

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D.: TU2025DS003

Name of Service: Lily's Childcare Ltd in Saggart Schoolhouse Community Centre

Address of Service: Saggart Schoolhouse Community Centre, School Road, Saggart Village, Dublin 24. D24V04D

Email Address: info@lilys.ie

Name of Proposed Registered Provider: Eoin Doyle

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

Proposed service type: Sessional

Proposed Number of Children: 44

Outcome of the F06 Inspection
(e.g., type of service, numbers, age ranges, times,) Sessional service for 44 Children from 2 to 6 years, from 09:00 to 12:00 Monday to Friday

Registered service: Registered Sessional Service for 44 Children

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

Inspection Undertaken by: S. Early O'Brien

Title: Early Years Inspector

Tusla Early Years Inspectorate Address: Tusla Child and Family Agency,
The Brunel Building, Heuston South Quarter,
St John's Road West, Dublin 8

Rationale for Inspection

Proposed New Service

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

Registration Status: Registered Sessional Service for 44 Children

Date of Registration: 12th September 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	<p>The proposed private childcare facility aims to provide sessional care for children aged two to six years of age.</p> <p>The service proposes to accommodate a maximum number of 44 children at full capacity.</p> <p>The service will operate for 51 weeks per year.</p> <p>The hours of operation will be 09:00 to 12:00, Monday to Friday.</p> <p>The registered provider currently offers school aged care from one of the care rooms in the building.</p>
Premises	<p>The proposed service is located within the Saggart Schoolhouse Community Centre and consists of two purposely adapted care rooms which can accommodate the proposed childcare service. The care rooms, Room 1 and Room 2 are located on the ground floor. Sanitary accommodation for children is located adjacent to the care rooms and for staff is available in the main entrance area. The service has access to a large enclosed outdoor play area which is a public playpark and is adjacent to the right-hand side of the building, all of which is owned and managed by South Dublin County Council.</p> <p>Access to the care rooms is via the main building entrance and a separate entrance door located to the right-hand side of the building.</p>
Staffing	<p>The registered provider has appointed a manager for the service. There will be six adults working with children and these adults have all attained at least a major award in Early Childhood Care and Education at Level 5 on the National Framework of Qualifications or a qualification deemed equivalent. The registered provider also employs an area manager.</p>
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</p>

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	<p>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 registered provider and person in charge 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:	<p>The requirement has been met.</p> <p>(1)(a)</p> <p>The registered provider has ensured that there will be a designated person in charge and a named person to deputise if required.</p>
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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 service proposes to accommodate 44 children on a sessional basis with an adequate number of adults working directly with the children at all times. There will be six staff members employed in the service to work directly with the 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.

Requirement met:

(1)(a)

The proposed service consists of two care rooms. The rooms are bright, spacious and well laid out to cater for the age range of children who will be attending the proposed service.

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	<p>The rooms contained a variety of toys, mark-making station, arts & craft station, role-play area, puzzles, jigsaws and a construction area. There is an individual cosy area in each of the proposed rooms.</p> <p>All of the equipment and toys examined were age appropriate and will be available for the children attending the service.</p> <p>(b)</p> <p>A suitable rest area has been provided in both of the care rooms.</p> <p>(2)(a)</p> <p>The proposed service has access to and use of a public playpark to the front, right hand-side and of the premises. This area can be accessed from one of the entrance/exit doors of the building. The area is suitable, safe and secure.</p>
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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.

Parents will be requested to provide all snacks for their child attending on a sessional basis and will be in line with the Health Eating policy of the service.

Refrigerated storage facilities are available for perishable snacks.

Drinking water will be available for children.

If a child requires additional food, the registered provider will provide a healthy snack as needed.

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.

- The registered provider stated that the entrance doors to each of the care rooms in the proposed service will be secured with a chain lock, in an accessible location for adults and out of the reach of the proposed children, ensuring children cannot leave the service unsupervised and unauthorized access to the care rooms cannot occur.
- The emergency exit doors were unobstructed.
- Storage is available for the children’s belongings.
- Cleaning materials and equipment are stored in a cupboard out of reach for the children.
- The kitchen is inaccessible to the proposed children.
- Anti-febrile medication is stored in the fridge in the kitchen.
- A cleaning schedule for toys and equipment was available.
- The sanitary accommodations were well stocked with a sufficient supply of liquid soap and paper hand towels. Foot pedal bins were available in the sanitary areas and the proposed care rooms for the safe disposal of waste.
- The proposed care rooms are ventilated by natural ventilation and sanitary accommodation is ventilated by natural and mechanical ventilation.
- Refuse will be stored where children have no access to it.

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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 has been met.

(1)

The manager and another staff member have a current certification in FAR (First Aid Response) training.

(2)(a)

A suitably equipped first aid box was available for the proposed service.

(b)

Individual first aid boxes were clearly identifiable and readily accessible in each of the care rooms.

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)

The registered provider has indicated that fire drills will be carried out monthly in the care rooms when the service is fully operational.

(b)

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	<p>There was a maintenance record for the firefighting equipment dated June 2025 and smoke detection system dated September 2025.</p> <p>(4)</p> <p>There was a notice of the procedure to follow in the event of a fire clearly displayed in each of the proposed care room with fire assembly point notices displayed in prominent locations in the outdoor area.</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.

There was evidence of an insurance policy for a full day care service for 44 pre-school children and 60 SAC children in place which expires on the 24 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)

The proposed service is located within the Saggart Schoolhouse Community Centre and consists of two purposely adapted care rooms which can accommodate the proposed childcare service.

(b)

There are two points of entry to the service; one is through the main door at the front and the second is to the right-hand side of the building and can be locked from the inside.

The outdoor area is a public playpark owned and managed by South Dublin County Council, secured with a wrought iron fence. The gated entrance to this area is supervised to prevent a child leaving and to prevent unauthorised access to the area.

(c)

The care rooms benefit from natural light via windows in the proposed care rooms. There is supplemental artificial lighting also provided from covered LED ceiling lights in the rooms.

There is an air-to-water heating system in place in the service which can be thermostatically controlled in each of the care rooms by the manager, for the comfort of the children attending the proposed service.

Windows in the proposed pre-school rooms can be opened but are at a high level, out of the reach of the children. There is mechanical and natural ventilation in the sanitary areas adjacent to each of the care rooms.

(d)

A cleaning schedule was in place in both care rooms. The premises and surrounding environment were clean and well maintained.

(e)

There is sanitary accommodation adjacent to the care rooms. This is comprised of four separate toilets each with a handbasin. One of these toilets caters for disability access and one has a nappy changing facility. There are sanitary bins in each of the units to cater for children who will use this sanitary area and are attending the service for school aged care daily each afternoon. The registered provider and person in

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charge have confirmed that all preschool children will be supervised while using the sanitary accommodation and in handwashing before returning to their care room.

There are three toilets for staff in the foyer of the main entrance to the building, one of these consisting of a toilet with one hand basin with disability access for the 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.

Requirement met:

The requirement has been met.

(1)

Adequate clear floor space has been provided for the work, play and movement of the number of children proposing to attend the service as demonstrated below:

(2)

Room 1.

The clear floor space measured 41.11m².

Room 2.

The clear floor space measured 46.96m².

There is sufficient space in the service to cater for the proposed number of pre-school children attending on a sessional service basis in the proposed age range.