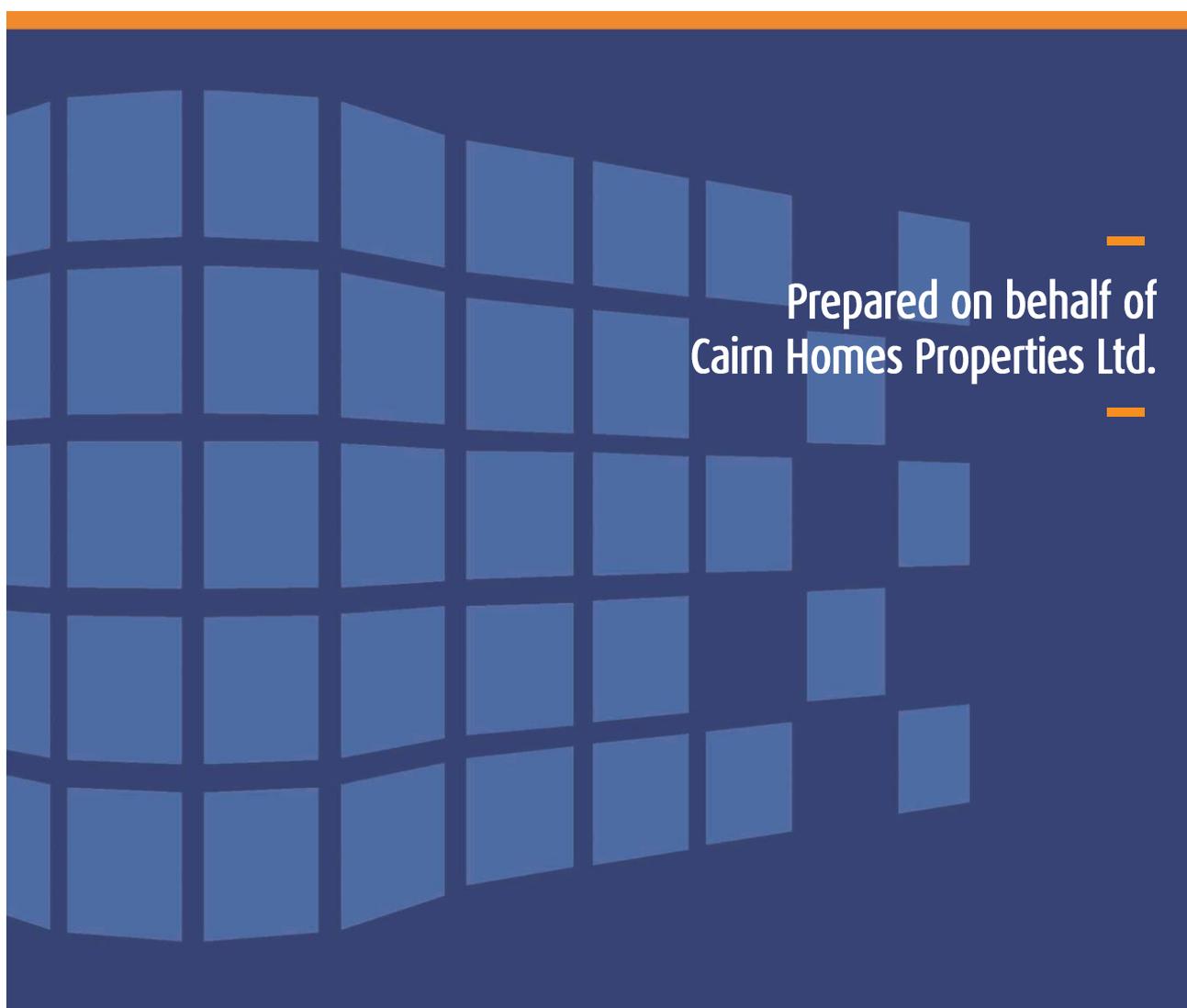


# School Demand Report

Castletreasure/Maryborough (townlands), Carr's Hill, Douglas, Co. Cork

April 2019



Prepared on behalf of  
Cairn Homes Properties Ltd.

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# 1.0 Introduction

Cairn Homes Properties Ltd. are applying for a Strategic Housing Development comprising the construction of 472 no. residential units, a creche and all associated development at Castletreasure/Maryborough (townlands), Carr's Hill, Douglas, Co. Cork.

This School Demand Report is submitted in response to item 7 of An Bord Pleanála's Opinion which required the following:

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

Accordingly, this report provides details on the current and future capacity of existing and proposed schools in the area, along with the demand for places likely to be generated by the proposed development.

In assessing the current and likely school demand for the catchment area we have carried out an analysis of the CSO data for the Douglas Electoral Area (ED), as well as an assessment of both primary and post-primary schools located within a 5km radius or equivalent 10-minute drivetime of the site (i.e. the study area).

## 2.0 Policy Context

### 2.1 The Provision of Schools and the Planning System – A Code of Practice

The guidelines by the Department of Education and Science and the Department of the Environment, Heritage and Local Government (2008)<sup>1</sup> for the provision of Schools outlines the following core objectives for the effective integration of schools and development planning systems:

- *Schools provision should be an integral part of the evolution of company sustainable urban development and the development of sustainable communities;*
- *The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and*
- *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.*

### 2.2 Cork County Development Plan 2014

The Cork County Development Plan 2014 provides several policy objectives for the provision of educational facilities in Cork.

Objective SC 4-1: Educational Facilities states that it is an objective to:

*“Facilitate the provision of educational services in the community such as schools, creches and other educational and childcare facilities. Multi-use facilities which can accommodate both educational and childcare facilities are also encouraged.”*

Objective SC 4-2 provides guidance on the provision of Educational facilities in large residential developments:

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<sup>1</sup> Document available to view and download at <http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/FileDownload,14468,en.pdf>

*a) Provide new educational facilities in accordance with the guidance set out in the Guidelines on Sustainable Residential Development in Urban Areas.*

*b) Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided.*

*c) Work closely with the Department of Education & Skills to identify in the Local Area Plans, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the department of Education & Science, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an areas.*

*d) Facilitate the development of primary, post-primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County.*

*e) Encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.*

*f) Require that proposed new large-scale residential developments, either as part of an individual development or a collective group of developments include an assessment of the demand for school places likely to be generated by the development and proposals to address any identified increase in demand which may arise.*

### 3.0 Existing School Provision

The study area is located within the environs of Cork City where many long-established schools facilitate primary and post primary education. The 2016 Census evaluated the journey time of Persons aged 5 years and over to work, school or college. The results show that approximately 23% of that cohort of the population in the Douglas ED have a travel time of ½ hour – under ¾ an hour (3,344 persons from a total of 14,731 persons), while nearly half (47%) travel between ¼ hour – under ½ hour to work, school or college. Notwithstanding that the area of the ED is very large it stands to reason that some children travel outside of the ED to attend school, which are numerous within the City area. For example, the travel time from the Castletreasure area to the College of Commerce on City Island is estimated at approximately 14 min, which offers prospective pupils a great choice of schools.

In order to ascertain school provision within the study area, only the schools which are accessible in a 10 min drive time from the proposed development are recognised. There are 8 no. existing primary schools and 2 no. existing post primary schools located within the study area, as detailed in Table 1 below. Figure 1 illustrates the location of existing and proposed schools in relation to the site.

The total enrolment of primary schools in the eight existing schools is 3,596 pupils for 2018/19. The current capacity of these schools is 13 pupils. St. Columba's boys NS presently operates on a 2-stream basis. A new building will have capacity for 3-streams for Sep. 2019, which in conjunction with St. Columba's NS (girls) would theoretically provide 900 places, providing a potential capacity of 100 spaces. This however, is dependent on staffing, girls-boys ratio and amalgamation plans (in conversation with principal on 26/03/19). This raises the potential capacity to 113 places for September 2019.

The Minister of Education and Skills has been granted conditional planning permission (CCoC planning application ref. 18/5369 / ABP ref. 302924-18) for the construction of a new Educate Together Primary School

with 24 classrooms and a total capacity of 624 students (Roll no. 20413N). This school is located within the ownership boundary of the applicant, immediately west of the proposed main vehicular access point from the R609 Carr's Hill Road. It will replace the existing dual campus Rochestown Educate Together Primary School, identified as '8a' and '8b' in Figure 1. With this grant of planning permission by An Bord Pleanála in April 2019, the school (estimated for completion in 2021) will provide an additional capacity of 362 places, raising the overall capacity in the area to 475.

The total enrolment of post primary schools in the two existing schools is 1,075 pupils. The current capacity of these schools is 105 pupils. Capacity increases to 705 pupils if the proposed Educate Together Post Primary School is built and included in the capacity figure.

The Minister of Education and Skills has lodged an application with Cork County Council (CCoC planning application ref. 18/6246) for a 600 pupil, Educate Together Post-Primary School building on 24/08/2018. A request for Further Information (FI) was issued by Cork County Council on 18<sup>th</sup> October 2018, with the response to same submitted by the applicant in April 2019. A decision is due on the application in May 2019

*Table 1 School enrolment and capacity figures. (\*proposed figure according to planning files)*

Post-Primary School		School Roll No.	Enrolment	Available Capacity
1	Regina Mundi College (girls)	62691G	560	0
2	Douglas Community School (boys)	91396R	515	105
3	Proposed Educate Together Post-Primary School	68263P	N/A	600* <sup>2</sup>
<b>Total Enrolment and Capacity (excluding proposed school)</b>			<b>1075</b>	<b>105</b>
Primary School		School Roll No.	Enrolment for 2018/19	Available Capacity
4	St. Luke's NS (mixed)	12012W	220	5
5	St. Columba's NS (girls) with facility for Deaf Children (including boys)	05508O	405	1-2 in each class (8 spaces included in calculation)
6	St. Columba's NS (boys) (Also known as Douglas N.S.)	13828F	400 <sup>3</sup> (confirmed by principal)	0
7	Scoil Bhríde Eglantine (girls)	18563U	528	No response received
8	Rochestown Educate Together National School (mixed) – 2 campuses	20413N	262	0
9	Scoil Phadraig Naofa (mixed)	20335T	504	No response received
10	Scoil Niocláis (mixed)	20106E	839	No response received
11	Gaelscoil na Duglaise	19882S	438	0
12	Approved Educate Together Primary School	20413N	N/A (624)	362* <sup>4</sup>
<b>Total Enrolment and Capacity (excluding proposed school)</b>			<b>3,596</b>	<b>13 (475)<sup>5</sup></b>

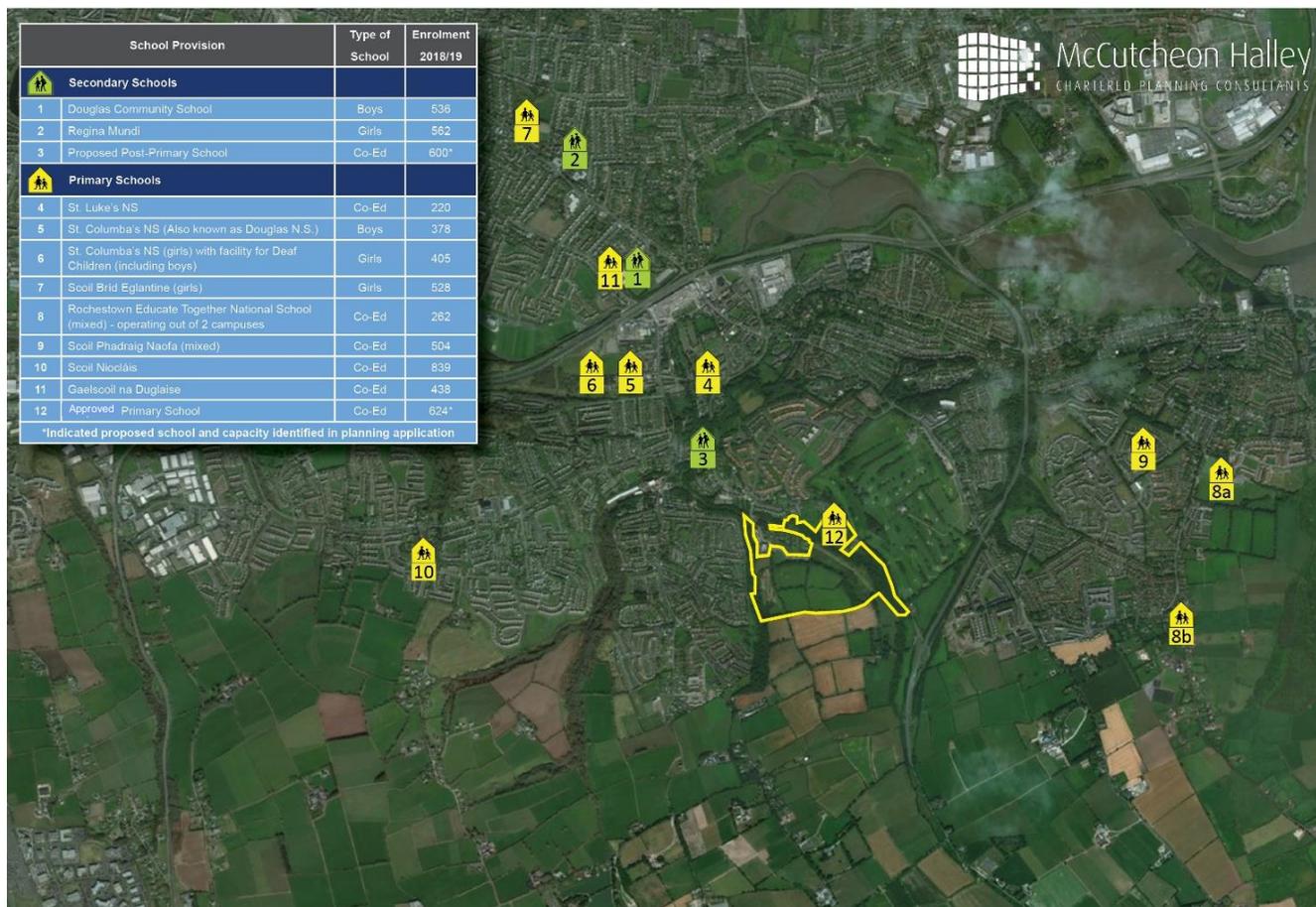
<sup>2</sup> Planning permission granted by ABP in April 2019 (ref. ABP-302924-18). Once constructed, the school will provide an additional capacity of 600 pupils based on current enrolment numbers.

<sup>3</sup> The enrolment figure of 400 is confirmed by the principal and differs from the Dep. of Education figure of 378 which is stated in Figure 1 (in conversation with principal on 26/03/19).

<sup>4</sup> This school will replace the Rochestown Educate Together primary school and based on current enrolment numbers provide additional capacity of 362 pupils.

<sup>5</sup> The figure in brackets includes the potential 100 additional spaces for the amalgamated St. Columba's girls and boys National Schools and the additional capacity anticipated from the Proposed Educate Together School.

Figure 1: Location of existing and proposed primary and post-primary schools in relation to site



## 4.0 Existing and Future Demand

### 4.1 Primary School Population

The total primary school going population (5-12 years) in 2016 was 2,279 children – this is 10.8% of the total population in the study area. In the County as a whole, 12.9% of the population were of primary school age in 2016. There is, therefore, a slightly lower proportion of primary school aged children living in the study area in comparison to Cork County.

The number of children of primary school age grew by 44 children during the period 2011 to 2016. However, based on the age structure of the population in 2016 this increase will be negated as the number of children in the 0-4 year age group fell by 79. This figure is derived at by comparing Census 2011 figures (1,573 children) with Census 2016 figures (1,494 children) for the 0-4 age group. General population trends of an ageing population and falling birth-rates concur with this observation.

The 2,279 children of primary school age (5-12 year old children) living in the study area in 2016 amounts to an average of 284 children for each school year (i.e. 8 school years comprising junior infants through to 6<sup>th</sup> class). In 2016 there were 1,494 children in the pre-school age band (0-4 year old children) – an average of 299 children for each pre-school year. In the short term, therefore, the local demand for primary school places is going to increase by an average of 15 places a year. This is calculated on the assumption that, on average 284 children leave the primary school system each year, while 299 children enter the system. Any further increase in population will add to demand for primary school places.

The number of children enrolled in the primary schools within a 5km radius as itemised in figure 1 and table 1 is 3,596 children. This is compared with a total of 2,279 children of primary school age who lived in the study

area in 2016. The discrepancy may possibly be explained by children travelling to the schools from outside the Douglas ED, especially the more populous EDs in the Mahon and Togher areas. Capacity is estimated to be 13 places. A new school building for St. Columba's NS (boys) and St. Columba's NS (girls) with facilities for the deaf which will be operational in September 2019 has additional capacity of approximately 100 pupils. This figure is based on the size of the building and depends on enrolment figures and staffing. As mentioned previously, planning permission was also granted for a new Educate Together primary at Carr's Hill, in the immediate vicinity of the site (CCoC planning application ref. 18/5369 / ABP ref. 302924-18). This is to facilitate Rochestown Educate Together National School with a present enrolment of 262. The new school is envisaged to cater for 624 students in total facilitating 362 additional pupils if granted.

## 4.2 Post Primary School Population

The total post primary going population (13-18 year olds) in 2016 was 1,649 children – this is 7.8% of the total population in the study area. In the County, 8.1% of the population were of post primary school age in 2016. There is, therefore, a slightly lower proportion of post-primary school aged children living in the study area in comparison to Cork County.

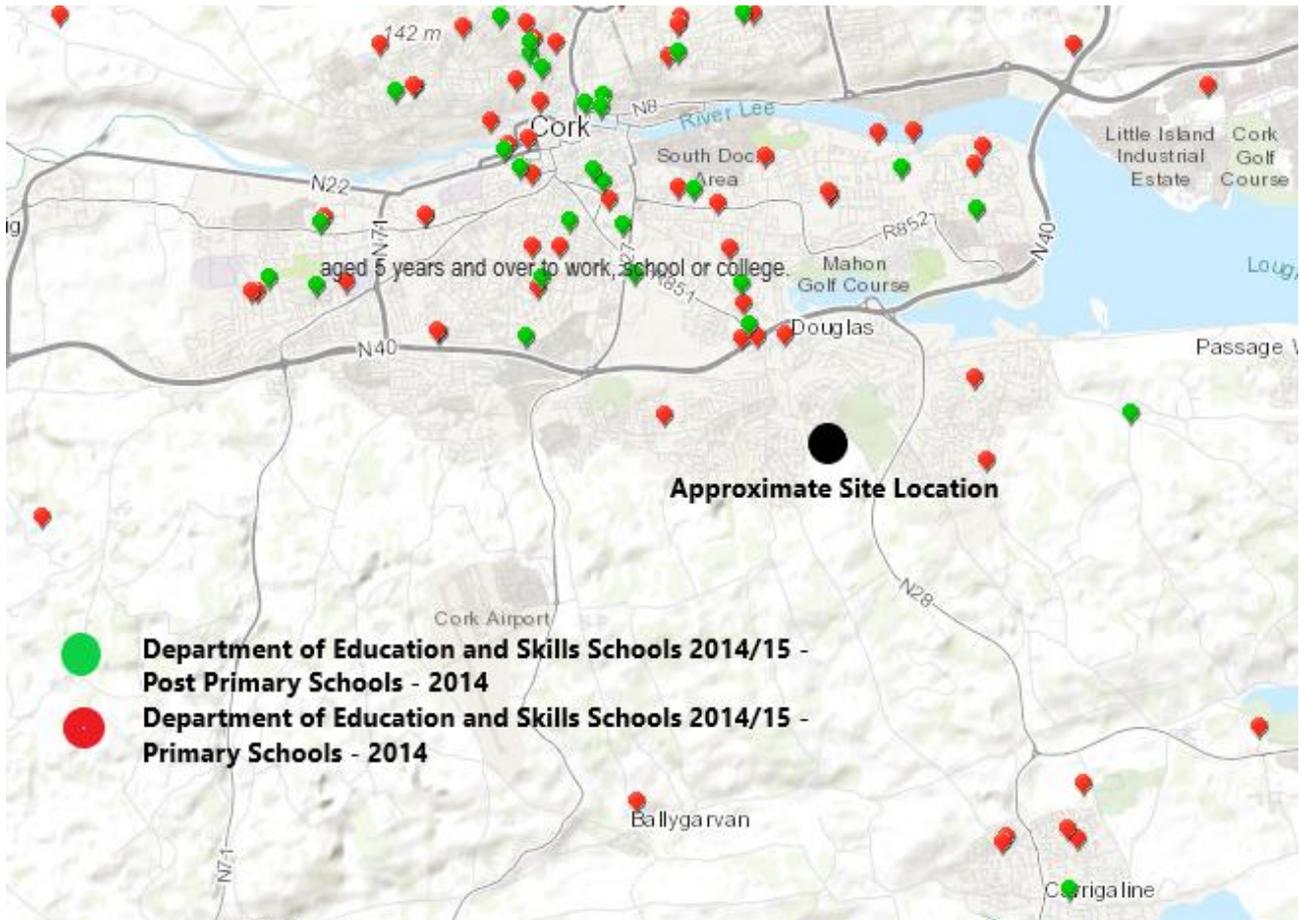
The number of children of post primary school age decreased by 89 children during the period 2011 (CSO figure: 1,738) to 2016 (CSO figure: 1,649).

The 1,649 children of post primary school age living in the study area in 2016 amounted to an average of 275 children for each school year (i.e. 6 school years comprising 1<sup>st</sup> year through to 6<sup>th</sup> year). In 2016 there were 2,279 children in the primary school age band – an average of 284 for each primary school year. In the short term, therefore, the local demand for post primary school places is going to increase by an average of 9 places a year. This is calculated on the assumption that, on average 275 children leave the post primary system each year, while 284 children enter the system. Any further increase in population will add to demand for post primary school places.

The existing demand for post primary school places in the study area is greater than the actual provision. A total of 1,649 children of post primary school age lived in the study area in 2016, compared with an enrolment of 1,075 and a potential capacity of 105 (boys). As mentioned previously, a new mixed secondary school (Role No. 68263P) is proposed to the north of the site (Cork County Council ref. 18/6246, FI lodged by applicant in April 2019 and decision due in May 2019). This school, if permitted, would provide an additional 600 student places, thereby increasing the secondary school capacity in the area to 705.

The current demand for school places in the area may be further met by children traveling to schools outside the study area towards the City Centre or Carrigaline depending on their location within the ED. Census 2016 Figures indicate that 23% of persons aged 5 years travel for ½ hour – under ¾ hour to work, school or college. 47% travel for ¼ hour – under ½ hour. See Figure 2 for locations of schools in Cork City and Carrigaline.

Figure 2 – Location of schools in Cork City and Carrigaline



### 4.3 Future Primary School Demand

As stated above, in 2016, there were 1,494 children in the pre-school (0-4 years) age band. This equates to an average of 299 children entering the primary school system for each school year. The proposed development consists of the construction of 472no. additional dwellings within the study area.

In calculating the demand likely to be generated by the proposed development, the formula used by the Department of Education and Science for calculating school demand, was used. The current formula for primary schools is:

$$12\% * \text{No. of Units} * \text{Average household size.}$$

The total number of units is 472 no. and according to the Census 2016 the average household size in Ireland is 2.75. therefore, the following calculation was used:

$$12\% * 472 * 2.75 = 156$$

Therefore, the proposed development of 472 no. dwelling units will generate a demand for an additional 156 no. primary school places. This increases the total children entering the primary school system to 1,650 children which equates to an average of 330 children each school year.

### 4.3 Future Post Primary School Demand

In 2016, there were 2,279 children in the primary school age band. This equates to an average of 284 children entering the post primary school system each school year. The proposed development consists of the construction of 472 no. additional dwellings within the study area.

The current formula for post primary schools used by the Department of Education and Science is:

$$8.5\% * \text{No. of units} * \text{Average household size}$$

The following calculation was used:

$$8.5\% * 472 * 2.75 = 110$$

Therefore, the proposed development of 472 no. dwelling units will generate a demand for an additional 110 no. post primary school places. This increases the total children entering the post primary school system to 2,389 children and equates to an average of 298 children.

## 5.0 Conclusion

The research undertaken identifies 8 no. existing primary schools and 2 no. existing post primary schools within a ten-minute drive time of the proposed development site. Out of the eight primary schools the current capacity of 13 spaces is not adequate. However, the capacity does not reflect the amalgamation of St. Columba's NS (girls, including facilities for the deaf) with St. Columba's NS (boys). The new school building will be completed by September 2019 and provide a potential capacity for 100 additional children. In addition, the permitted Castletreasure Educate Together Primary School, with an estimated completion date of September 2021), will make a further 362 places available. These planned improvements to local primary school services will provide ample capacity and reflect the future growth in the population of Douglas.

The two post primary schools have an available capacity of 105 children, with a future capacity of 705 if planning permission for the proposed Educate Together Post Primary is granted by Cork County Council. The grant of planning permission would again adequately cater for the expanding population.