each care room is at all times in accordance with the requirements of this regulation.