

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2026RN100											
Name of Service:	The Growing Tree 4											
Address of Service:	Market Street, Ballaghaderreen, Roscommon, F45EV91											
Email Address:	erocchildcare@ridc.ie											
Name of Proposed Registered Provider:	Micheal Frain											
Type of Proposed Service:	Full Day Care	☒	Part-Time	☒	Drop-In	☐	Sessional	☒	Childminding	☐	Temporary	☐
Proposed service type:	Full day care parttime and sessional											
Proposed Number of Children:	62											
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	Service Type: Full Day, Part Time, Sessional Number of children to be catered for 62 Age Profile: 1 – 6yrs											
Registered service:	Registered Full day, parttime and sessional Pre-School Service with 62 Children											
Date of Inspection:	1	3	0	7	2	0	2	6				
Inspection Undertaken by:	A. Kennedy											
Title:	Early Years Inspector											
	Early Year's Inspectorate, TUSLA, Child and Family Agency, Government Buildings, Convent Road, Roscommon, Co. Roscommon.											

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Rationale for Inspection
Proposed New Service

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

Registration Status:	Registered Full day, parttime and sessional Pre-School Service with 62 Children
Date of Registration:	21.07.2026

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	This newly extensive renovated detached premises is located within close proximity of the town of Ballaghaderreen Co Roscommon. The service is proposing to operate a full day care service from 8.00hrs to 18.00hrs. An Early Childhood Care and Education (ECCE) and sessional pre-school programmes are also offered in the service, and it is proposing to also offer part time care. The service is proposing to cater for children from 1-6 years, and it is proposing to cater for 62 children.
Premises	There are four play areas, namely the wobbler room, preschool junior room, preschool senior room on the ground floor and ECCE sessional room located on the first floor of the premises. A catering company is proposed to provide the snacks and meals for the service. There is a designated kitchen where the snacks and meals are stored. A dedicated sleep room is provided off the wobbler room. Quiet rest areas are available for children to opt out of an activity if he/ she wishes to do so. There are two outdoor play areas with direct access from the preschool rooms available for children's play. A large car park is provided at the front of the premises.
Staffing	There is a named designated person in charge and a person able to deputise. It is proposed there will be ten staff working directly with the preschool children on a daily basis in the four preschool rooms. A relief person will also be employed and an additional person will be employed for kitchen duties.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

	The staff working directly with children have at least a major award Quality and Qualifications Ireland (QQI), in Early Childhood Care and Education at Level 5 or a qualification deemed by the Minister to be equivalent.
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. 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 Inspector wishes to acknowledge the cooperation of the proposed person in charge who was 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:

This requirement has been met.

(1)(a) The service has a designated person in charge and a named person who can deputise as required.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New 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.*

(8) *Without prejudice to paragraphs (2) to (7)—*

Requirement met:

The requirement was met.

It is proposed that there will be 10 staff working directly with the pre-school children.

The registered provider will ensure that the adult child ratio is adhered to. One adult to five children aged 1 years 2 years, one adult to 6 children aged 2-3 years and one adult to 8 children aged 3-5 years attending on a full day care basis and one adult to 11 children aged 2 years 6 months to 5 years attending the sessional service.

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 design, organisation, and resourcing of the indoor and outdoor environment will be able to support each child's wellbeing, learning and development, within the ethos and philosophy of the service.

The playrooms were designed and arranged to;

- Maintain a space that was clean, organised, and free of clutter.
- Divided into areas that were supplied with materials organised in a way to support proposed children's play, development, and learning.
- Give all proposed children access to the same facilities, activities and play opportunities, to promote their welfare and development.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

The equipment was stored on low-level shelving and was thereby readily accessible to the proposed pre-school children.

The play equipment and materials were age and stage appropriate, and designed to offer a child manipulative activity, to encourage hand eye co-ordination, to develop fine motor skills and logical thinking.

There were opportunities for imaginary play with dress up clothing, role play construction and kitchen areas.

There were messy water and sand play areas. There was a selection of transport vehicles, mark making, reading materials.

- Creative play with art and craft materials, paper, paint, glue, glitter, pencils, crayons, stencils, and recycled materials.
- Language and literacy play with visual aids, books flashcards, matching games,
- Gross motor play with a climbing frame, slides, tractors, and push cars in the outdoor play areas.
- Fine motor play with pegs, scissors, magnets, threading, stacking, mix and match, puzzles, jigsaws, and blocks.
- The registered provider advised that toys, materials, and equipment would be rotated on a seasonal theme basis.

(1)(b) a dedicated sleep room was provided off the wobbler room with five cots.

Four cot beds and eleven stackable beds were available for older children's sleep provision. A rest quiet area was provided in each room in the form of a couch with cushions and blankets to facilitate a child to rest or opt out of an activity if he or she chose to.

(2)(a)

The person in charge advised that the outdoor areas were an extension of the indoor environment. The children would have the opportunity to be outside as often as possible, in all weather conditions.

In the outdoor areas, the children have access to climbing frames, digging opportunities, play slides and a mud kitchen, bikes and trikes, wall mounted chalk boards and sand play areas.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

The designated outdoor play areas were to the rear of the premises and is securely fenced and gated.

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 service had a healthy eating policy.
- It is proposed that the service will contract a catering company to supply the snacks and main meals for the children.
- A person will be employed to serve the meals and snacks daily in the service.
- A three-week menu plan is in place with a choice of two main dishes as the hot meal daily.
- The person in charge advised that the children would be provided with breakfast between 8 and 9am of a selection of cereals, juice and water.
- At 10:30hrs the children would be provided with their morning snack which could consist of wraps crackers, Bread sticks, brown bread, a selection of fruits and vegetables and water to drink.
- At 12.30hrs a hot dinner would be served.
- At 14.45hrs an evening snack would be provided.
- It was advised there will be a supply of food for any child requiring additional/alternative foods.
- A drinks table/shelf is available in the playrooms during play to allow the children the opportunity to 'self-serve' their drinks.
- Perishables items will be stored in designated fridge in the kitchen and the wobbler room.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

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:

General Safety

- The designated entrance was secure to prevent unauthorised entry and prevent unsupervised children leaving the pre-school.
- The kitchen, office and staff room were secure and thereby inaccessible to a pre-school child.
- The external play areas were secure so that children could not leave the areas unsupervised and unauthorised persons could not enter the area.
- The fire doors were unobstructed.
- All cleaning agents were stored inaccessible to the children.
- The playroom temperatures were maintained between 18°C to 22°C.
- Thermostatically controlled warm water not exceeding 43°C to facilitate hand washing without risk of scalding the children, was available to facilitate hygienic hand washing.
- Visibility posters/stickers are placed on the low-level glass.
- Heavy equipment and furnishings were anchored appropriately.
- The openable windows were high and thereby inaccessible to a child.
- All toys and play equipment were observed to be safe and in good condition.
- The service had a risk assessment system for checking that toys and equipment were not broken, in a clean condition and maintained in a good state of repair.
- The person in charge clearly identified to the early year's inspector, the drop off and collection procedures for children.

Infection Control

- Hand washing facilities were provided with a supply of warm water, liquid hand soap and hand towel dispensers.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

- The toys and play equipment were maintained in a clean and hygienic condition.
- The person in charge advised that the outdoor play equipment would be cleaned prior to/ after a child's use, with documented records maintained.
- A refrigerator was provided in the wobbler room and kitchen for the storage of perishable foods.
- The playrooms were observed to be kept adequately ventilated whilst maintaining the room temperatures at the required levels.
- There were cleaning schedules and cleaning records for the materials, equipment, and furnishings.
- Waste is disposed of in the sanitary areas and playrooms in foot pedalled lidded bins and thereby inaccessible to the pre-school children.

Administration of Medication

- The person in charge demonstrated clear knowledge of safe practices regarding the administration of medication.

Fire Safety

- All exit routes from the service were free from obstruction during the inspection.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

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 service provided evidence that a person trained in first aid responder is available at all times to the children attending the pre-school service.

Four staff members had current training in first aid for children.

(2)(a) There was a first box in the office with first aid content items within date, safely stored, easily accessible and stored in a conspicuous position.

(b) The service demonstrated that the first aid box was fully equipped and available to the children

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) Arrangements were in place to record monthly fire drills.

(b) Records were available in relation to the number, type, and maintenance of fire-fighting equipment and the smoke and fire detection alarm system for the premises had the annual service dated 19th of June 2026.

(4) A notice of the procedures to be followed in the event of a fire was displayed in a conspicuous position in the playrooms.

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.

The services had an insurance cover with a commencement date of 18th of February 2026 and an expiry date 17th of February 2027 for a full day care service and included the following: -

- public liability insurance,
- insurance against fire and theft,
- buildings insurance,
- insurance for outings undertaken as part of the service provision.

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 requirements have been met.

(a) From a visual inspection the indoor playrooms were of sound and stable structure and there were no observable indications of defects.

(b) The playrooms and the outdoor play areas were safe and secure. The main entrance door to the premises has a securing mechanism in place

The internal door to the kitchen, office and staff room were secure with a securing device to prevent children accessing these areas.

(c) There was natural lighting in the playrooms from openable windows on the outer walls. The playrooms were well ventilated by means of the openable windows and doors.

The pre-school service was adequately lit with natural light provided from the windows in addition to artificial lights on the playroom ceilings. The tube light fittings

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

in the playrooms and the light fittings in the sanitary areas had protective covers in place.

The heating system that was thermostatically controlled to allow the recommended room temperature of between 18°C and 22°C for the playrooms.

The warm water in the sanitary areas was maintained at a safe temperature of 41°C and the person in charge advised it would be no greater than 43°C.

(d) In the proposed indoor playrooms, the play and work equipment were clean and in good repair.

Cleaning equipment was safely stored on high shelves or in the sluice/cleaning room inaccessible to pre-school children.

From observation, the furnished playrooms were maintained in a clean and hygienic condition.

(e) Adequate and suitable sanitary facilities were provided.

There were two designated children's toilets with two designated children's wash hand basins. off each of the playrooms

There was two designated nappy changing areas with a wash hand basin adjacent off the wobbler room and an additional nappy changing area in the toilet on the ground floor.

There were two designated adults only toilets in the building and a designated wash hand basin, in each area.

Liquid soap dispensers and paper hand towels in designated dispensers were within easy access to a pre-school child.

Foot pedal lidded bins were provided in the sanitary areas and the nappy changing areas.

The service uses a public water supply and sewage system.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

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.

Adequate clear floor space is available to accommodate 62 children.

(1) Adequate floor space was provided for the free movement of children to work and play.

(2) The person in charge will ensure that the minimum clear floor space is adhered to for pre-school children.

(4) The following measurements were taken on the day of the inspection

Room name	Room size	Proposed age range	Clear floor space per child	Number to attend
Senior preschool room	42.83 sqm	3-5 years	2.3sqm	18
Junior preschool room	40.35 sqm	2-3 years	2.35sqm	18
Wobbler room	36.35sqm	1-2 years	2.8sqm	13
ECCE sessional room (upstairs)	45.47sqm	3-5years	1.818sqm	22