

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Initial Inspection of Proposed New Service

**Tusla I.D:** TU2025CC007

**Name of Service:** Zenith Childcare

**Address of Service:** Bayly Creche, Woodland Drive, Bayly, Douglas, Cork  
T12 YE2V

**Email Address:** baylymanager@zenithcaregroup.com

**Name of Proposed Registered Provider:** Charlene Roche

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

<b>Proposed service type:</b>	Full Day Care & Sessional
<b>Proposed Number of Children:</b>	127
<b>Outcome of the F06 Inspection</b> (e.g., type of service, numbers, age ranges, times,)	Full Day Care and Sessional service for 109 children (Max 97 Full Day Care) aged 0 to 6 years from 7.30am to 6.00pm.
<b>Registered service:</b>	Full Day Care & Sessional Service for 109 children (Max 97 Full Day Care)

**Date of Inspection:** 0 8 0 9 2 0 2 5

**Inspection Undertaken by:** D Prendergast & N O' Donoghue  
**Title:** Early Years Inspectors

**Tusla Early Years Inspectorate Address:** Early Years Inspectorate, Administration Building, St  
Mary's Health Campus, Gurrabraher, Cork T23 X440.

<b>Rationale for Inspection</b>
<b>Proposed New Service</b>

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

<b>Registration Status:</b>	Full Day Care & Sessional Service for 109 children (Max 97 Full Day Care)
<b>Date of Registration:</b>	12 <sup>th</sup> September 2025

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Initial Inspection of Proposed New Service

### 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>	Zenith Childcare Bayly proposes to offer full day care for early years children, aged 0 to 6 years. It proposes to cater for children attending the Early Childhood Care and Education (ECCE) Scheme over 38 weeks of the year, with two daily sessional services from 9.00am to 12.00pm.
<b>Premises</b>	It is proposed that the service will operate from a purpose built premises, located in a residential area of Douglas in Cork. In total, there are seven care rooms, with adjoining or adjacent child sanitary facilities. A sleep room is also available, along with a sensory area, a kitchen, a kitchen/staff room and two offices. There is a designated outdoor play space at the rear of the building.
<b>Staffing</b>	It is proposed that the service will be staffed by 28 adults. The proposed registered provider and the operations manager will not be service based.
<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 four 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 the registering application. 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>Additional Information:</b>	Initially, it was proposed that the service would cater for 127 children, aged 0 to 6 years. However, during the inspection, it was confirmed that a decreased number of children would be attending the ECCE scheme and that instead, an increased number of younger children were proposed to be accommodated. This subsequently affects the overall number of children that the service can cater for. On inspection, it was determined that the service can be registered for 109 children.
<b>Acknowledgement</b>	The inspectors wish to acknowledge the cooperation of the proposed registered provider and the operations manager, who were present on the day of the inspection.

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Initial Inspection of Proposed New Service

### 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) A person in charge has been appointed to oversee the operation of the proposed service. The role of a deputy has also been fulfilled.

### 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) There will be an adequate number of adults involved in the direct care of the children.

The following staffing arrangements are proposed within the care rooms:

- Up to 11 children, aged 1 to 2 years will attend Wobbler 1, with 3 adults allocated to this room.
- The Wobbler 2 and Wobbler 3 rooms will each facilitate up to 15 children, aged 1 to 2 years and there will be 3 adults working directly with the children in both of these rooms.
- Toddler 1 and Toddler 2 will each be staffed by 2 adults and both rooms will cater for 12 children, with an age range of 2 to 3 years.
- Both Preschool 1 and Preschool 2 will accommodate 22 children, aged 2 ½ to 6 years and there will be 2 adults assigned to each of these rooms.

### 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—

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Initial Inspection of Proposed New Service

*(a) of a full day care service, a part-time day care service, a sessional preschool service or a childminding service that is registered for the first time 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.*

<b>Requirement met:</b>	<p>The requirement has been met.</p> <p>(1)</p> <p>(a) All seven proposed care rooms are spacious, bright and inviting. A broad range of well-maintained and developmentally appropriate play and learning resources are available on low set, open shelving.</p> <p>Outdoors, the children have access to a two-tier play area, with equipment such as climbing frames, slides, see saws and ride on toys, all of which promote active play and gross motor development.</p> <p>(b)</p> <ul style="list-style-type: none"> <li>• The premises has a designated sleep room, with 12 standard cots and safety mattresses, which will be used to facilitate children aged under 2 years.</li> <li>• Nineteen floor beds are provided for children aged 15 months to 2 years. The proposed registered provider is aware of the requirement to complete an individual sleep plan and risk assessment, in respect of each child aged 15 months to 2 years, who will be allocated a floor bed.</li> <li>• There are 23 stackable beds accessible for children over the age of 2 years.</li> <li>• The children’s parents will provide the linen for the cots and floor beds, as well as cellular blankets for the stackable beds. A supply of spare linen will also be maintained in the service.</li> <li>• Cosy areas have been incorporated into the care rooms, for children who may wish to take time to rest and relax during the day.</li> </ul> <p>(2)</p> <p>(a) A suitable, safe and secure outdoor play environment is located at the rear of the building.</p>
-------------------------	--

### Part V – Care of Children in Pre-School Services

#### 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.*

<b>Requirement met:</b>	<p>The requirement has been met.</p> <ul style="list-style-type: none"> <li>• A copy of the service’s healthy eating policy will be shared with parents.</li> </ul>
-------------------------	---

	<ul style="list-style-type: none"> <li>• It is proposed that four meal breaks will be facilitated daily; breakfast, a mid-morning snack, a hot lunch and an afternoon snack. Additional food will also be held in storage at the setting, should any child require extra snacks.</li> <li>• The service will provide the majority of the meals, including the hot meal, which will be supplied by an external catering company. Parents or caregivers may provide food for the children’s snack breaks, if preferred and children attending the ECCE scheme will be encouraged to bring their own snacks.</li> <li>• A four week menu plan is available and includes a variety of suitably nutritious options.</li> <li>• The children will have access to drinking water both during and outside of mealtimes.</li> <li>• Suitable crockery and cutlery is easily accessible for use.</li> </ul>
--	---

**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:**

- Cables from electrical equipment are maintained out of the children’s reach.
- There are no blind cords within the care rooms.
- Visibility strips are in place on low-level glass panels.
- Fire exits are clear and free from obstruction.
- Firefighting equipment is safely wall mounted.
- Thermostatically controlled warm water is available at all of the wash hand basis and all water temperature readings were noted to be below 43°C.

**Infection control:**

- Warm running water, liquid soap and paper towels are provided for hygienic handwashing and drying. Foot pedal operated bins are also in place and foot pedal operated nappy bins have been ordered.
- Disposable gloves and aprons are readily accessible for use during nappy changing procedures.
- All of the cot mattresses are waterproof and easy to clean.
- Several fridges are available to store the children’s perishable meals and snacks.
- The premises is maintained in a notably clean and hygienic condition.

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 has been met.

- (1) The relevant certification was available to demonstrate that three adults have completed First Aid Responder (FAR) training. At least one of these adults will be available to the children at all times.
- (2)
- (a) First aid boxes are accessible across the service and are adequately stocked.
  - (b) The first aid supplies will be available and accessible throughout the hours of operation.

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 has been met.

- (1)
- (a) A designated book is available to document regular monthly fire drills.
  - (b) A list, which details the number and type of firefighting equipment is maintained on file. The records indicated that the smoke detection system was commissioned on 27 August 2025 and the firefighting equipment was installed on 21 July 2025.
- (4) The fire evacuation procedure, outlining details of the steps to be followed in the event of a fire, is displayed in various locations throughout the premises. The fire assembly points are clearly signposted.

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Initial Inspection of Proposed New Service

### 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.  
Adequate insurance is in place. The proposed service is covered to provide full day care and the policy is valid until 27 March 2026.  
Registration is contingent upon the Registered Provider maintaining up-to-date insurance coverage that accurately reflects the number of children attending the service

### 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) A visual assessment of the premises indicated that the building was structurally sound.

(b) Entry to the setting is controlled via a key pad operated door, with a magnetic lock. The door release mechanism required to exit from within is located at adult height. The outdoor play area is securely enclosed by high walls.

(c)

- Within the care rooms, natural light is supplied through windows and glass panelled doors. Artificial LED lighting is also provided and protective covers are in place. Sufficient light is available in the sanitary facilities, through a combination of LED lighting and windows.
- A heating/air conditioning split system is in place. Recorded air temperatures in all care rooms fell within the required range of 18°C to 22°C.
- The care rooms are ventilated by means of openable windows and the sanitary facilities have mechanical ventilation or windows, or a combination of both in place.

(d) A suitable cleaning schedule has been devised, with provision to record frequent cleaning of the various areas within the service.

(e) The available child and adult sanitary facilities are as follows:

	<ul style="list-style-type: none"> <li>• Wobbler 1 has an adjoining nappy changing unit, 1 toilet and a wash hand basin.</li> <li>• There are 2 toilets, 1 nappy changing unit and 2 wash hand basins adjoining Wobbler 2.</li> <li>• Wobbler 3 has 2 adjoining toilets, 2 wash hand basins and a nappy changing unit.</li> <li>• On days whereby more than 11 children respectively attend the Wobbler 2 and Wobbler 3 care rooms, a nappy changing unit in the accessible toilet facility will be utilised to accommodate these children.</li> <li>• Adjoining Toddler 1, there is 1 toilet, 2 wash hand basins and 2 nappy changing stations. One of these nappy changing stations will be shared with the Toddler 2 care room.</li> <li>• There is 1 toilet and 1 wash hand basin adjoining Toddler 2.</li> <li>• Two children’s toilets and two wash hand basins are available adjoining each of the two preschool rooms.</li> <li>• A total of four staff toilet facilities are provided, with each consisting of one toilet and one wash hand basin.</li> </ul> <p>The premises is serviced by a public water and sewage system.</p>
--	---

**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.*

(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).*

<b>Requirement met:</b>	<p>The requirement has been met.</p> <p>(1) Adequate clear floor space is ensured in the proposed care rooms for the free movement of children.</p> <p>(2) The following recorded room measurements allow for the proposed numbers and age range of children to be accommodated:</p>
-------------------------	--

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Initial Inspection of Proposed New Service

- Wobbler 1: 39.32m<sup>2</sup>, 11 children (full day care) aged 1 to 2 years.
- Wobbler 2: 49.66m<sup>2</sup>, 15 children (full day care) aged 1 to 2 years.
- Wobbler 3: 42.46m<sup>2</sup>, 15 children (full day care) aged 1 to 2 years.
- Toddler 1: 32.66m<sup>2</sup>, 12 children (full day care) aged 2 to 3 years.
- Toddler 2: 28.06m<sup>2</sup>, 12 children (full day care) aged 2 to 3 years.
- Pre-school 1: 42.74m<sup>2</sup> 22 children (sessional) or 16 children (full day care) aged 2 ½ to 6 years.
- Pre-school 2: 40.81m<sup>2</sup> 22 children (sessional) or 16 children (full day care) aged 2 ½ to 6 years.

(4)(a) & (b) The measurements are as listed under (2).