

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2025DR003
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Name of Service:	Karaville Childcare & Montessori
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Address of Service:	Green Acre Grange Kilmacud Road Upper Dundrum Dublin 14 D14K2H6.
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Email Address:	dundrum@karavillechildcare.ie
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Name of Proposed Registered Provider:	Sara Kearney and Kate O' Donohue
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Type of Proposed Service:	Full Day Care	✓	Part-Time	✓	Drop-In	
	Sessional	✓	Childminding		Temporary	

Proposed service type:	Full Day Care
Proposed Number of Children:	77
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	<ul style="list-style-type: none"> The proposal is for children in the 2-3 year, and 3-6 year age range to be accommodated. It is proposed that the service will operate from 8am to 6pm five days a week. The service can accommodate 77 children who attend on a sessional basis or 65 children who attend for full day care. The number of children attending each room must be in accordance with those specified in column (3) of schedule 7 under Regulation 30.

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Registered service:	Full Day Care 77 children.
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Date of Inspection:	1	5	0	1	2	0	2	5
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Inspection Undertaken by:	Olivia Quill
Title:	Early Years Inspector

Tusla Early Years Inspectorate Address:	Tusla – Child & Family Agency Loughlinstown Health Centre Loughlinstown Drive County Dublin A96P3Y6
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Rationale for Inspection
Proposed New Service

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

Registration Status:	Full Day Care 77 children.
Date of Registration:	27 th January 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	The proposed private childcare facility aims to provide full day care for children aged 2 to 6 years of age. The proposed hours of operation are from 8am to 6pm for 48 weeks of the year.
Premises	The premises has been purposefully adapted to accommodate a childcare facility. It is located at ground level within an apartment complex in an urban area of Dundrum south county Dublin. There are four care rooms provided; a catering kitchen, two offices and a staff room. An enclosed outdoor space is available on the premises.
Staffing	Both providers will work in the service as manager and deputy manager. One adult has been employed and additional staff will be recruited on service demand.
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 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>
Acknowledgement	The Inspector wishes to acknowledge the cooperation of the proposed providers 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:

The requirement has been met.

(1)(a) The service has a designated person in charge and a named person to deputise when 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.

The requirement has been met.

(1) An adequate number of adults have been recruited to work in the service. A total of three staff will be employed to work directly with the children when the service opens initially.

The providers are aware of the minimum ratio of adults to children specified in Part 1 of Schedule 6 and will ensure that an adequate number of adults will work directly with the pre-school children in the service. The providers stated that the number of staff employed will increase, as the numbers of pre-school children attending increases.

Part V - Care of Child in Pre-school Service

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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.*

Requirement met:

The requirement has been met.

(1)(a)

The care rooms are bright and spacious. All care rooms are fully equipped with a range of play materials and equipment suitable to the age and stage of the children attending. Low level furniture and shelving are available containing Montessori materials and materials for manipulative, creative, sensory and imaginative play. Designated interest areas include home corners, dress up clothing and books. Play materials are accessible to the children at their level.

(b)

Stackable floor beds are available for children over 2 years of age to rest as required. Care rooms have suitable and comfortable rest areas available which contain soft matting and cushions.

(2)(a)

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There is an enclosed outdoor area provided on the premises. The area can be directly accessed from one care room and has a shock absorbent surface. Suitable play equipment and materials are available including ride-on toys, climbing materials and balls.

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:

The requirement has been met.

A kitchen is available for the preparation and provision of adequate food and drinks for children. A four-week menu plan is available to demonstrate that varied nutritious food will be provided. Perishable foods will be stored in the refrigerator. Drinking water is available on the premises.

The providers confirmed the service will provide children with breakfast, a hot meal and an afternoon snack and that parents will be requested to provide the morning snack. The hot meal will be provided by an external catering company.

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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:	<p>This requirement has been partially met.</p> <ul style="list-style-type: none"> • Emergency exit doors are unobstructed to allow for safe evacuation. • The kitchen and storage area were inaccessible to children. • There are no loose cables or cords that could pose a risk of injury. • Cleaning schedules are in place. • Cleaning materials are stored safely. • Thermostatically controlled hot water, liquid soap and wall mounted paper hand towel dispensers were available in the sanitary accommodation for hand washing and drying. Pedal operated bins were in place throughout the service for the hygienic disposal of waste.
Requirement not met:	<ol style="list-style-type: none"> 1. All external doors were not secured to ensure pre-school children would not gain access to the apartment complex and roadway. In room 4 the thumb turn lock on the fire door was at a height accessible to children and in the main hallway the push release button for the front door was at a height accessible to children.
Response from Provider:	<p>In the hallway the addition gate was added, there are now three points of exit and entry. The mag lock was installed in Classroom 4 as planned.</p>
Summary Comment:	<p>The proposed providers submitted photographic evidence of work completed. The regulatory requirements have been deemed to be met.</p>

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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:

This requirement has been met.

(1)

Two staff employed to work in the service have current certification in First Aid Responder (FAR) training.

(2)(a)(b)

Suitably equipped first aid boxes are provided in the service. They are clearly identifiable in each care room and easily accessible.

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 has been met.

(1)(a)

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	<p>The providers have indicated that fire drills will be carried out on a monthly basis.</p> <p>(b)</p> <p>There is a record available relating to the commissioning of the firefighting equipment and for the commissioning of the fire detection and alarm system.</p> <p>(4)</p> <p>Notices of the procedures to be followed in the event of fire are displayed conspicuously throughout the service and the fire assembly point is identified.</p>
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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.

Evidence of insurance was submitted for a maximum of 77 children valid from the 14 January 2025 to the 13 January 2026. Registration of the service is contingent on the registered provider's 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 has been met.

- (a) The proposed new service was visually in a good state of repair.

- (b) The entrance to the service was secured and could be controlled/monitored by the staff to supervise entry and exit. The outdoor area was secured to prevent a child leaving the area unsupervised and to prevent unauthorised access to the area.
- (c) The service is adequately lit, heated and ventilated. There was a good level of natural lighting in the care rooms. This could be supplemented with built-in ceiling lighting. Windows can be opened to provide natural ventilation. The service has a thermostatically controlled air to water heating system and room temperatures were maintained between 19-20°C. Air conditioning is available in all care rooms. The sanitary areas are ventilated by mechanical means of ventilation.
- (d) The premises and surrounding environment are clean and maintained as required. A cleaning schedule is in place and cleaning equipment is available in the care rooms.
- (e) Adequate and suitable sanitary facilities were provided to accommodate the proposed number of children. There was a total of seven toilets with wash hand basins designated for children's use. The proposed providers stated the service will not cater for children in nappies. A separate toilet was available for staff.

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).

Requirement met:

The requirement has been met.

(1)

Adequate clear floor space has been provided for the work, play and movement of children attending the service.

(2)

There was adequate clear floor space for 77 children of whom 65 can attend on a full day care basis; the remainder will be present for up to 3.5 hours / sessional hours.

Room Name	Space available m ²
Room 1	41.6 m ²
Room 2	39.2 m ²
Room 3	28.6 m ²
Room 4	41.8 m ²

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(4)(a)(b) The providers demonstrated an awareness of the clear space requirements for each child according to these regulations. They reported that this would be considered when allocating children to rooms to provide for the minimum space requirements to be met at all times.