

School Provision Report

In respect of

Proposed Residential Development Gorey, Co. Wexford

Prepared for

AMIL Properties Ltd.

Prepared by

John Spain Associates

December 2018



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1.0 INTRODUCTION

- 1.1 On behalf of the applicant, AMIL Properties Ltd., John Spain Associates have been instructed to prepare a Schools report in respect of the Board's Opinion. The pre-application consultation opinion from An Bord Pleanála states pursuant to Article 285(5)(b) that the following specific information should be submitted with any application for permission:

“A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.”

- 1.2 The subject lands are located north-west of the town of Gorey, in the townland of Ramsfortpark. The lands comprise the former Walsh Mushrooms composting site, adjacent to the junction of Fort Road and the new distributor road which is in the final stages of construction. The approximate area of our client's landholding is identified in red below.
- 1.3 The lands are currently derelict, following the closure of the Mushroom facility in 2006, with the remains of various elements of the former mushroom composting business prominent in views along this stretch of road.

Figure 1.1 – Aerial photograph of the site (Source: Google Maps)



- 1.4 We refer the Board to the correspondence in Appendix 1 which details consultations between our client and the Department of Education and Skills towards the end of 2017 which confirms that there is sufficient Primary School capacity and that the subject lands were not suitable for a Secondary School.

2.0 SCHOOL PROVISION ANALYSIS

- 2.1 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, sets out best practice approaches that should be followed by planning authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.
- 2.2 In respect of identifying requirements for primary schools in the future, the Code of Practice outlines that the Department of Education and Science will assume that an average of 12% of the population is of primary school-going age.
- 2.3 In respect of secondary schools' provision, the Code of Practice identifies that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools.
- 2.4 Planning Authorities are required to anticipate the demand for new schools' infrastructure using this methodology.
- 2.5 The "*Identification and Suitability Assessment of Sites for Primary and Post Primary Schools*" Guidance note has been prepared to assist in the identification and the assessment for suitability of new sites for Primary Schools. The guidance is intended for use in conjunction with relevant design guidelines and technical guidance documents produced by the Department of Education and Skills and other appropriate stakeholders.
- 2.6 Whilst the technical guidance document provides helpful information on the physical suitability requirements of school sites, it does not provide assistance with determining when a school site may be required. This guidance is set out within the '*Provision of Schools and the Planning System*' code of practice document produced by the Department of Education and Science¹.
- 2.7 The '*Provision of Schools and the Planning System*' sets out that, for the purposes of calculating schools' requirements, the Department will assume that 12% of the population is of primary school-going age. In respect of secondary schools' provision, the Code of Practice identifies that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools. In discussions with the Department, we have been advised that the Department assumes that 8.5% of the population of a settlement is of secondary school-going age.
- 2.8 The target population of Gorey for 2023, when the LAP will be renewed, is 12,105.
- 2.9 In relation to primary school requirements, taking the methodology approach set out within the Code of Practice, it can be concluded that there will be 1,453 children of primary school-going age at 2023.

¹ Now the Department of Education and Skills

- 2.10 There are currently 5 No. primary schools in Gorey, as set out in Table 2.1. Details of current enrolment for each of these schools is available on the Department of Education and Skills website². These figures are set out in Table 1 below. It should be noted that these figures do not represent total capacity at each of the schools. It is possible that there is additional spare capacity in one of more of these schools. We have attempted to make contact with each of the schools but at the time of writing all schools are on Summer Holiday and it is not possible to establish the total capacity of each school. In any case, using the Department's methodology for calculating new schools' requirements, it can be seen that there is significant capacity within existing primary schools in Gorey to meet planned demand up to 2023 and there is thus no requirement to deliver any additional primary school sites.
- 2.11 Notwithstanding this statement, it should be noted that whilst the technical guidance document provides helpful information on the physical suitability requirements of school sites, it does not provide assistance with determining when a school site may be required. This guidance is set out within the 'Provision of Schools and the Planning System' code of practice document produced by the Department of Education and Science³.
- 2.12 The 'Provision of Schools and the Planning System' sets out that, for the purposes of calculating schools' requirements, the Department will assume that 12% of the population is of primary school-going age. In respect of secondary schools' provision, the Code of Practice identifies that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools. In discussions with the Department, we have been advised that the Department assumes that 8.5% of the population of a settlement is of secondary school-going age.

Table 2.1 – Existing primary schools within Gorey

Primary Schools in Gorey	
School	Capacity
Bunscoil Loreto	671
Gorey Central School	212
Gorey Educate Together National School	437
Gaelscoil Moshiolog	244
St. Joseph's Primary School	371
Total	1,935

(2017 Figures)

² <http://www.education.ie/en/Find-a-School/School-Search-Results/?level=Primary&geo=Wexfordðos=-1&lang=-1&gender=-1>

³ Now the Department of Education and Skills

- 2.13 In relation to secondary school requirements, there are 2 No. secondary schools in Gorey, as set out in Table 2. We have contacted each of these schools and have confirmed individual capacities as follows:

Table 2.2 – Existing secondary schools within Gorey

Secondary Schools in Gorey	
School	Capacity
Creagh College	1,000
Gorey Community School	1,576
Total	2,576

- 2.14 As has been set out previously, the Department of Education and Skills, for the purposes of establishing requirements for new secondary schools, it assumes that 8.5% of the population of a settlement is of secondary school-going age. Taking this approach, it can be seen from Table 2 above that there is also significant capacity in the existing secondary schools within Gorey, far in excess of the 8.5% of population (1,029) which is assumed by the Department to be of secondary school-going age.
- 2.15 It is respectfully submitted that this baseline analysis is critical to a reasoned understanding of the requirement for such additional infrastructure over the lifetime of the adopted LAP. We have undertaken such an analysis as part of this submission and our review of existing primary and secondary school facilities within Gorey has found that there is sufficient capacity within existing primary and secondary schools in Gorey, to accommodate demands arising from planned population growth in the period up to 2023. Indeed, there appears to be significant spare capacity available at 2023. We therefore respectfully submit that there is sufficient capacity to serve the needs of Gorey and the proposed development.
- 2.16 We would highlight that the Gorey Showgrounds and Town Park, which are within 200m of our client's lands, provide a very substantial community facility of approximately 10 acres for the area. The facility currently provides playing pitches, play areas and a clubhouse building but the Council is currently planning a major redevelopment of both the Showgrounds and Gorey Town Park, which will ultimately see both amenities joined into one large park. In respect of the Council's plans for the Gorey Showgrounds and Town Park, Section 5.3.1 of the Draft Plan states:

“The planning process has been completed for the re-development of Gorey Town Park and Show grounds into a high quality public park and recreational area. The park will consist of a series of safe interlinked spaces and open playing fields to be used for passive and active recreation and will also function as a conduit for raising awareness of wildlife, habitat, environmental and sustainability issues. The park will also be capable of hosting small outdoor and local events. Preliminary design works are due to commence in September 2016 with construction to follow in 2017.”

- 2.17 It is respectfully submitted that this significant redeveloped community facility will provide a very high quality, multi-functional community facility to cater for the needs of the local community in the future. There would be no need for an additional community facility in this area of the town.

3.0 SUMMARY AND CONCLUSION

- 3.1 The pre-application consultation opinion from An Bord Pleanála states pursuant to Article 285(5)(b) that the following specific information should be submitted with any application for permission:

“A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.”

- 3.2 In relation to primary school requirements, taking the methodology approach set out within the Department of Education and Skills Code of Practice, it can be concluded that there will be 1,453 children of primary school-going age at 2023. The capacity in local school is estimated at 1,935. It can be seen that there is significant capacity within existing primary schools in Gorey to meet planned demand up to 2023 and there is thus no requirement to deliver any additional primary school sites.
- 3.3 With reference to secondary schools that there is also significant capacity (c. 2,576) in the existing secondary schools within Gorey, far in excess of the 8.5% of population (1,029) which is assumed by the Department to be of secondary school-going age.
- 3.4 We also refer the Board to the correspondence in Appendix 1 which details consultations between our client and the Department of Education and Skills towards the end of 2017 which confirms that there is sufficient Primary School capacity and that the subject lands were not suitable for a Secondary School.
- 3.5 Having regard to the above it is respectfully submitted that there is sufficient capacity in existing schools in the area to facilitate the proposed development.

Appendix 1 Correspondence from the Department of Education and Skills



Alan Walsh <alan@walshgroup.info>

Department of education - Gorey response

1 message

Alan Walsh <alan@walshgroup.info>
To: Alan Walsh <alan@walshgroup.info>

26 October 2017 at 09:07

Alan,

Please see below in relation to lands identified in the attached map.

Kind regards,

Ruairi

Ruairi Smyth | Site Acquisition and Property Management Section

Department of Education and Skills | Portlaoise Road | Tullamore | Co. Offaly | R35 Y2N5

Tel: 057 932 5428 **E-mail:** ruairi_smyth@education.gov.ie

From: Cusack, Joe
Sent: 25 October 2017 15:47
To: Smyth, Ruairi <ruairi_smyth@education.gov.ie>
Cc: Carolan, George <George_Carolan@education.gov.ie>
Subject: Gorey

Hi Ruairi,

Having looked at the future primary pupil projections for the Gorey Area it would appear that the existing primary schools will be able to accommodate all primary pupils over the next number of years. As the site in question is 5 acres, it would not be able suitable to accommodate a post primary. Therefore it appears that the site will not be required for either a primary or post primary school.

Regards,

Joe Cusack

Acting Executive Officer | Forward Planning Section | Department of Education & Skills

☎ +353 (57) 932 5335 | ✉ joe.cusack@education.gov.ie | 📍 Portlaoise Road, Tullamore, Co. Offaly, R35 Y2N5.

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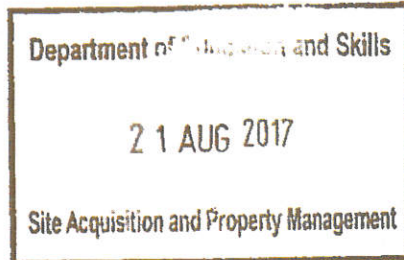
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WALSH MUSHROOMS UC

BALLYMINAUN HILL, GOREY, CO. WEXFORD, Y25 D6X3, IRELAND.

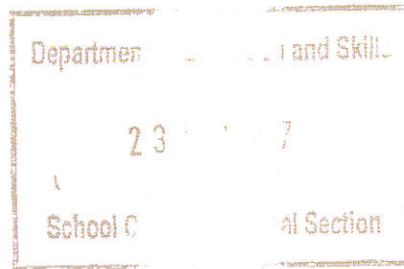
Tel: 00353 (0)53-9421182
E-mail: info@walshmushrooms.ie

SAPM
Department of Education and Skills
Portlaoise Road,
Tullamore
Co. Offaly
R35 Y2N5



18th August 2017

Attention: Elaine Matthews



Dear Ms. Matthews,

Under the recent Gorey town plan zoning, 5 acres of our land at Walsh Mushrooms, Creagh have been zoned for Community & Educational use.

Should you have any requirements, please contact myself to discuss opportunities.

Yours faithfully,

Alan Walsh
Director

Enc. Map

c.c. Hannah Murphy (SCAS)



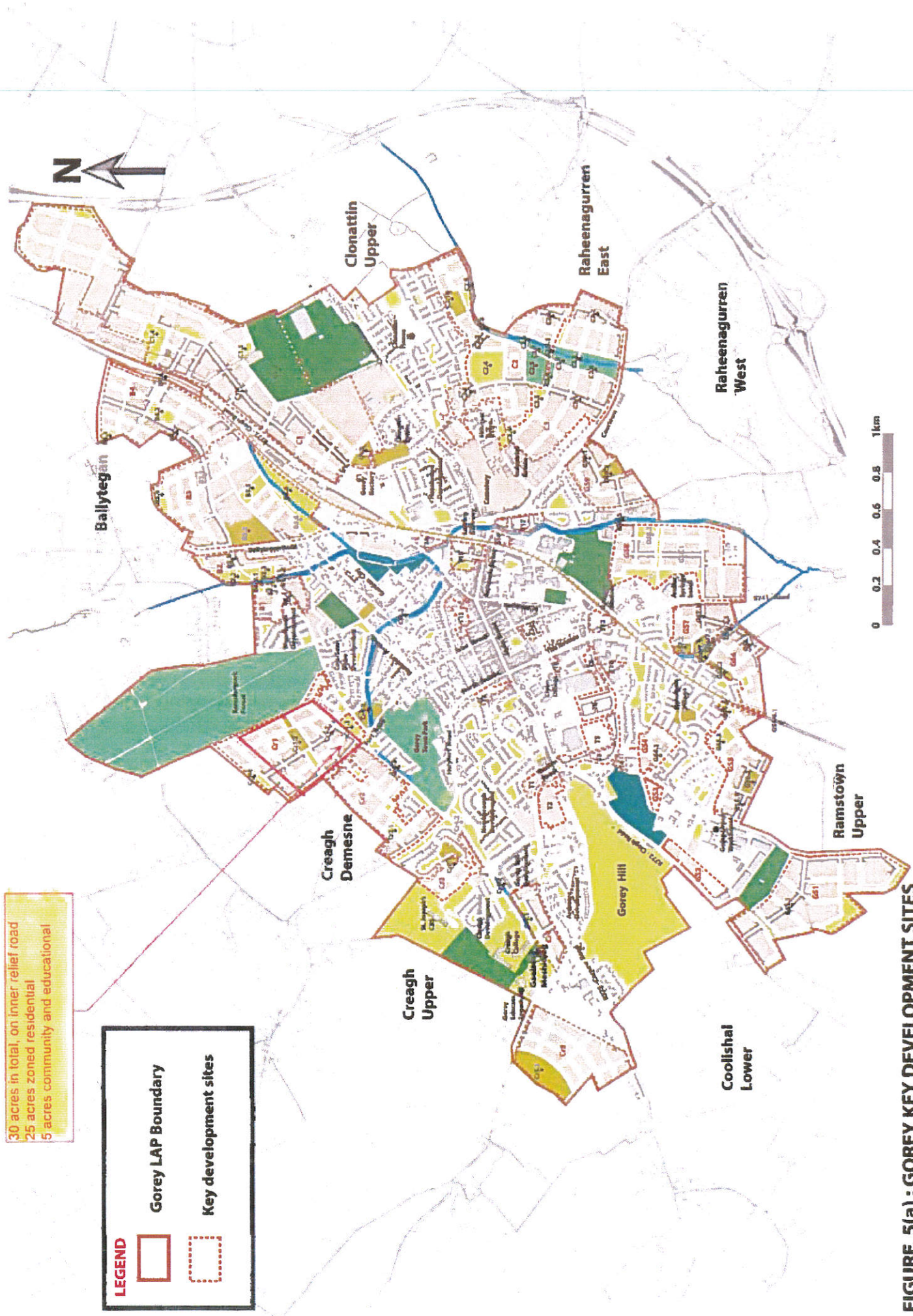
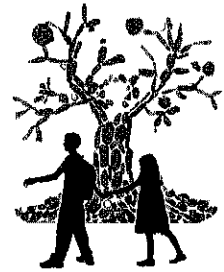


FIGURE 5(a) : GOREY KEY DEVELOPMENT SITES

Gorey Educate Together National School

Kilnahue Lane
Carnew Road
Gorey
Co. Wexford



Tel: 053 9489662 Fax: 053 9489660 School Roll No: 20214H
E-mail: info@goreyeducatetogether.ie Web: goreyeducatetogether.ie
Principal: Raymond Swan Deputy Principal: Imelda Wright Assistant Principal: Mairéad Jordan

Alan Walsh
Walsh Mushrooms

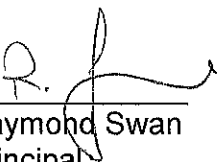
25th August 2017

Dear Alan,

Thank you for your recent letter, (14.07.2017.)

Please note that we have no requirements for the foreseeable future.

Kind regards,


Raymond Swan
Principal