

TUSLA PRE- REGISTRATION REGULATORY INSPECTION REPORT

Initial Inspection of Proposed New Service



Tusla I.D:	TU2026WW102							
Name of Service:	Mountain View Montessori School							
Address of Service:	Mountainview House, Vevay Road, Bray, Co. Wicklow. A98 YW95							
Email Address:	info@mountainviewschool.ie							
Name of Proposed Registered Provider:	Nicholas Breakwell							
Type of Proposed Service:	Sessional	☒	Part-Time	☒	Drop-In	☐		
	Full Day Care	☒	Childminding	☐	Temporary	☐		
Proposed service type:	Sessional, part-time and full day care							
Proposed Number of Children:	76							
Outcome of the F06 Inspection (e.g., type of service, numbers, age ranges, times,)	Full Day Care, Part-time and Sessional. Proposed number of children 76 on a part-time/full-time basis, maximum accommodation 62. Two to six years of age. Operational hours 08.00 – 18.00 80 children can be accommodated on a sessional only basis.							
Date of Inspection:	1	8	0	8	2	0	2	6
Inspection Undertaken by:	H. Bourke, S. Early O'Brien							
Title:	Early Years Inspectors							
Tusla Early Years Inspectorate Address:	Tusla Child and Family Agency, First Floor, Trinity Building IDA Business Park, Southern Cross, Bray, Co. Wicklow							

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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:	27/08/2026

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	Mountain View Montessori School is a proposed full day care, part-time and sessional service located in the town of Bray, Co. Wicklow. The service proposes to offer fully day care and part-time service for children aged two to six years of age, including Early Childhood and Care Scheme (ECCE) to children in the age range of two years and six months to six years of age. The service proposes to operate between the hours of 08:00 hrs to 18.00 hrs Monday to Friday.
Premises	The proposed service will comprise of five pre-school rooms and two sanitary areas, on the ground floor of a two-storey private dwelling. All pre-school rooms have access to an outdoor play area. There is sanitary accommodation available in Montessori 4 and outside of Montessori 1 & 2 for all the proposed care rooms. All rooms have access to sanitary accommodation.
Staffing	The proposed registered provider will not be working directly with the children and has appointed a manager for the service. Initially there will be two adults employed to work with the children and these adults will have attained at least a major award in Early Childhood Care and Education at Level 5 on the National Framework of Qualifications. More staff members will be employed as the numbers of children attending the service increases.
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

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	Services) (Amendment) Regulations 2016. The Inspection focused on regulations under two themes; Governance, and Safety. 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 presented to the Registration Panel for consideration of a decision in relation to the service receiving continued registration. 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 Inspectors wish to acknowledge the cooperation of the proposed registered provider and proposed managers 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:

This requirement has been met.

(1)(a)

The service proposes to have a designated person in charge and a named person who is able 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:

This requirement has been met.

(1)

The service proposes to care for a maximum of 80 children on a sessional basis and 62 on a part time and full-time basis in five pre-school rooms with staff members always present in each room with the children.

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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, or

Requirement met:

The requirement has been met.

(1)(a)

The proposed service comprises of five pre-school rooms. The rooms are bright and spacious and well laid out to cater for the age range of children which will be attending in each room. Examples of toys that will be available to the children attending the service are, colouring pencils and paints, jigsaws, puzzles, books, Montessori equipment, dolls, a play-kitchen, a sand pit, construction area and building blocks.

(b)

There are adequate and suitable facilities for a pre-school child to rest during the day. A large, carpeted area with cushions has been provided for the children in all pre-school rooms as rest areas.

Low level beds will be provided for children who wish to available of sleep during their day.

(2)(a)

There is an enclosed outdoor area provided on the premises; this area can be accessed from all pre-school rooms. The outdoor area has an artificial grass surface.

There is a slide, footballs, a sand pit and balance toys available. Additional toys will be added as the number of children attending the service increases. There were no ponds, pits or other hazards observed in the outdoor area.

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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.

The proposed registered provider has a healthy eating policy in place in the service.

Parents will be requested to provide all snacks for their child in line with the health eating policy of the service. Potable water will be available at all times for the children.

The service will provide one hot meal a day for children attending on a part-time and full-time basis. If a child requires additional food the staff will provide a healthy snack as needed.

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.

- The proposed manager stated the front door will be locked at all times, ensuring children cannot leave the service unsupervised and unauthorised access to the service cannot occur.
- The emergency exit doors were unobstructed.
- Storage is available for children's belongings.
- Cleaning materials and equipment are locked in a cupboard in the service.
- The kitchen is inaccessible to children.
- A fridge is available in the kitchen for the storage of food.
- A cleaning schedule for toys and equipment was available.
- The sanitary accommodations were well stocked with a sufficient supply of liquid soap and paper hand towel. The water temperature was recorded at 42.4°C. Foot pedal bins were available in all sanitary areas, for the safe disposal of used paper towels.
- Outdoor waste facilities are inaccessible to children.
- The pre-school rooms and sanitary accommodations are ventilated by openable windows and/or mechanical ventilation.
- Turnkey mechanisms are available on all external doors and emergency exits.

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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 has been met.

(1)

The proposed manager has a current certification in FAR (First Aid Response) training.

(2)(a)

A suitably equipped first aid box was available for the service, with an additional first aid box in the kitchen.

(b)

The first aid box was clearly identifiable and readily accessible.

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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 has been met.

(1)(a)

The proposed manager has indicated that fire drills will be carried out when the service is operational.

(b)

There was a record available relating to the number and type of firefighting equipment and for the servicing of the fire detection and alarm system dated July 2026 and 14 August 2026 respectively.

(4)

Notices of the procedures to be followed in the event of fire were displayed in all the proposed pre-school rooms. The fire assembly point was identified in the outdoor car park to the front of the building.

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 quote for 80 children was in place.

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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:

The requirement has been met.

(a)

The proposed service is located on the lower floor of an existing two storey private dwelling. The ground floor has been adapted to accommodate the proposed service.

(b)

The point of entry to the service is through the main door which can be locked by the manager with a key from the inside

The outdoor area is secured with a high wooden fence and there is a padlocked gate at two points of entry to the outdoor area to prevent a child leaving unsupervised and to prevent unauthorised access to the area.

(c)

The premises benefits from natural light via windows in all the proposed pre-school rooms. There is supplemental artificial lighting also provided from covered fluorescent ceiling lights in the rooms. There is a gas heating system in place. Windows in the pre-school rooms can be opened and there is natural and mechanical ventilation in the sanitary areas.

(d)

A cleaning schedule was in place in the proposed pre-school rooms. The premises and surrounding environment were clean and well maintained.

(e)

The first sanitary accommodation is located between Montessori 1 and Montessori 2 rooms and consists of four separated toilet units each with a sink. The second sanitary unit is located Montessori 4 and Montessori 3; this consists of three toilets and a long stainless-steel sink with four separate taps on it. There is also a staff toilet with a nappy changing unit located of the far side of Montessori 4.

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Thermostatically controlled hot water, soap and paper towels in dispensers were available in the children's sanitary areas and the temperature of the water in the low sinks was 42.4°C. Foot pedal bins were also located in all sanitary areas.

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.*

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)

Montessori 1.

The clear floor space measured 48.05 square metres.

Montessori 2

The clear floor space measured 26.52 square metres.

Montessori 3

The clear floor space measured 29.14 square metres.

Montessori 4

The clear floor space measured 26.94 square metres.

Montessori 5

The clear floor space measured 16.45 square metres.

There is sufficient space in the service to cater for 62 children on a part-time/full-time basis in the proposed age ranges and 80 sessional/ ECCE children.