

TUSLA PRE- REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2026LD100							
Name of Service:	First Chapters Early Years Service							
Address of Service:	Clonboney, Lanesborough, Co. Offaly, N39 HR84							
Email Address:	firstchapters@hotmail.com							
Name of Proposed Registered Provider:	Una Hanley							
Type of Proposed Service:	Full Day Care	✓	Part-Time		Drop-In			
	Sessional	✓	Childminding		Temporary			
Proposed service type:	Full Day Care, Sessional							
Proposed Number of Children:	38							
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	A maximum of 38 children aged 1-6 years attending for full day care and sessional care as proposed by the registered provider can be accommodated.							
Registered service:	Service Registered							
Date of Inspection:	1	1	0	8	2	0	2	6
Inspection Undertaken by:	Therese Duignan							
Title:	Early Years Inspector							
Tusla Early Years Inspectorate Address:	Early Years Inspectorate, SAP Office, St Loman's Campus, Springfield, Mullingar, Co Westmeath, N91 N4XC.							
Rationale for Inspection								
Proposed New Service								

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

Registration Status:	Service Registered
Date of Registration:	18/08/2026

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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	The proposed private childcare facility aims to provide full day care and sessional care for children from 1-6 years of age. The service is proposing to accommodate 38 children. The proposed hours of operation are from 8:00am to 18:00 hours, Monday to Friday.
Premises	The proposed premises is a refurbished change of use building located on the outskirts of Lanesborough, Co. Longford. There are three care rooms with adjoining sanitary facilities, a sleep room, an office, a kitchen, a laundry area, staff room and storage space available. There is a secured spacious outdoor play area at the sides and rear of the proposed premises.
Staffing	The proposed registered provider is the designated persons in charge. The proposed registered provider working directly with the pre-school children holds a qualification in Early Childhood Care and Education as recognised on the National Framework of Qualifications. The service proposes to employ ten adults when it is fully operational.
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 registered provider who was 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 is met.

(1) (a)

There is a designated person in charge, and a named person 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.

(1) The registered provider has stated that there will be an adequate number of adults working directly with the children attending the service.

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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 is met.

(1)

(a) The proposed service comprises of three care rooms which is bright and spacious. The proposed care rooms has been presented to cater for the developmental and play requirements of the children who will be attending. The proposed care rooms have a variety of age-appropriate toys and learning equipment available at an accessible height to facilitate a child-led learning environment. There are clearly defined areas of interest including home corners, construction areas, sensory play, small world and a rest area with a reading corner. A variety of play and learning materials included puzzles, jigsaws, interconnecting manipulative equipment, magnets, blocks, cars, dolls and an assortment of props for the interest areas.

Three proposed outdoor play areas which are directly accessible from each care room are available. They are spacious and a variety of ride on toys, trikes and tractors are provided.

(b) A sleep room with four cots with appropriate bed linen is available for children aged 1-2 years. Eighteen stackable beds with sheets and blankets for children are available for children over 2 years of age requiring a period of sleep.

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Suitable rest areas with child sized comfortable sofas and seating are provided in the proposed care rooms beside the book corner.

(2)

(a) The proposed outdoor play area at the side and back of the service has plenty of space for the children to run freely and enjoy playground games. It has been sub-divided into three separate play areas by a wooden fence and there is direct access from each of the three proposed care rooms.

The proposed outdoor area is enclosed by metal high level perimeter fence and secured with two metal gates on either side of the 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 is met.

A healthy eating policy is in place in the service. The service proposes to provide all food to the children attending on a full day care and sessional basis. Drinking water is available at all times for the children. The registered provider is currently registering the kitchen with the Environmental Health Service.

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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 premises is maintained in a clean and hygienic condition.

A keypad electromagnetic locking system in the entrance hall to gain enables access to the service for authorised persons. In addition, access to the pre-school service will be controlled by staff at the main entrance to prevent children from exiting the service unsupervised and to restrict unauthorised persons from gaining access to the service. The outdoor area is suitably secured with a perimeter metal fencing and a secured gate at the entrance to the service to prevent unsupervised exit of a child from the premises. Visibility stickers are in place on the full-length glass doors and windows. All cupboards are fitted with safety catches.

There is sufficient storage space in the premises for cleaning materials and equipment, arts and crafts resources for the service, sleep equipment.

All emergency exits are clear.

Thermostatically controlled hot water, liquid soap and paper towels are available in the sanitary and nappy changing accommodation for hygienic hand washing and drying. Paper hand towel, hygienically dispensed from wall mounted dispensers are available at the sinks in the sanitary areas.

Foot pedal operated bins are located in the sanitary areas for the disposal of used nappies and in each care room for the hygienic and safe disposal of used paper hand towel, tissues and waste.

The registered provider will manage pest control for the premises.

Requirement not met:

The requirement is not met.

1. The two high entrance gates to the outdoor areas on the left and right hand side of the building are not secured to prevent unauthorised entry to the service the hook and eye latch used to secure the gate are accessible from the outside through the metal bars of the gate.
2. The bottom edge of the patio door frame is not flush with the floor in the three care rooms and creates a trip hazard.

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	3. Keys were observed in the patio doors to the outdoor areas in the three care rooms and which were fire evacuation routes. A system is required to ensure that the key is immediately accessible in the event of a fire or emergency evacuation.
Response from Provider:	1. The two high entrance gates located on either side of the building have now been secured with locks. The keys are stored in a pin code lock box mounted on the wall away from the gates. The lock box is easily accessible to adults while remaining inaccessible to children and unauthorised users. 2. A timber gradual slope/ramp has been fitted at the entrance/exit of all three childcare rooms to reduce the trip hazard and provide a smoother transition at the doorway. 3. The keys for all exit doors have now been placed on designated hooks positioned high on the wall. This ensures that the keys are out of reach of children while remaining easily accessible to adults in the event of an emergency. Checking the location and accessibility of these keys has also been added to our Risk Assessment Checklist.
Summary Comment:	The requirement is met for regulation 23.

Part VI - Safety

Regulation 25 – First Aid	
(1) <i>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.</i> (2) <i>A registered provider shall ensure that a suitably equipped first aid box for children —</i> <i>(a) is safely stored in an easily accessible and conspicuous position on the premises, and</i> <i>(b) is available to the children attending the pre-school service at all times</i>	
Requirement met:	The requirement is met. (1) Current certification in relation to First Aid Response (FAR) training, is available for the registered provider. (2)(a)(b) Three first aid boxes are available and accessible to children at all times in the three care rooms.

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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.

(1)

(a) Documentation is available to record monthly fire drills.

(b) The firefighting equipment has been recently installed and dated 26 June 2026, and the fire/smoke alarm system has been commissioned with supporting documentation dated 4 August 2026.

(4) A notice of the procedures to be followed in the event of fire is displayed conspicuously in each care room and the fire assembly points are identified.

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.

Evidence of an insurance quotation was available.

The registered provider must ensure that adequate insurance is in place prior to the commencement of the service. Registration of the service is contingent on the registered provider's compliance with Regulation 28.

An insurance quotation was available indicating cover for 38 children attending a full day care service.

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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:

- (a) The proposed premises has been recently refurbished and decorated and visually is in a state of good repair.
- (b) The entrance/exit doors to the premises are secured and will be controlled by the staff members to prevent unauthorised access to the service and to prevent children from exiting the service unsupervised. The outdoor play area is surrounded by a medium level metal fence on the perimeter at the back and a high level metal fence and gates to the front.
- (c) The premises benefits from natural light via windows and glass doors in the three care rooms. There is supplemental artificial lighting also provided from strip lights with protective covers in the three care rooms.

There are openable windows and doors in each care room and the nappy changing/sanitary areas. There is a mechanical ventilation extraction fan installed, in addition to the window in the sanitary area used by the Preschool room
- (d) Daily cleaning schedules are in place for the three care room environments and sanitary areas. The registered provider will employ a cleaner for deep cleaning.

Requirement not met:

- The requirement is not met.
- (e)
 1. There are insufficient sanitary facilities available for the proposed maximum of preschool children attending the Baby and Toddler rooms which are 24 preschool children aged 1-3 years as evidenced by the following observations.
 - One toilet and one wash hand basin is provided for children's use in the sanitary area located in the proposed Toddler room which can only accommodate a

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	maximum of 11 children who are toilet trained. One toilet and one wash hand basin is required for every 11 toilet trained children. One wall mounted pull down nappy changing unit and one wash hand basin is provided in the sanitary area located in the proposed Baby room which can only accommodate a maximum of 11 children who are wearing nappies. One nappy changing unit and one wash hand basin is required for every 11 children who wear nappies. 2. One toilet and one wash hand basin facility is available for the proposed 10 staff members to be employed in the service and can accommodate 8 staff members. One toilet and one wash hand basin is required for every 8 staff members working in the service.
Response from Provider:	(e) 1. The provision of one child-sized toilet, one hand-washing basin and a wall-mounted changing unit has now been installed within the Toddler Room bathroom, along with an additional dedicated sink/hand-washing facility. This provides separate and appropriate changing facilities for the Toddler Room, catering for a combined maximum of 22 children. The original dedicated communal changing room will now be designated as the changing facility for the Baby Room, which will accommodate a maximum of 10 children. 2. Based on the current staffing arrangements and working patterns, there will be no more than 8 adults present within the service at any one time.
Summary Comment:	The requirement is met for regulation 29(e).

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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), (2) Adequate clear floor space has been provided for the work, play and movement of the number of children proposing to attend the service as demonstrated below:

Room	Baby	Clear floor space	31 m²
Room	Toddler	Clear floor space	36 m²
Room	Preschool	Clear floor space	29 m²

(4)(a), (b) The required floor space for 38 pre-school children in the proposed age range, 1 -6 years old, attending the service is met.