

Schools Demand Assessment

Proposed Residential Development at Scholarstown Road,
Knocklyon, Dublin 16

September 2019



Contents

1.0 Introduction	1
1.1 Study Area	1
1.2 Proposed Development.....	1
2.0 Policy Context	3
2.1 Action Plan for Education 2019	3
2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)	3
2.3 The Provision of Schools and the Planning System: A Code of Practice (2008)	3
2.4 School Building Programme	4
2.5 South Dublin County Development Plan 2016-2022.....	4
3.0 Approach	6
4.0 Supply	7
4.1 Primary Schools	7
4.2 Post-Primary Schools.....	7
5.0 Demand	10
5.1 Demographic Profile.....	10
5.1.1 County-Wide Renting Profile	12
5.2 The Impact of Proposed Development on Primary School Demand.....	12
5.3 The Impact of Proposed Development on Post-Primary School Demand	13
5.4 Factors Influencing Demand.....	13
5.4.1 Migration and Fertility Forecasts.....	13
5.4.2 County-Wide Renting Profile	15
6.0 Conclusion	16
Appendix A	17

1.0 Introduction

This schools demand assessment has been prepared by Future Analytics Consulting Ltd. on behalf of Ardstone Homes relating to a residential development proposal at Scholarstown Road, Knocklyon, Dublin 16. This report provides a detailed review of the strategic, statutory and policy context that relates to the provision of education facilities. It outlines the existing range of educational services on offer in the study area and offers insights into the future capacity of the existing facilities.

1.1 Study Area

The subject site for the proposed development is located to the north of Scholarstown Road in Knocklyon, Dublin 16 and is approximately 6.05 hectares in extent incorporating the Scholarstown Road. It lies approximately 10km south of Dublin City Centre close to Knocklyon District Shopping Centre in the south eastern part of the local administrative area of South Dublin County Council. The site is bounded by Scholarstown Road to the south, Scholarstown Park to the east, and Dargle Wood to the north. To the west, a gated residential apartment block called Ros Mór View also bounds the site. The site enjoys good accessibility and public transport facilities with a well-established bus network with numerous routes serving the area to the site, and easy vehicular access to the M50 to the west of the site.

The catchment area for this study is defined by a 2km buffer created from the centre of the site. All Electoral Divisions (EDs) that intersect with this boundary and have a significant proportion of their area within the buffer zone, are included in the study area and will form the basis for the socio-economic analysis performed in later sections (see Figure 1). In total there are 10 EDs included for the purpose of this study and a more detailed analysis of this will take place in a later section of this report.

1.2 Proposed Development

Ardstone Homes intend to deliver a residential development for the Private Rental Sector and private market (Build-to-Rent and Build-to-Sell) on the subject site, maximising its potential while having regard to neighbouring amenities and ensuring it offers a high quality and vibrant residential amenity.

The development will consist of 590 units, of which 246 will be one bedroom units (41.7% of the total), 289 will be two bedroom units (49% of the total), and 55 will be three bedroom units (9.3% of the total). 480 or 81% of the total units are proposed to be Build-to-Rent whilst 110 or 19% are to be Build-to-Sell units.

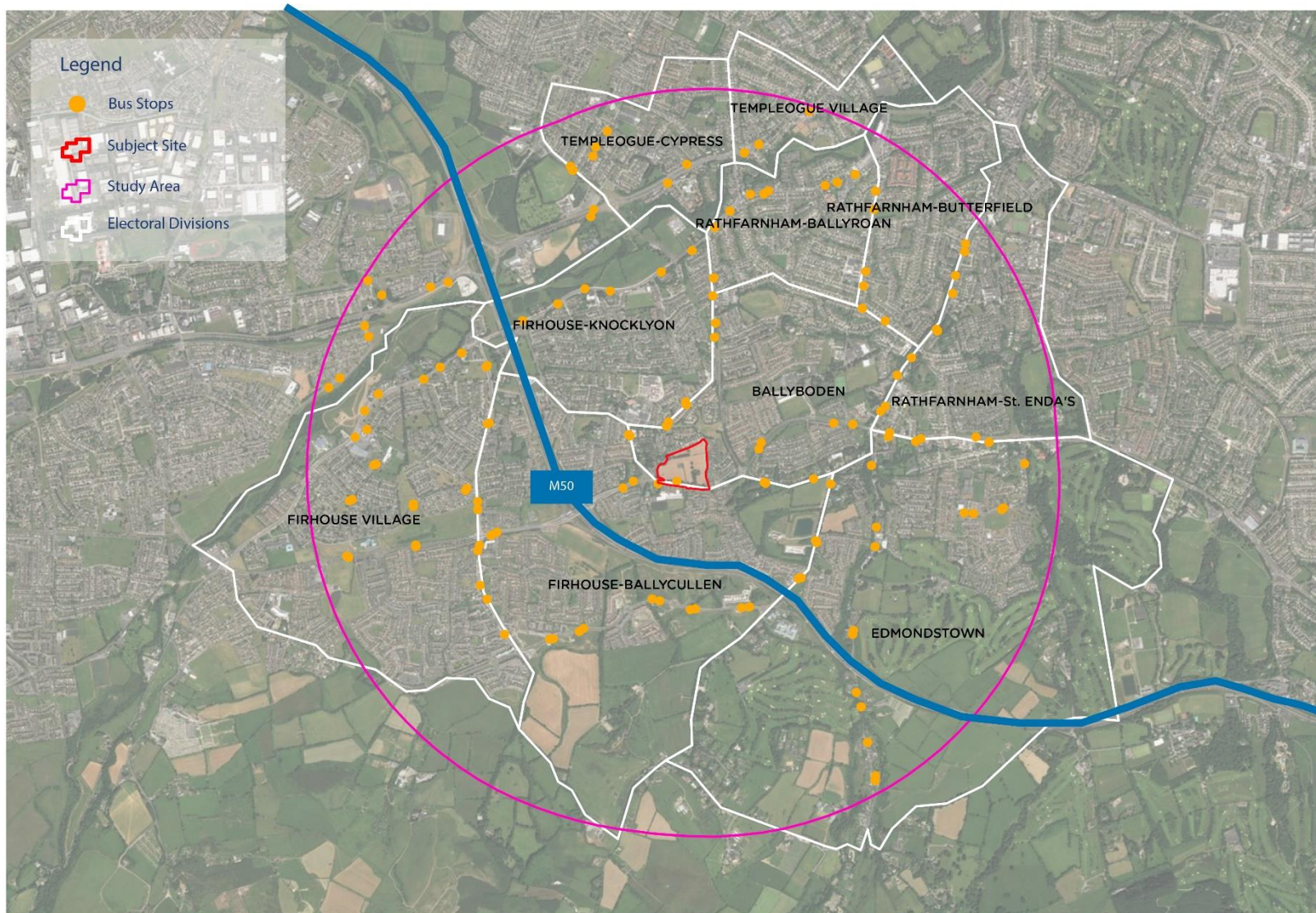


Figure 1: Study Area with Subject Site Outlined in Red.

2.0 Policy Context

For the purpose of this report FAC have reviewed national-level planning policy relating to schools, along with the South Dublin County Development Plan. The key points relating to this study, as derived from each piece of policy, are outlined in the following sections.

2.1 Action Plan for Education 2019

Goal 4 of the Department of Education and Skills (DES) 2019 'Action Plan for Education' aims to *"intensify the relationship between education and the wider community, society and the economy"*. A fundamental part of this goal is the provision of increased choices in school type, affording parents of children with greater options.

Action 51 aims to *"make progress towards increasing the diversity of school type, in order to offer parents more choice"*. DES commitment 10.3.2, arising from the Programme for a Partnership Government, is to increase the number of non-denominational and multi-denominational schools with a view to reaching 400 by 2030.

Goal 5 is to *"lead in the delivery of strategic direction and supportive systems in partnership with key stakeholders in education and training"* and methods through which this can be achieved is via the delivery of appropriate infrastructure for learning environments. The capital programme, at €941 million for 2019, represents a very substantial commitment of resources, in order to develop the physical learning infrastructure.

Strategic Action 1 is to *"Implement the National Development Plan 2018-2027 and Project Ireland 2040 in respect of the schools' sector, higher education and further education and training"*.

Action 84 seeks to *"implement the 'National Development Plan 2018-2027' in respect of the primary and post-primary school sectors"*. One of the indicators that will be used to measure the progress of Goal 5 during 2019 is the number of primary and post-primary schools.

2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

Under the chapter entitled 'planning for sustainable neighbourhoods' the provision of certain key community facilities is discussed, with schools forming essential elements. As new residential developments can lead to a demand for school places, it is vital that the *"timely provision of new school buildings"* is planned for. Furthermore, it is stated that *"no substantial residential development should proceed without an assessment of existing school capacity or the provision of new school facilities in tandem with the development"*. In addition, the Guidelines recommend that development applications with over 200 units should be accompanied by a report that assesses the likely school-place demand generated, as well as the existing capacity.

2.3 The Provision of Schools and the Planning System: A Code of Practice (2008)

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);
- The current school-going population based on school returns;

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

2.4 School Building Programme

The DES provide details on planned construction projects for new school facilities¹. The following two projects are listed in the most up-to-date version of this project list (dated 31st July 2019): Gaelscoil Cnoc Liamha, Knocklyon (Project 20043G), D16 Stage 2b (Detailed Design); and Firhouse ET Secondary School (68307J), D24 Site Acquisition Process.

2.5 South Dublin County Development Plan 2016-2022

The current South Dublin County Development Plan (SDCDP) covers the period between 2016 and 2022. It stipulates several requirements for development in the County over the lifetime of the plan.

Figure 2 shows the hierarchy of centres from the SDCCDP, including Knocklyon District Centre. In this way Knocklyon is considered a primary growth node for the delivery of residential units. In this regard it is worth noting the population targets outlined in the Eastern and Midland Regional Spatial and Economic Strategy. For 2026 the population forecast for South Dublin Local Authority is given as a range between 308,000 and 314,000 and for 2031 it is given as a total population of between 320,500 and 329,000. The population of South Dublin County Council in 2016 was 278,767, having grown by 5% since 2011.

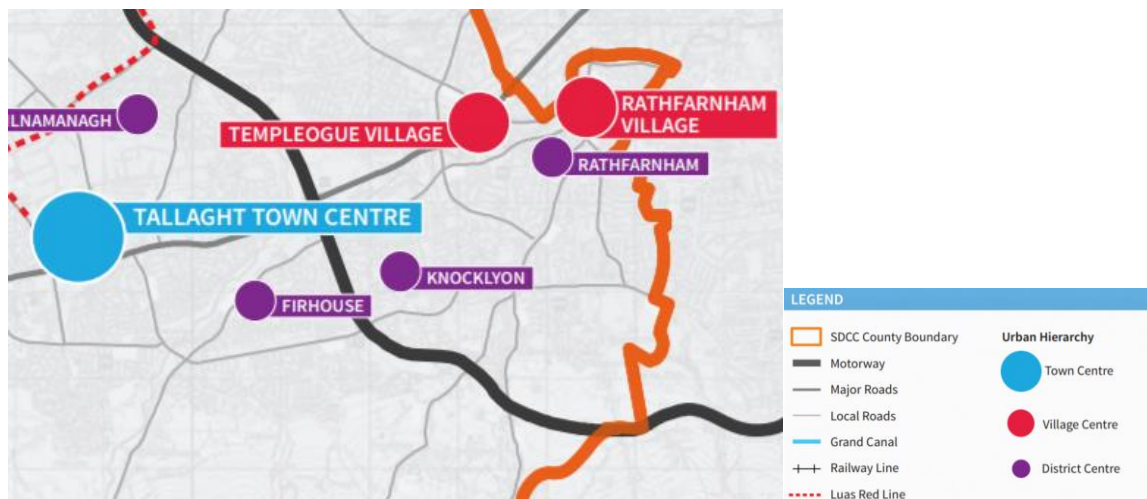


Figure 2: Knocklyon Designated as a District Centre in the SDCCDP.

The SDCCDP also includes a zoning map covering all land within the administrative area of the local authority. The subject site is zoned 'RES', the objective of which is 'to protect and/or provide for residential amenity'. Figure 3 below shows the zoning map for the site and surrounding areas of the subject site (marked in red). It is noted from examining this land use zoning map that a large area to the south of Knocklyon in the Firhouse area is zoned 'RES-N' with the objective 'to provide for new residential communities in accordance with approved plans'. This area also incorporates two separate sites designated for new Post-Primary Schools (see southwestern portion of Figure 3).

¹ <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

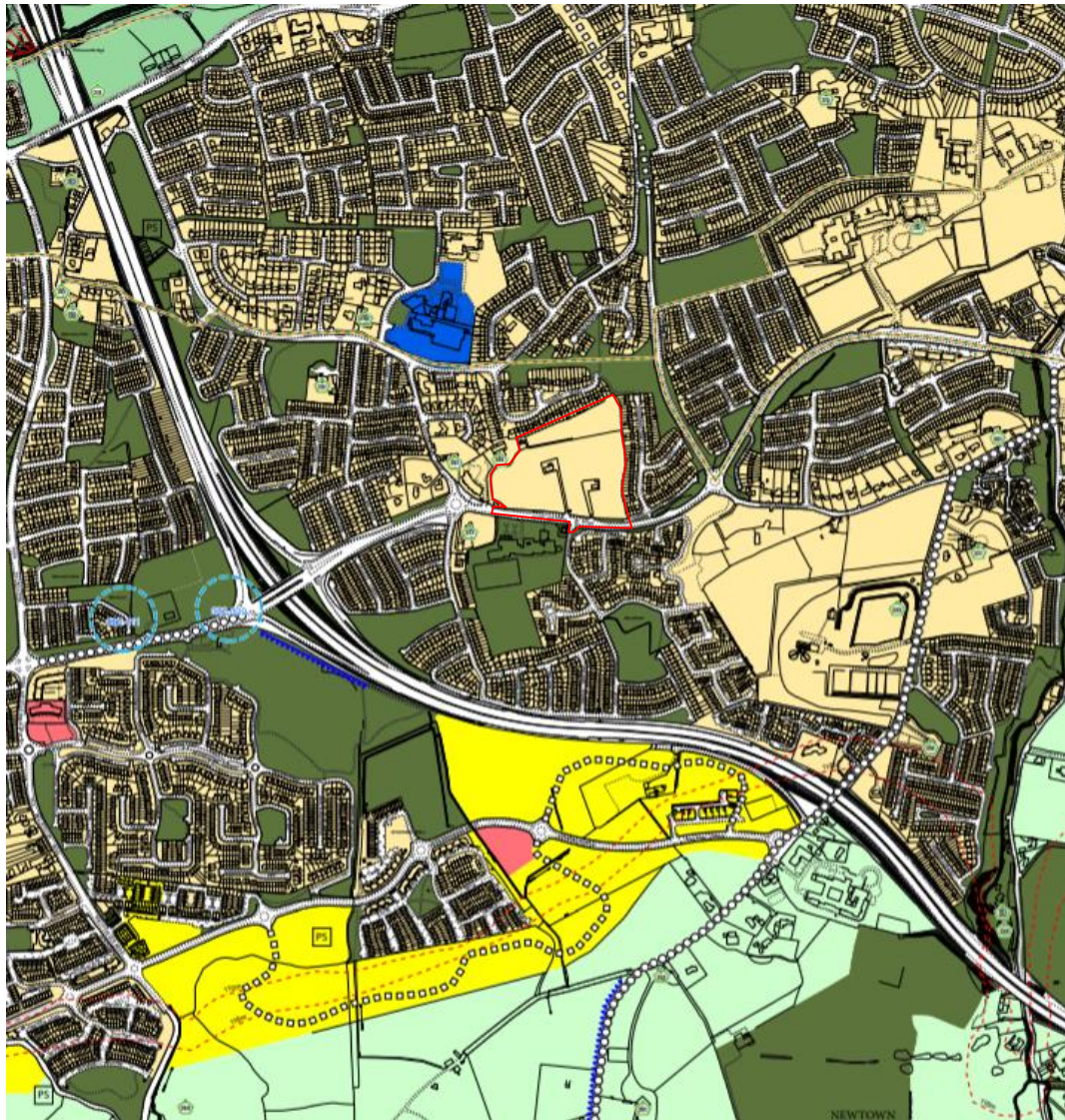



















Figure 3: Land Use Zoning Map from the SDCDP.

Use Zoning Objectives

	Objective RES	To protect and/or improve residential amenity
	Objective RES-N	To provide for new residential communities in accordance with approved area plans
	Objective SDZ	To provide for strategic development in accordance with approved planning schemes
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration
	Objective TC	To protect, improve and provide for the future development of Town Centres
	Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
	Objective DC	To protect, improve and provide for the future development of District Centres
	Objective VC	To protect, improve and provide for the future development of Village Centres
	Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective RW	To provide for and consolidate retail warehousing
	Objective EE	To provide for enterprise and employment related uses
	Objective OS	To preserve and provide for open space and recreational amenities
	Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
	Objective RU	To protect and improve rural amenity and to provide for the development of agriculture

Specific Objectives:

	Proposed Post Primary School
	Proposed Primary School
	Seveso Sites
	Specific Local Objectives (See Written Statement for Details)
	To provide for Traveller Accommodation Sites to be Selected
	To provide for Traveller Accommodation
	To protect and / or provide for a Burial Ground
	Contour Lines
	SDZ Planning Scheme Boundaries
	County Boundary

3.0 Approach

Having regard to the planning policy outlined in the previous section it is evident that an assessment of the existing school facilities in the study area is required. It is imperative that a baseline is identified which would then allow future demand estimations to be made based on demographic change and the associated impact of the proposed development. Therefore, a methodology for the assessment of school facilities has been developed in accordance with the directions provided in the aforementioned planning policies, and it involves the following steps:

1. Determining the extent and provision of existing school facilities within the wider study area;
2. Undertaking a study of the current and potential future demographic make-up of the study area's population; and,
3. Estimating the level of demand for school facilities that may arise from the development proposal.

The following sections will utilise this methodology as a structural framework with the current existing supply and occupancy of facilities first established, followed by a demographic analysis that provides valuable insight into the characteristics of the study area's population, before finally determining the potential demand created by the proposed development.

4.0 Supply

In order to establish a baseline of the existing capacity in the study area it was necessary to first identify each of the existing educational facilities. This was undertaken through a comprehensive desktop research exercise which used publicly available information and sources.

4.1 Primary Schools

The DES publish enrolment numbers for all primary schools in the state². The DES records show that there is a total of 13 primary schools in the area. Information on each school is provided in the following table. The 'map ID' refers to the ID number that accompanies the blue symbols in Figure 4.

Map ID	School Name	Eircode	2016-2017 Enrolment	2017-2018 Enrolment	2018-2019 Enrolment
1	BALLYROAN BNS	D16XK80	367	375	379
2	RATHFARNHAM PARISH NS	D16H337	232	230	229
3	SCOIL CARMEL	D16V043	435	425	401
4	SN BHAILE EAMONN	D6WY791	86	101	106
5	ST PATRICK GNS	D16YX54	539	568	558
6	SCOIL COLMCILLE NAOFA	D14X051	827	817	806
7	SCOIL MHUIRE	D24NA44	232	235	235
8	BISHOP GALVIN NS	D16XF86	475	486	494
9	SCOIL TREASA FIRHOUSE	D24E985	399	412	426
10	BISHOP SHANAHAN NS	D6WX093	486	477	478
11	ST COLMCILLE SENIOR NS	D16W8K0	744	756	764
12	GAELSCOIL CHNOC LIAMHNA	D16HR26	235	245	235
13	GAELSCOIL NA GIÚSCE	D24W682	81	102	130
Total			5,138	5,229	5,241

Table 1: Primary Schools Registered within the Study Area.

2018-2019 enrolment figures for the 13 primary schools in the study area showed an increase on the figures recorded in 2016-2017, growing by 103 pupils. However, this increase was not recorded in every school as four schools recorded decreases over the three year period (Map ID 2, 3, 6 and 10), while an additional school saw figures remain the same (12). This would indicate that although growth is occurring in overall pupil numbers, there is still some existing capacity in the area, which potentially could absorb demand generated by the proposed development. Section 5.3 below outlines the DES enrolment forecasting study, which indicates a predicted steady decline in enrolment numbers nationally from 2018.

4.2 Post-Primary Schools

In terms of post-primary schools, or secondary schools, in the study area, the DES record there being six facilities. These schools are a mix of fee-paying and public and cater for all genders. The following table offers an overview of each school and provides the enrolment figures, as obtained from the DES statistics, for the academic years 2016-2017, 2017-2018 and 2018-2019. It also presents the Map ID that relates to the pink symbols on Figure 4.

² <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

Map ID	School Name	Eircode	2016-2017 Enrolment	2017-2018 Enrolment	2018-2019 Enrolment
1	Rockbrook Park School	D16P897	172	167	169
2	Sancta Maria College	D16V389	472	497	514
3	Colaiste Eanna	D16E248	612	626	621
4	Firhouse Community College	D24HY03	763	788	782
5	St Mac Dara's Community College	D6WEW83	865	856	862
6	St. Colmcille's Community School	D16H298	713	714	721
Total			3,597	3,648	3,669

Table 2: Post-Primary Schools Registered within the Study Area.

Enrolment figures for the 2016-2017 academic year indicated that there was a total of 3,597 students across all six post-primary schools in the study area. This total figure increased by 51 in the following academic year (2017-2018) and again by 21 the following academic year (2018-2019) with a combined total of 3,669 students. Although there was an overall increase in post-primary pupil numbers in the study area, it is notable that two of the school's enrolment numbers have dropped since 2016 (Map ID 1 and 5). This indicates the potential for capacity in the area for post-primary school entrants that may be generated by the proposed development (see Table 10). Figure 4 highlights the locations of all primary and post-primary schools within the defined study area.



Figure 4: Primary and Post-Primary Schools within the Study Area.

5.0 Demand

As indicated above, the development will consist of 590 units, of which 246 will be one bedroom units (41.7% of the total), 289 will be two bedroom units (49% of the total), and 55 will be three bedroom units (9.3% of the total). 480 or 81% of the total units are proposed to be Build-to-Rent whilst 110 or 19% are to be Build-to-Sell units.

The following section provides an assessment of the potential demand created by the proposed development at Scholarstown Road. It utilises socio-economic data analytics to reach a quantitative conclusion about the potential educational needs generated by new residents to the area.

It should be noted, however that educational demand is accounted for by the Planning Authority and DES through the review of the county development plan with consideration of zoned land versus existing services, resulting in designation of school sites as required. Thus, the outcome of this quantitative assessment for the expected development of the subject site (zoned lands) will have been contemplated and appropriately planned by these authorities.

5.1 Demographic Profile

As previously outlined, the study area was defined through the selection of all relevant EDs that intersected with a 2km buffer created around the subject site. In total, there are 10 EDs found within this area. Table 3 provides an overview of each ED along with the population of each as recorded in both the 2011 and 2016 Census. It also offers the percentage change in population during this period as a means of highlighting growth patterns.

ED Name	Population 2011	Population 2016	Population Change 2011-2016	Percentage Change 2011-2016
Ballyboden	5,085	5,028	-57	-1.1%
Edmondstown	5,712	5,757	45	0.8%
Firhouse-Ballycullen	7,773	8,230	457	5.9%
Firhouse-Knocklyon	3,602	3,505	-97	-2.7%
Firhouse Village	11,648	12,214	566	4.9%
Rathfarnham-Ballyroan	2,493	2,612	119	4.8%
Rathfarnham-Butterfield	3,206	3,288	82	2.6%
Rathfarnham-St. Enda's	3,843	3,877	34	0.9%
Templeogue-Cypress	2,800	2,714	-86	-3.1%
Templeogue Village	1,994	2,074	80	4.0%
Ballyboden	5,085	5,028	-57	-1.1%
Total	48,156	49,299	1,143	1.7%

Table 3: Population Change 2011-2016.

In total, there are 49,299 persons recorded as resident in the study area on the night of the 2016 Census. This amounts to an increase of 1,143 persons from the 2011 Census results, which is a 1.7% increase. While the rate of population change in the study area (1.7%) is below that of South County Dublin (SCD) as a whole (5%), growth levels of almost 2% in a well-established suburban area such as Knocklyon remain healthy, indicating a reasonable level of infill development in the area.

The population change that has already occurred is generally an accurate indicator of future trends, however it is appropriate to undertake a more detailed analysis. FAC have employed a methodology

for modelling population projections which is termed ‘cohort component modelling’³. Table 4 represents forecasting that utilises this method and focuses on the existing population and the natural increases that will occur up to the year 2026 across the 10 EDs. This method discounts any potential population increase that may occur as a result of the proposed development as it focuses on natural growth rather than speculative growth resulting from potential residential developments.

ED Name	Population 2016	Population 2026	Population Change 2016-2026	Percentage Change 2016-2026
Ballyboden	5,028	6,025	997	19.8%
Edmondstown	5,757	6,899	1,142	19.8%
Firhouse-Ballycullen	8,230	10,192	1,962	23.8%
Firhouse-Knocklyon	3,505	4,042	537	15.3%
Firhouse Village	12,214	15,062	2,848	23.3%
Rathfarnham-Ballyroan	2,612	2,816	204	7.8%
Rathfarnham-Butterfield	3,288	3,610	322	9.8%
Rathfarnham-St. Enda's	3,877	4,491	614	15.8%
Templeogue-Cypress	2,714	3,073	359	13.2%
Templeogue Village	2,074	2,330	256	12.3%
Total	49,299	58,540	9,241	18.7%

Table 4: Population Projections using Cohort Component Modelling.

As Table 4 shows, the population projections for the study area reinforces the trends that this area is a popular and attractive location for people to settle. An overall growth of 18.7% of 2016 figures is predicted, which amounts to a total growth of 9,241 persons across all EDs. Thus, the likelihood is that the study area, as is the case with the wider Dublin region, will continue to experience a strong growth in population over the coming years.

Of course, while the overall levels of population change can offer some insights into the required amenities and infrastructure that a particular location needs, it is far more beneficial to understand the changes occurring in specific cohorts, or age categories when assessing educational needs. Different population cohorts have different requirements, for example young families require education facilities while those of retirement age require health and wellness infrastructure. Table 5 provides a breakdown of the recorded population change and the projections made as part of this study, categorised by age cohort. It offers a breakdown of the area’s age profile that allows a more detailed overview of the specific cohorts that will experience the greatest change.

³ 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. 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).

Age Cohort	2016 Population	% of 2016 Total	2026 Population	% of 2026 Total
0-4	3,485	7.1%	3,427	5.9%
5-9	3,667	7.4%	3,099	5.3%
10-14	3,266	6.6%	3,619	6.2%
15-19	3,269	6.6%	3,844	6.6%
20-24	2,981	6.0%	4,163	7.1%
25-29	2,650	5.4%	4,966	8.5%
30-34	3,403	6.9%	4,348	7.4%
35-39	3,986	8.1%	3,434	5.9%
40-44	3,566	7.2%	3,831	6.5%
45-49	3,361	6.8%	4,187	7.2%
50-54	3,361	6.8%	3,648	6.2%
55-59	3,033	6.2%	3,375	5.8%
60-64	2,732	5.5%	3,307	5.6%
65+	6,539	13.2%	9,291	15.9%
Total	49,299	100%	58,539	100%

Table 5: Population by Age 2016-2026.

Census 2016 data depicted in Table 5 shows that the total number of persons aged 0 to 19 years amounts to 13,687 people. This means that in 2016 approximately 27.7% of the overall total population in the study area were likely to require some form of educational provision. When compared with the percentage of population between 0-19 years in South Dublin as a whole (29.4%), the proportion of people likely to be requiring educational provision in the study area is lower. Projecting forward to 2026, the 0-19 age cohorts as a proportion of the total are forecast to drop from 27.7% to 23.9% in the study area.

5.1.1 County-Wide Renting Profile

The CSO produced a profile of renters based on 2016 Census profile. The summary of findings in relation to South Dublin County Council are set out below with full details included in Appendix A. As shown from this profile 38.5% of all privately rented properties in SCD had no children in 2016.

- 92,523 private households in SDC.
- 15,155 households in SDC privately rent.
- 16.4% of all households in SDC are renting privately.
- 21.6% of privately rented households are by single persons.
- A further 13.7% of renters are married or cohabiting couple with no children.
- 38.5% of all privately rented properties in SDC have no children.

This data is significant as it removes the assumption that all units proposed will create a demand for education. In the same way as the Department Guidelines identify that one bedroom apartments will not generate demand for education, a reduction in the generated needs for Build-to-Rent (BTR) is assumed. In the context of a substantially (81%) Build-to-Rent development as proposed, this is a significant reduction. See Section 5.3 below for further commentary on this and other factors that reduce this demand.

5.2 The Impact of Proposed Development on Primary School Demand

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.

No. of Units (Excluding One-bed Units)	Average Household Size	Projected Residents	Projected Primary School Population (12%)
344	2.95	1,015	121.8

Table 6: Primary School Demand within the Study Area Generated by the Proposed Development.

Table 6 shows the projected primary school demand based on the Department Guidelines would be 121.8. This figure should be tempered by factors that could reduce this demand set out in Section 5.4 below.

5.3 The Impact of Proposed Development on Post-Primary School Demand

Projection for post-primary or secondary school demand generated by the development are based on analysis of the 10-19 age cohort in the study area.

No. of Units (Excluding One-bed Units)	Average Household Size	Projected Residents	Projected Post-Primary School Population (13%)
344	2.95	1,015	132

Table 7: Post-Primary School Demand within the Study Area Generated by the Proposed Development.

Table 7 sets out that the projected demand for post-primary school places generated by the proposed development would be 132. This figure should be tempered by factors that could reduce this demand set out in Section 5.4 below. It should also be noted that two future post-primary school sites are designated within the study area by the *South Dublin County Development Plan 2016-2022* (as shown in Figure 3).

5.4 Factors Influencing Demand

Notwithstanding the above quantitative demand assessment, educational demand is accounted for by the Planning Authority and DES through the review of the county development plan with consideration of zoned land versus existing services, resulting in the designation of school sites as required. Thus, the outcome of this quantitative assessment for the proposed development of the subject site (zoned lands) will have been contemplated and appropriately planned by these authorities.

As set out below, other factors should be taken into account in considering the educational demand generated by any development, these are:

- Future migration and fertility forecasts; and
- County-wide renting profile with low rates of children.

5.4.1 Migration and Fertility Forecasts

The above models do not factor in migration and fertility scenarios, which could impact future demand widely. The DES regularly release enrolment projection reports which are the basis for their

determination of whether new school infrastructure is required nationally. In July 2018 they released the most recent report which analyses projections of full-time enrolment for the 2018 to 2036 period.

Using three migration assumptions and two fertility assumptions the DES created six scenarios to model projected enrolments over that period. The DES state that 2018 will prove to be the year when 'peak' primary school enrolments occur, totalling 567,800 pupils and gradually reducing after this.

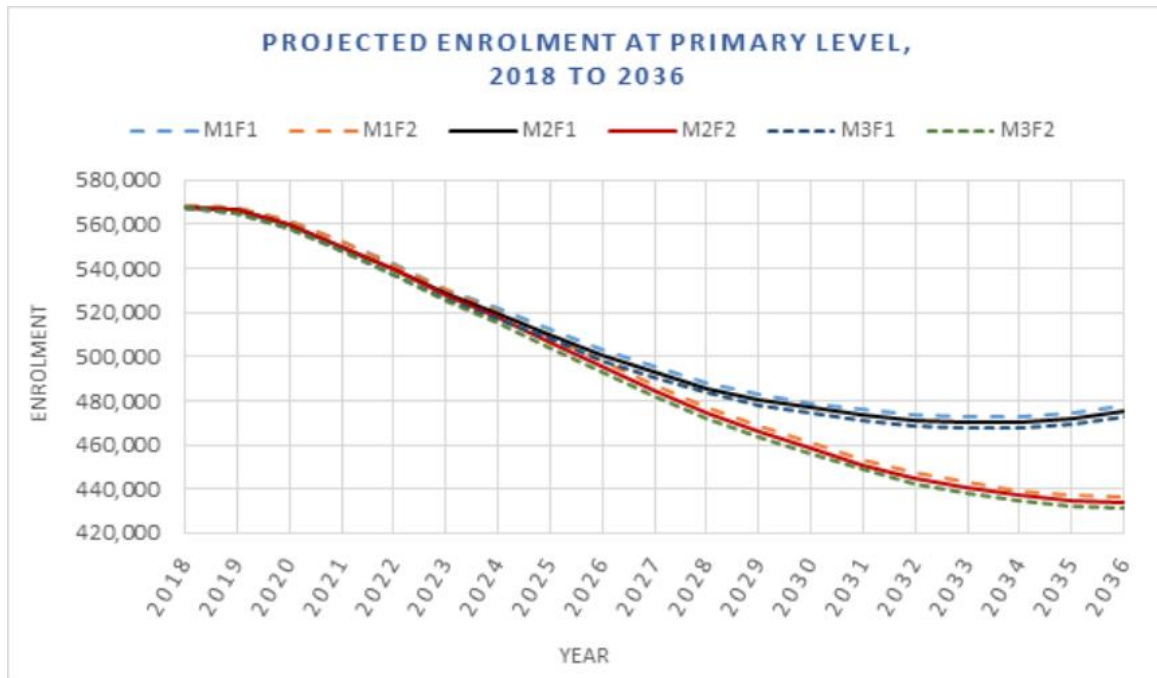


Figure 5: Projected Primary School Enrolment to 2036 (Source: DES).

Post-primary school peak enrolments will not be reached until 2024 when in excess of 402,175 pupils are expected to enrol. They will subsequently reduce after 2024 on an annual basis.

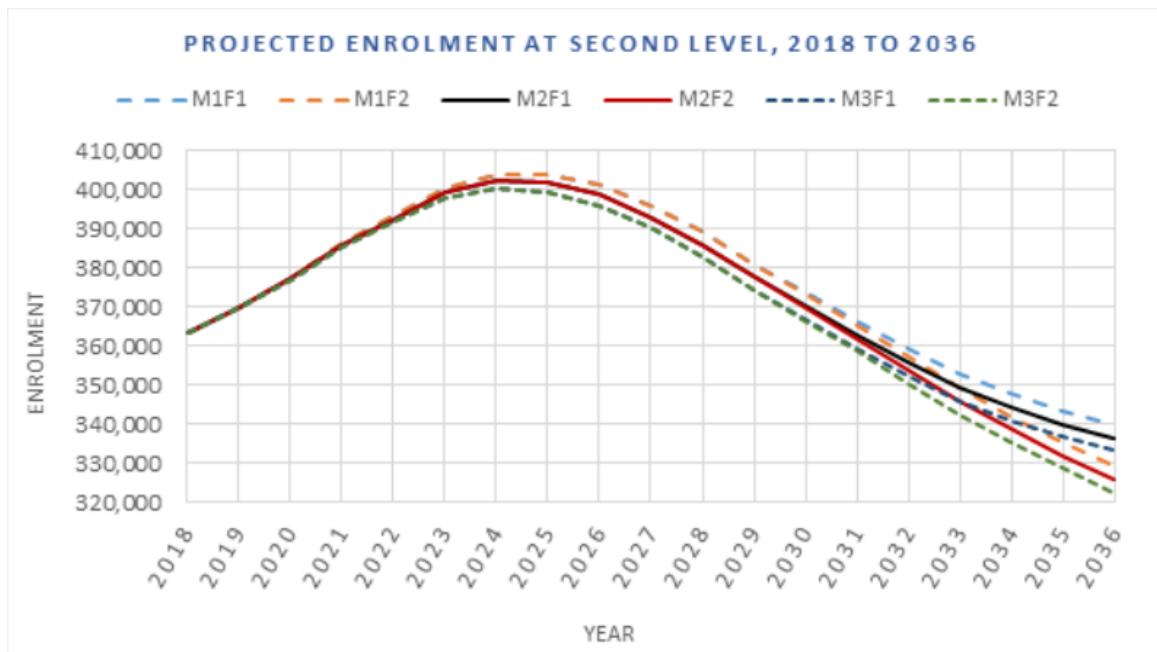


Figure 6: Projected Secondary School Enrolment to 2036 (Source: DES).

With enrolments figures peaking in 2018 for primary school goes, and 2024 for secondary school pupils, the requirement for additional school facilities will be reduced in the near future. If it is

accepted that current school provision is adequately able to support the current numbers of students, albeit at capacity, there will be far less pressure on schools in the future, meaning there is no requirement to provide for new schools.

5.4.2 County-Wide Renting Profile

As mentioned above, the CSO produced a profile of renters based on 2016 Census profile. The summary of findings in relation to South Dublin County Council are set out below with full details included in Appendix A. As shown from this profile 38.5% of all privately rented properties in SCD had no children in 2016.

- 92,523 private households in SDC.
- 15,155 households in SDC privately rent.
- 16.4% of all households in SDC are renting privately.
- 21.6% of privately rented households are by single persons.
- A further 13.7% of renters are married or cohabiting couple with no children.
- **38.5% of all privately rented properties in SDC have no children.**

This data is significant as it removes the assumption that all units proposed will create a demand for education. A reduction in the generated needs for Build-to-Rent (BTR) is assumed. In the context of a substantially (81%) Build-to-Rent development as proposed this reduction in demand would be significant.

6.0 Conclusion

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. This study provides an evidence-based assessment of the proposed development's potential impact on educational facilities and the level of demand generated by it. The quantitative modelling of projected demand in Section 5.2 and 5.3 assumes that all children will require school provision within the study area, however other factors should be taken into account in considering the educational demand generated by any development, these are:

- Future migration and fertility forecasts; and
- County-wide renting profile with low rates of children.

Section 5.2 and 5.3 sets these considerations aside and assumes conservatively that all children will require school provision within the study area. Based on demographic analysis the data suggests that on the basis of the average household size within the study area, discounting one bedroom apartments, the proposed development will create demand for:

Primary School Spaces: 121.8

Post-Primary School Spaces: 132

Notwithstanding the above quantitative demand assessment, educational demand is accounted for by the Planning Authority and DES through the review of the county development plan with consideration of zoned land versus existing services, resulting in the designation of school sites as required. Thus, the outcome of this quantitative assessment for the expected development of the subject site (zoned lands) will have been contemplated and appropriately planned by these authorities.

Aside from this, other important demand-reducing factors that should be considered for educational services are set out as:

Primary School

Low future migration and fertility forecasts;

Significantly lower frequency of children in rented accommodation (the proposed development is 81% BTR); and

Four local primary schools recorded decreases in enrolments over the three year period, indicating ability to absorb demand.

One primary school is planned to be constructed in the locality, namely Gaelscoil Cnoc Liamha in Knocklyon.

Post-Primary School

Low future migration and fertility forecasts;

Significantly lower frequency of children in rented accommodation (the proposed development is 81% BTR); and

Two local post-primary schools enrolment numbers have dropped since 2016, indicating ability to absorb demand.

One post-primary school is planned to be constructed in the locality, namely Firhouse ET Secondary School.

Appendix A

Summary Findings:

92,523 private households in SDC

15,155 households in SDC privately rent

16.4% of all households in SDC are renting privately

21.6% of privately rented households are by single persons

A further 13.7% of renters are married or cohabiting couple with no children

38.5% of all privately rented properties in SDC have no children

South Dublin	All types of occupancy	Rented from private landlord	% Rented from private landlord
All private households	92,523	15,155	16.4%
All persons in private households	277,168	49,239	17.8%
One person	15,575	1,408	9.0%
Married couple	13,144	834	6.3%
Cohabiting couple	3,318	1,246	37.6%
Married couple with children	31,089	4,148	13.3%
Cohabiting couple with children	4,674	1,447	31.0%
One parent mother with children	10,298	2,174	21.1%
One parent father with children	1,407	171	12.2%
Married couple with other persons	943	241	25.6%
Cohabiting couple with other persons	480	246	51.3%
Married couple with children and other persons	2,231	653	29.3%
Cohabiting couple with children and other persons	363	137	37.7%
One parent mother with children and other persons	1,509	292	19.4%
One parent father with children and other persons	282	62	22.0%

Two or more family units with or without other persons	2170	235	10.8%
Non-family households containing related persons	1842	493	26.8%
Households comprised of unrelated persons only	3198	1368	42.8%

	All types of occupancy	Rented from private landlord	%
Under 25 years	1,213	706	4.7%
25 - 29 years	4,530	2,537	16.8%
30 - 34 years	9,767	3,802	25.1%
35 - 39 years	12,244	3,215	21.2%
40 - 44 years	10,956	2,003	13.2%
45 - 49 years	9,620	1,257	8.3%
50 - 54 years	8,832	698	4.6%
55 - 59 years	8,444	431	2.8%
60 - 64 years	7,749	249	1.6%
65 years and over	19,038	235	1.6%
All ages	92,393	15,133	100.0%

	All types of occupancy	Rented from private landlord	% Rented from private landlord
Before 1919	752	100	3.95%
1919 to 1945	1,380	131	9.49%
1946 to 1960	5,740	330	5.75%
1961 to 1970	9,516	590	6.20%
1971 to 1980	22,115	1,442	6.52%
1981 to 1990	12,411	1,439	11.59%
1991 to 2000	15,386	2,738	17.80%
2001 to 2010	17,288	5,362	31.02%
2011 or later	1,622	468	28.85%
Not stated	6,183	2,533	40.97%

