

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Inspection Due to a Proposed Change of Circumstances

Tusla I.D:	TU2015DY169				
Name of Service	Poppintree Early Education Centre				
Address of Service:	12/21 Balbutcher Lane, Ballymun, Dublin 11, D11 E7WR				
Email Address:	manager@poppintree.ie				
Name of Registered Provider:	Bernie Kelly				
Type of Proposed Service:	Full Day Care	☒	Part-Time	☒	Sessional
	Drop-In	☐	Childminding	☐	Temporary
Proposed change:	Change to address of service: 12/21 Balbutcher Lane, Ballymun, Dublin 11 D11E7WR Change in age profile of children: 1-6 years old Change in type of service: Full Time and Part-Time Change in maximum number of children: 48 children. Change in operating hours: 8:30am to 16:30pm				
Proposed Number of Children:	48 Children				
Recommended Change Following Inspection:	-12/21 Balbutcher Lane, Ballymun, Dublin 11 D11E7W - 1 to 6 years old - Full Time and Part-Time - Maximum number of children 48. - 8:30am to 16:30pm				
Registered change:	Change in service address from Community Sports Centre, Balbutcher Lane, Poppintree, Ballymun, Dublin 11, Dublin, D11 E7WR to 12/21 Balbutcher Lane, Ballymun, Dublin 11. D11E7WR Change in number of children from 11 to 48 children Change in age profile from 2-6 to 1-6 years Change in service type from part time to full time & part-time Change in hours of operation from 09:30-14:30 to 08:30-16:30				

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Date of Inspection:	2	3	0	6	2	0	2	6
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Inspection undertaken by:	E. Griffin and J.A McKimm
Title:	Early Years Inspectors

Tusla Early Years Inspectorate Address:	Early Years Inspectorate, Floor 7 Brunel Building, Heuston South Quarter, St John's Road West, Kilmainham, Dublin 8 D08 X01
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Rationale for Inspection:
Proposed Change of Circumstance

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

Registration Status:	Registered Full Day & Part-Time Service for 48 Children
Date of Registration	03 July 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	The proposed service will provide full time and part time care to a maximum of 48 children aged between 1 to 6 years old. The service will operate from Monday to Friday, 8:30am to 4:30pm. The service currently provides care to a maximum of 11 children aged between 2 to 6 years on a part time basis from 9:30am to 2:30pm Monday to Friday.
Premises	The proposed childcare service will operate from a single storey community centre in a residential area of North Dublin. There are three care rooms proposed to be used for the children. Sanitary facilities are available off each of the care rooms. Other facilities include a reception area, a parent room, dining room, sensory room, kitchen, staff room, staff sanitary accommodation and an office. There are two enclosed outdoor play areas, one which is partially sheltered and directly accessible from each of the care rooms to the side of the premises.

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Staffing	The registered provider proposes to employ up to fifteen full and part time staff, including the person in charge and the deputy person in charge, eight staff to work directly with the children, one housekeeping staff, one caretaker, one chef, one assistant chef and one receptionist/administration worker. The registered provider will not work in the service.
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 the following themes; Governance, Health, Welfare and Development of the child, Safety and Premises. 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 registering the change in circumstance. 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.
Acknowledgements	The Inspectors wish to acknowledge the cooperation of the registered provider, management team and staff member 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:

The requirement is met.

(1) (a) The proposed service has a designated person in charge, and a named staff member is available 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:

The requirement is met.

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- (1) The registered provider will ensure that an adequate number of adults will work directly with the children to attend the service. It is proposed that there will be up to eight adults caring for up to 48 full time children. The person in charge and deputy person in charge will also be available to provide cover in the care rooms where required.

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—
- (b) of a full day care service, a part-time day care service, a sessional preschool service or a childminding service that moves premises 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 is met.

(1) (a)

The proposed care room will provide adequate and suitable facilities for the children to play indoors.

- There are defined areas of interest in the proposed care rooms.
- There is an adequate supply of toys and resources available to support a range of play experiences for the proposed age profile and number of children.
- Furniture in the rooms is suitable for the age and stage of development of the proposed age range of the children.
- Toys and equipment are stored on shelving, visible and accessible to the children.

(1) (b)

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	There are adequate facilities for a child to rest. • There is a cosy area available in each care room suitable for the proposed age range of children, where they can take a break from activities and rest. • There is a sufficient number of sleep mats available for children over two years old who may wish to sleep, and the sleep mats are stored appropriately. • There is a sufficient number of low floor beds with a mattress that is at least 6cm available for children aged over eighteen months of age. The floor beds and mattresses are stored appropriately. • There is an adequate supply of bed linen and suitable blankets available. (2) (b) There are two outdoor play areas available on the premises. Both areas are fully enclosed, the surface of which is covered with soft artificial grass. A range of outdoor toys to facilitate physical play experiences for the proposed age range of children is available.
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Part V - Care of Child in Pre-school Service

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 is met:

- The proposed serviced will implement a healthy food eating policy.
- A two-week menu plan is available documenting that children will receive regular and varied meals.
- There are appropriate facilities available for the storage of perishable food.
- Drinks will be made available at all times in the care rooms.

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 is met.

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	• The emergency exits are unobstructed. • The blind cords are secured. • A risk assessment is available in the proposed indoor and outdoor play areas identifying potential hazards. • The furniture in use is suitable for the age and stage of the proposed age group of the children proposed to attend the service. • Liquid soap, thermostatically controlled warm water and hygienically dispensed paper towels is available in all sinks used by the staff and children. • There is a washing schedule for bed sheets and blankets. • Safe sleep procedures are in place such as a method for recording checks for sleeping children every ten minutes.
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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 is met.

(1) Evidence is available that four staff members are trained to First Aid Response Level.

(2) (a) A suitably equipped first aid box is stored each of the care rooms.

(b) The first aid box is easily accessible and available.

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 firefighting 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 is met.

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| | <p>(1)</p> <ul style="list-style-type: none"> (a) There is a template available to record fire drills that take place in the service. (b) A written record is available to demonstrate the firefighting equipment in the premises was maintained on the on the 26 February 2026 and the smoke alarms were maintained on the 21 August 2025. <p>(4) There is a notice displayed in the care rooms of the procedures to be followed in the event of a fire. Two fire assembly notices are visible, one is to the front of the service, and one is located to the back of the service to enable staff and children to identify the fire assembly point.</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 is met.

The service has adequate insurance from May 2026 to May 2027 to cover the proposed 48 children to attend the service on a full time or part time basis.

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 is met.

- (a) The premises appears to be of a sound and stable structure.
- (b) The entrance door to the service is secured adequately to prevent children from exiting unsupervised and unauthorised persons from gaining access.

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(c)

- Windows provide natural lighting to the care rooms.
- The natural light can be augmented with artificial ceiling lighting as required. Ceiling lights are fitted with protective covers.
- There is a combi heating system which allows for temperatures to be adjusted as required.
- The temperature of the care rooms on the day of the inspection was maintained between 18 and 22°C.
- The proposed care rooms have openable windows, and the sanitary accommodation is fitted with an operating mechanical ventilation system.

(d) The care rooms are clean, maintained and in good repair. There is a cleaning schedule available to ensure regular cleaning of the rooms.

(e) There is adequate and suitable sanitary accommodation available for the proposed 48 children, set out in the table below.

Number of toilets for children:	Number of nappy change units:	Number of sinks for children:	Number of children this can accommodate:
5	6	6	48

- One toilet and one sink is required in sanitary accommodation for every 11 children.
- Staff in the service will have access to two staff toilets and two 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.

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Requirement met:

Requirement is met:

- (1) There is adequate clear floor space available in the premises for the work, play and movement of children proposed to attend the care room. A total of 147.3 square metres is available for the proposed 48 children in the 1-to-6-year age range.
- (2) The table below shows the clear floor space that is available in the care rooms of the service.

Room Name	Floor space required per child	Floor space available as measured by inspectors
Explores Room	2.9 sqm per child (aged 1 to 2 years) 2.35 sqm per child (aged 2 to 3 years)	29.5 sqm
Discovery Room	2.35 sqm per child (aged 2 to 3 years) 2.3 sqm per child (aged 3 to 6 years) 1.818 sqm per child (aged 2 years 6 months to 6 years) Sessional	51.8 sqm
Active Learners Room	2.35 sqm per child (aged 2 to 3 years) 2.3 sqm per child (aged 3 to 6 years) 1.818 sqm per child (aged 2 years 6 months to 6 years) Sessional	66 sqm

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*Measurements calculated as per Schedule 7 Minimum Space Requirements Full day care or part time service.

Based on the registered age profile of children attending the clear floor space of 147.3 m² can accommodate 48 children on a full time and part-time.