

STRATEGIC HOUSING DEVELOPMENT, BLACKWOOD SQUARE, NORTHWOOD AVENUE, SANTRY, DUBLIN 9

Social and Community Audit of Schools



MH18062
Strategic Housing
Development Blackwood
Square
F01
18 November 2019

SOCIAL AND COMMUNITY AUDIT OF SCHOOLS

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
F01	Social and Community Audit of Schools	Hannah Millar	Helena Gavin	Helena Gavin	18.11.2019

Approval for issue		
Helena Gavin	<i>Helena Gavin</i>	18 November 2019

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Prepared by:

Prepared for:

RPS

Cosgrave Developments

Hannah Millar

Graduate Planner

West Pier Business Campus
Dun Laoghaire, Co. Dublin A96 N6T7

T +353 1 488 2900

E hannah.millar@rpsgroup.com

Dublin | Cork | Galway | Sligo
rpsgroup.com

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1 INTRODUCTION

This Social and Community Audit of Schools has been prepared by RPS Group Ltd. on behalf of Cosgrave Developments to support a planning application for a proposed Strategic Housing Development (SHD) at lands off Northwood Avenue, Santry, Dublin 9.

This report has been prepared in response to An Bord Pleanála’s Opinion (ABP Reg. Ref. 305029-19), dated 2nd September 2019, which sets out that an audit of the existing schools serving the area be provided as part of the documentation submitted with the application for permission

Planning policy and guidance documents have been reviewed in the preparation of this report. The audit of current and future school demand for the area also includes the analysis of CSO data, schools located within 3km of the subject site and the School Planning Areas as defined by the Department of Education and Science (DES).

The report is set out under the following headings:

- Section 1 Introduction
- Section 2 Site Context and Location
- Section 3 Planning and Education Policy and Guidelines
- Section 4 Demographics
- Section 5 Audit of School Provision
- Section 6 Consideration of Need
- Section 7 Summary and Conclusions.

2 SITE CONTEXT AND LOCATION

The subject site is located within the former Santry Demesne c. 7km from Dublin City Centre. The proposed MetroLink Northwood Stop is to be located c. 350m to the west of the subject site. The M50 is approximately 500m to the north. The context of the subject site is illustrated in **Figure 2-1**.

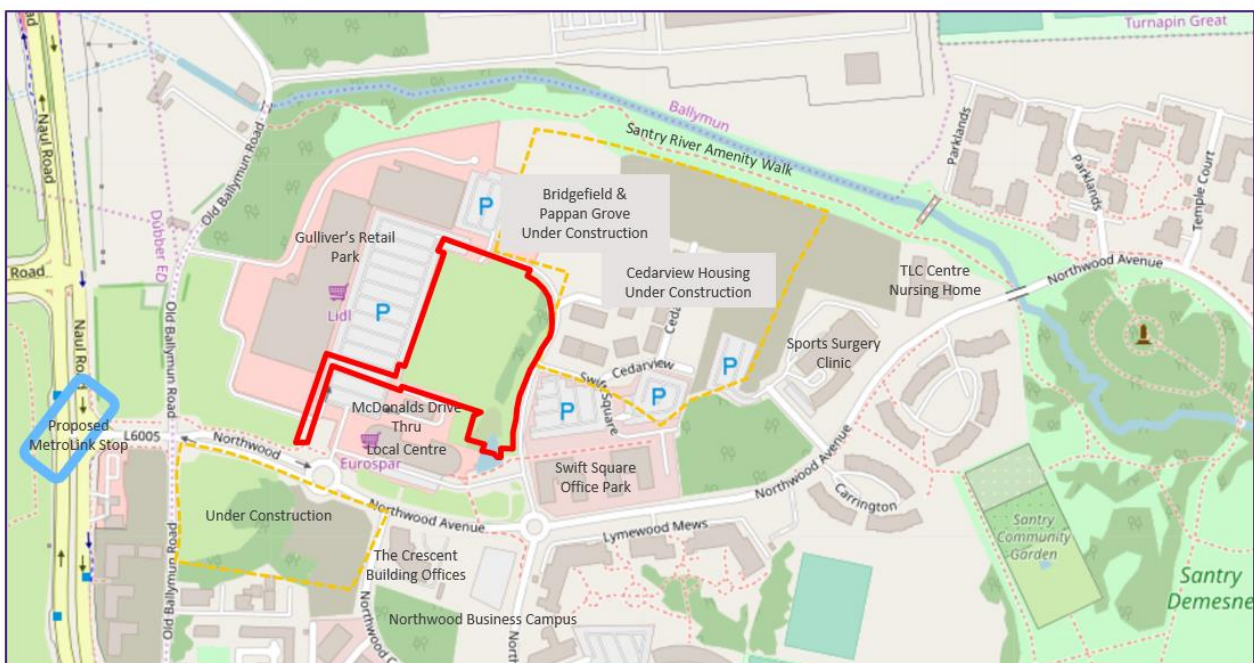


Figure 2-1: Site Context (subject lands indicated in red)¹

The subject site is bounded to the north and east by residential development which is currently under construction (Reg. Ref. F15A/0440 as modified) and to the west by existing car parking associated with Gulliver's Retail Park. The site is bound to the east by an internal roadway and beyond that car parking associated with Swift Square Office Park. The site is bound to the south by a McDonald's fast food restaurant and Gulliver's Local Retail Centre. Further to the south of the subject site is Northwood Avenue.

The proposed development will consist of the phased construction of:

- 4 no. 7-storey plus penthouse (8-storey) apartment blocks (A, B, C and D) containing 331 no. apartment units comprising: 6 no. one bedroom units, 292 no. two bedroom units and 33 no. three bedroom units;
- 5 no. mixed use commercial units at ground floor within Blocks B and C, a multi-function area and a resident gym within Block A and a childcare facility within Block C.
- Associated basement car and bicycle parking spaces, landscaping, communal open space, public open space, pedestrian and cycle paths and services.

3 PLANNING AND EDUCATION POLICY AND GUIDELINES

3.1 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009

The Sustainable Residential Development in Urban Areas Guidelines state:

"In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities." (page 26)

The proposed development consists of 331 no. units and therefore does not fall within this category of very large-scale developments.

3.2 Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008

The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008*, jointly published by departments with planning and education as part of their remit, details the procedures to be adopted by planning authorities in integrating school planning issues into the development planning process. This code also sets out how future school demand is identified.

3.3 Project Ireland 2040 - National Planning Framework

Project Ireland 2040 National Planning Framework (NPF), published in May 2018, sets out the framework for spatial planning and provision of services to the existing and future population. The NPF projects an average household size of 2.5 in 2040. With specific reference to education the NPF states that education, training and life-long learning are key enablers, around which personal fulfilment, a fair society and a successful nation revolve. The NPF acknowledges that the school system is experiencing significant pressures in catering for additional student numbers in certain parts of the country where a high level of population growth has occurred, which is projected to continue until at least 2025. Equally however the viability of some schools has been questioned in other parts experiencing population decline. In this regard strategic planning of and investment in the provision of childcare, education and training are central to reinforcing the delivery of sustainable communities, promoting inclusion and offering choice and accessibility to a high standard of education and ultimately employment. The NPF states it will seek to prioritise the alignment of targeted and planned population and employment growth with educational investment.

3.4 Action Plan for Education 2019

In March 2019, the Government launched the *Action Plan for Education 2019*. This plan sets out investment commitments to primary, secondary and third level education facilities, combining the upgrade and extension of existing educational infrastructure and the provision of new buildings that will take place over the period 2019 – 2021.

3.5 Regional Spatial & Economic Strategy

The *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031* (the RSES), states that social infrastructure plays an important role in developing strong and inclusive communities and advises that it should be easily accessible by walking, cycling and public transport. It also recommends that shared use and co-location of facilities should be encouraged, to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation. The Dublin Metropolitan Area Strategic Plan (MASP) contained within the RSES supports the ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas.

3.6 Fingal Development Plan

One of the main aims set out in the *Fingal Development Plan 2017 – 2023* (the Development Plan) is to ensure the timely provision of community infrastructure including schools, recreational, sport facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development. The Housing Strategy contained in the appendices to the Development Plan project an average household size of 2.9 at 2023.

With specific regard to education the Development Plan states:

“Fingal County Council will continue to work closely with the Department of Education and Skills under the Memorandum of Understanding for the acquisition of school sites to identify and procure school sites where a shortfall in school places is identified. Communication between the Council and different patron bodies will assist in allowing the Council to ascertain demand for schools that are based on very wide catchment areas or which do not use a catchment area approach.” (page 83)

Objectives which seek to ensure the appropriate provision of education services include:

Objective PM77: *“Encourage the continued use and possible intensification of existing educational infrastructure where appropriate.”* (page 84)

Objective PM78: *“Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills, based on current population using the most up to date statistical data, anticipated additional growth based on residentially zoned land, taking into consideration the timelines of planning and constructing new school places, and in line with access to public transport.”* (page 84)

4 DEMOGRAPHIC PROFILE

Population figures from the Census of Population recorded in 2011 and 2016 were used to create a profile of the area surrounding the subject site. These were examined at Electoral District (ED) level. In order to create a fair representation of education facilities within the area, a 3km isochrone was selected. The subject site is located within the Airport ED (CSO Area Code ED: 04001). The areas below were also included within the analysis:

- Ballymun B (CSO Area Code ED: 02016)
- Ballymun C (CSO Area Code ED: 02017)

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- Ballymun D (CSO Area Code ED: 02018)
- Ballygall C (CSO Area Code Ed: 02013)
- Whitehall A (CSO Area Code ED: 02090)
- Whitehall B (CSO Area Code ED: 02091)

The population profile of the Study Area is provided in **Tables 4-1** and **4-2** and illustrated in **Figure 4-1**.

Table 4-1: Population of the State, Dublin, Fingal and the Study Area 2011-2016

ED Name	2011	2016	% Change
State	4,588,252	4,761,865	3.6%
Dublin	527,612	554,554	4.9%
Fingal	273,991	296,020	7.4%
Study Area	27,446	28,902	5%
<i>Airport</i>	<i>4,032</i>	<i>5,018</i>	<i>19.6%</i>
<i>Ballymun B</i>	<i>4,012</i>	<i>4,379</i>	<i>8.4%</i>
<i>Ballymun C</i>	<i>5,585</i>	<i>6,112</i>	<i>8.6%</i>
<i>Ballymun D</i>	<i>2,961</i>	<i>2,458</i>	<i>-17%</i>
<i>Ballygall C</i>	<i>3,419</i>	<i>3,521</i>	<i>2.9%</i>
<i>Whitehall A</i>	<i>3,545</i>	<i>3,286</i>	<i>-7.3%</i>
<i>Whitehall B</i>	<i>3,892</i>	<i>4,128</i>	<i>5.7%</i>

Source: www.CSO.ie

Table 4-2: Household Change in the State, Dublin, Fingal and Study Area 2011-2016

ED Name	2011	2016	% Change
State	2.73	2.75	0.02%
Dublin	2.40	2.48	3.33%
Fingal	2.92	3.03	3.77%
Study Area	2.58	2.66	24.07%
<i>Airport</i>	<i>2.19</i>	<i>2.42</i>	<i>10.5%</i>
<i>Ballymun B</i>	<i>2.97</i>	<i>3.04</i>	<i>2.36%</i>
<i>Ballymun C</i>	<i>2.81</i>	<i>2.81</i>	<i>0%</i>
<i>Ballymun D</i>	<i>2.66</i>	<i>2.71</i>	<i>1.88%</i>
<i>Ballygall C</i>	<i>2.52</i>	<i>2.57</i>	<i>1.98%</i>
<i>Whitehall A</i>	<i>2.50</i>	<i>2.57</i>	<i>2.8%</i>
<i>Whitehall B</i>	<i>2.42</i>	<i>2.53</i>	<i>4.55%</i>

Source: www.CSO.ie

In 2011 Fingal's average household size was 2.92 which then increased to 3.03. It is projected in the County Housing Strategy that by 2023, Fingal's average household size will decrease to 2.9. The Airport ED saw the largest increase in average household size increasing by 10.5% however remains significantly less than the national or county average at 2.42 in 2016. It is notable that the average housing size for the Study Area is 2.5 which is also less than the county and national averages.

4.1 School Population Demographics

Typically, children attending primary school are within the 5-12 age cohort. Those attending secondary school are typically within the 13-18 age cohort. **Table 4-3** presents the profile of the Study Area with regard to the primary and secondary school age groups in 2016 as compared with the national and county levels. These figures are analysed in the paragraphs that follow thereafter.

Table 4-3: Population of 0-18-year olds in the State, Dublin, Fingal and Study Area 2016.

ED Name	Total Population	0-4-year olds (creche)	%	5-12-year olds (primary)	%	13-18-year olds (secondary)	%
State	4,761,865	331,515	7.0%	548,693	11.5%	371,588	7.8%
Fingal	29'6020	24'899	8.4%	39'349	13.3%	22,892	7.7%
Study Area:	28,902	1,701	5.9%	2,554	8.8%	2,048	7.0%
<i>Airport</i>	5,018	371	7.4%	329	6.5%	129	2.6%
<i>Ballymun B</i>	4,379	258	5.9%	529	12.0%	461	10.5%
<i>Ballymun C</i>	6,112	360	5.7%	571	9.3%	570	9.3%
<i>Ballymun D</i>	2,458	180	7.3%	303	12.3%	248	10.0%
<i>Ballygall C</i>	3,521	174	4.9%	284	8.1%	211	6.0%
<i>Whitehall A</i>	3,286	133	4.0%	253	7.7%	221	6.7%
<i>Whitehall B</i>	4,128	225	0.1%	285	6.9%	208	5.0%

Source: www.CSO.ie

4.1.1 Primary School

Based on CSO data for 2016 presented in **Table 4-3**, there was a total of 2,554 children of primary school age within the Study Area which represents 8.8% of the total population. This level is lower than the levels for Fingal (13.3%) which are higher than the State (11.5%).

With 2,554 school going children within the Study Area and based on an 8-year primary school cycle there is on average 319 pupils for each year of primary school.

It is noted that there were 1,701 children within the Study Area which fall within the preschool age band of 0-4. This suggests that local demand for primary school places will increase given a crude estimate of 426 potential pupils for each year for the following 4 years. In this regard the demand for primary school spaces is expected to increase over the period 2016-2020 as 319 pupils leave primary school and 426 start primary level education.

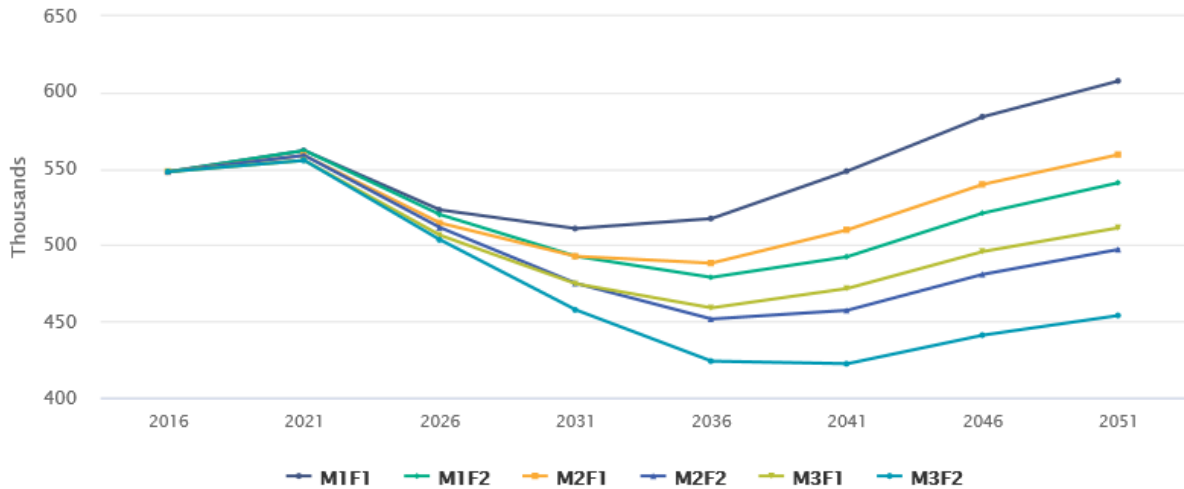
4.1.2 Secondary School

Based on CSO data for 2016, there was a total of 2,048 children of secondary school age within the Study Area which represented 7% of the total population of Fingal. This level is slightly below the levels of secondary school population in Fingal (7.7%) and the State (7.8%) respectively. Based on a secondary school cycle of 6 years, on average there are 341 pupils for each year of secondary school within the Study Area. This suggests that local demand for secondary school places will decrease over the period 2016-2024 given a crude estimate of 319 potential pupils leaving primary school for each year for the following 8 years and starting secondary level education.

4.1.3 Projected School Population Demographics

The *Population and Labor Force Projections 2017 - 2051* prepared by CSO provide projected populations for selected age groups and corresponding dependency ratios which includes the school going populations 5-12 and 13-18. The usually resident population of the State according to Census 2016 was 4.74 million and this is projected to grow significantly under the six projection scenarios to 2051.

4.1.3.1 Primary School Children – Ages 5 - 12



Source: CSO Ireland

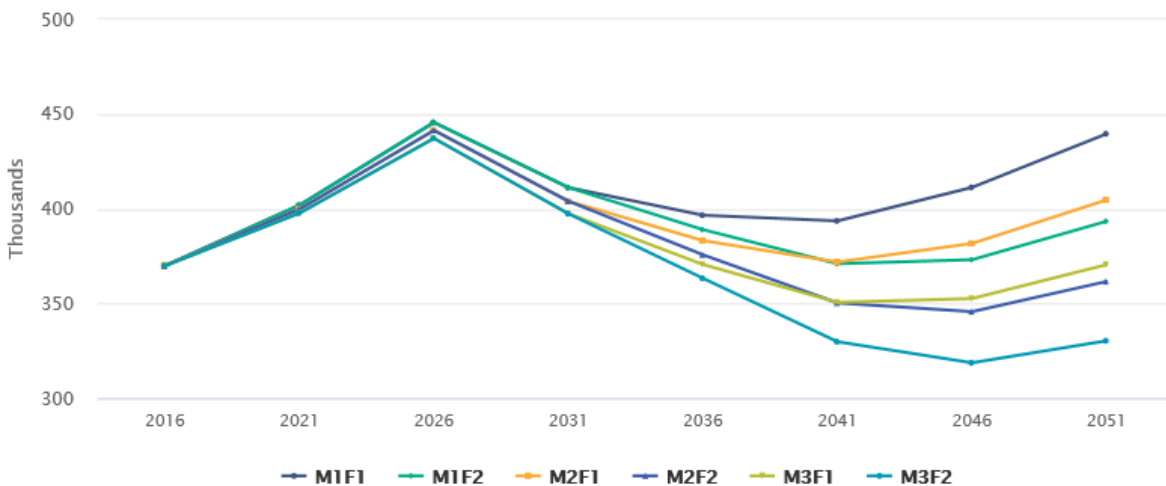
Figure 4-2: Projected Primary School Pupils 2016-2051

Source: www.CSO.ie

In 2016 there were 548,100 children in the 5-12 age group (11.5%). **Figure 4.2** shows the projected number of primary school pupils for selected years from 2016 - 2051. This graphic shows that trends are likely to increase in the short term to 2021 before sharply declining until 2031 and 2036.

4.1.3.2 Secondary School Pupils – Ages 13 – 18

In 2016 there were 369,900 children in the 13-18 age group (7.8%). **Figure 4-3** shows a sharp increase in trends in the short term up to 2026 when level within the group will decline until 2041.



Source: CSO Ireland

Figure 4-3: Projected Secondary School Pupils 2016-2051

Source: www.CSO.ie

5 AUDIT OF SCHOOL PROVISION

Within the Study Area there are a total of **13** school facilities within the catchment area; **11 primary schools** and **2 post primary schools**. The location of these schools is illustrated on **Figure 5-1**.

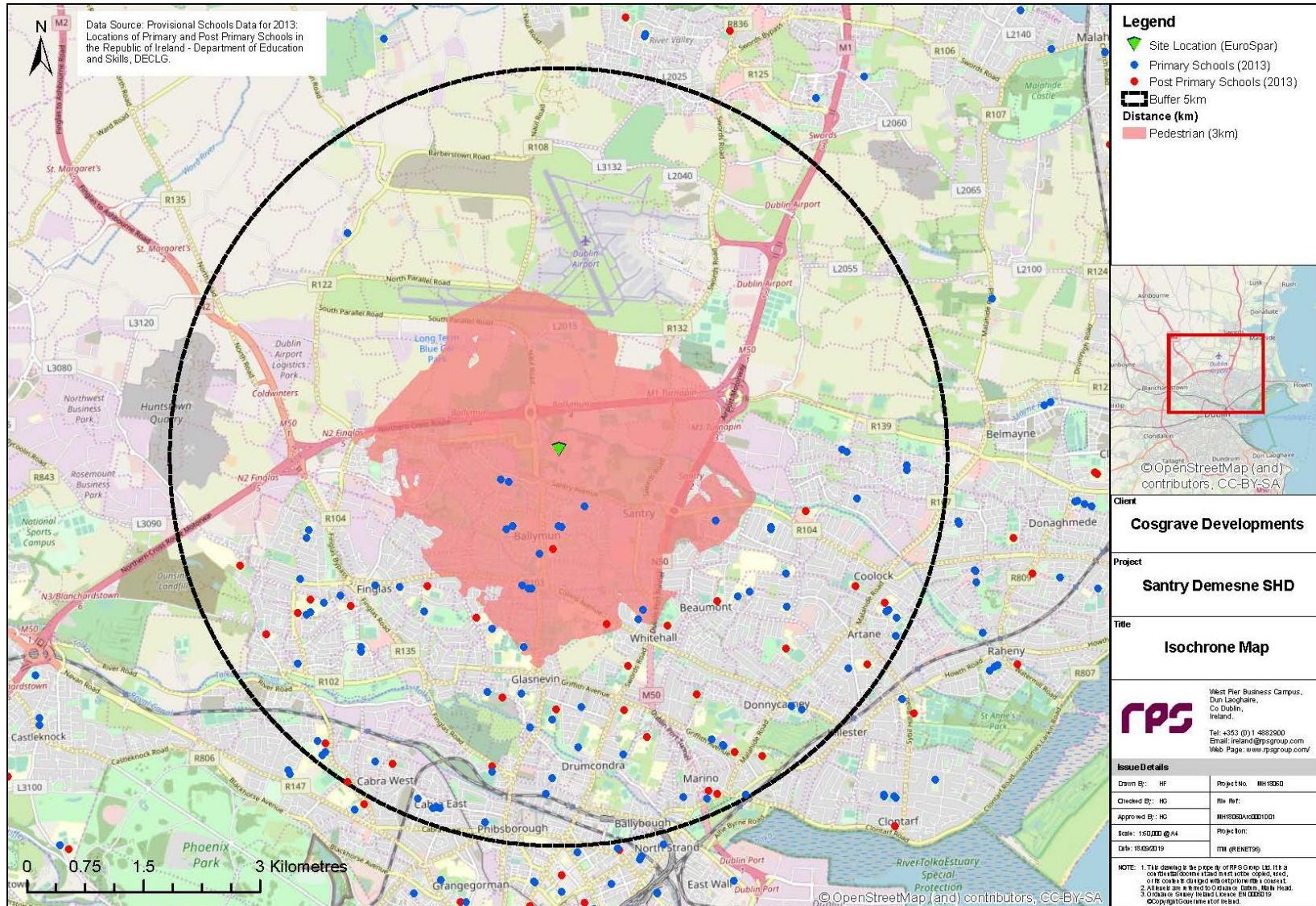


Figure 5-1: Location of Schools within the Study Area (Pedestrian 3km Isochrone).

Source: www.education.ie, RPS annotation

5.1.1 Primary Schools

There is a total of 11 primary schools in the area with 2,552 pupils enrolled between the ages of 5-12 years old from 2018/2019. The closest primary school to the subject site is St Joseph’s Junior National School, a mixed primary school catering for both male and female with a total enrolment of 141 pupils. The school is located on the Balbutcher Lane, Ballymun, Dublin 11. Other primary schools located in the Study Area are listed in **Table 5-1**.

Table 5-1: Primary School Enrolment 2018/2019

Electoral Division	Primary School	Address	Enrolled (boys and girls) 2018/2019	Ave year size 2016/2017	Ave year size 2018/2019	Approx. distance to site (walking)
Ballymun B	St Joseph’s Junior National School	Balbutcher Lane, Ballymun 11	Boys = 80 Girls = 61 Total = 141	18	18	1.2km
Ballymun C	Gaelscoil Bhaile Munna	Coultry Rd, Ballymun, Dublin, 9	Boys = 85 Girls = 100 Total = 185	22	23	1.1km
	Virgin Mary Girls National School	Shangan Road, Ballymun, Dublin 9	Boys = 0 Girls = 162 Total = 162	18	21	1.3km
	Virgin Mary Boys National School	Shangan Road, Ballymun, Dublin 9	Boys = 133 Girls = 0 Total = 133	No data available	17	1.3km
Ballymun D	Scoil an tseachtar Laoch	Ballymun Road, Ballymun, Dublin 11	Boys = 103 Girls = 100 Total = 203	26	26	2.2km
	Holy Spirt Boys National Catholic School	Sillogue Road, Ballymun, Dublin 11	Boys = 335 Girls = 0 Total = 335	44	42	1.7km
	Holy Spirt Girls National Catholic School	Sillogue Road, Ballymun, Dublin 11	Boys = 0 Girls = 318 Total = 318	40	39	1.8km
Ballygall C	Our Lady of Victories Infant School	Ballymun Road, Dublin 9	Boys = 120 Girls = 145 Total = 265	35	33	2.1km
	Our Lady of Victories Girls National School	Ballymun Road, Dublin 9	Boys = 1 Girls = 202 Total = 203	23	25	2.1km
	Our Lady of Victories Boys National School	Ballymun Road, Dublin 9	Boys = 200 Girls = 0 Total = 200	26	25	2.1km
Whitehall B	Holy Child National School	Larkhill Road, Whitehall, Dublin 9	Boys= 98 Girls = 309 Total = 407	52	50	3.0km
Study Area:	-	-	2,552 pupils	304	319	1.8km

Source: www.education.ie

The total enrolment for primary schools in the 11 no. existing primary schools is 2,552 pupils. Based on an 8-year primary school cycle the average total for each school year is 319. In this regard, 319 primary school places should therefore become available as one-year group leaves and is entered by another one.

Table 5-2 shows the total number of pupils enrolled per academic year, since 2014 till present. The table shows that enrolment numbers in each school between 2014-2019 fluctuated over the period but have generally increased by 9%.

Table 5-2: Total Number of Pupils Enrolled in the Catchment Area Primary Schools within the last 5 years

Primary Schools within the 3km catchment area.	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
St Joseph's Junior National School	149	133	148	146	141
Gaelscoil Bhaile Munna	183	181	176	178	185
Virgin Mary Girls National School	125	133	145	157	162
Virgin Mary Boys National School		No data available.			133
Scoil an tseachtar Laoch	215	210	208	210	203
Holy Spirt Boys National Catholic School	338	346	354	341	335
Holy Spirt Girls National Catholic School	289	304	324	313	318
Our Lady of Victories Infant School	256	269	281	276	265
Our Lady of Victories Girls National School	165	169	179	195	203
Our Lady of Victories Boys National School	195	194	201	201	200
Holy Child National School	407	402	415	414	407
Total Study Area:	2,322 pupils	2,341 pupils	2,431 pupils	2,431 pupils	2,552 pupils

Source: www.education.ie, www.pobal.ie

5.1.2 Secondary Schools

Within the 3km catchment area there are 2 post primary schools with a combined total enrolment of 1,237 for school year 2018/2019. The schools and the enrolment numbers are presented in **Table 5-3**.

Table 5-3: Provision of Post Primary Schools within the Study Area

Electoral Division	Post Primary School	Address	Enrolled (boys and girls)	Approximate distance to site (walking)
Ballymun C	St. Trinity Comprehensive School	Ballymun Rd, Santry, Dublin 9	Boys= 299 Girls = 217 Total = 516	2.4km
Whitehall A	St Aidan's CBS	Collins Avenue, Whitehall, Dublin 9	Boys= 721 Girls = 0 Total =721	1.7km
Total	-	-	1,237	2.05km

Source: www.education.ie

Based on a 6-year secondary school cycle the average total for each school year is 206. In this regard, 206 school places should therefore become available as one-year group leaves and is entered by another one.

Table 5-4 shows the total number of pupils enrolled per academic year, since 2014 till present, which illustrates that the numbers enrolled has increased over the period 2014-2019.

Table 5-4: Total Number of Pupils Enrolled in the Catchment Area Post-Primary Schools within the last 5 years

Secondary Schools within the 3km catchment area	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
St. Trinity Comprehensive School	450	457	498	524	516
St Aidan's CBS	682	711	706	706	721
Combined total of pupils:	1132 pupils	1168 pupils	1204 pupils	1230 pupils	1237 pupils

Source: www.education.ie

6 CONSIDERATION OF NEED

6.1 School Places Required

The proposed development comprises approximately 331 no. residential units.

6.1.1 Primary School

Based on the *National Population Projections and Regional Population Targets 2006-2020* (DEHLG February 2007), the *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008* assumes that an average of 12% of the population were expected to present for primary education. This proportion remains unchanged in 2016. In calculating the demand likely to be generated by the proposed development, the future demand for primary school formula used by the DES (12% x no. units x average household size) was applied.

The total number of units is 331 and the average household size in Ireland is **2.75** as per Census 2016 results. Therefore, the formula mentioned applies as follows:

$$12\% \times 331 \times 2.75 = 109$$

Based on the calculation above, the proposed development of 331 no. residential units will generate a demand for **109 no.** additional primary school spaces, which based on an 8-year cycle translates to 14 school places required for each year of primary school.

6.1.2 Secondary School Places

Again, based on the *National Population Projections and Regional Population Targets 2006-2020* (DEHLG February 2007), the *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008* assumes that an average of 8% of the population were expected to present for secondary education. This proportion also remained unchanged in 2016.

In calculating the demand likely to be generated by the proposed development, the future demand for primary school formula used by the DES; (8% x no. units x avg household size) applies. The following results were reached:

$$8\% \times 331 \times 2.75 = 72$$

Based on the calculation above, the proposed development of 331 no. residential units will generate a demand for **72 no.** additional secondary school spaces, which based on a 6-year cycle translates to 12 school places required for each year of secondary school.

These figures are considered to represent a robust calculation give the number of 1 and 2-bedroom units proposed with only 33no. 3-bedroom units included in the development.

6.2 Demand for School Places

6.2.1 Primary School

As set out in **Section 5**, the overall primary school population within the Study Area was 2,554 in 2016, which translates to approximately 319 within each school year. The total enrolment for primary schools within the Study Area was 2,431 in 2016 or approximately 303 within each school year. Based on an average population for each school year primary school, places should become available as one-year group leaves and is entered by another one.

The proposed development will generate a need for 14 school places for each school year. These estimates are based on 2016 statistics and is it highlighted that the NFP projects the average household size to decline to 2.5 by 2040, which will impact the level of school places required by the proposed development. It is also noted that the population projections released by the CSO as examined in **Section 4** of this report show that the primary school population will begin a constant decline from 2021.

6.2.2 Secondary School

As set out in **Section 5**, the overall secondary school population within the Study Area was 2,048 in 2016, which translates to approximately 341 within each school year. The total enrolment for secondary schools within the Study Area was 1,204 in 2016 or approximately 200 within each school year. Based on an average population for each school year secondary school places should become available as one-year group leaves and is entered by another one.

The proposed development will generate a need for 12 school places for each school year. These estimates are based on 2016 statistics and it is again highlighted that the NFP projects the average household size to decline to 2.5 by 2040, which will impact the level of school places required by the proposed development. However, it is recognised that the population projections released by the CSO as examined in **Section 4** of this report show that the secondary school population will begin a sharp increase until 2026 with a decline in levels thereafter.

6.3 School Provision

With respect to making provision for future school places, the DES has established School Planning Areas. As illustrated in **Figure 6-1** the subject site (red star) is located within the South Swords Area.

The Department of Education and Skills announced in April 2018 that more than 40 no. new primary and post-primary schools are to be established throughout the country by 2022. Within this phase a new 8 classroom school is proposed for the Swords South School Planning Area which would result, assuming a 1 classroom teacher for every 26 pupils, in 208 primary school places.

It is also noted that major capital projects have been completed since 2010 in Gaelscoil Bhaile Munna (2017) which is located within the Fingal East Ballymun School Planning Area and within 3km of the subject site.

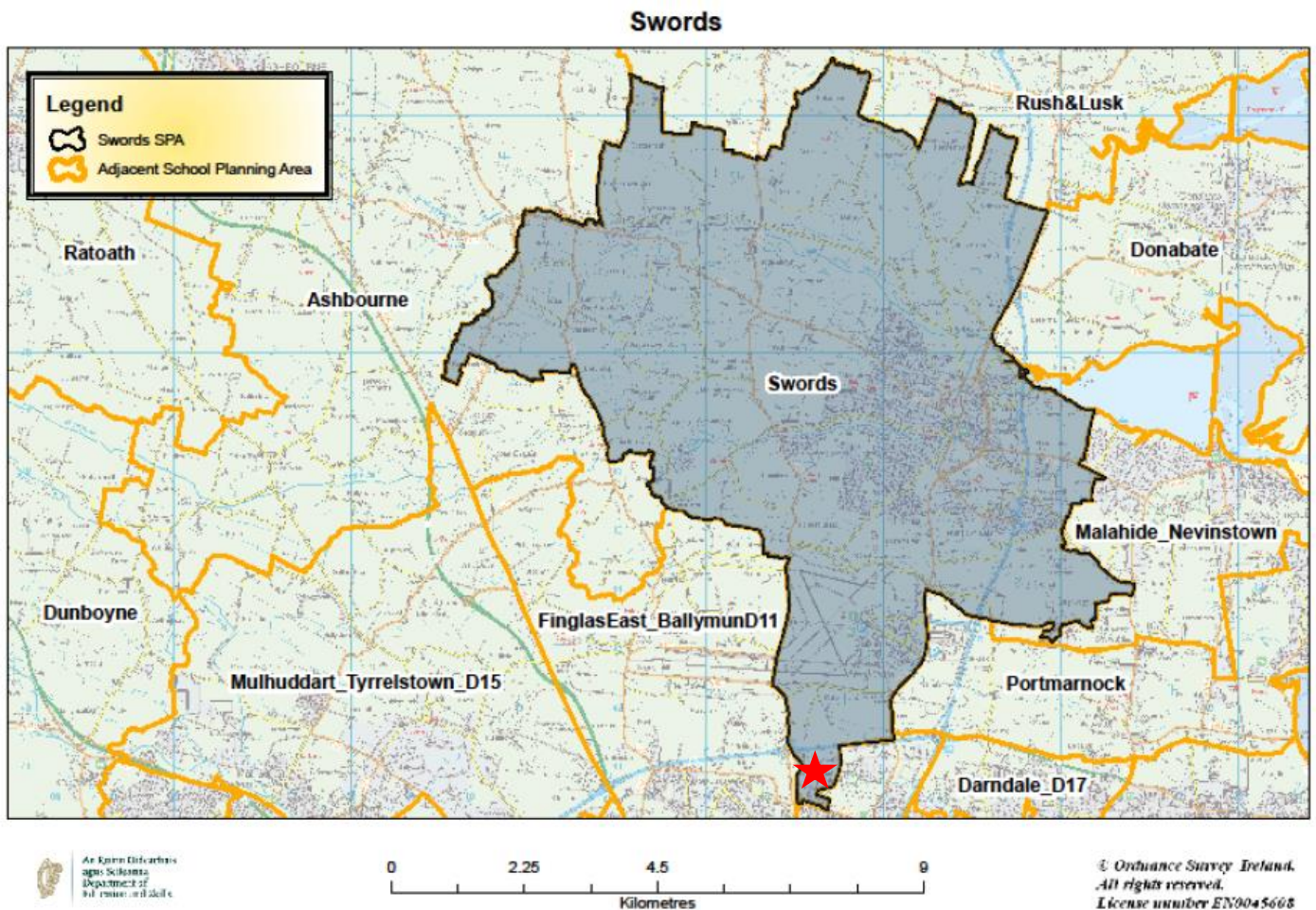
Under the *Addition Accommodation Scheme*, the following school upgrades are currently under progress;

- The provision of 2 no. additional mainstream classrooms and 2 no. additional resource rooms currently at design stage for Our Lady of Victories National School.
- The provision of an ASD room at Trinity Comprehensive currently at design stage
- The provision of 1 no. additional mainstream classrooms at Bantiarna na mBuanna Girls has been approved.

In this regard the requirement for new schools and capital improvements is the subject of on-going review and which includes monitoring school place provision in all areas.

Notwithstanding this analysis, it is highlighted that the NFP projects the average household size to decline to 2.5 by 2040. As the household size declines then ultimately the level of school places required by the proposed development will also decrease. It is also noted that the unit mix proposed is predominantly 2-bedroomed apartment units where the average household size would be generally lower than the national averages at 2.1.

Figure 6-1: South Swords School Planning Area



Source: education.ie

7 SUMMARY AND CONCLUSIONS

RPS have prepared this report on behalf of Cosgrave Developments, to accompany a planning application for a proposed SHD on lands off Northwood Avenue, Santry, Dublin 9. This report identifies the current levels of enrolment of existing schools within the vicinity of the subject site and the demand for school spaces likely to be generated by the proposal, comprising 331 no. residential units.

A review of the local area has identified the existing schools within 3km of the site, and it shows a considerable amount of existing educational facilities with 11 no. primary schools and 2 no. secondary schools.

Based on national average household size and proportion of the population of school going age it is estimated that appropriately 109 primary school places (or 14 per school year) and 72 secondary school places (or 12 per school year) will be required.

It is highlighted however that the NFP projects the average household size to decline to 2.5 by 2040. As the household size declines then ultimately the level of school places required by the proposed development once completed will also decrease. It is also noted that the unit mix proposed is predominantly 2-bedroomed apartment units where the average household size would be generally lower than the national averages at 2.1.

Notwithstanding this however, it is noted that provision of school places is within the remit of the DES. In this regard the planned provision of a schools within the relevant School Planning Area as documented by the

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DES will further increase the availability of places for future students by 2019. This includes an additional 208 no. spaces for the 2019 enrolment period with the completion of the 1 no. primary school in the South Swords School Planning Area. In addition, projects recently completed and currently under progress in the general area include:

- A major capital project at Gaelscoil Bhaile Munna (2017).
- The provision of 2 no. additional mainstream classrooms and 2 no. additional resource rooms currently at design stage for Our Lady of Victories National School.
- The provision of an ASD room at Trinity Comprehensive currently at design stage
- The provision of 1 no. additional mainstream classrooms at Bantiarna na mBuanna Girls has been approved.

In this regard the requirement for new schools and capital improvements is the subject of on-going review and which includes monitoring school place provision in all areas.

Having regard to the existing and proposed provision of schools in the surrounding area, given the site's accessibility to nearby public transport meaning a larger catchment of schools is accessible and recognising that the unit mix proposed is predominately 2-bedroomed apartments where the occupancy rate is generally lower, it is considered that the existing capacity of primary and secondary schools is sufficient to cater for the proposed development.