

# TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

## Initial Inspection of Proposed New Service

**Tusla I.D.:** TU2025DL003

**Name of Service:** Wonderyears Cottages

**Address of Service:** Rossbracken, Letterkenny, Donegal, F92TX99

**Email Address:** wonderyearscottages@gmail.com

**Name of Proposed Registered Provider:** Marcella McNamee

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

**Proposed service type:** Full Day Care, Part-Time and Sessional

**Proposed Number of Children:** 46

**Outcome of the F06 Inspection**  
(e.g., type of service, numbers, age ranges, times,)

Full Day Care, Part-Time & Sessional service for 61 children (Maximum 46 Full Day Care) aged 1-6 years from 06:00-17:30.

**Registered service:** Registered Full Day Care, Part-Time & Sessional service for 61 children (Maximum 46 Full Day Care)

**Date of Inspection:** 1 6 0 9 2 0 2 5

**Inspection Undertaken by:** L. Costello K. Folan

**Title:** Early Years Inspectors

**Tusla Early Years Inspectorate Address:** Early Years Inspectorate  
Tusla  
Markievicz House  
Barrack Street  
Sligo

**Rationale for Inspection**

**Proposed New Service**

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

**Registration Status:** Registered Full Day Care, Part-Time & Sessional service for 61 children (Maximum 46 Full Day Care)

**Date of Registration:** 24<sup>th</sup> 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).

<b>Description of Service</b>	The service proposes to operate a sessional, part time and full day care service for a maximum of 46 children aged between one and six years of age. The service will operate largely outdoors.
<b>Premises</b>	The premises consists of three cottages with care rooms, sanitary accommodation and sleep rooms. Each cottage has its own outdoor play as well as access to a shared playground and forest walk. The area is surrounded by secure fencing and a secure keypad access gate. The proposed service is based on a site shared with two early years services operated by the same company.
<b>Staffing</b>	It is proposed that 13 adults will work directly with the preschool children. A person in charge and a deputy person in charge have been identified to manage the service.
<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>Acknowledgement</b>	The Inspectors wish to acknowledge the cooperation of the proposed registered provider and person in charge and deputy person in charge 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:

This requirement has been met.

(1) (a)

There was a person in charge and a named person able 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:

This requirement has been met.

(1) The registered provider submitted a proposed roster to the inspectorate ensuring an adequate number of adults were available to work directly with the proposed number of 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—

(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>(1) (a)</p> <p>The service focuses on outdoor play and has provided sufficient materials and resources for all types of play to create an enriching learning environment for the proposed children.</p> <p>The cottages consist of care rooms and provide an alternative option to outdoor play in the inclement weather. Care rooms in the cottages are equipped with low level accessible shelving stocked with tabletop activities, puzzles, jig saws and materials for artwork to support creativity and fine motor skill development. A fully stocked library allows for language development. Home corners with kitchens and play equipment provide for imaginative play. The outdoor area of all three cottages are set up to stimulate the imagination of the preschool child. Interest areas include construction areas with tyres, gravel and work tools, home corners with mud kitchens and shops. Covered sand boxes create opportunities for construction and sensory play. Real fresh vegetables are provided from the green house on site to support children to chop and peel supporting fine motor skills. Sensory tables and tuff trays in all areas. Balance beams, tree stumps and tunnels create opportunities for risk taking in a supervised environment.</p> <p>(b)</p> <p>Dedicated sleep rooms are provided with the provision of 17 cots for children under two and 20 stackable floor beds for those children over two years of age.</p> <p>(2) (a)</p> <p>The service focuses on outdoor play with the majority of the curriculum proposed to be outdoors. As well as each cottage having their own secure outdoor area, there is communal playgrounds with swings, slides, climbing frames, a forest walk with a fairy trail and a green house. The service has</p>
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developed risk assessments for the use of the communal areas to ensure safety for all preschool children.

### 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.*

#### Requirement met:

This requirement has been met.

The service provides suitable and nutritious food to all preschool children attending the service. The service proposes to operate a three-week menu plan in line with the service healthy eating policy.

Portable drinking water will be available in all care rooms throughout the operation of 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:

This requirement has been met.

- A main gate with keypad entry system has been installed to secure the area to prevent unauthorised access and prevent a child leaving unsupervised.
- Each cottage has its own secure door and secure outdoor area.
- Windows have been risk assessed with restrictors in place.
- The floor covering is nonslip and in good condition.
- All flexes and cables are secure.
- Storage facilities are inaccessible to preschool children.
- Cleaning products are stored out of reach of children in a locked door.
- Medication is clearly labelled, stored safely in a box in a lock cupboard.
- Waste is inaccessible to preschool children.

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- Facilities for hand hygiene are adequate with warm water, liquid soap and paper towels. A suitable foot pedal operated bin is available for disposal of paper towels.

### 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 demonstrated that a sufficient number of adults working directly with the preschool children are trained with first aid for children.

- (2) (a) (b)

A suitably equipped first aid box is available in all care rooms for the preschool children.

### 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.

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<b>Requirement met:</b>	<p>This requirement has been met.</p> <p>(1)(a) The service has a fire policy in place and a proposed schedule of monthly fire drills.</p> <p>(b) The number and type of fire fighting equipment was made available for review with a maintenance date of April 2025.</p> <p>(4) Fire evacuation procedures were clearly displayed in all care rooms. The emergency assembly point is clearly located in the service central car park.</p>
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### Part VI - Safety

#### Regulation 28 – Insurance

*A registered provider shall ensure that the pre-school service is adequately insured.*

<b>Requirement met:</b>	<p>This requirement has been met.</p> <p>An insurance quotation was submitted to the Registration Team prior to this inspection. The Registered Provider must ensure that adequate insurance is in place prior to the commencement of the service. The service approval is contingent on the registered providers compliance with Regulation 28.</p>
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### 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*

<b>Requirement met:</b>	<p>This requirement has been met.</p> <p>(a) The service operates from three individual cottages which are a modular build. The registered provider confirmed that they had no knowledge of any structural defects</p>
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on the building and on superficial visual inspection, the buildings appeared of sound and stable structure with no visible defects.

(b)

The service was adequately secured to prevent children exiting unsupervised and unauthorised persons gaining entry by means high metal fencing and a key coded access wooden security gate on entrance to the service. Each cottage had a secure gated perimeter.

(c)

An adequate source of heating was provided in the service and sanitary accommodation. This consisted of an air to water heating system in the care rooms with storage heaters provided in the hallways. The air temperature in each playroom on the day of inspection registered within the recommended 18 -22°C range. The lighting was provided by natural light with floor to ceiling windows supplemented with fluorescent ceiling light fittings with protective covers. The sanitary accommodation was provided with openable windows and mechanical ventilation.

(d)

The premises appeared to be in a good state of repair and was clean on the day of inspection with walls smoothly rendered and painted. The buildings are connected to a mains water supply providing appropriate drinking water for staff and children and running water for cleaning.

(e)

The sanitary facilities in the service were adequately equipped with wash hand basins and toilets for the number of children that will be in attendance. A nappy changing area is provided in each of the cottages. There were two toilets, two wash hand basins in each sanitary accommodation. A handwash basin was available in each care room for children’s use within the service. Wheelchair accessible sanitary accommodation was available in each cottage. Thermostatically controlled hot and cold water was available in all hand wash basins accessible to children.

### 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.*

#### Requirement met:

This requirement has been met.

- (1) Adequate clear floor space has been provided for the work, play and movement of children.
- (2) The size of the proposed preschool rooms ensured that the required floor space for a maximum number of 61 preschool children in the proposed age range attending on a sessional, part time or full day care basis has been met as follows:

Name of Room	Clear floor space	Proposed age	Maximum number of children for a sessional service.	Maximum number of children for a full day care service.
Primrose cottage Room 1	36.607 m <sup>2</sup>	2-3 years of age	16	13
Primrose cottage room 2	29.000	2-3 years of age	15	12

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	<b>Dancing dandelions</b>	29.938m <sup>2</sup>	1-2 years of age	15	10
	<b>Bluebell cottage</b>	28.903	2-3 years of age	15	12
	<b>Total</b>			<b>61</b>	<b>47</b>