

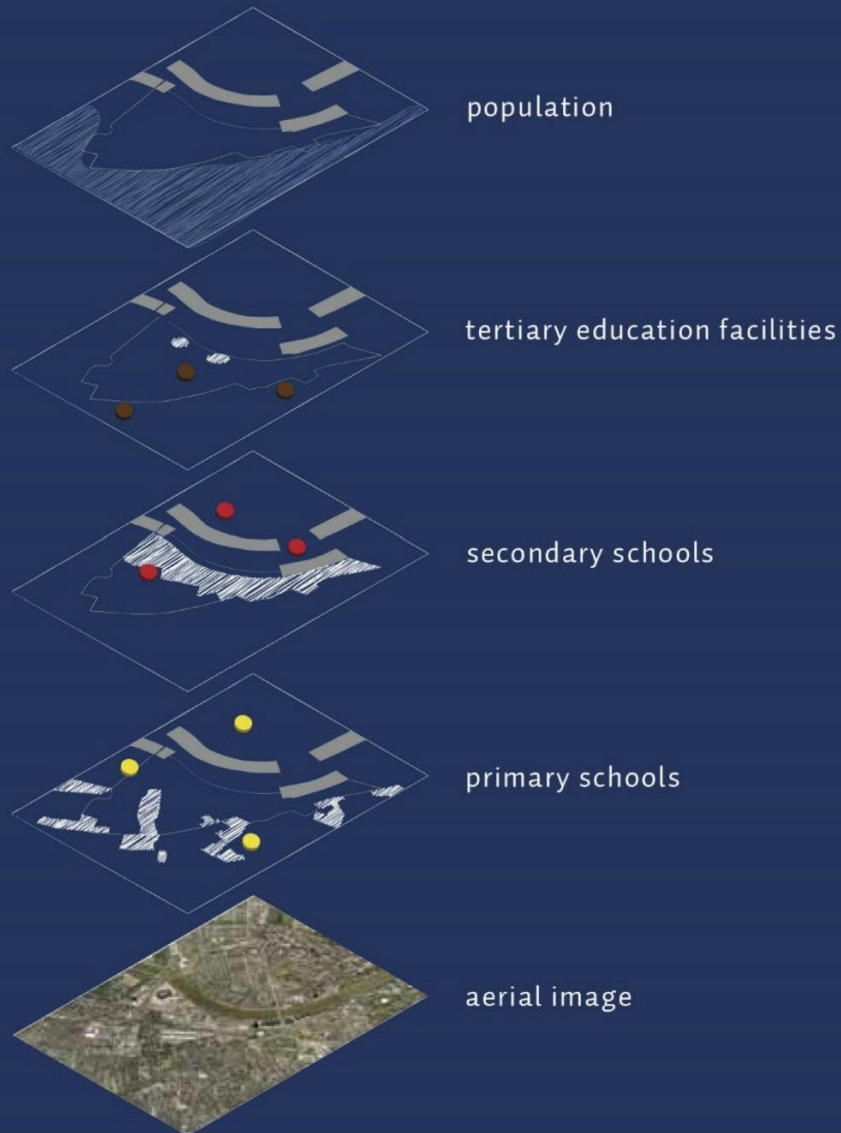
Schools Capacity Assessment

Lands at Belgard, Tallaght, Dublin 24

PREPARED FOR:
Atlas GP Ltd.
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Atlas GP Ltd.


Future Analytics
Planning | Research | Economics



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1.0 INTRODUCTION

This Schools Capacity Assessment has been prepared by Future Analytics Consulting Chartered Planning Consultants on behalf of Atlas GP Ltd., 8-9 Hanover Street East, Dublin 2, D02 Kx94. The report provides a detailed review of the strategic, statutory planning and policy context supporting a development proposal of lands of c. 7.2 hectares at Belgard, Tallaght, Dublin 24 with an emphasis on existing educational infrastructure and its capacity to support existing and future populations in the area.

The education system is a fundamental component of Ireland's social and economic development. The availability of good quality and life-long education is essential in facilitating the emergence of a knowledge-driven and innovative society and economy. The lands defined under the Tallaght Local Area Plan 2006 (now expired) has undergone significant change in the last 15 years with substantial residential and commercial development taking place. The subject site is circa 7.2 hectares in area and is located north of the Square Shopping Centre complex, along Belgard Road in the South Dublin suburb of Tallaght.

A set of inventories of local education facilities was created. These facilities and services were plotted on a series of maps relating to the 13 electoral divisions. The maps were based on the 13 electoral division areas as per the 2016 census. The report seeks to establish the resident populations profile, provide an assessment of existing educational infrastructure within the study areas and comment on future requirements.



Figure 1 Institute of Technology Tallaght (ITT)

The assessment uses policy recommendations on school's provision, data and statistics from the Central Statistics Office and Higher Education Authority (HEA) to establish a comprehensive picture of infrastructure in the area and how that aligns with the populations and demand side considerations.

Note: a number of facilities outside of the study area have been included within the assessment as they are deemed to provide services and facilities to many residents within the study area.

Categories

Educational infrastructure must take account of a wide range of services and facilities that cater to various cohorts of society. Thus, the study looks at the demand and supply side of service provision across 5 tiers:

1. Preschool / Creche
2. Primary School
3. Post Primary Schools
4. Third Level Institutions
5. Other training facilities

The report addresses this in 5 sections. Section 2 looks at the site location and placement within wider context. Section 3 reviews the changing demographic profile and future projected population across Tallaght within a 1km radius of the LAP boundary. Section 4 review the current policy requirements from the from strategic planning documentation. Section 5 sets out the current position with respect to education infrastructure provision across study area and establishes a needs profile with respect to various tiers of education service provision.



2.0 AREA CONTEXT/SITE LOCATION

Study Area

Tallaght has extensive residential, industrial and warehousing areas and is served by a range of social, civic and commercial facilities. The Town has begun to develop its own identity and there are numerous local community organisations in existence. Tallaght has a high level of accessibility due to its road network and its immediate proximity to the Dublin ring motorway, the M50. The Town is located adjacent to the River Dodder in the foothills of the highly scenic Dublin Mountains.

The catchment area defined for the Audit is based on the now expired Local Area Plan (LAP) boundary for Tallaght Town Centre. Specifically, the catchment takes in assets that are located within a 1km radius of the LAP boundary. The 1km buffer of the LAP boundary intersects 13 different Electoral Division areas for which population and demographic information is used as part of the study.

Site

The subject site is circa 7.2 hectares in area and is located north of the Square Shopping Centre complex and to the east of the Tallaght Hospital complex, along Belgard Road (R113) in the South Dublin suburb of Tallaght. The Tallaght Luas stop is located to the immediate west.

Belgard Retail Park lies to the north, Industrial lands to the south, undeveloped lands to the west and Tallaght IT to the east. The Hospital Red Line Luas stop is located a 6-minute walk east of the site. The site is zoned 'Regeneration' (to facilitate enterprise and/or residential led regeneration) in the South Dublin County Council Development Plan 2016 – 2022. The Tallaght LAP divides the subject lands across two Local Framework Plans (Cookstown South and Core Area). Both Framework Areas specify new residential development (medium and higher scale buildings which will define the town centre (50-70% residential or greater).

Proposed Development

The development will consist of the demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout. Subsequent to this the construction of the following will occur:

- 5 no. blocks ranging from 4 – 10 storeys comprising a new urban quarter and streets to provide 438 no. apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c.509 sqm work areas at ground floor) and c.732 sqm of tenant/resident service amenities, all within Blocks A1, A2, A3 and B1;
- Balconies / winter gardens / terraces to be provided on all elevations at all levels for each residential block;
- Block B2 to comprise a 403 no. bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm);
- Childcare facility (c.380 sqm) and external playing area (c.242sqm);
- 6 no. retail/commercial units (c.632 sqm in total);
- Security room (c.52 sqm);
- 107 no. car parking spaces below podium (a temporary car park at grade will be provided until such time as the completion of the permanent below podium car park);
- 22 no. car parking spaces at surface level;
- 1,227 no. bicycle parking spaces below podium and at surface level;
- 4 no. semi-private courtyards of c.5,516sqm;
- Public plaza (c.2,366 sqm);
- Public realm & landscaping (c.7,442sqm).

The proposed development will include the provision of a new north – south street bisecting the site (to later connect to the planned Airton Road Extension), a shared surface street running west east from Belgard Road (no vehicular connection to Belgard Road) to later connect to lands in ownership of SDCC if required, and works to public realm and public roads to include upgraded signalised junction to Belgard Square North and Belgard Square East, cycle track on Belgard Square North and new pedestrian crossing at Belgard Road.

The proposed development will also include boundary treatments, green roofs, solar panels, ESB substations and switch rooms, CHP plant, commercial and residential waste facilities and all ancillary works and services necessary to facilitate construction and operation. The proposed development will also include provision of site boundary protection where required to facilitate development phasing.

Phase 1 Approximate Area sq.m	
Mixed Use/Facilities	Ground Floor Area (sqm)
Childcare Facility	c.380
Resident Amenities	c.732
Live/Work	c.509
Student Amenities	c.815
Commercial/Retail/Mixed Use	c.632
Total	c. 3,068

Phase 1 Unit Numbers	
Residential	Unit No.
PBSA	403
Apartments	438
Total	841

Phase 1 Additional		
Childcare & External Playing Facilities	1	(380 sqm + 242 sqm) 622 sqm.
Retail/Commercial Units	6	632 sqm
Security Room	1	52 sqm
Car Parking (below podium)	107 spaces	
Car Parking (at surface level)	22 spaces	
Bicycle Parking	1,227	
Courtyards	4	5,516 sqm
Public Plaza	1	2,366 sqm
Public Realm and Landscaping		7,442 sqm

Development of the Belgard Gardens site will take place in two phases, with details of Phase 1 outlined previously. There are no significant issues with regard to the additional proposed development, however, an updated analysis will be provided in conjunction with the Phase 2 application. While this report is primarily concerned with the first phase application, there is cognisance of the proposed second phase in all the socio-economic analysis.

The current composition of Phase 2 is as follows:

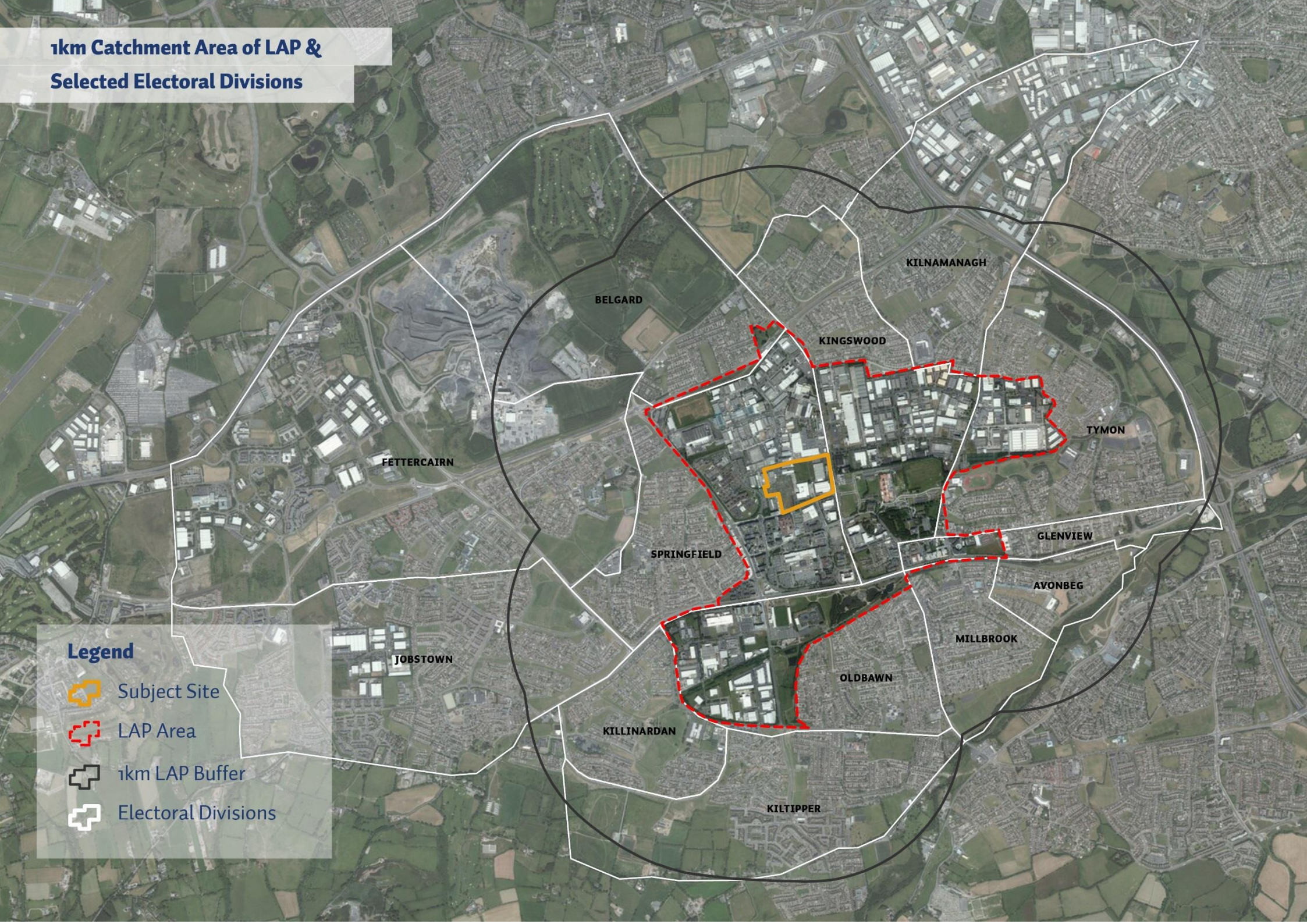
Phase 2 Approximate Area	
Mixed Use/Facilities	Ground Floor Area (sqm)
Community Centre	c. 1,200
Resident Facilities/Amenities	c. 300
Commercial/Retail/Mixed Use	c. 628
Total	c. 2,128

Phase 2 Units	
Residential	Unit No.
Apartments	Circa. 1,100

As a combined development, both phases will amount to the following:

Combined Development	
Residential Units	Circa. 1,500
PBSA	403
Combined Amenity Area	c.5,000 sq.m

1km Catchment Area of LAP & Selected Electoral Divisions



Legend

-  Subject Site
-  LAP Area
-  1km LAP Buffer
-  Electoral Divisions

3.0 DEMOGRAPHIC TRENDS

The catchment area for the study is defined as the area within 1km of the LAP boundary. Precise population figures from the Central Statistics Office called Small Area Population Statistics (SAPS) data have been used for both 2011 and 2016. Specifically, the audit uses Electoral Divisions data for a more disaggregated view of local populations. The 1km buffer of the LAP boundary intersects 13 different Electoral Division areas (ED) (note that certain ED areas were removed where less than 20% of its area was included with the buffer area). The total population for this catchment area is 76,119 in 2016 up 6.5% from 2011 or 4,615 persons.

The subject site is located in the Tallaght - Springfield ED (CSO Area Code ED: 03039), which has a population of 11,012 people in the Census 2016. The ED has experienced population growth of 21 % over the past 5 years since 2011. The neighbouring ED Tallaght - Fettercairn Electoral Division (CSO Area Code ED: 03030), which has a population of 8,380 people in the Census 2016 and experienced population growth of 10%. The neighbouring ED of Tallaght – Jobstown (CSO Area Code ED: 03032) has also experienced growth with a percentage increase of 7%. Neighbouring ED’s have also experienced no change in population, including Tallaght Belgard ED (CSO Area Code: 03029) and Tallaght – Killinardan. However, these two ED’s are largely in areas with established residential communities and/or contain other land uses such as Roadstone and Newlands Golf Course which limit potential for further residential populations. Certain neighbouring ED’s have also experienced a decline in population growth, including Tallaght Avonbeg ED (CSO Area Code: 03028) at -5 % and Tallaght – Kilnamanagh at -1%.

Table 1 –Population Change for Catchment ED’s

ED Name	2011	2016	Change 2011-16	Percentage change
Tallaght-Avonbeg	1,613	1,538	-75	-5%
Tallaght-Belgard	1,694	1,692	-2	0%
Tallaght-Fettercairn	7,607	8,380	773	+10%
Tallaght-Glenview	1,723	1,934	211	+12%
Tallaght-Jobstown	1,6630	17,824	1,194	+7%
Tallaght-Killinardan	3,915	3,958	43	+1%
Tallaght-Kilnamanagh	4,452	4,386	-66	-1%
Tallaght-Kiltipper	8,068	8,478	410	+5%
Tallaght-Kingswood	3,974	3,996	22	+1%
Tallaght-Millbrook	3,290	3386	96	+3%
Tallaght-Oldbawn	4,527	4,579	52	+1%
Tallaght-Springfield	9,123	11,012	1,889	+21%
Tallaght-Tymon	4,888	4,956	68	+1%
Total	71,504	76,119	4,615	6.5%

Discounting the population gain from future residential development within Tallaght, this study focuses on the existing population and the natural increases that will occur over the next 10-year horizon within the 13 catchment EDs. The catchment population is expected to rise by at least 12,195 persons over the next decade (+16%). Comparing this growth to the national projected average growth from the CSO¹ (which is estimated to be just under 12% over the same period (2016-2026)), Tallaght will experience significantly higher growth rates than the national average.

1

www.cso.ie/en/media/csoie/releasespublications/documents/population/2013/poplabfor2016_2046.pdf

Table 2 – Population Projection for Catchment ED's

Electoral Division	2016	2026	Change	% Change
Avonbeg	1,538	1,766	228	14.8%
Belgard	1,692	2,008	316	18.7%
Fettercairn	8,380	10,539	2,159	25.8%
Glenview	1,934	2,392	458	23.7%
Jobstown	17,824	22,738	4,914	27.6%
Killinardan	3,958	4,887	929	23.5%
Kilnamanagh	4,386	5,253	867	19.8%
Kiltipper	8,478	10,686	2,208	26%
Kingswood	3,996	4,926	930	23.3%
Millbrook	3,386	3,864	478	14.1%
Oldbawn	4,579	5,444	865	18.9%
Springfield	11,012	13,804	2,792	25.4%
Tymon	4,956	5,847	891	18%
Total	76,119	94,154	18,035	23.7%

Age Profile

Another demographic factor relevant to determining the needs for residential development is age profile. Ensuring that there is an adequate provision of suitable properties for the primary age cohorts that will reside in an area should be a direct determinant of what type of development occurs and where.

The current age profile for 2016 (Table 3) shows high concentrations of younger age cohorts with 36% of the current population under the age of 25.

Approximately 54% of the population fall between the ages of 25 and 64, which could be considered as the primary working years. This large cohort are the economy's key drivers, and their importance cannot be understated. Having a substantial proportion of a population fall within this larger grouping is vital to an economy, no matter what the scale.

Table 3: Population by Age in 2016 for Catchment ED's

Age Group	Population 2016	% of Total
0-14	18,550	24%
15-24	9,408	12%
25-34	13,028	17%
35-44	12,814	17%
45-54	7,310	10%
55-64	7,385	10%
65+	7,624	10%
Total	76,119	

Table 4 shows how the population will shift over the next 10 years but is likely to maintain heavy concentrations of young persons under the age of 15. Similarly, we are seeing larger numbers of persons entering the age brackets 65+ with a net increase of further 4,434 persons over the next decade.

As a result of the growth in the elderly and young categories, there is a reduction in the primary working cohort. Those aged between 25 and 64 will form approximately 53% of the area's population, which is a 1% drop on current figures. However, although there is a 1% drop in the percentage total of the 25-64 cohort, there will actually be an increase in total numbers. The 2016 figures indicate there are 40,537 people living in the study area that fall into this wide age category, and this will increase to 49,613 by 2026.

Table 4: Population Projection by Age in 2026 for Catchment ED's

Age Group	Population 2026	% of Total
0-14	18,492	20%
15-24	13,800	15%
25-34	14,140	15%
35-44	14,876	16%
45-54	13,239	14%
55-64	7,358	8%
65+	12,249	13%
Total	94,154	

Modelling this change using the Demographic Component Model methodology from the Central Statistics office² highlights a number of key points:

- The population of the catchment area is set to grow by approximately 24% over the period 2016 - 2026. Given the area's existing high population, this will result in a very significant and sizable cohort of 12,249 people aged 65 years and above. Equally, numbers in very young cohorts 0-14 will account for 20% (18,492 persons) in 2026.
- The aged dependency ratio in Tallaght sees an increase over the next decade which will add a further 4,625 persons over the age of 65. This indicates a significant widening of the effective gap between the population of working age and those likely to be dependents over the age of 65.
- Tallaght will experience a high requirement for services and infrastructure aimed at providing care for the ageing population.
- There is a continued need to provide suitable community facilities, and infrastructure for young people where one quarter of the population is under the age of 15.

² FAC's projection of population is underpinned by the application of the demographic cohort component methodology (CCM); the same methodology as used by the Central Statistics Office in preparing the national projections. CCM is widely used internationally as a best-in-class methodology.

- With a larger population falling into the primary working age cohorts, there is a need to house these people and provide a range of housing options to suit their myriad needs.

The projection does not account for the zoned land and significant development capacity for new residential developments that in the area.

It provides a flexible and powerful approach to population projection by using varying comparative scenarios, each tailored around the application of qualified assumptions in mortality, fertility and migration (as aligned with the Central Statistics Office's assessments).

4.0 POLICY CONTEXT

Ireland's rapidly growing population continues to present new challenges in meeting the needs of all children including those in new communities in relation to planning and development and the provision of necessary physical and social infrastructure. The planning system plays a critical role in anticipating future development and co-ordinating the provision of the essential supporting infrastructure such as transport, water services, schools, amenity and community facilities through the actions of the planning authorities, the investment programmes of Government Departments and their agencies and through the private sector.

The legislative and policy framework for planning facilitates the achievement of the objectives outlined above by placing considerable importance on the timely and effective provision for school facilities. Section 10(2)(l) of the Planning and Development Act 2000 requires that a development plan shall include objectives for:

“the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities.”

The Provision of Schools and the Planning System: A Code of Practice For Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government document offers further strategic planning designed to facilitate the provision of schools, particularly primary schools, and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition.

The Sustainable Residential Development in Urban Areas Guidelines, Department of Environment, Heritage and Local Government (2009), states:

“Sustainable neighbourhoods require a range of community facilities, and each district/neighbourhood will need to be considered within its own wider locality, as some facilities may be available in the wider area while others will need to be provided locally. In this context, planning authorities should seek to ensure

that facilities for social and cultural use, such as community centres, and personal and community development, such as resource centres, are available within the wider community.”

The County Development Plan 2016-2022 contains a suite of policies in relation to Educational facilities and has worked with the Department of Education and Skills since 2012, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and support the Department's Schools Building Programme.

One of the key objectives of the Development Plan's Education Strategy (Section 3) is: *“to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County”.*

In February of 2018 the Department of Education and Skills released a report entitled the *“Action Plan for Education 2018”*. This report is the second iteration of an annual report that aims to highlight goals for education in Ireland, and actions that can support the delivery of these goals.

Education is seen as vital when it comes to breaking the cycle of disadvantage that can blight groups of people and areas. Goal 2 aims to *“improve the progress of learners at risk of educational disadvantage or learners with special educational needs”*. Methods of achieving this goal include the compilation and review of all schools, including non-DEIS, and assessing the levels of disadvantage in areas to identify schools to target with supports, particularly improving pre-school learning and the linkages to primary schools. Equity of access to higher education is also a key objective, and areas of disadvantage and under-represented groups will be targeted.

There are percentage targets placed on elements of Goal 2. A 30% increased participation in higher education by people in the 18 to 20 age categories and from the *“non-manual”* worker groups, a census descriptor, is targeted. A target of 35% of the same age cohort from a semi/unskilled manual worker group is required.

24% increase in mature students is called for, an 8% increase in people with disabilities, and 80 new entrants per year from Irish Traveller background.

Encouraging clusters of education is a priority under the strategic framework. This involves the expansion of Gaeltacht schools, DEIS clusters, Digital Learning clusters and a Step-up school initiative.

Under Goal 4, there are several indicators under specified policy areas. Policy area 4.8 calls for the repositioning of Ireland as a desirable location for international students, and it has set a target of 44,000 students by 2020 (2018 has 39,700).

Goal 5 aims to improve national planning and support services and part of this involves the 2016-2021 School Building Programme which sees €2.4 billion investment in school infrastructure that includes delivery of 360 major school projects, 15,000 additional permeant school places annually and 3,000 replacement school places. Action 105 aims to support the continued rollout of the 2016-2021 construction programme which will develop infrastructure.

- Meeting demographic demands for primary school places will be undertaken through the provision of 9,000 additional school places (4,168 large scale projects, 4,832 additional accommodation scheme)
- Meeting demographic demands for post-primary through the provision of 8,000 additional places (6,325 large scale projects and 1,675 additional accommodation scheme)
- Provide the physical infrastructure to address needs of primary schools through 137 projects that include 7 large-scale extensions
- Physical infrastructure for post-primary school via 44 projects, 14 of which are large-scale extensions
- Addressing the needs of primary schools through the provision of 10 new schools.
- 4 new post-primary schools

The DES are committed to a number of actions, all of which are listed in the appendix of the report.

Commitment 10.0.1 involves the investment of an additional €500 million into education by 2021 which will target several measures. Reducing the pupil-teacher ratio in junior and senior infants and reducing the size of primary school classes are two measures included.

This is again mentioned in 10.1.2, with emphasis on reducing the size of junior and senior infants class sizes due to the importance of this in early childhood.

Commitment 10.3.2 aims to increase the number of non/multi-denominational schools to 400 by 2030. Falls under Goal 4, policy area 4.2

10.8.2 is of potential relevance to the study area as it makes a commitment to creating Technological Universities which are linked to industry and have the capacity to create and retain jobs within regions.

This report establishes high-level targets, with associated actions, however, the specifics of where and how tracts of funding will be located are not included. These types of issues are resolved in the School Building program.

The Department has identified a need for additional post primary schools in South Dublin County up to 2026. Schools in Lucan (Kishoge Community College), Tallaght (Kingswood) and Rathcoole (Holy Family Community School) are under construction or at design stage. Demand for further provision is also identified in the Lucan; Saggart/Citywest; Newcastle/Rathcoole; Knocklyon/Firhouse/Ballycullen areas. The Department identifies a possible requirement for further provision in the Lucan and Dublin 24 areas particularly, although other areas may also require some level of additional provision.

In April of this year (2018) a press release was issued by the Department which announced the intentions to establish 42 new schools over the next four years. It has designed its own boundary system for the allocation of schools but has yet to release details of these boundaries, known as school planning areas (SPAs). However, it is still possible to identify the general location of each school.

- The Newcastle-Rathcoole/Saggart SPA has been selected for the provision of an 8-classroom primary school by 2020.
- The Clondalkin SPA has been allocated an 8 classroom primary school to be delivered by 2021.
- Citywest/Saggart (also Tallaght and Newcastle/Rathcoole) SPA has been designated a post-primary school that can support 1,000 pupils, which is to be delivered by 2020.

Regarding those schools that are set to open in 2018, the only one that relates to the wider catchment of our study area is a post-primary school in Firhouse which supports 1,000 pupils.

5.0 ASSESSMENT OF SCHOOL PROVISION

Educational facilities have a vital role to play in the development of sustainable and balanced communities. They offer locations where locals have opportunities to meet with one another and forge bonds that are essential to achieving a true sense of community. It is, therefore, important that the educational facilities within an area have the capacity to support the needs of residents from within a defined catchment. New, largescale residential developments have the potential to upset a catchment's equilibrium, in terms of school capacities, and because of this it is important to have an understanding of the current ability of education facilities to support the wider community, both now and in the future.

The key issues to be addressed in this section are:

1. Highlighting whether or not the needs of the current population in the catchment area are adequately supported by the social infrastructure presently in existence.
2. Establishing if this infrastructure has an appropriate capacity to support any future population changes.

Policy Context

National - The government requires local planning authorities to ensure an integrated approach to considering the location of community facilities and services. Local planning authorities are required to work with other authorities and providers to assess the quality and capacity of infrastructure for health, social care and education and its ability to meet forecast demands.

Regional – The South Dublin County Council Development Plan 2016-2022 sets out various policies and objectives that relate to the provision of educational facilities. C9 Objective 4 states that there is a requirement “schools be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved planning schemes”. Similarly, policy C8b makes a requirement that new

childcare facilities are also provided in tandem with the “delivery of new communities”.

Local - The Tallaght Local Area Plan notes that adequate provision for social infrastructure is particularly important in areas of major new development. The policy requires local planning authorities to provide a framework for collaborative engagement with social infrastructure providers and community organisations and ensure that adequate social infrastructure provision is made to support new developments. The Council will seek to ensure that an appropriate range of community facilities is provided in all communities, taking account of the population profile and growth targets identified in the Core Strategy.

Existing Provision

A total of 108 education and training facilities were identified as part of the baseline survey. This consisted of 55 pre-school facilities, 28 primary schools, 7 secondary schools, 1 third level institution, 55 crèche and Montessori facilities and 2 training/enterprise facilities. A number of primary and secondary schools outside the Plan Lands have been included as they are deemed to be in the catchment for school goers in the study area.

The report looks at provision and capacity for:

1. *Pre-School Facility Provision*
2. *Primary Education Provision*
3. *Post Primary Education Provision*
4. *Third Level Education Provision*
5. *Training Facilities Provision*

Pre-School Facility Provision

The audit located 55 pre-school facilities located in or beside the study area. There are significant options for crèche and Montessori facilities within the catchment and although the size of these facilities was not assessed, it is considered that there currently exist sufficient facilities for the resident population.

There has been a marginal increase in childcare facilities in the area in recent years. There is limited data as to the capacity of these and existing operators. This is deemed to be sufficient for the current population and not in undersupply. As population growth occurs in the area this provision may need to be addressed but will relate to the future demographic profile in these new areas.

Primary School Provision

There are 28 primary schools defined by the HEA within the study area. 20 separate schools and 16 which have separate buildings by gender.

The Tallaght LAP, adopted in 2006 and extended in 2011 refers a decreased by 20% over the past 10 years in primary school enrolment and 33% over the past 15 years (referring to the period 1996-2006). These figures are not representative of the demographic picture we see today. Thus, a more reflective supporting policy document is the South Dublin Development Plan 2016-2022.

However, while the School Planning Unit of the Department of Education has advised that capacity exists within existing school sites, it has also advised that two new primary school sites should be identified within the Town Centre area, to meet the needs of a growing population during the Plan period. This document refers to the demand for new primary schools being linked to with the delivery of residential development in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.

The South Dublin Development Plan 2016-2022 does not earmark the development of any specific new sites for primary schools.

Having established the current levels of educational facility provision in the study area a projection of future population levels is required to establish whether these facilities have the capacity to support any change. Population projections are speculative in nature, and there are various means through which they can be accomplished. This study will utilize two forms of projections. The first, scenario 1, will use the Department guidelines for school provision found in their Code of Practice. The second scenario will be based on FAC's own projections.

A table of primary schools located within the 13 EDs in the study area alongside the 2016/2017 enrolment figures can be found below:

School	Ethos	Girl	Boys	Total Enrolment
St Kevins Boys	Catholic	0	348	348
St Kevins Girls	Catholic	302	0	302
Scoil Iosa	Catholic	53	51	104
St Maelruains N S	Church Of Ireland	38	52	90
Scoil Cnoc Mhuire Sin	Catholic	82	77	159
S N Aenghusa	Catholic	109	106	215
Scoil Aenghusa Jun Ns	Catholic	129	110	239
Scoil Cnoc Mhuire Junior	Catholic	70	111	181
St Kilians Senior N S	Catholic	110	126	236
St Killians Junior School	Catholic	130	134	264
An Chroi Ro Naofa Sois	Catholic	142	147	289
St Brigids N S	Catholic	131	148	279
Scoil N An Croi Ro Naofa	Catholic	124	150	274
Scoil Chaitlin Maude	Catholic	174	150	324
Scoil Santain	Catholic	206	154	360
St Dominic's National School	Catholic	162	156	318
St Aidans Ns	Catholic	162	165	327
St Marys School	Catholic	192	183	375
St Annes Primary School	Catholic	222	189	411
Belgard Heights N S	Catholic	181	204	385
St Thomas Junior N S	Catholic	181	211	392
Scoil Maelruain Senior	Catholic	211	221	432
St Martin De Porres N S	Catholic	230	227	457
St Thomas Senior N S	Catholic	201	231	432
Scoil Maelruain Junior	Catholic	189	251	440

St Marks Junior N S	Catholic	275	285	560
St Marks Sen Ns	Catholic	230	293	523
The Adelaide & Meath Hospital	Catholic	2	8	10
Abacas Special School For Children With Autism	Multi Denomination	4	14	18
St Roses Special School	Catholic	24	39	63
St Josephs Special Sch	Catholic	19	68	87
Total Enrolment		4,285	4,609	8,894

Scenario 1: Department of Environment Methodology

In this scenario projections for the population cohort of school-going age are based on the methodology outlined in the Department of Education and Science's 2008 Code of Practice for the provision of schools in the planning system. This methodology has been utilised by planning authorities across the country to determine the capacity of the current school system in a defined area, and to estimate the requirements for future population changes.

In order to identify the future primary school demands, the Department's code of practice proposes a methodology that is based on several factors that include; an "anticipated increase in overall population for the city/county plan area" over a subsequent nine year period, the current school-going population (as stated in school returns), a understanding of the school going population based around an assumed 12% average figure of the total population, and the number of classrooms required as established from a combination of the previous factors.

This is a straightforward model that uses assumptions of population growth in conjunction with a set percentage of a population that is of a school-going age. While it allows for a rough estimate of a required capacity, it is relatively simplistic and fails to account for demographic changes. For example, the percentage of the population above retirement age is expected to rise in future, while the percentage of those below 18 falls. Therefore, the 12% figure used in the Department's projection model may not be accurate going forward, even at a national level. Also, on a case by case basis, the 12% figure could be highly

inaccurate, depending on whether the study area has a higher or lower than average youth demographic. However, in order to adhere to the code of practice set by the Department, projections will be made using these criteria. In this scenario we will assess the future capacity requirement for the study area.

The development proposed by Atlas GP Ltd. is mixed-use but primarily residential. Of the residential development, there are 436 apartments ranging from 3-bed to 1-bed units. Until apartments are fully constructed and tenants move in, it is impossible to determine the exact number of residents. However, for the purposes of this study we will firstly discount one-bed apartments from the study as the likelihood of such a dwelling containing a family, or single parent and child is limited. This then leaves all two and three bed apartments, of which there are 281 in total. We will equate one apartment, regardless of number of beds, as equalling one household/dwelling. This allows a projection to be made based upon the average household size, something regularly performed in studies including the Census.

The State's average household size is recorded as 2.75 persons per household. Variations exist, including within Tallaght, however it is argued that it is most appropriate to perform this exercise using the state average. With that in mind, we find that the total number of residents within the completed development (excluding 1-bed apartments) amounts to 772 people. Notice we have limited this exercise to the residential development only, disregarding the 403 PBSA units. This was decided as a student population generally falls within the 18 to 24 cohort. Therefore, we can say for certain that there are no children as tenants of the PBSA. Returning to the projected primary school population, we find that of the 772 residents in two and three bed units, there are potentially 92 primary school-goers, utilising the Department of Environment's Code of Practice methodology.

No. of Units (excluding one-bed units)	Average Household Size	Projected Population	Projected Primary School Pop.
281	2.75	772	92

Scenario 2: FAC Population Projection and Capacity Methodology

This assessment falls broadly in line with the demographic profiles carried out for the study area. Over the past 5 years from 2011-2016 we have seen the population in the study area grow by +6.5%. This compares with a growth of 5.1% for South Dublin over the same period.

When comparing these overall population figures to the primary school enrolment data from the Higher Education Authority we see that over the same period the number of enrolments has increased in South Dublin by +12.9%. Enrolment was at 31,344 students in 2010/2011 academic year increasing to 34,974 in 2016/2017 (4,056 more enrolled in the 2016/2017 academic year).

Looking ahead from the 2016 population over the next 10 years we are likely to see a further shift in the population with a projected natural increase of **15.8%** (12,195 persons) within the catchment area. Likewise, the number of persons in the 0-14 age cohorts only decreases slightly over this time (from 24% of the total population in 2016 to 20% in 2026). This can be viewed as:

- The current primary school provision is adequate in South Dublin in 2016 to support existing population
- There will still be a similar (slightly reduced) demand placed on the primary school infrastructure in 2026 so future growth will not place significant additional strain on current infrastructure.

One key metric to be mindful of in determining the capacity, is the number of teachers and the relative class sizes for an area. A brief comparison of South Dublin against the catchment area using 2016/2017 data indicates that of the schools in the county, 81% of pupils have class sizes of less than 29 per teacher. Our catchment area we see an even better situation with a smaller average class size overall and the majority of pupils having class sizes of less than 29 per teacher (94% of all primary school classes in the catchment).

Post Primary School Provision

There are 7 primary schools defined by the HEA within the study area with the majority offering separate schools for boys and girls.

The Tallaght LAP, adopted in 2006 and extended in 2011 refers decreased enrolments down by 24% over ten years (from 1996-2006) with all schools now operating at numbers below capacity, some significantly. This situation has changed significantly over the past decade with an increased demand for post primary schools now present in South Dublin and Tallaght.

The Department of Education and Skills will commence a new phase of school building during the period of 2016-2022 and has identified the need for additional post primary schools in South Dublin County. Planning permission has been granted for a new 1,000 pupil secondary school in the Tallaght-Kingswood ED. It is also stated that there is the possible requirement for further provision of a post-primary facility in the Dublin 24 area, of which Tallaght is part of.

The South Dublin Development Plan 2016-2022, states that the Department of Education and Skills will commence a new phase of school building for post primary schools during the period 2016-2022. The Department has identified a need for additional post primary schools in South Dublin County up to 2026. Schools in Lucan (Kishoge Community College), Tallaght (Kingswood) and Rathcoole (Holy Family Community School) are under construction or at design stage. Demand for further provision is also identified in the Lucan; Saggart/Citywest; Newcastle/Rathcoole; Knocklyon/Firhouse/Ballycullen areas. The Department identifies a possible requirement for further provision in the Lucan and Dublin 24 areas particularly, although other areas may also require some level of additional provision.

A table of post-primary schools located within the 13 ED of the study area alongside the 2016/2017 enrolment figures can be found below:

School	Girls	Boys	Total Enrolment
Colaiste de hÍde	154	142	296
Mount Seskin Community College	144	166	310

Kingswood Community College	22	29	51
St Marks Community School	429	424	853
Old Bawn Community School	439	482	921
St Aidan's Community School	205	252	457
Total Enrolment	1,393	1,495	2,888

In addition to the capacity highlighted above there are number of neighbouring schools to which many residents of the study area attend. A list of these schools and their attendance is located overleaf:

School	Girls	Boys	Total Enrolment
Moyle Park College	-	714	714
Coaíste Bride	962	-	962
Meanscoil Iogaíd Ris	-	639	639
Templeogue College	-	687	687
Assumption Secondary School	289	-	289
St Pauls Secondary School	535	-	535
Deansrath Community College	146	174	320
Colaiste Chillíain	190	203	393
Greenhills College	-	180	180
Firhouse Community College	319	444	763
St Mac Dara's Community College	379	486	865
Tallaght Community School	354	461	815
Killinarden Community School	241	256	497
St. Colmcille's Community School	361	352	713
Total Enrolment	3,776	4,596	8,372

Combined enrolment for these post-primary schools was 11,260 pupils in 2016.

Scenario 1: Department of Environment Methodology

In this scenario projections for the population cohort of post-primary school-going age are based on the methodology outlined in the Department of Education and Science's 2008 Code of Practice for the provision of schools in the planning system. This methodology has been utilised by planning authorities across the country to determine the capacity of the current school system in a defined area, and to estimate the requirements for future population changes.

The Department of Education's Code of Practice for the provision of schools sets out a methodology that determines the requirement for school provision. This exercise was undertaken previously in scenario 1 of the primary school section. The methodology does not change based on secondary school provision.

Once more, we discount the provision of PBSA within the scheme when undertaking this exercise. The rationale for this is based upon the understanding that third-level students, for whom the PBSA is dedicated to, are generally over the age of 18. Student accommodation is provided on a per-bed basis and leases are provided per person. Therefore, it can be assumed, with near-certainty, that there will be no children of school-going age living in the PBSA scheme.

The apartment blocks that form part of the residential development, have 436 units which range from 1 bed apartments to 3 beds. Having discounted 1 bed apartments in the previous exercise we have retained them for this. We equate 1 apartment unit as equalling 1 household and take the national household average of 2.75 persons for our exercise. We find a potential total number of 1,166 residents in the scheme. Taking the Department's 12% school-going figure, we find there are potentially 144 post-primary students within the scheme.

No. of Units	Average Household Size	Projected Population	Projected Post-Primary School Pop.
436	2.75	1,199	144

Scenario 2: FAC Population Projection and Capacity Methodology

Comparing the overall population figures to the post primary school enrolment data from the Higher Education Authority illustrates that over a period stretching from 2010 to 2017 the number of enrolments has decreased in South Dublin (Postcodes 12, 16, 22, and 24) by **-2.5%**. Enrolment was at 16,688 students in 2010/2011 academic year decreasing to 16,278 in 2016/2017 (410 less enrolled in the 2016/2017 academic year).

Looking ahead from the 2016 population over the next 10 years we are likely to see a shift in the population with a projected natural increase of **15.8%** (12,041 persons) within the catchment area. Likewise, the number of persons in the 15-24 age cohorts increases from **12%** of total population to 15% (13,032 persons) in 2026. This can be viewed as:

- The current post primary school provision is adequate in South Dublin in 2016 to support existing population
- The period of 2011 to 2016 did not see an increase in post primary student enrolment in South Dublin or the study area.
- However, there will be an increase in persons aged 15-24 of +3% over the next decade that result in an increase of 3,624 persons in post primary age cohorts that will need to be accommodated within the area.

Given the planned additional post primary facilities by the School Planning Unit and contrasting this with future demand, it is likely that the additional planned capacity will be sufficient to cater for the demands of the current population and future populations resulting from newer residential developments in the local area.

Third Level Education Provision

Tallaght IT is located at the centre of the study area within the core of Tallaght. The Council recognises the importance of making provision for educational facilities throughout the County, and the role of higher education in providing for the economic and social wellbeing of the County's population. The Institute of Technology Tallaght (ITT) provides third and fourth level education in the County.

The Institute's mission is to be the centre of higher education and knowledge creation within South Dublin County and its environs, to broaden participation in higher education in the region, to be recognised as a leader in supporting research and commercial innovation, and to assist in the advancement of the economic, social and cultural life of the region. There are also opportunities for ITT to develop strategic links with services and industries in the County and to become a major higher-level education hub.

The enrolment for ITT in the 2015/2016 academic year was 5,020³. The institution offers a wide variety of courses (over 32 undergraduate programmes and 8 postgraduate programmes) and caters for persons who may be working simultaneously with a large number of courses also offered in a part-time capacity.

IT Tallaght, Dublin			
Enrolments	Full-time	Part-time	Total
Undergraduate	2,848	1,972	4,820
	57%	39%	96%
Postgraduate	50	150	200
	1%	3%	4%
Total	2,898	2,122	5,020
	58%	42%	100%

Total registered enrolment has increased from 2,841 in 2006 to 5,020 in 2016 demonstrating an increase **+77%** over the past 10 years. Given the status afforded

³ A full breakdown for enrolment figures for the 2018/2019 year are unavailable, however total student numbers are recorded as 6,014, with 3,034 full-time and 2,980 part-time.

to ITT within local and county policy, this student population is likely to increase into the future which will place pressure on rental accommodation in the area.

Training Facilities Provision

A significant concentration of training facilities exists in the Tallaght area providing services across the public, private, community and voluntary sectors. A more integrated approach which brings together local employment services and other training providers, third level institutes and key local employers is required.

There are 15 training centres within study area providing early years education and care, parenting programmes, community education, higher education and virtual education programmes, personal and business development, computer skills, mentoring programmes and micro-financing

Two training facilities within the study area are located in Jobstown and Brookfield in the study area. An Cosan in Jobstown provides early years education and care, parenting programmes, community education, higher education and virtual education programmes. Partas in Brookfield is one of four enterprise centres in the Tallaght area. The centre in Brookfield provides personal and business development, computer skills, mentoring programmes and micro-financing.

This section provides an overview of assets located across the study area and has been segmented into 12 maps and associated text.








- Map 1: Primary school facilities in the 13 electoral divisions of Tallaght.
- Map 2: Secondary school facilities in the 13 electoral divisions of Tallaght.
- Map 3: Third level and further education in the 13 electoral divisions of Tallaght.
- Map 2: Childcare services in the 13 electoral divisions of Tallaght.
- Map 3: Training services in the 13 electoral divisions of Tallaght.

Map 1: Primary Schools services in the 13 electoral divisions of Tallaght.

There are 28 primary schools highlighted within the study area.










Legend

-  Subject Site
-  LAP Area
-  1km LAP Buffer
-  Electoral Divisions
-  Primary Schools
-  Luas Stop
-  Luas Line

Map 2: Secondary Schools and facilities in the 13 electoral divisions of Tallaght.

There are 7 secondary schools located across the study area.

Legend

 Subject Site	 LAP Area	 1km LAP Buffer	 Electoral Divisions
 Secondary Schools	 Luas Stop	 Luas Line	










Map 3: Third Level & Further Education in the 13 electoral divisions of Tallaght.

Tallaght Institute of Technology (ITT) Campus is located within the study area.



Legend








-  Subject Site
-  LAP Area
-  1km LAP Buffer
-  Electoral Divisions
-  Third Level Institutions
-  Luas Stop
-  Luas Line

Map 4: Childcare Facilities in the 13 electoral divisions of Tallaght.

There are 55 crèche and Montessori facilities highlighted within the study area.



Legend








-  Subject Site
-  LAP Area
-  1km LAP Buffer
-  Electoral Divisions
-  Childcare facilities
-  Luas Stop
-  Luas Line

Map 4: Training Facilities in the 13 electoral divisions of Tallaght.

There are 14 training centres within Study Area provides early years education and care, parenting programmes, community education, higher education and virtual education programmes, personal and business development, computer skills, mentoring programmes and micro-financing.



Legend

-  Subject Site
-  LAP Area
-  1km LAP Buffer
-  Electoral Divisions
-  Training Centres
-  Luas Stop
-  Luas Line

6.0 CONCLUSIONS

New, largescale residential developments have the potential to upset a catchment's equilibrium, in terms of school capacities, and because of this it is important to have an understanding of the current ability of education facilities to support the wider community, both now and in the future. The key issues addressed in this report were:

1. Highlighting whether or not the needs of the current population in the catchment area are adequately supported by the social infrastructure presently in existence.
2. Establishing if this infrastructure has an appropriate capacity to support any future population changes.

Focusing on primary and post primary provision, there is no guiding population benchmark for the provision of new school facilities in Ireland, rather these are determined on an area specific basis by considering available school capacity, and demographic projections. The Department of Environment approach includes a general standard that for every 1,000 dwellings (at an average of 3 persons per dwelling) in an area, circa 11.3% of the population will require primary school places and 8.5% will require secondary school places.

The South Dublin Development Plan 2016-2022 does not earmark the development of any specific new sites for primary schools over the plan period. With enrolment figures in the area remaining static over the past number of years the future provision of new primary education facilities will be dependent on the scale of future development which may occur in the area.

The Department of Education and Skills will commence a new phase of school building during the period of 2016-2022 and has identified the need for additional post primary schools in South Dublin County. Planning permission has been granted for a new 1,000 pupil secondary school in the Tallaght-Kingswood ED. It is also stated that there is the possible requirement for further provision of a post-primary facility in the Dublin 24 area, of which Tallaght is part of.

The South Dublin Development Plan 2016-2022, states that the Department of Education and Skills will commence a new phase of school building for post primary schools during the period 2016-2022. The Department has identified a need for additional post primary schools in South Dublin County up to 2026. Schools in Lucan (Kishoge Community College), Tallaght (Kingswood) and Rathcoole (Holy Family Community School) are under construction or at design stage. Demand for further provision is also identified in the Lucan; Saggart/Citywest; Newcastle/Rathcoole; Knocklyon/Firhouse/Ballycullen areas. The Department identifies a possible requirement for further provision in the Lucan and Dublin 24 areas particularly, although other areas may also require some level of additional provision. It is judged that this additional capacity will be sufficient for Tallaght over the plan period and beyond.

Finally, the council recognises the importance the Institute of Technology Tallaght (ITT) provides in the County as a major higher-level education hub. The enrolment for ITT in the 2015/2016 academic year was 5,020 and the school experienced an increase in enrolments by over 75% in the past 10 years. The institute is likely to expand further over the coming years in terms of courses provided but also number of full and part time students attending. This is likely to have future demands on housing provision in the local area to accommodate the student populations. Therefore, the proposed PBSA that forms part of the Belgard Gardens development will provide a positive addition with respect to any increased student population at ITT.

APPENDICES

1. Primary, Post Primary and Third Level – Identified Locations

Education Inventory

Creche/ Nursery Schools	Primary Schools	Secondary Schools	Third Level Education	Adult Education	Training and Employment Services
Aisling Nursery and Montessori School	Abacas Kilnamangh	Kilinarden Community School	Institute of Techonology Tallaght	Adult Educaiton Old Bawn	Action Tallaght
An Turas	Belgard National School	Mount Seskin Community College	Trinity Centre for Education	Adult Education Centre	Cheever Enterprise Training and Employment Service
Ard Mor Montessori	Firhouse Educate Together N.S	Old Bawn Community School		An Cosan, (The Shanty Educational Project)	FAS Employment Services
Barnardos MacUilliam Child and Family Centre	Naomh Maolruain National School	Sacred Heart Seondary School		BEST (Basic Education Servcie Tallaght) Adult Education Centre	FAS Training Services
BEST Adult Education Centre Creche	Saint Aidans National School	Saint Aidans' Community School		Brookfield Adult Education Courses	Noel Recruitment
Brookview Childcare Services	Saint Brigids National School	Saint Marks' Community School		FAME (Fettercairn Adult Morning Education)	Obair LES (local employment services)
Busy Beehive	Saint Dominics National School	Tallaght Community School		JAEN Jobstown Adult Education Network	Partas
Fettercairn Little Ones	Saint Joesphs Special School			National Learning Network Centre	South Dublin County Enterprise Board
Fledglings Childcare	Saint Kevins' National School			St. Basils' Training Centre	Threshold Training Network
Glenview Montessori Pre School	Saint Killians Senior National School			TACT Adult Education	
Headstart Pre-school	Saint Maelruains National School			Tallaght Centre for the Unemployed	
Junior Learning Centre and Montessori School	Saint Marks' National School			Training Institute of Ireland	
Kilnamanagh Kids Creche and Montessori School	Saint Roses Special School			VEC 1 Tuansgate	

Education Inventory

Creche/ Nursery Schools	Primary Schools	Secondary Schools	Third Level Education	Adult Education	Training and Employment Services
Kilnamanagh pre-school	Saint Thomas National School				
Little Ladybird Creche	Scoil An Chroi Ro Naofa Soisir,				
Moby Playbus	Scoil Cailtin Maude				
St. Annes Community Pre-school	Scoil Cnoc Mhuire				
	Scoil Iosa				
	Scoil Naisiunta Aonghusa				
	Scoil Naomh Colmcille				
	Scoil Santain				
	Solas Christ				
	St Martin De Porres National School				
	St. Annes National School				
	St. Mary's National School				
	The Adelaide and Meath Hospital Incorporating the National Childrens Hospital Special School				

2. Methodology

Asset Mapping

Asset mapping is the process of building an inventory of the strengths of a community. It involves documenting the physical assets e.g. parks, community centres, churches). This enables the identification of assets, revealing connections between assets as well as between the asset and residents and how to access assets. Beyond developing a map or inventory the mapping process is designed to promote connections and relationships between individuals, communities and organisations. The process of asset mapping enables people to think positively about the community.

Existing local directories were used to establish an inventory of possible health assets in the community. The data were then used to develop a map of identified health assets in the Tallaght community via geographic information systems. A geographic information system (GIS) is used to deal with spatial information by integrating digital data, computer hardware and software. GIS refers to all aspects of data management, visualization, geo-processing and analysis. Thus, it can be used to reveal spatial relationships, patterns and trends, in the form of maps. Asset mapping has been acknowledged as a helpful planning tool that can visually communicate and influence the decision-making process among multiple stakeholders such as political decision makers and community leaders.

Some facilities and services are co-located within the same building or site. For example, there are three Addiction type services within the Glenabbey building on the Belgard Road – the Youth Drug and Alcohol Service, HSE Community Drug Team and HSE Community Alcohol Services. To facilitate easy reading of the map, this location was given one Addiction services symbol rather than three.

Some facilities or services are plotted just outside of the ED boundary. This can occur due to the longitude and latitude of the service not falling entirely within the ED. Nevertheless, these services are considered locally to be available to the population of the area and part of that area. Rather than delete these services and facilities we retained them for completeness. For example, the Hazel Wood Golf Club falls mainly within the ED of Jobstown but because of its geographic coordinates; it is plotted just outside the boundary of same.

The sources of the maps were; the Ordnance Survey; Open Street Maps; and South Dublin County Council.