

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2026CC101
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Name of Service:	Zenith Ardgriffin
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Address of Service:	1 The Green, Ardgriffin, Knockgriffin, Midleton, Cork, P25 Y8C6
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Email Address:	ardgriffinmanager@zenithcaregroup.com
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Name of Proposed Registered Provider:	Charlene Roche
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Type of Proposed Service:	Full Day Care	✓	Part-Time	✓	Drop-In	
	Sessional	✓	Childminding		Temporary	

Proposed service type:	Full day care, part time, sessional
Proposed Number of Children:	44
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	Full day care service, with options of part time and sessional care, for 43 children, aged 1 to 6 years. Hours of operation from 7.30am to 6.00pm.
Registered service:	Service Registered

Date of Inspection:	1	3	0	8	2	0	2	6
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Inspection Undertaken by:	D Prendergast
Title:	Early Years Inspector

Tusla Early Years Inspectorate Address:	Early Years Inspectorate, Administration Building, St Mary's Health Campus, Gurrabraher, Cork T23 X440
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Rationale for Inspection
Proposed New Service

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

Registration Status:	Service Registered
Date of Registration:	28/08/2026

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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	It is proposed that Zenith Ardgriffin will provide a full day care service, that caters for children aged 15 months to 6 years. The Early Childhood Care and Education (ECCE) Scheme will be accommodated over a 38-week annual period and the childcare facility will be open 50 weeks of the year, from 7.30am to 6.00pm daily. The proposed registered provider currently operates multiple services.
Premises	The proposed premises is situated in a residential area of Midleton, in Co Cork. It consists of a purpose built, two storey, detached building. On the ground floor, there are two care rooms and child and staff sanitary facilities. Two additional care rooms are located on the first floor, along with a staff room/kitchen, an office and a sluice room. An outdoor play area is directly accessible from both ground floor care rooms.
Staffing	It is proposed that there will be 11 staff attached to the service, including the registered provider, operations manager and the person in charge. The proposed registered provider will not be based at the setting.
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.
Additional Information	The registration application proposed that the service would cater for children aged 0 to 6 years. However, during the inspection, the proposed registered provider advised that children from the age of 15 months would be accommodated.
Acknowledgement	The inspector wishes to acknowledge the cooperation of the proposed registered provider, person in charge and operations manager, who were present on the day of the inspection.

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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 proposed person in charge and a deputy have been identified. Written information to this effect is visible at the entrance to 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) It is proposed that 8 adults will work with 43 children, with the following staffing levels in place:

- The Wobbler room will facilitate up to 10 children, aged 1 to 2 years, with 2 adults responsible for their care.
- Up to 12 children, aged 2 to 3 years, will attend Toddler 1 and there will be 2 adults allocated to this room.
- Toddler 2 will be staffed by 2 adults and this room will cater for 10 children, with an age range of 2 to 3 years.
- The preschool room will accommodate 11 children attending ECCE, or 8 children attending full day care. These children will be aged 3 to 6 years and there will be 2 adults assigned to this room.

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.

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(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 care rooms have been appropriately laid out, with consideration given to the developmental needs and age ranges of the children. There is a sufficient quantity of child sized furniture available and play resources are visible and accessible at child height. Interest items include play kitchens, furnished dolls houses, shape sorters, plastic bricks, jigsaws, handheld vehicles and train sets.

The outdoor play space is equipped with slides, tents, a pop up tunnel, activity trays, musical instruments, ride on toys and push toys.

(b)

- Two standard cots with safety mattresses have been ordered, with delivery awaited.
- There are 10 floor beds accessible. The proposed registered provider is aware of the requirement to complete an individual sleep plan and risk assessment, in respect of each child aged 15 months to 2 years, who will be using a floor bed.
- There are 15 stackable beds held in storage for any child aged over 2 years, who may require sleep. Fitted sheets are available for the stackable beds. Additional bed/cot linen will be supplied by the children's parents.
- Rest areas are included in each of the care rooms and have been furnished with vinyl sofas, colourful floor mats, cushions, soft toys and well stocked bookshelves.

(2)

(a) An outdoor play environment is located on 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 healthy eating policy is in place.
- It is proposed that up to five mealtimes will be facilitated over the course of the day and catered by the service; breakfast, a mid-morning snack, a hot lunch

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	meal, an afternoon snack and an evening snack. Suitable menus are available to this effect. • Lunch meals will be delivered chilled by a registered catering company and reheated in the onsite kitchen. Alternative meal options will be available and offered to children, as needed. • Children may bring their own snacks if preferred. • Drinking water will be accessible to children both during and outside of mealtimes. • Refrigerators are provided for the storage of perishable foods.
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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. General safety: • There are no cables or trailing flexes accessible to the children. • All of the play materials that were examined were maintained in good working order. • Cleaning products are appropriately stored in locations that are inaccessible to children. • Restrictive opening devices are in place on low-level cupboards, drawers and refrigerators. • Windows are secured to ensure the safety of the children. • Visibility strips have been fitted to low-level glass panels. • Recorded warm water temperatures at the children's wash hand basins are maintained below 43°C, to reduce the risk of scalding. Infection control: • Suitable handwashing and drying facilities are available, including a supply of warm water, liquid soap, disposable paper towels and lidded, pedal-operated bins. • The nappy changing areas are equipped with single use aprons, gloves and foot pedal operated nappy disposal bins. Fire safety: • Firefighting equipment is secured. • Fire exits are free from obstruction. • Fire exit signage is clearly visible.
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Part VI - Safety

 An Ghníomhaireacht um Leanaí agus an Teaghlach Child and Family Agency	Child and Family Agency Act 2013 Child Care Act 1991 (Early Years Services) Regulations 2016	Version 04 Implemented- Aug 2022 EYI-IR12.21 F06 FFP (New)	5 of 8
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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) Three of the proposed staff members hold in-date First Aid Response (FAR) certification. The proposed registered provider is aware that a FAR trained adult must be available on the premises throughout the service's opening hours.
- (2)
- (a) The first aid boxes are suitably stocked and are located in areas that are out of reach of children, while easily accessible to adults.
 - (b) The first aid supplies will be consistently available, should they be required.

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 has been met.

- (1)
- (a) A fire drill record book will be used to document the fire drills at the setting. The proposed registered provider is aware of the requirement to undertake monthly fire drills.
 - (b) Certified documentation states that the fire detection and alarm system was installed on 25 May 2026 and the maintenance certification on file for the firefighting equipment is also dated 25 May 2026.
- (4) Notices outlining the fire evacuation procedure are displayed in the care rooms. The fire assembly points are clearly signposted.

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.

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Adequate insurance cover is in place for the proposed full day care service and is valid until 27 March 2027.

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 a premises which appears to be structurally sound.
 - (b) The main access door is keypad operated from the exterior and the door release button on the interior is positioned at adult height. These safety precautions will reduce the risk of unauthorised entry and minimise the risk of a child exiting unsupervised. The outdoor play area is enclosed by a combination of walls, timber fencing and gates. Magnetic locks are also scheduled to be fitted to both gates.
 - (c)
 - A supply of natural light through windows, is available in the care rooms. This is supplemented with artificial LED lighting, encased in protective covers. Adequate lighting has also been ensured in the other areas of the service, including in the sanitary facilities and in the kitchen.
 - The service has an air to water heating system in place. Documentation was on file to confirm that this was commissioned on 18 May 2026.
 - Openable windows provide a natural source of ventilation in the care rooms. Either mechanical ventilation or openable windows are available in the sanitary facilities.
 - (d) A cleaning schedule has been developed to record regular cleaning of the various areas within the service, each of which appear clean and hygienic.
 - (e) In total, there are five toilets, three changing units and six wash hand basins for children. A staff toilet facility, with one toilet and one wash hand basin, is available on the ground floor and there is a second toilet and wash hand basin allocated for staff, in the sanitary facility adjoining the Wobbler room. An additional staff wash hand basin is provided in the Toddler 2 sanitary facility.
- The premises is serviced by a public water and sewage system.

Part VII – Premises and Space Requirements

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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) There is sufficient clear floor space available for the free movement of children during work and play time.

(2) The proposed registered provider requires the following numbers to be accommodated in the care rooms:

- Wobbler room: 36.78m², 10 children (full day care) aged 1 to 2 years.
- Toddler 1 room: 36.48m², 12 children (full day care) aged 2 to 3 years.
- Preschool room: 22.13m², 11 children (ECCE), or 8 children (full day care) aged 2 to 3 years.
- Eleven children, aged 2 to 3 years were proposed to be accommodated in the Toddler 2 room, however, this care room, which was measured at 22.33m², can accommodate 10 children within this age range.

(4)(a) &(b)

The registered provider proposes to contemporaneously cater for children attending the sessional service and the full day care service. The preschool room allows for the children attending the sessional service, to have a minimum of 1.818 square metres of clear floor space during this time.