

Planning  
Application to  
An Bord  
Pleanála

Educational  
Needs  
Assessment

Proposed Strategic  
Housing Development

1,034 no. Dwellings  
and Ancillary Uses at  
lands in the  
Townlands of  
Kilcarbery, Corkagh  
Demesne, Deansrath,  
and Nangor, Co.  
Dublin

For Adwood Limited

**AUGUST 2019**

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## 1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, are instructed by our Client (the Applicant), Adwood Limited, 702 Kilshane Drive, Northwest Business Park, Ballycoolin, Dublin 15, to prepare this Educational Needs Assessment to accompany this Strategic Housing Development (SHD) Planning Application.

The proposal comprises a residential-led development comprising 1,034no. residential units, ancillary uses and all associated site development and landscaping works at Kilcarberry Grange, Co. Dublin.

This Educational Needs Assessment has been carried out in accordance with the requirements of the Department of Environment, Heritage and Local Government (DoEHLG) Guidelines entitled '*Sustainable Residential Development in Urban Areas December 2008*' and the code of practice document prepared by the Department of Education and Skills (DES), titled '*The Provision of Schools and the Planning System, July 2008*'.

We have been informed that the function of the Forward Planning Department within the DES is to steer the development of a school building programme in tandem with the development patterns forecast within City and County Development Plans.

This Educational Needs Assessment should be read in conjunction with the plans and particulars submitted as part of the Planning Application.

## 2 EXECUTIVE SUMMARY

The following is a summary of the main findings of this assessment: -

- On the basis of the information available, we have estimated that the anticipated demand for school places arising from the proposed development, equates to c. 294no. Primary School spaces and c. 209no. Post-Primary School spaces.
- Regard is had to the likely enrolment projections for Primary and Post-Primary Schools as set out by the DES. The projections indicate that the rate of Primary School enrolment will begin to decline after 2018 / 2019 and the rate of Post-Primary enrolment will begin to decline after 2025 / 2026.
- In terms of the capacity of existing Primary Schools in the vicinity of the application site at Kilcarberry, there is additional capacity to comfortably accommodate the estimated demand from the proposed development.
- In relation to the capacity of existing Post-Primary Schools, our assessment revealed that it is more difficult to assess the demand for Post-Primary School places. However, as enrolment figures for both Primary and Post Primary schools are set to decline, this suggests a corresponding increase in existing capacity within schools over time within the catchment area.
- We have liaised with South Dublin County Council and we have been advised that there is an ongoing site selection process for a new Primary School site being undertaken by the DES. We have been advised that the educational lands earmarked in the Kilcarberry – Grange Masterplan (2017) are identified as having a number of significant benefits at this stage.
- The development of 8no. classrooms would accommodate approximately 208no. children on the basis of current PTR for Primary Schools, therefore, could accommodate approximately 70% of the potential demand created by the proposed development alone.
- The proposed development will not be completed until after 2026, and will be completed on a phased basis. Any theoretical increase in demand for school places would not therefore be immediately felt by the educational facilities within the catchment area.

Overall, it is considered that the demand for school places arising from the proposed development, at Primary and Post-Primary level, will be catered for by the existing and planned Primary and Post-Primary educational facilities in the catchment area including the development of the lands earmarked for educational use to the north of the application site.

### 3 PROPOSED DEVELOPMENT & SITE CONTEXT

This section provides a brief summary of the proposed development and site context. Please refer to the Planning Application Report & Statement of Consistency t, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants, submitted as part of this SHD Planning Application for further details on site context and description of the proposed development.

#### 3.1 Proposed Development

The proposed development subject of an impending SHD application currently comprises residential-led mixed use development including: -

- 1,034no. residential units (142no. 1-bed, 224no. 2-bed & 90no. 3-bed apartment/duplex units. 449no. 3-bed & 129no. 4-bed houses.)
- 1no. purpose-built permanent creche building (c. 909 sq m Gross Floor Area [gfa]) at Grange Square, and 1no. temporary childcare facility (c. 557 sq m in place of 7no. proposed apartment units at ground floor Apartment Block 7) pending construction of the permanent creche.
- 1no. retail unit (c. 178 sq m gfa).
- 1no. community facility (c. 785 sq m gfa).
- All associated and ancillary site development, infrastructure, landscaping and boundary treatment works.

All at a site measuring c. 28.5 Ha at lands at Outer Ring Road (R136), Old Nangor Road, Cherrywood Park, Kilcarbery Avenue and Corkagh Park, in the Townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin.

#### 3.2 Site Description

The application site is bounded by the Outer Ring Road (R136) to the west, the Old Nangor Road to the north, Kilcarbery Avenue to the east and Corkagh Park to the south.

The subject site is contained within a larger land parcel subject of South Dublin County Council's Kilcarbery-Grange Masterplan (c. 35 Ha). The lands are located approximately 2km west of Clondalkin village, and approximately 11km south west of Dublin City Centre.

The application site (c. 28.5Ha) excludes the Masterplan areas earmarked for education / community facilities (c. 2Ha) and a neighbourhood centre (c. 1Ha) in the north east and the Public Private Partnership (PPP) site (c. 3Ha) in the south eastern part of the Masterplan area.

The site is currently accessible via the Old Nangor Road to the north. The site is also accessible by foot via Kilcarbery Avenue to the east and Corkagh Park Demesne to the south.

The site is generally flat, with levels falling gently from its south western corner towards the north and eastern site boundaries. There is a significant quantum of existing mature trees and hedgerows, and a series of drainage ditches across the site.

Surrounding existing housing development to the north and east is generally of a low profile, suburban character.



**Figure 1:** Extract from Google Earth illustrating an indicative outline of the proposed development (in red) within with the extent of the Kilcarbery – Grange Masterplan (2017) (Overlay by SLA).

## 4 METHODOLOGY

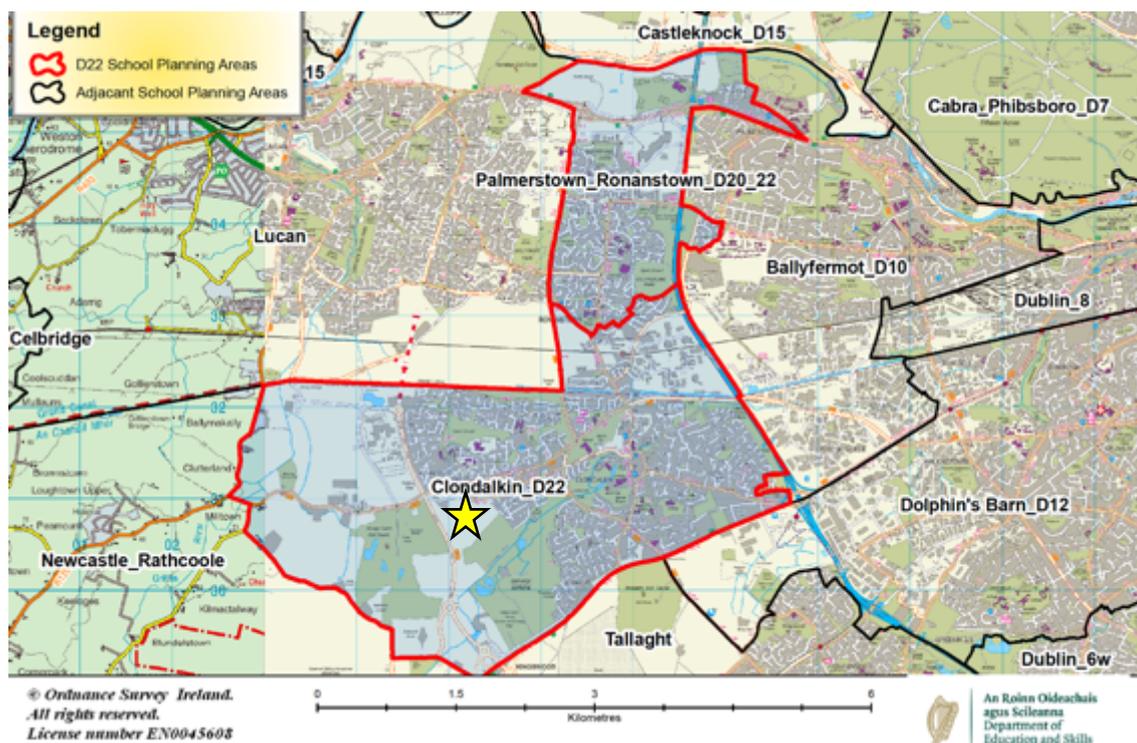
In preparing this study, it was considered appropriate to review both existing and proposed educational facilities in the vicinity of the subject site and the underlying demographic trends in order to determine existing capacity and future demand for the provision of educational facilities. Given that this study was a desk based study, the data and information contained herein is as accurate as the sources of data retrieved allow.

Further to a review of the relevant Government Guidelines namely, *'Sustainable Residential Development in Urban Areas (2009)'* and *'The Provision of Schools and the Planning System (2008)'*, the following methodology was considered appropriate in determining the demand for school places, arising from the proposed development of 1,034no. residential units on the subject lands at Kilcarbery, Co. Dublin.

### 4.1 Define Catchment Area

Based on discussion with the Forward Planning Unit of the DES it was determined that the *'School Planning Area'* would generally delineate the catchment area for a proposed residential development. The proposed development falls within the Dublin 22 School Planning Area.

The school-going population within a School Planning Area would generally be expected to attend either Primary or Post-Primary within said catchment area. This is, however, a general rule of thumb, as it is accepted that given the level of connectivity within urban areas there is flexibility for reasonable access to school facilities outside of the immediate catchment.



**Figure 2:** Map provided by the Department of Education and Skills showing the D22 School Planning Area, which is applicable in the assessment of the subject site. The approximate site location is denoted with a yellow star (SLA overlay).

For the purposes of this Educational Needs Assessment we have considered Primary and Post-Primary Schools that are located within the Dublin 22 School Planning Area, as defined by the Department of Education and Skills.

## 4.2 Review of Department of Education Data

The following information which is available on the DES website was reviewed in the context of this assessment: -

- Primary School Class Size 2017 – 2018.
- Post Primary School 2018.
- List of Major School Projects.
- New Schools 2019 – 2022.
- Projections of Full Time Enrolment Primary and Second Level 2015 – 2033.

## 4.3 Assessment of Educational Facilities within Catchment Area

Based on the list of schools within the catchment area of the subject lands, an assessment of the existing Primary and Second Level Educational facilities was carried out. A review of the Department of Education and Science website provided details of 2017 / 2018 enrolment figures for each school.

## 4.4 Estimation of Available Capacity

An estimation of the available capacity within each school was determined based on the Pupil to Teacher Ratio (PTR).

To calculate the capacity for each Primary School the number of classrooms in each school was determined. From this calculation, it is inferred that there is at least 1 no. teacher per classroom. According to the DES, the recommended PTR for primary level education is 27:1, meaning that there is 1 no. teacher for every 27no. pupils. As such, the number of classrooms within each school was multiplied by 27, to determine the maximum capacity of the school. This figure was then subtracted from the enrolment figure to ascertain the number of additional spaces available.

The Forward Planning Unit of the DES assess the demand for Post-Primary Schools by using information obtained from long-term enrolment figures for 'feeder schools' (i.e. primary schools within the catchment area of the post-primary school) and projected population forecasts for an area. Unfortunately, this information is not available to the general public.

## 4.5 Review of Proposed Primary & Post-Primary Schools within Catchment Area

A review of the School Building Programme Announcements listed on the DES website provided an indication of the Primary and Post-primary facilities proposed to be developed within the catchment area.

A review of the statutory Development Plan relating to the catchment area was then undertaken, to determine whether provision had been made to facilitate the development of the planned school facilities. A review of the and South Dublin County Council Masterplan pertaining to the subject lands was also undertaken. Details of our findings are outlined in Section 6 of this Report.

## 4.6 Analysis of 2016 Census to Determine Educational Demand

Demographic information from Census 2016 was examined and collated which allowed for a detailed population analysis of the study area.

The demand for educational facilities in catchment area was assessed using the figures retrieved from "Theme 1-1: Persons aged 18 and under by sex and single year of age and Persons aged 19 and over by sex" of Census 2016. This information was retrieved from the Central Statistics Office website.

The result of this analysis is outlined in Section 5 below.

#### 4.7 Assessment of Demand Arising from Proposed Development

A crude assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the projected Average Household Size in 2016. An average household size of 2.8 is derived from the 2016 Census.

Based on discussion with the Forward Planning Unit of the DES, it was confirmed that the following percentages of the estimated population is utilised to determine the number of people of school going age: -

- **Primary School:** 12%.
- **Post-Primary:** 8.5%.

The assessment of demand arising from the proposed development was estimated based on the methodology outlined above.

## 5 PLANNING & POLICY CONTEXT

The DoEHLG and the DES have published the relevant guidelines and code of practice for the provision of schools and community facilities. We note the following documents specifically: -

- ‘Sustainable Residential Development in Urban Areas’ (December 2008).
- ‘The Provision of Schools and the Planning System’ (July 2008).

### 5.1 Sustainable Residential Development in Urban Areas (2009)

The DoEHLG Guidelines entitled ‘*Sustainable Residential Development in Urban Areas (2009)*’ were published in December 2008. The aim of these guidelines is to set out the key planning principles which should be reflected in Development Plans and Local Area Plans. In turn this should guide the preparation and assessment of planning applications for residential development in urban areas.

Having specific regard to the provision of community facilities and more specifically schools, the Guidelines state that new residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area.

The Guidelines acknowledge that it is vital in the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings. The Guidelines note that detailed guidance on school provision through the development plan, local area plan and development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the ‘*Joint Code of Practice on Provision of Schools and the Planning System (July 2008)*’, a document prepared by both the DoEHLG and the DES.

In line with the information available at the time of writing, we have estimated the potential demand for school places arising from the proposed development and attempted to identify the capacity of existing schools in the vicinity of the subject site to cater for such demand.

### 5.2 The Provision of Schools and the Planning System (2008)

In July 2008, the DoELGH together with the DES published a code of practice document entitled ‘*The Provision of Schools and the Planning System*’. The code of practice document sets out the best practice approaches which should be followed by Planning Authorities to ensure that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the DES, in line with the principles of proper planning and sustainable development.

This document outlines the steps involved in ensuring appropriate delivery of educational services to meet demand, as follows: -

- Forecasting Future Demand.
- Planning for New Schools through Local Authority Development Plans.
- Location of Schools – Planning Considerations.
- Site Development Standards.
- School Development Proposals and the Development Management Process.
- School Site Identification and Acquisition.

With regards ‘*Forecasting Future Demand*’ specifically we note that there are a number of measures identified.

With regards identifying future primary school demand, the Guidelines detail that future demand will be identified based on: -

- The anticipated increase in overall population for the city/county plan area over the next nine years.
- The current school going age population based on school return.

- The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education.
- The number of classrooms required in total derived from the above.

With reference to Post-Primary schools, the Guidelines note that the procedure for establishing demand is 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.

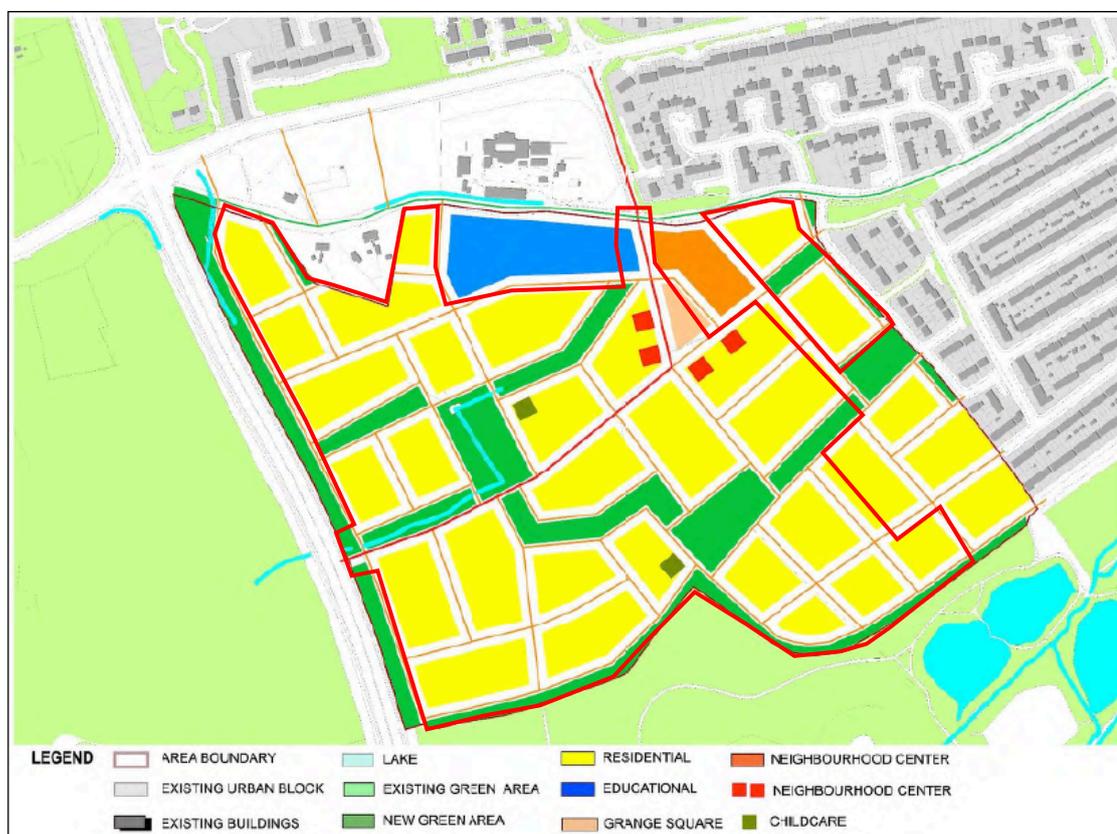
In support of the above aims, the Guidelines state that Planning Authorities will make available in a timely fashion, insofar as possible, reasonable estimates of future development potential within their areas through the Development Plan and Local Area Plan processes, and in a manner consistent with broader national and regional estimates of population growth contained in the National Spatial Strategy and Regional Planning Guidelines.

### 5.3 South Dublin County Development Plan 2016 – 2022

Various objectives of the South Dublin County Development Plan 2016 – 2022 (hereafter referred to as CDP) seek to facilitate the provision of Primary and Post-primary Schools within the County area to meet the demand for new schools identified by the DES, and in accordance with the Government's 'School Building Programme 2016-2021'.

### 5.4 Kilcarbery – Grange Masterplan (2017)

The Kilcarbery – Grange Masterplan (2017), prepared by South Dublin County Council identifies residential development as the primary land use zoning within the plan lands with associated ancillary uses including commercial, educational, neighbourhood centre, childcare and public open space.



**Figure 3:** Extract from the Kilcarbery – Grange Masterplan (2017) illustrating the various lands uses within the plan area with the application site indicatively outlined in red (Overlay by SLA).

As part of the Land Use Zoning (See Figure 3 above), the Masterplan envisages the development of educational facilities to the north of the application site.

The Masterplan sets out the following with regard the site earmarked for the development of an educational facility: -

*“The Educational Site will provide the following elements to serve needs of the future community: -*

- *Up to 16-classroom Primary school. Subject to future agreement with The Department of Education and Skills.*
- *The school design will take into account the possibility of providing meeting and community facilities outside of school hours.”*

These lands do not form part of the SHD Planning Application and will be subject to a future separate Planning Application.

## 6 POPULATION & EDUCATION DEMAND

This element of the analysis is largely based on the relevant Census 2016 data. The methodology applied to this section of the Report is based on the guidance contained in *'The Provision of Schools and the Planning System 2008'* prepared by both the DoEHLG and the DES.

The analysis is based on the projected demand for school places anticipated from the proposed development of 1,034no. residential units at the lands at Kilcarbery, Dublin 22, to which this planning application relates.

### 6.1 Household Composition & Projected Population

With regards Household Composition, the subject lands fall within the Clondalkin Village Electoral Division (ED). The catchment area for the subject site consists of the Dublin 22 School Planning Area. This includes the following EDs: -

- Clondalkin Village.
- Clondalkin – Dunlawley.
- Clondalkin – Monastery.
- Clondalkin – Moorfield.
- Clondalkin – Rowlagh.
- Palmerston West.

ED statistics for Census 2016, which generally encompass the 2km catchment area of the subject lands, are therefore set out as follows: -

Census 2016 Electoral Divisions					
ED	Total Population	Age ≤ 4	Age 5 to 11	Age 12 to 18	Age 19+
Clondalkin Village	9,152	695	992	739	6,726
Clondalkin – Dunlawley	11,323	932	1,417	1,247	7,727
Clondalkin – Monastery	11,316	888	1,106	859	8,463
Clondalkin – Moorfield	6,376	473	731	668	4,504
Clondalkin – Rowlagh	4,096	274	412	404	3,006
Palmerston West	7,521	396	607	882	5,636
<b>Total</b>	<b>49,784</b>	<b>3,658</b>	<b>5,265</b>	<b>4,799</b>	<b>36,063</b>

**Table 1:** Populations of the EDs within the catchment area of the subject lands.

We note from the above table based on the figures from the 2016 Census provide a rough indication that 5,265 children (Age 5 – 11 yrs) are of primary school going age, and 4,799 children (Age 12 – 18 yrs) are of Post-primary school going age.

Using percentage estimates of overall population (Primary School: 12%; Post-primary School: 8.5%) utilised by the DES on the total population shown in Table 1, the following figures would be derived: -

- **Primary** – 49,784 @12% = c. 5,974 children
- **Post Primary** – 49,784 @8.5% = c. 4,232 children

This illustrates that the actual school-going population within the catchment area as recorded in Census 2016 is slightly lower than the DES estimate using the generalised percentage of population. Therefore, it is considered that the estimates used by the DES are reasonably conservative and allow additional capacity to be factored in to cater for spikes in population (e.g. increased demand from a residential development in a given area).

## 6.2 Anticipated Demand from Proposed Development

The additional demand for school places resulting from the proposed development of 1,034no. residential units has been calculated as follows: -

<b>Total Number of Units Proposed</b>	1,034
<b>Average Household Size (Census 2016)</b>	2.75
<b>Estimated Population</b>	c. 2,844
<b>12% Primary School</b>	c. 341
<b>8.5% Post-primary School</b>	c. 242

**Table 2:** Estimated population of the proposed development at Kilcarbery.

Unit Size	Houses (No.)	Duplex / Apartments (No.)	Total (No.)	% of Total Units
<b>1-Bed</b>	0	142	142	14%
<b>2-Bed</b>	0	224	224	22%
<b>3-Bed</b>	449	90	539	52%
<b>4-Bed</b>	129	0	129	12%
	<b>578</b>	<b>456</b>	<b>1034</b>	

**Table 3:** Unit Type breakdown of proposed development at Kilcarbery.

The proposed development at Kilcarbery will provide 1,034 no. residential units. Based on an average household occupancy rate of 2.75 (Census 2016), the additional population added to the area could stand at approximately 2,844 no. people. However, this is considered a conservative estimate.

Approximately 14% of the residential units proposed as part of this development will be one-bed units. These types of units generally do not attract families. Excluding 1-bed units for consideration leaves 892no. units, with a theoretical estimated population of c. 2,453no. persons. Based on this assumption, the following breakdown of the school-going population based on average occupancy of the '2-bed and larger' units in the proposed development is estimated as: -

- **Primary** – 2,453 @12% = c. 294no. children.
- **Post Primary** – 2,340 @8.5% = c. 209no. children.

Planning permission is unlikely to be approved by An Bord Pleanála before Q4 2019. Subject to permission being granted and allowing a 7 – 10 year construction programme, it is further unlikely that the proposed development would reach full residential occupancy before 2022.

Any increase in population in the area would not therefore be felt immediately by school infrastructure in the vicinity. The occupancy lag would allow time for the DES and the Planning Authority to plan to accommodate any estimated surge in demand for school places arising from residential development in this area through the development plan process.

### 6.3 Summary – Population & Demand

The total theoretical demand for school places in the catchment area, arising from the proposed development and estimated school going population, is calculated as c. 294no. primary school spaces and c. 209no. post-primary school spaces.

This theoretical demand would not be felt immediately by local schools infrastructure in the vicinity. Depending on local schools capacity (see sections below), the time that it will take to secure planning permission, construct and occupy the proposed development would allow the DES and the Planning Authority to manage any potential significant additional demand for school places in this area through the development plan process.

## 7 EXISTING EDUCATIONAL FACILITIES

As detailed in Section 3 above, a desktop-based search was carried out to identify the provision of Education Facilities in the catchment area. For clarity purposes, we can confirm that the Educational Facilities examined comprise of (a) Primary School Facilities and (b) Post Primary School Facilities.

A study of the catchment area reveals that the following schools are located in the area (see Tables 3 & 4 below). Each school is identified by a reference number (added by SLA), which corresponds with the location of each school as identified in Figures 2 & 3 below also.

### 7.1 Primary School Facilities

From the outset, it is noted that the DES recommend that primary schools cater for children within the immediate vicinity in the first instance, to ensure local needs are met and to reduce the need to travel. In this regard, we have listed below the existing Primary Schools within walking distance of the subject site. The estimated capacity shown in Table 4 is calculated by multiplying the number of classrooms in the school by the Pupil Teacher Ratio (PTR), which is currently 26:1.

Primary Schools					
Ref.	Name	Enrolment 2017/2018	No. of Classrooms	Estimated Capacity based on PTR	Available Spaces
1	St. Ronan's N.S., Deansrath, Clondalkin, Dublin 22	425	20	520	+ 95
2	Scoil Nano Nagle, Bawnogue Road, Clondalkin, Dublin 22	284	15	390	+ 106
3	Talbot Senior N.S., Bawnoge, Clondalkin, Dublin 22	313	13	338	+ 25
4	Gaelscoil Chluain Dolcain, Bothar Nangor, Cluain Dolcain, Baile Atha Cliath 22	410	14	364	- 46
5	Our Lady Queen of Apostles, Dunlawley Way, Clondalkin, Dublin 22	566	21	546	- 20
6	S.N. Naomh Eoin, Tower Road, Clondalkin, Dublin 22	97	4	104	+ 7
7	Sacred Heart N.S., Sruleen, Clondalkin, Dublin 22	462	17	442	- 20
8	Scoil Naomh Seosamh, Boot Road, Clondalkin, Dublin 22	417	16	416	- 1
9	Scoil Mhuire, Convent Road, Clondalkin, Dublin 22	389	15	390	+ 1
10	Scoil Naomh Ide, New Road, Clondalkin, Dublin 22	309	12	312	+ 3

11	Scoil Naomh Aine, New Road, Clondalkin Village, Dublin 22	258	10	260	+ 2
12	Gaelscoil Na Camoige, Bothan an Ulloird, Cluain Dolcain, Baile Atha Cliath 22	256	10	260	+ 4
13	St. Peter's Apostle SEN NS, Neillstown, Clondalkin, Dublin 22	290	12	312	+ 22
14	Neillstown NS, Neillstown Road, Clondalkin, Dublin 22	299	16	416	+ 117
15	St. Mary's SEN NS, Rowlagh, Clondalkin, Dublin 22	223	11	286	+ 63
16	St. Mary's Junior NS, Rowlagh, Clondalkin, Dublin 22	208	11	286	+ 78
17	St. Bernadette's Junior NS, Quarryvale, Clondalkin, Dublin 22	213	12	312	+ 99
18	St. Bernadette's Senior NS, Quarryvale, Clondalkin, Dublin 22	222	11	286	+ 64
<b>Potential Available Capacity</b>					<b>599</b>

**Table 4:** A list of Primary Schools within the Dublin 22 School Planning Area. All data shown sourced from [www.education.ie](http://www.education.ie).

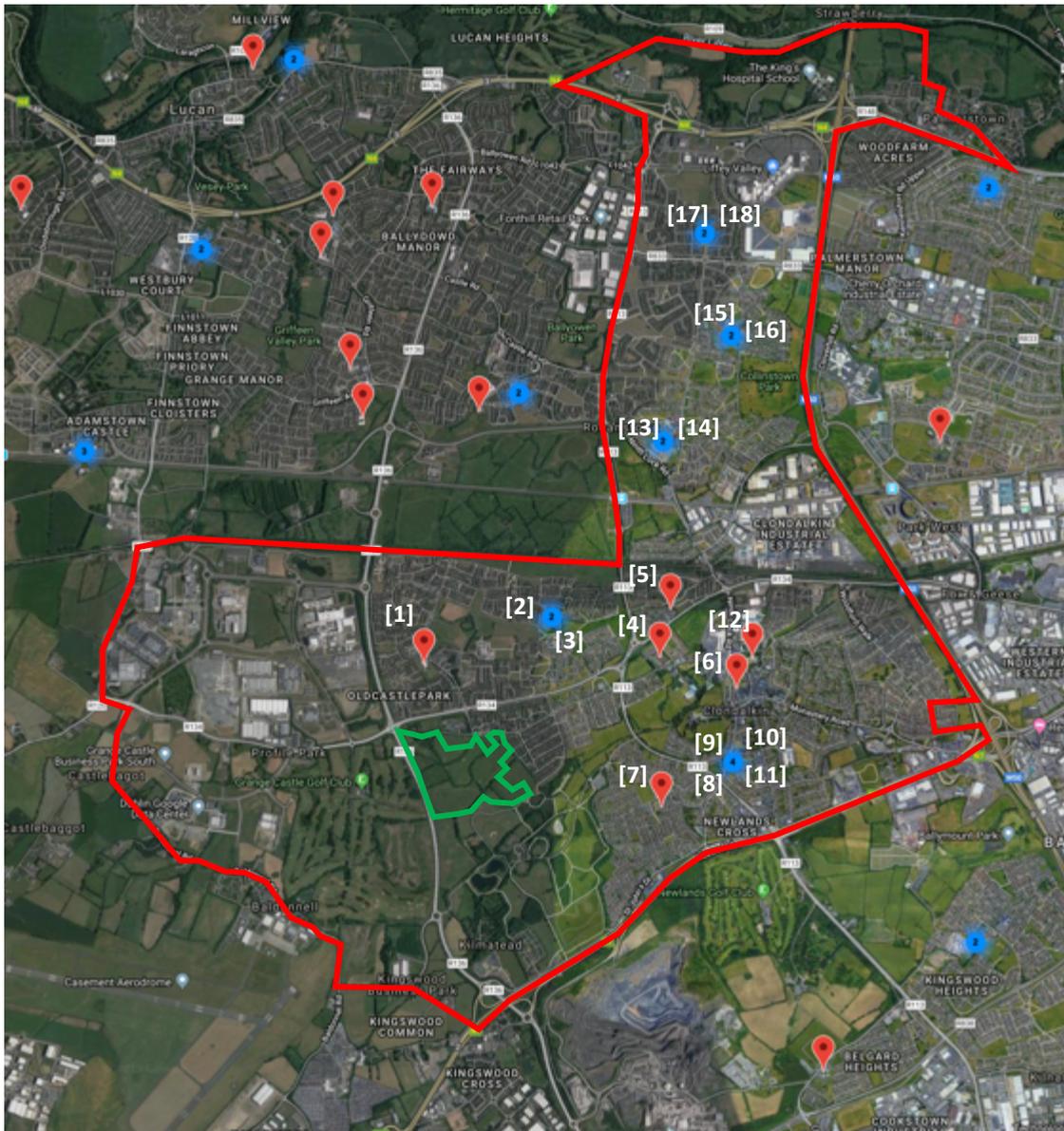


Figure 4: Extract from education.ie using a map-based search – Find a School showing Primary Schools within the defined catchment area. (subject site demarcated in green, catchment area demarcated in red – SLA overlays).

### 7.2 Post-Primary School Facilities

Table 4 below details the existing Post Primary Schools within the defined catchment area.

Post Primary Schools			
Ref.	Name	Gender	Enrolment 2017/2018
19	Deansrath Community College, Westbourne Rise, Clondalkin, Dublin 22	Mixed	294
20	Colaiste Chillian, Bothar Nangor, Cluain Dolcain, Baile Atha Cliath 22	Mixed	392
21	Moyle Park College, Clondalkin, Dublin 22	Boys	726
22	Coláiste Bríde, New Road, Clondalkin, Dublin 22	Girls	971
23	Collinstown Park Community College, Neilstown Road, Rowlagh, Clondalkin, Dublin 22	Mixed	574
24	The King's Hospital, Palmerstown, Dublin 20	Mixed	727

**Table 5:** A list of Post Primary Schools within the defined catchment area. All data shown sourced from education.ie.



**Figure 5:** Extract from education.ie using a map-based search – Find a School showing Post Primary Schools within the defined catchment area (Subject site demarcated in green, catchment area demarcated in red – Overlay by SLA).

The Forward Planning Unit assess the demand for Post Primary Schools by using information obtained from long-term enrolment figures for ‘feeder schools’ (i.e. primary schools within the catchment area of the post-primary school) and projected population forecasts for the area. Unfortunately, this information is not available to members of the public.

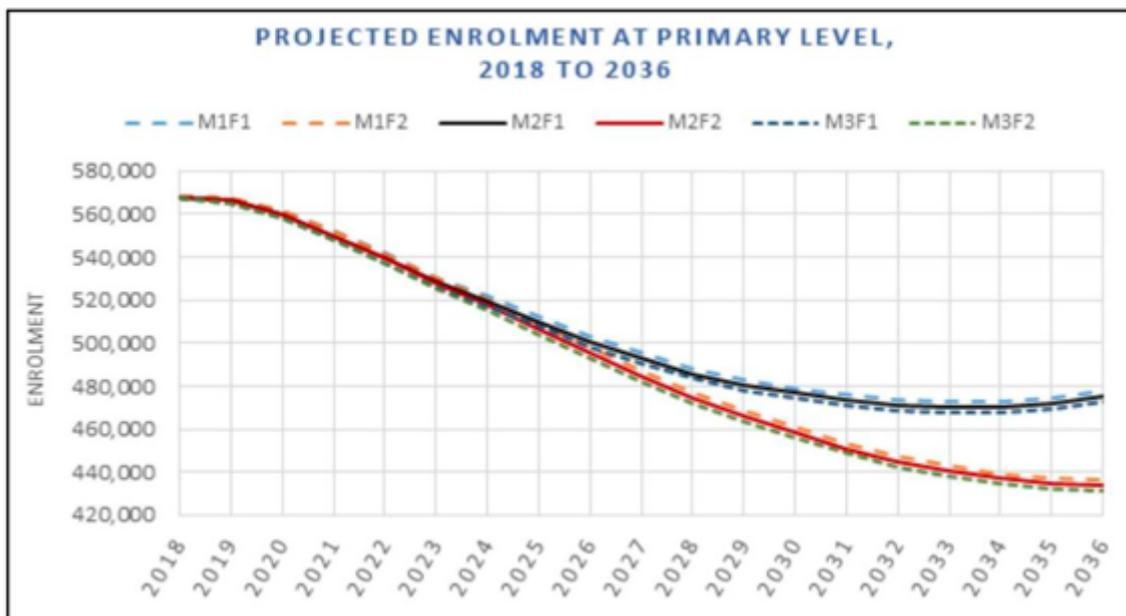
If a Post-Primary school requests funding from the DES, it is required to fill out an Education Assessment Sheet, providing information on existing enrolment figures, built capacity and the curriculum taught within the school, (i.e. some schools have a strong focus on science or languages while others may focus on woodwork and metal work). As a number of subjects require specialist rooms, the capacity and additional facilities required for each school are determined by senior members of the Forward Planning Unit. As some schools were constructed by religious orders in the 1960s and 1970s and have been subsequently extended through funding raised by these orders, figures relating to the pupil capacity for these schools may not be readily available to the DES.

For the purpose of this assessment, the information detailed on the School Planning Programme and information contained within press releases made by the Minister for Education and Science were assessed. This information is documented in Section 7 of this Report.

### 7.3 Enrolment Projections

The DoE anticipates that enrolment figures for primary schools in Ireland will remain at peak levels this academic year (2018/2019) and fall gradually from 2019 / 2020 onward, in line with revised migration and fertility assumptions for the country as a whole. The Departmental document ‘Projections of Full-Time Enrolment: Primary and Second Level, 2018-2036 (July 2018)’ states in relation to this:

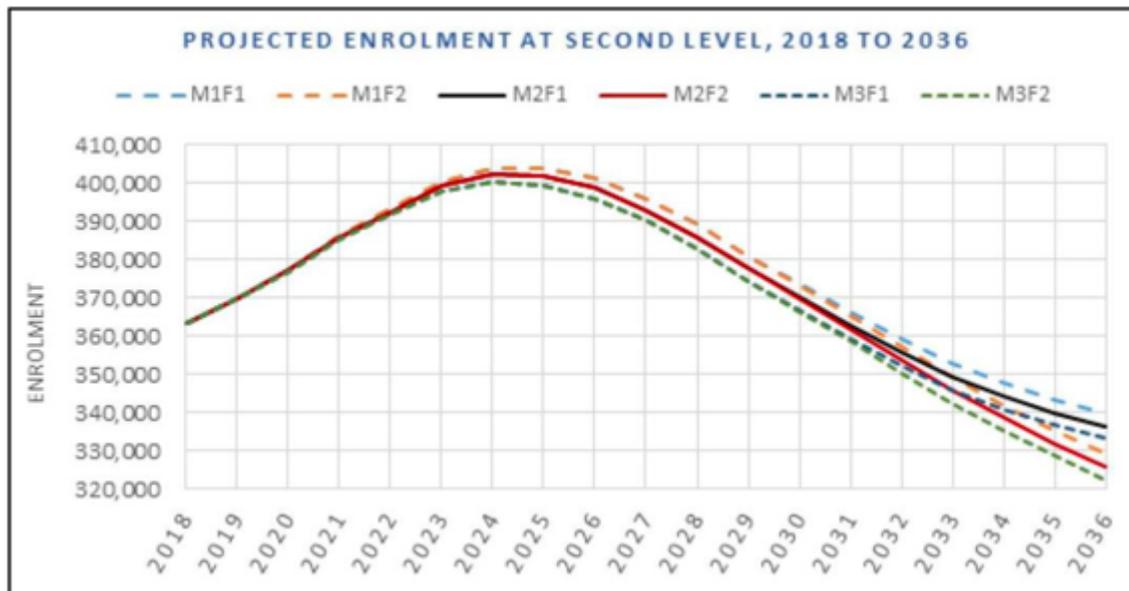
*“Primary enrolments, which have already risen substantially in recent years, are projected to rise by an additional 4,360 pupils by 2018, reaching a peak of over 567,800 in 2018, before beginning to reduce. This peak figure is reflective of primary enrolment levels last seen in Ireland in the mid-1980s, where enrolments rose to a peak of 567,000 pupils in 1987 before beginning to reduce.”*



**Figure 6:** Projections of Enrolment at Primary Level, 2018-2036, organized by growth projection scenarios created by the CSO (Source: Department of Education and Skills, July 2018).

It is anticipated that post-primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024. In relation to these projections, the DoE report states:

*“Post-primary enrolments are also projected to rise substantially by over 6,087 by 2018 and will continue to rise under M2/M3 scenarios until 2024, at which point enrolments at second level are expected to be in excess of 402,176 pupils for the first time in the history of the State. In total, therefore an additional 19,710 pupils are expected in the system in 2020 at second level compared to September 2017.”*



**Figure 7:** Projections of Enrolment at Post-primary Level, 2018-2036, organized by growth projection scenarios created by the CSO (Source: Department of Education and Skills, July 2018).

#### 7.4 Summary – Existing Facilities

The schools within the catchment area of the proposed development have been identified based on information available from the DES.

There are 18no. Primary Schools within the Clondalkin / Dublin 22 School Planning Area. Based on the calculations provided in Table 4, utilising the current accepted PTR, it is considered that there is existing capacity within all the schools identified.

There are 6no. Post-Primary Schools within the catchment area of the proposed development. It is noted that the manner in which capacity of Post-Primary Schools is determined is more complex. The Forward Planning Unit assess the demand for post-primary schools by using information obtained from long-term enrolment figures for ‘feeder schools’ (i.e. primary schools within the catchment area of the post-primary school) and projected population forecasts for the area.

In general, enrolment figures for both Primary and Post Primary schools are set to decline, which suggests a corresponding increase in existing capacity within schools over time within the catchment area.

## 8 SCHOOLS PLANNING & DEVELOPEMNT

The information contained within this section of the Assessment is based on data contained in recent School Building Programmes, as detailed on the DES website, and also to the policies and objectives detailed in the South Dublin County Development Plan 2016 – 2022 and the Kilcarbery – Grange Masterplan (2017).

At present there are 11no. Primary Schools and 4no. Post Primary Schools located within 2km of the subject site. These schools are situated predominantly to the north, east and south.

Based on telephone consultation with the DES we understand that there is currently no specific policy document or plan relating to the provisions of schools in the Dublin Area. Internal assessment carried out by the DES based on enrolment figures and population projections form the basis for the Capital Investment Programmes.

### 8.1 Policies & Objectives contained in the Development Plan & Kilcarbery – Grange Masterplan

The CDP seeks to facilitate the development of schools as required in South Dublin in accordance with the relevant policy guidance published by the DES. This is enshrined in several CDP policies.

The CDP also identifies specific areas in which the Planning Authority anticipates that additional Post Primary Schools will be required to be built to accommodate the population increase in South Dublin during the lifetime of the CDP. This is outlined in the following CDP policy:

*“C9 Objective 3: To reserve sites for primary and post-primary school provision in developing areas through approved Local Area Plans and Planning Schemes, in consultation with the Department of Education and Skills.”*

The Kilcarbery – Grange Masterplan (2017), prepared by South Dublin County Council identifies as part of the Land Use Zoning the development of an educational facilities to the north of the application site.

The Masterplan sets out the following with regard the site earmarked for the development of an educational facility: -

*“The Educational Site will provide the following elements to serve needs of the future community: -*

- *Up to 16-classroom Primary school. Subject to future agreement with The Department of Education and Skills.*
- *The school design will take into account the possibility of providing meeting and community facilities outside of school hours.”*

### 8.2 Planned School Provision

The DES announced in April 2018 that more than 42no. new Primary and Post-Primary schools are to be established throughout the Country by 2022.

We note that 1no. new primary school is proposed for the Clondalkin / Dublin 22 School Planning Area at this time (see Table 6 below).

Type	School Planning Area	Size	Year to Open
<b>Primary</b>	<b>Clondalkin / Dublin 22</b>	<b>8no. classrooms</b>	<b>2021</b>
Primary	Newcastle / Rathcoole / Saggart	8no. classrooms	2020
Post-Primary	Citywest / Saggart	1,000no. pupils	2020

**Table 6:** New schools to be established 2018 – 2022 in the vicinity of Clondalkin / Dublin 22.

In preparing this Educational Needs Assessment, we have liaised with South Dublin County Council and we have been advised that there is an ongoing site selection process for a new Primary School site being undertaken by the DES. We have been advised that the educational lands earmarked in the Kilcarbery Masterplan are identified as having a number of significant benefits in this respect.

The development of 8no. classrooms which would accommodate approximately 208no. children on the basis of current PTR for primary Schools (see Section 7.1 above). Having regard for Section 6.2 of this Report the estimated Primary School demand created by the proposed development of 1,034no. units is approximately 294no. children. On that basis, the development of an 8no. classroom school on the lands earmarked for educational use north of the application site could accommodate approximately 70% of the potential demand created by the proposed development. Furthermore, it has been demonstrated that there is capacity in a majority of the Primary Schools within 2km of the subject site also.

The requirement for new schools will be subject to on-going review by the DES.

## 9 CONCLUSION

From the outset, we wish to reiterate that the data and information contained within this assessment is only as accurate as the sources of data retrieved would allow. As part of this assessment, we Stephen Little & Associates Chartered Town Planners & Development Consultants liaised directly with the DES and South Dublin County Council, in the interest of undertaking and preparing a comprehensive Educational Needs Assessment, in respect of proposed development on lands at Kilcarbery, Dublin 22.

At present there are 18no. Primary Schools and 6no. Post Primary Schools within the Clondalkin / Dublin 22 School Planning Area, in which the proposed development is situated.

In terms of population projection for the proposed development at Kilcarbery, employing the methodology used by the DES the school going population was estimated. It is likely that at Primary Level, a projection of 294no. persons is expected and at Post Primary Level, a projection of 209no. persons is expected. The population projection of the development is also likely to be effected by the falling housing occupancy rate.

Having regard to the capacity of existing Primary and Post-Primary Schools in the catchment, it is considered that there is sufficient local capacity to cater for the theoretical demand generated by the proposed development of 1,034no. residential units at Kilcarbery, Dublin 22. The DES has earmarked 1no. Primary School within the catchment area, to be completed by 2021 which is likely to be development on lands earmarked for educational use on the Kilcarbery – Grange masterplan (2017). The development of an 8no. classroom school on the lands earmarked for educational use north of the application site could accommodate approximately 70% of the potential demand created by the proposed development.

The development will not be fully operational before 2021. This timeline aligns with projections set out by the DES which sees the rate of enrolment for Primary Level peak in 2018 / 2019 and begin to decline thereafter. This suggests that capacity in various schools at Primary Level might increase.

In our professional opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site. The development of a future Primary School on lands to the north of the application site will ensure that Primary School needs are effectively met. Furthermore, given the likely timeframe for permission, construction and occupation of the proposed development in its entirety (7 – 10 years), the DES would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise.

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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