

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2026DN002							
Name of Service:	Fonthill Lodge Childcare							
Address of Service:	Unit 3, The Local Node Building, Parkleigh Drive, Seven Mills, Clonburris, Dublin 22							
Email Address:	parkleigh@fonthilldaycare.ie							
Name of Proposed Registered Provider:	Conor Lynch & Maurice Lynch							
Type of Proposed Service:	Full Day Care	<input checked="" type="checkbox"/>	Part-Time	<input checked="" type="checkbox"/>	Drop-In	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sessional	<input checked="" type="checkbox"/>	Childminding	<input type="checkbox"/>	Temporary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed service type:	Full Day Care, Part-time and Sessional care							
Proposed Number of Children:	106							
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	Full day care, part time and sessional care for children aged 1-6 years This will comprise of 98 children attending full day care plus 8 children attending on a sessional basis							
Registered service:	Full Day Care, Part-time & Sessional service for 106 children (Max. 98 Full Day Care), aged 1-6 years from 07:30-18:30							
Date of Inspection:	1	1	0	2	2	0	2	6
Inspection Undertaken by:	L. Magee & H. Sutherland							
Title:	Early Years Inspector							
Tusla Early Years Inspectorate Address:	The Early Years Inspectorate, Tusla Child and Family Agency, Carysfort House, Carysfort Avenue, Blackrock, Co Dublin							

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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 106 (Max 98 Full Day Care) children.
Date of Registration:	26/02/2026

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	Fonthill Daycare is a proposed private full-day, part-time and sessional service located within the Clonburr residential housing estate in Lucan, County Dublin. The proposed provider intends to operate the service from 7.30am to 6:30pm each weekday and accommodate a maximum of 106 preschool children aged 1 to 6 years.
Premises	The service is located on the ground and part of the first floor of a three-storey building. It comprises of a reception area, office, seven care rooms, sleep room, a kitchen, staff room and sanitary accommodation for children and a disability access toilet. An outdoor play area is available to the rear of the property. Off road parking is provided at the front of the building.
Staffing	The service will be initially staffed by eight staff. All childcare staff will have a qualification at a minimum level 5 in Early Childhood Care and Education on the National Framework of Qualifications.
Methodology	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.

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	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.
Acknowledgement	The inspectors wish to acknowledge the cooperation of the area manager 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>This requirement has been met.</p> <p>(1)(a) A manager is employed to work in the service on a full-time basis. An additional staff member is proposed to deputise in the absence of this person. In date Garda vetting obtained was available in respect of these two adults.</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) A total of eight staff will initially be employed 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.

(3) A registered provider of a full day care service, a part-time day care service or a childminding service, other than such a service to which paragraph (2) applies, shall ensure that—

(a) a suitable, safe and secure outdoor space to which the pre-school children attending the service have access on a daily basis is provided on the premises,

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Requirement met:	This requirement has been met.
	(1) (a) All of the care rooms are bright, and the walls are decorated with neutral tones. All care rooms are fully equipped with a range of play materials and equipment suitable to the age and stage of the children attending each room. Low level furniture and shelving were available containing materials for creative and imaginative play. These included designated interest areas including a home corner and small world play which was accessible to the children at their level. A rest area with books was available in each care room.
	(b) A separate sleep room was provided equipped with five cots. Ten floor beds and a folding cot were in storage if required. Sleep mats were available for children over 2 years of age attending on a full day care basis who required sleep or rest. All care rooms had suitable and comfortable rest areas available which contained soft furnishings.
	(2)(a) An outdoor play area is available to the rear of the premises. The area contained a climbing bridge with a tunnel, an outdoor kitchen and a number of ride on toys. Artificial grass and concrete paving covered the entire ground in the outdoor area. (3) (a) A perimeter fence with gates surrounded the outdoor area. These gates led to an area outside of the premises and only allowed authorised people to leave the premises.

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 food and drinks for children. The registered provider has employed a chef to work in the service. A two-week rolling varied and nutritious menu will be in place which contains two meals, one of these two meals will be a hot meal. Two snacks will also be provided daily for children attending on a full day care basis. Children who attend on a sessional basis will bring in their lunch from home.

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 partially met.

The emergency exit doors were unobstructed. There was provision for the appropriate disposal and storage of waste including the provision of foot pedal operated bins throughout the service. Cleaning schedules are in place and the registered provider has stated an additional employee will be recruited as a cleaner. Cleaning materials were stored safely. The kitchen was inaccessible to children.

Requirement not met:

- (1) A fire door on the ground floor which leads onto a road was not alarmed and could result in a child exiting the service unsupervised.
- (2) The service is located on the ground and part of the first floor. A separate company is based on the remainder of the first floor and on the second floor. There are two staircases. The service has secured access using one staircase and the company uses the second staircase. The staircase is accessed using key fobs which are hanging on the walls in the stair well. However, in the event of a fire

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	<p>or during a fire drill, all fire /emergency doors will release and can be opened, the service will not be secured and unauthorised persons could gain access to the service.</p> <p>(3) Outside rooms 4 & 5, there is a children’s bathroom. Opposite this is a secured door with a clear glass panel leading into the other company’s offices. The clear glass could breach the privacy and dignity of the child.</p> <p>(4) A care room is located beside the main entrance; this care room door is not secured. There is a risk that unauthorised persons could gain access to the care room. It is acknowledged that the main entrance door is secured with a keypad system and the code will only be provided to service users.</p>
<p>Response from Provider:</p>	<ol style="list-style-type: none"> 1. Ground floor fire exit: An alarm is being fitted to the ground floor fire exit door on Friday 20th February 2026, to ensure staff are immediately alerted if the door is opened. 2. Stairwell access / unauthorised access risk during fire release: Immediately following the inspection, the service contacted the landlord to formally advise that the security of the stairwell and all associated access points was their priority concern. <p>The following corrective measures have now been implemented:</p> <ul style="list-style-type: none"> • All non-touch and fob access has been removed. • Secure keypad entry systems have been installed on both sides of all relevant doors within the stairwell. • Access codes are controlled solely by Fonthill Lodge Childcare. • Tenants do not have access codes to any keypad providing entry into the childcare service. <p>To further safeguard against unauthorised access monthly fire drills will be conducted. During drills, tenant fire doors will sound an alert only but will not release. Doors will only release in the event of a genuine fire alarm activation. This ensures that the building remains secure during drills and eliminates the risk of unauthorised access. In addition, the designated services fire officer will oversee each monthly drill. Following each drill, the services fire officer</p>

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	<p>will carry out a full sweep of the building and stairwell areas to ensure that no unauthorised access has occurred. Children will only return to the premises once the services fire officer has confirmed that the building is fully secure. These measures ensure compliance with fire safety regulations while maintaining the safeguarding and security of the service at all times.</p> <p>3. Clear glass panel opposite children’s bathroom: The glass panel has been frosted to fully obscure visibility and ensure children’s dignity and privacy are maintained at all times.</p> <p>4. The care room next to the entrance is being secured with keypad access to ensure that only authorised staff / parents can enter.</p>
Summary Comment:	Supporting documentation was submitted. The regulatory requirement has been met.

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

Requirement met:

This requirement has been met.

- (1) There will always be two staff members onsite who have current certification in first aid responder training.
- (2)(a) Suitably equipped first aid boxes were provided in the service. They were clearly identifiable 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:

This requirement has been met.

(1)(a) The registered provider has indicated that fire drills will be carried out when the service is operational.

(1)(b) There was a record available relating to the number and type of firefighting equipment and the fire detection and alarm system.

(4) Notices of the procedures to be followed in the event of fire were displayed conspicuously throughout the premises. The fire assembly point was identified.

Part VI - Safety

Regulation 28 – Insurance

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

Requirement met:

This requirement has been met.

A quotation for insurance cover was available which confirmed that the service has sought cover for a maximum of 106 pre-school children. This service's 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 service is located on the ground and part of the first floor of a three-storey building. From a visual examination, the exterior of the building appears to be of sound and stable structure.

(c) The service was adequately lit, heated and ventilated. The lighting was provided by natural light leading from openable windows supplemented with ceiling light fittings with covers. The rooms were fitted with built-in air-conditioning units which provided thermostatically controlled heat and the room temperature was maintained between 18-22°C. The sanitary facilities were ventilated by natural and mechanical means of ventilation.

(d) Cleaning schedules were in place and the premises was maintained in a clean condition.

(e) The sanitary facilities in the service were adequately equipped with wash hand basins and toilets for the number of adults and children that will be in attendance. There were nine toilets and wash hand basins available for children, three toilets and wash hand basins available for adults which included a disabled access toilet. There were three nappy changing units which were located in toilet cubicles within the service. Thermostatically controlled hot and cold water was available in all hand wash sinks.

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 as demonstrated below:
- (2)

Room	Clear Floor Space	Proposed Age of children	Maximum number of children
1	30.17 m ²	1-2 years	10 children attending FDC
2	29.2 m ²	2-3 years	12 children attending FDC
3	30.17 m ²	2-3 years	12 children attending FDC
4	38.24 m ²	3-5 years	16 children attending FDC
5	37.09 m ²	3-5 years	16 children attending FDC
6	36.64 m ²	2 years 8 months – 5 years	16 children attending FDC and 4 children attending a session in the am

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	7	37.13 m ²	2 years 8 months – 5 years	16 children attending FDC and 4 children attending a session in the am
	<p>The premises can accommodate a proposed number of 106 pre-school children. The premises was designed to ensure that the required floor space for a maximum number of 106 pre-school children attending in the proposed age ranges. This will comprise of 98 children attending full day care plus 8 children attending on a sessional basis.</p> <p>(4) The registered provider proposes to have a maximum of 106 children attending on a sessional basis or 98 children attending on a part-time and full care basis at any one time.</p>			