

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Tusla I.D:	TU2026LK101							
Name of Service:	Zenith Childcare Mungret							
Address of Service:	Mungret Gate, Baunacloka Heights, Raheen, Limerick							
Email Address:	mungretmanager@zenithcaregroup.com							
Name of Proposed Registered Provider:	Charlene Roche							
Type of Proposed Service:	Full Day Care	☒	Part-Time	☒	Drop-In	☐		
	Sessional	☒	Childminding	☐	Temporary	☐		
Proposed service type:	Full day care, Part time, Sessional service							
Proposed Number of Children:	102							
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	Full Day care service for a maximum of 102 preschool children, aged between 0 and 6 years, opened Mon to Fri from 07.30 to 18.00.							
Registered service:	Full Day care service 102 preschool children Aged between 0 and 6 years Opened Mon to Fri from 07.30 to 18.00.							
Date of Inspection:	2	9	0	7	2	0	2	6
Inspection Undertaken by:	M. Riordan & J. Hayes							
Title:	Early Years Inspectors							
Tusla Early Years Inspectorate Address:	Floor 2, Estuary House, Henry Street, Limerick.							
Rationale for Inspection								
Proposed New Service								
Note: For Office use only, to be completed by Registration Office								
Registration Status:	Service Registered							
Date of Registration:	10.08.2026							

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

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	Zenith childcare Mungret proposes to provide Full Day Care to children aged 0 to 6 years with options of Sessional and Part time care also available. Proposed daily opening hours are 07.30 to 18.00, Monday to Friday over 50 weeks of the year, with a 2-week closure period in the summer. The premises is located in a residential area in the outskirts of Limerick city.
Premises	The two storey newly purpose-built premises consist of eight care rooms with children's sanitary facilities adjoining the care rooms. The service also includes a dedicated sleep room, office, staff room, kitchen and staff sanitary facilities. There are three enclosed garden spaces provided to the rear and sides of the premises. The outdoor spaces have all weather surfacing, children's play equipment and open play spaces.
Staffing	The registered provider is the owner of the service. A manager and deputy manager for the service has been appointed. It is proposed that twenty-four adults will be employed at the service. All adults have attained at least a major award in Early Childhood Care and Education at Level 5 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. 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.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

Acknowledgement	The Inspectors wish to acknowledge the cooperation of the proposed service provider and person in charge who were present on the day of the inspection.
------------------------	---

Part III - Management and Staff	
Regulation 9 – Management and Recruitment	
<i>(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.</i>	
Requirement met:	(1)(a) The requirement has been met. A named person in charge has been assigned to the service, with a person available to deputise if required.

Part III - Management and Staff	
Regulation 11 -Staffing Levels	
<i>(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.</i>	
Requirement met:	The requirement has been met. (1) The service proposes that the required adult:child ratios will be adhered at all times in the service. Wobbler Room 1 propose 10 children and 2 staff Wobbler Room 2 propose 10 children and 2 staff Wobbler Room 3 propose 10 children and 2 staff Wobbler Room 4 propose 9 children and 2 staff Toddler Room 1 propose 17 children and 3 staff Toddler Room 2 propose 18 children and 3 staff Preschool Room 1 propose 20 children and 2 staff Preschool Room 2 propose 8 children and 1 staff

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New 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:

The requirement has been met.

(1)(a)

The eight care rooms have been furnished and laid out in consideration of the developmental needs and the age range of the children proposed to attend each room. There is a sufficient quantity of child sized tables and chairs available, and a wide variety of play resources are accessible at child height.

Play resources including puzzles, construction sets, instruments and books are positioned on low level open shelves for easy child access. Sensory spaces are created in a number of rooms and well-resourced areas of interest have been developed to include home corners, shops, dress up areas and quiet reading areas with soft seating and matting.

Three onsite outdoor areas were provided to ensure all children can access outdoor play on a daily basis.

(b)

There is a sleep room available with eleven standard cots. Five low level sleep beds are provided for children who progress from using a cot to sleeping in a bed.

Stackable sleep beds are provided for the children over two years who will require a sleep while attending on a full day care basis. Children who do not access the cots in the sleep room will have their sleep facilitated within the care rooms.

(2)(a)

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

	The outdoor areas feature newly installed artificial turf and are equipped with a wide range of play equipment which includes climbing frames, ride on toys, sensory play tables and mud kitchens.
--	--

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. An outside catering company will provide the hot meals for the children. Sample menu plans were available which indicated that the food provision will be in line with the healthy eating policy of the service. Breakfast, snacks and the afternoon meal will be provided by the service within the onsite kitchen. Drinking water will be available for children.
-------------------------	--

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:	This requirement has been met. • The front door is secured at all times with a keypad system and CCTV monitoring in place ensuring children cannot leave the service unsupervised and unauthorised access to the service cannot occur. • The emergency exit doors were unobstructed. • All windows were fitted with restricted opening devices. • Suitable storage is available for the children's belongings. • Cleaning materials and equipment are locked in a cupboard in the service inaccessible to children. The cleaning equipment in the nappy changing areas is stored on high shelving out of reach of children. • The kitchen is inaccessible to the children. • Outdoor waste facilities are inaccessible to the children attending the service.
-------------------------	--

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

	• A fridge is available in the kitchen for the storage of perishable food with additional floor standing fridges available in each care room. • A cleaning schedule for the premises and the toys and equipment is available. • The sanitary accommodations are well stocked with a sufficient supply of liquid soap and paper hand towels. The water temperature was recorded at safe temperatures ranging between 37°C and 39.9°C. Pedal operated, lined, lidded bins are available in all sanitary areas and care rooms for the safe disposal of used paper towels and other waste. Additional pedal operated, lined lidded bins are available for the safe disposal of soiled nappies. • A system is in place for the safe monitoring of children while sleeping with safe sleep procedures clearly displayed on the walls. The sleep checks will be recorded on an electronic application system.
--	---

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 proposed manager and newly recruited adults will attend group training prior to opening to achieve certification in FAR (First Aid Response) or Paediatric First Aid.

(2)(a)

A suitably equipped first aid box is available in each of the care rooms in the service.

(b)

The first aid boxes were wall mounted, clearly identifiable and readily accessible.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

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)

The proposed service provider and manager indicated that fire drills will be carried out on a monthly basis in the service when it is operational. A specified book was available for the purpose of recording the monthly fire drills.

(b)

There was a commission date for firefighting equipment and the smoke detection system available on the premises dated July 2026 with a certificate of installation of emergency lighting dated 26 May 2026. Contracts are in place for the regular service and maintenance of the fire safety equipment.

(4)

Notices were displayed in conspicuous places in the care rooms and around the premises of the procedures to be followed in the event of a fire. The fire assembly points were clearly identified with signage to the rear and sides of the premises.

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.

Evidence of an insurance policy for 110 pre-school children to attend the service on a full day care basis was available on inspection and expires on 27 March 2027.

Registration of this service is contingent upon the registered provider maintaining up to-date insurance cover that accurately reflects the number of children attending the service.

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New 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 proposed service is in a newly constructed, two storey purpose-built facility.

(b)

The point of entry to the service is secured through the main door with a keypad system and CCTV monitoring in place.

The outdoor area is secured with a mix of high walls and railing with access gates secured to prevent a child leaving unsupervised and to prevent unauthorised access to the area.

(c)

The premises benefits from natural light via windows in seven of the eight care rooms. There is supplemental artificial lighting also provided from covered ceiling lights throughout the service.

There is a mechanical heating and ventilation system in place. Windows in the seven care rooms can be opened but have restrictors in place and there is a combination of mechanical and natural ventilation in all sanitary areas.

(d)

The premises and surrounding environment were clean and well maintained. A cleaning schedule was in place for the service, with a cleaner employed for daily cleaning and a contract in place for deep cleaning on a regular basis or as required.

(e)

The service is equipped with an adequate number of sanitary facilities suitable for adult and children's use. The children's sanitary accommodation is accessed directly from each care room.

The service has eleven child size toilets with fourteen wash hand basins and six nappy

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

changing units available for children.

Three toilets and three wash hand basins are available for adults.

Thermostatically controlled hot water was available in the children's sanitary areas and the temperature of the water at the wash hand basins ranged from 37°C to 39.9°C which was within the safe temperature range.

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.
- (3) 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 the number of children proposing to attend the service as demonstrated below:

(2)

The required clear floor space is available in each of the care rooms as follows;

Room Name	Clear Floor Space	Proposed age of children	Maximum number of children attending
Wobbler room 1	37.53m ²	1 – 2 years	10 children attending FDC
Wobbler room 2	30.66 m ²	1 – 2 years	10 children attending FDC
Wobbler room 3	32.25 m ²	1 – 2 years	10 children attending FDC

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service

	Wobbler room 4	26.39 m ²	1 – 2 years	9 children attending FDC
	Toddler room 1	40.37 m ²	2 – 3 years	17 children attending FDC
	Toddler room 2	42.29 m ²	2 – 3 years	18 children attending FDC
	Pre-school room 1	45.00 m ²	3 – 6 years	16 children attending FDC and 4 children attending Sessional.
	Pre-school room 2	21.55 m ²	3 – 6 years	8 children attending FDC
(3) The service proposes to have a maximum of 102 children attending at any one time. This was in agreement with the registered provider during the inspection.				