

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D: TU2026CC001

Name of Service: Roisin's Childcare Limited

Address of Service: Campion Avenue, Abbey Fort, Kinsale, Cork,
P17 Y968

Email Address: fionaodonovan08@gmail.com

Name of Proposed Registered Provider: Fiona O'Donovan

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

Proposed service type: Full day care, part time and sessional

Proposed Number of Children: While the registered provider had initially advised the registration office that the service had space to accommodate a maximum of 88 children at any given time. The premise has space to accommodate 99 children.

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

- A maximum of 99 children attending sessional service. **Or** maximum of 93 children attending Full Day Care.
- Age range of children will be 1 to 6 years.
- Hours 08.00 to 17.00 hours, Monday to Friday.

Registered service: Full Day Care/Sessional service for 99 children (Max 93 Full Day Care) aged 1-6 years from 08:00-17:00.

Date of Inspection: 2 1 0 1 2 0 2 6

Inspection Undertaken by: M. O' Reilly

Title: Early Years Inspector

Tusla Early Years Inspectorate Address: Early Years Inspectorate, Child & Family Agency
Hospital Grounds, Coolnagarrane, Skibbereen, Co Cork
P81 PD78

Rationale for Inspection
Proposed New Service

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

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

Registration Status:	Registered Full Day Care/Sessional service for 99 children (Max 93 Full Day Care)
Date of Registration:	29 th January 2026

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	Roisin's Childcare Limited proposes to operate a full day care service that will cater for children aged from one to six years. This will include a sessional service for children attending the Early Childhood Care and Education (ECCE) Scheme, from 8.30 to 11.30 am each day Monday to Friday.
Premises	The premise is a purpose built detached two storey building in a residential estate located in Kinsale, Co Cork. There are four playrooms each with adjoining sanitary facilities. Four sleep rooms are available, along with a kitchen, a storeroom, a utility room, office, staff rooms and staff sanitary facilities. There is a secured outdoor play area beside the premise. There is a set down area for children and parents for arrival and departure from the service.
Staffing	It is proposed that there will initially be 8 staff employed to work directly with the children and this will include the person in charge when the facility. The proposed person in charge and the adults that propose to work directly with the children at the service will have completed a major award in Early Childhood Care and Education.
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 registered provider who was 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 named person in charge and a deputy have been appointed for the service.

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 adult to child ratios are proposed to be ensured as follows:

Ground floor

In the Orange room, there will be 3 staff working directly with 15 children, aged 1 to 2 years.

In the Yellow Room there will be 3 adults responsible for the direct care and education of 18 children who will be aged 2 to 3 years.

First floor

Red and Blue room will each facilitate up to 22 children, between the age of 2 years 6 months to 5 years, during the sessional service and these rooms will each be staffed by 2 adults.

The Red room can cater for up to a maximum of 30 children attending full day care and the Blue Room can cater for up to 26 children attending full day care and 4 staff will be required in each room.

Initially when the service opens the Orange and Yellow rooms will operate with the number of children and staff as indicated above. The registered provider advised the Inspectorate that on opening, the Red room will cater for a maximum of 11 children aged between 2 years 6 months and 5 years, attending the Early Childhood Care and Education (ECCE) Scheme with 1 staff member in attendance.

The registered provider has advised that Initially when the service opens, the Blue Room will not be in operation.

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:

The requirement has been met.

(1)(a)
 The Orange, Yellow and Red care rooms each offer a variety of developmentally appropriate play and learning materials, which are visible and accessible at child level. Initially on opening the Blue room will not be in operation.
 The range of play resources includes shape sorters, sensory toys, art supplies, books and fine motor skilled equipment. Additional supplies of play equipment has been ordered, with delivery awaited
 Child-sized tables and chairs are available in the care rooms and an additional supply of suitable highchairs has been ordered, with delivery awaited.
 The outdoor play space is resourced with a range of equipment, which promotes exploration, active movement and gross motor development.

(b)
 Within the building, there are four sleep rooms on the ground floor. There are two sleep rooms adjoining the Orange room furnished with 6 standard cots and safety mattresses in one sleep room and 5 standard cots and safety mattress in the second sleep room.
 There are another two designated sleep rooms beside the Yellow room that proposes to cater for children aged between 2 and 3 years. There were 12 stacking beds in total. Four to five stacking beds can be accommodated in each of the two sleep rooms. The remainder of the stacking beds when required can be accommodated in an area that can be cornered off in the Yellow care room at sleep time.
 Linen for the cots and beds will be supplied and laundered by the parents and guardians The service will have a supply of spare bed linen when required.
 Rest areas have been incorporated into each of the care rooms, for any child that may require quiet time or space to relax during the day.

(2)
 (a) A suitable, safe and secure outdoor play environment is located on the premises.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

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.

The registered provider advised the following:

- The service has a contract with a registered outside catering company that will provide the hot meal for the children while attending the service.
- The service will provide the breakfast for the children attending full day care.
- The parents/guardians will provide all the food and drink requirements for the children for the mid-morning and afternoon snack.
- There will be potable drinking water available to the children while in attendance. Should a child become thirsty during the day, they will have access to their own reusable water bottles, which will be maintained within the care rooms.
- Appropriate crockery and cutlery will be provided at mealtimes.
- There is a fridge located in each of the playrooms to store perishable foods provided by parents. There is a large fridge in the main kitchen. There will be two large freezers to store the meals provided by the outside catering company. Delivery awaited of the two freezers.

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 requirements have been met.

The main entrance door located on the ground floor and the entrance door into the entrance hall area are key coded to reduce the risk of unauthorised access by a person onto the premise or the leaving of an unsupervised child.

Fire exit routes are clear and fire exit signage is illuminated.

The two stairwells leading to the two care rooms on the first floor have a handrail at child and adult height.

All of the cupboards at child height have a childproof lock in place.

There were no window dressing in place at time of inspection.

All toys and play equipment in the proposed playrooms are safe and in good condition.

At time of inspection there were no loose and accessible electrical cables located at child height in the service.

Foot pedal operated bins are available for the hygienic disposal of used paper towels and nappies.

Wall hooks have been installed for the storage of children's coats and personal belongings.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

	<p>Waterproof covers have been purchased to cover safety mattresses.</p> <p>The temperature of the water at the wash hand basins is thermostatically controlled, so as not to exceed 43°C. Recorded water temperature readings ranged from 30.2°C to 35.10°C. Warm running water, liquid soap and single use disposal paper towels are provided in the sanitary facilities.</p> <p>Cleaning equipment and materials will be stored in areas that are inaccessible to children.</p>
--	--

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) Up to date First Aid Responder (FAR) certificates are on file for two staff members. The proposed registered provider is aware that a FAR trained adult must be available to the children throughout the hours of operation.

(2)

- (a) There is an adequately stocked first aid box stored in a conspicuous location at adult height in the four playrooms.
- (b) The first aid supplies will be consistently 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 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 requirement is met in relation to the provision of a record for recording monthly fire drills.
- (b) A record of the number and type of firefighting equipment and wired smoke alarm were available on file. It was recorded that fire equipment was last serviced on the 20 January 2026. It was recorded that the mains operated smoke alarm system was last tested and serviced 20 January 2026.

(4)

A notice of procedures to be followed in the event of a fire is available in the service. Clear signage for the designated fire assembly points are visible.

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.

A record of insurance is available, for a maximum of 44 children to currently attend when the service proposes to open. This number of children reflects the number of children proposed to attend when the service opens in February 2026 (A maximum of 15 children in the Orange room, 18 children in the Yellow room and 11 children in the Red room) The record detailed the category of service covered which is full day care, the name and address of the premises and details regarding public liability cover, fire, theft, buildings, and outings cover. The insurance certificate is valid from 22 January 2026 until 22 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 purpose-built premises appears to be in a good state of repair.
- (b) The main entrance door is fitted with a keypad entry and exit system. The door into the administration office is also key coded. The outdoor play area is enclosed by high-level walls, fencing and secured gates.
- (c) Adequate light in the care rooms and toilet facilities is supplied by a combination of natural light and LED ceiling lights with protective covers. There is under floor heating on the ground floor and a heat pump system on the first floor. There are wall radiators visible in the playrooms and sanitary accommodation located at adult height on the first floor. The playroom air temperatures and sanitary air temperatures were recorded at between 19°C and 20°C during the inspection. Adequate ventilation is provided across the building, through a combination of openable windows and mechanical ventilation.
- (d) Cleaning schedules templates were available, and all the play materials were clean and in good condition.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

	<p>(e)</p> <p><u>Ground floor</u></p> <p>There are 2 designated toilets and two nappy changing units and three wash hand basins provided in the children’s sanitary facilities located between the Orange and Yellow playrooms.</p> <p>There is two designated toilets and two wash hand basin available for use by the adults on the ground floor. One is a disabled toilet.</p> <p><u>First Floor</u></p> <p>There are 4 designated children’s toilets and 4 children’s wash hand basins in total located between the Red and Blue playrooms. There is no nappy changing facility on the first floor. One designated adult toilet and one adjacent wash hand basin is available for staff use. (Disabled toilet)</p> <p>The premise is serviced by a public sewage system and the water source is from a public supply.</p>
<p>Requirement not met:</p>	<p>(e)</p> <ol style="list-style-type: none"> 1. There are two nappy changing units in the nappy changing room located between the Orange and Yellow rooms with one wash hand basin when two wash hand basins are required. Ratio is one wash hand basin and one nappy changing unit to every 11 children that require nappy changing. The Orange room will be catering for a maximum of 15 children aged between 1 and 2 years that require nappy changing. 2. Currently there are two nappy changing stations in the sanitary facilities located between the Orange and Yellow rooms. With the maximum number of children proposed to attend under 3 years, a third suitable nappy changing unit for the older child is required in the children’s sanitary facilities located beside the Yellow Room.
<p>Response from Provider:</p>	<p>(e)</p> <p>The registered provider recorded the following corrective action taken to address the requirements not met at time of Fit for Purpose Inspection.</p> <ol style="list-style-type: none"> 1. In the nappy changing room located between the Orange and Yellow playrooms, there are now two wash hand basins in place. Photographic evidence of the corrective action taken was forward to the Early Years Inspectorate. 2. A third nappy changing station is now located in the children’s sanitary facilities located beside the Yellow Room. Photographic evidence of the corrective action taken was forward to the Early Years Inspectorate.
<p>Summary Comment:</p>	<p>The requirements have been met.</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).*

Requirement met:

The requirement has been met.

(1) Adequate clear floor space is ensured in the proposed care rooms for the free movement of children.

(2) Sufficient clear floor space is provided, as per the following recorded room measurements and the proposed numbers and age ranges of children:

Ground Floor
 Orange Room: 42,53 square meters, 15 children (full day care) aged 1 to 2 years.
 Yellow Room: 52.24 square meters, 22 children (full day care) or 28 sessional aged 2 to 3 years.

First Floor
 Red Room: 69.80 square meters, 38 children sessional, or 30 full day care, aged 2 years 6 month to 5 years.
 Blue Room: 61.25 square meters, 33 children sessional, or 26 full day care, aged 2 years 6 month to 5 years.

(4)(a) &(b) The registered provider proposes to contemporaneously cater for children attending the sessional service and the full day care service. The Yellow, Blue and Red rooms allow for the children attending the sessional service, to have a minimum of 1.818 square metres of clear floor space during this time.