
School Provision Report

In respect of

Proposed Residential Development at Claremont, Howth Road, Howth.

Prepared for

Atlas GP Limited

Prepared by

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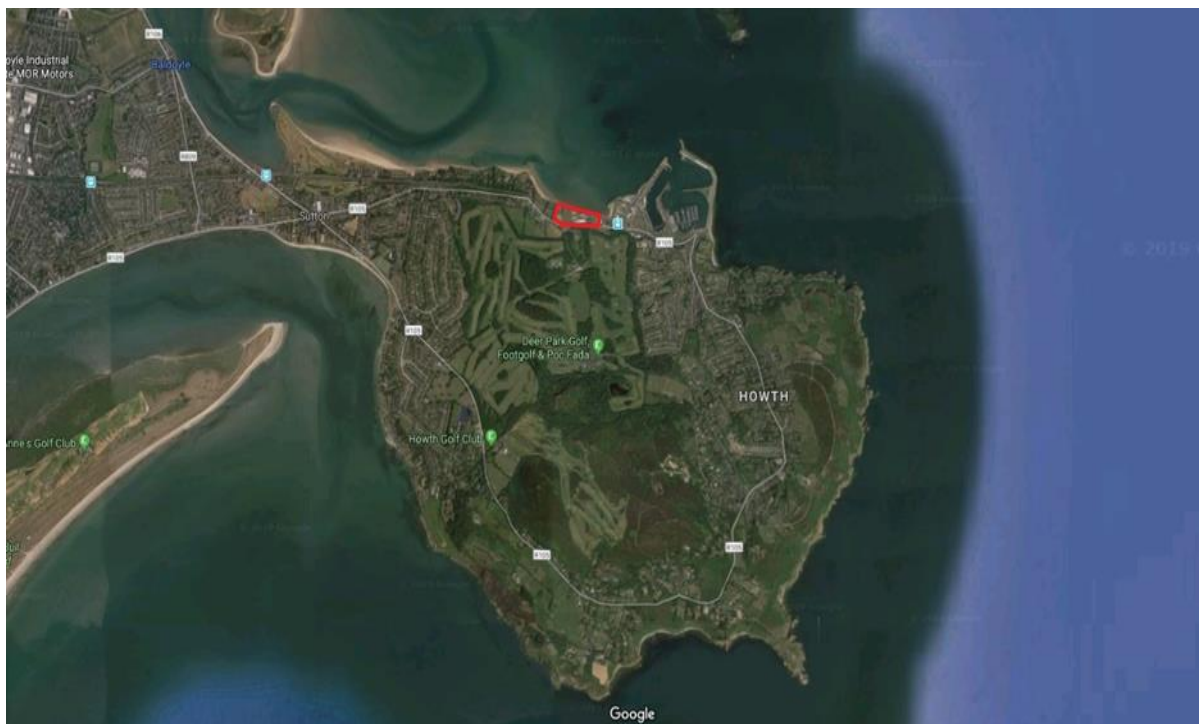
1.0 INTRODUCTION

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

“Assessment of the capacity of schools in the area.”

- 1.2 The site in question is located at Howth, County Dublin. It is located at the entrance to the village of Howth. It is approximately 75 metres to the west of Howth railway station and lies between Howth Road and the railway line. It is bounded by a railway line to the north, Howth Road to the south, a private dwelling to the east, “Ashbury” and local authority lands to the west which continue as Baltray Park. The site covers a total area of c.2.68ha and encompasses the former Howth Garden Centre, Beshoff Motors and Techrete premises, all of which front on to the Howth Road.
- 1.3 The subject site benefits from excellent transport links situated in close proximity to the Howth Railway station to the east, as well as the R105 Howth Road which will be the main access point to the site. The surrounding area is well served by educational, retail, community and recreational facilities.

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



2.0 SCHOOL PROVISION ANALYSIS

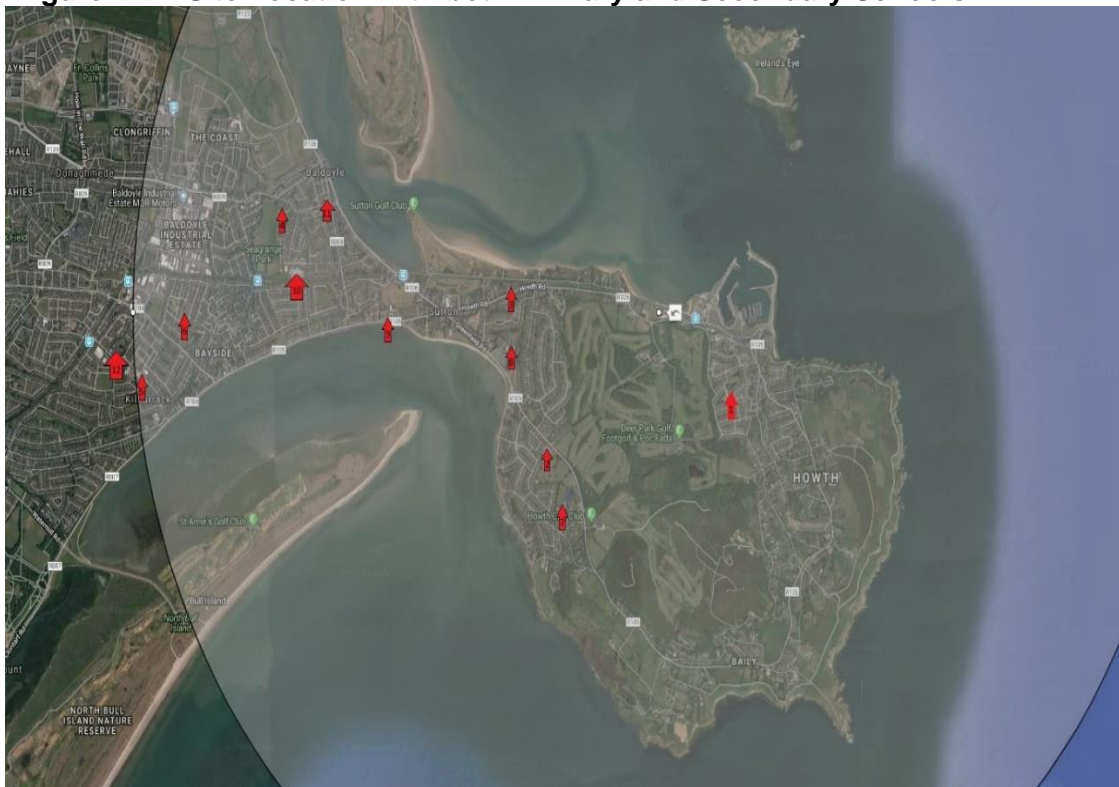
- 2.1 “*The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008)*” published by the Department of Education and Science and the Department of the Environment, Heritage and Local Government, sets out best practice approaches that should be followed by planning authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.
- 2.2 In respect of identifying requirements for primary schools in the future, the “*Code of Practice*” outlines that the Department of Education and Science will assume that an average of 12% of the population is of primary school-going age.
- 2.3 In respect of secondary schools’ provision, the “*Code of Practice*” identifies that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.
- 2.4 Planning Authorities are required to anticipate the demand for new schools’ infrastructure using this methodology.
- 2.5 The “*Identification and Suitability Assessment of Sites for Primary and Post Primary Schools*” guidance has been prepared to assist in the identification and the assessment for suitability of new sites for Primary Schools. The guidance is intended for use in conjunction with relevant design guidelines and technical guidance documents produced by the Department of Education and Skills and other appropriate stakeholders.
- 2.6 Whilst the technical guidance document provides helpful information on the physical suitability requirements of school sites, it does not provide assistance with determining when a school site may be required. This guidance is set out within the ‘*Provision of Schools and the Planning System*’ code of practice document produced by the Department of Education and Science¹.
- 2.7 The target population of Fingal set out in the development plan is for a 7.3% increase by 2021. This means that the target population for the subject area would be 8,899, if following the same 7.3% increase. However, this is likely to be an overestimate, as the CSO notes that Fingal has seen a decline in its pre-school population between the 2011 and 2016 Census² of 6.8%. There is currently a bulge in the 5 to 12 year age group in Fingal overall, which increased by 19% between the census years. This has led to children travelling outside their local area to access schools. Therefore, while the numbers of children requiring school places from Howth is likely to fall, there is still significant demand from outside the Howth area.
- 2.8 In relation to primary school requirements for Howth, 2016 census data showed that there were 803 children of primary school age. By 2021, if this cohort remains constant, the 2021 primary school age population will be 812 children. It should be noted the number of pre-school children in Howth in 2016 was 401 – a decline of 12% on the 2011 figure of 457.

¹ Now the Department of Education and Skills

² Source CSO Website

- 2.9 There are currently 6 No. primary schools within 5 km of the site, as set out in Table 2.1, plus Sutton Park School, which caters for primary and secondary school children. Details of current enrolment for each of these schools is available on the Department of Education and Skills website³. These figures are set out in Table 2.1 below. It should be noted that these figures may not represent total capacity at each of the schools. Furthermore, it is possible that there is significant demand for spaces in some schools in preference to others. Scoil Mhuire, for example, has expanded from a school roll of 182 children to over 400 children in 12 years. Building work will be undertaken this year to provide for a school of 16 classrooms – 2 classrooms per age group.
- 2.10 The 2016 secondary school going population of Howth was 712 children. Should this remain constant, the 2021 secondary school age population of Howth will be 693.
- 2.11 The proposed development is comprised of 502 no. 1 and 2 bedroom units and 10no. three bedroom units. Excluding one bedroom units, there are 286 no. two and three bedroom units. This could give rise to a potential 72 children of primary school age and 48 secondary school children. However, it is very unlikely that the numbers will be that high. It is anticipated that a far higher percentage of the development will be single people, pre-family couples and empty-nest families, given that the mix of units is largely one bedroom and two bedroom. It is unlikely that there will be a significant demand for school places in the opening year of the proposed development in 2022.

Figure 2.1 – Site Location with both Primary and Secondary Schools



³ <http://www.education.ie/en/Find-a-School/School-Search-Results/?level=Primary&geo=Wexfordðos=-1&lang=-1&gender=-1>

Table 2.1 – Existing primary schools within the Area

Primary Schools within 5km of Proposed Development		
School	Enrolment 19/20	Type
Scoil Mhuire	416	Mixed
St. Fintan's National School	463	Mixed
Burrow National School	220	Girls
St. Mary's Girls Primary School	209	Girls
Scoil Eoin	141	Mixed
Scoil Naisunta, Muire & Iosef	431	Mixed
Total	1,880	

(2019 Figures)

- 2.11 Within 5 km, there are 1,880 school places to cater for a primary school population of 803 children in Howth. In 2021, should the population remain constant, the demand for school places will be 706.
- 2.12 An additional gaelscoil primary school is due to open in the Donaghmede/Howth area by 2021, according to the Minister for Education and Skills.
- 2.13 The secondary school population of Howth was 712 children in 2016. In 2021, should this remain constant, the secondary school population will be 701 persons.
- 2.14 In relation to secondary school requirements, there are 4 No. secondary schools in the area, as set out in Table 2.2 We have contacted each of these schools and have confirmed enrolment figures as follows:

Table 2.2 – Existing secondary schools within the Area

Secondary Schools within 5km of Proposed Development		
School	Enrolment 19/20	Type
Santa Sabina Dominican College	669	Girls
St. Fintan's High School	703	Boys
Pobail Scoil Neasain	729	Mixed
St. Mary's Secondary School	267	Girls
Total Overall	2,368	

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- 2.15 It can be seen from Table 2.2 above that there is also significant capacity in the existing secondary schools within the area.

Table 2.3 – Existing joint primary & secondary schools in the Area.

Joint Primary & Secondary Schools within 5km of Proposed Development		
School	Enrolment 19/20	Type
Sutton Park School	345	Mixed

3.0 SUMMARY AND CONCLUSION

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

“Assessment of the capacity of schools in the area.”

- 3.2 We have undertaken such an analysis as part of this application and the review of existing primary and secondary school facilities within area has found that there is a significant number of primary and secondary schools in the area. The capacity in local schools is estimated at 1,880 in primary and 2,368 places in secondary. In addition, Sutton Park School provides for a joint primary and secondary school of 354 pupils.
- 3.3 The primary school age population of Howth was 803 children in 2016 and this is likely to fall by 2021. The secondary school population of Howth was 712 children. This is also likely to fall slightly in 2021 (701 children). Therefore, there is sufficient capacity to cater for the schooling needs of children from the proposed development, which at a maximum, would be 72 primary school going age and 48 of secondary school age.
- 3.4 It is anticipated that a far higher percentage of the development will be single people, pre-family couples and empty-nest families, given that the mix of units is largely one bedroom and two bedroom.
- 3.5 There is no definitive figure of how many additional school places in the 5 kilometre catchment of the subject site are currently available. However, the large number of facilities (12) located nearby, the newly proposed Gaelscoil to be located in the Donaghmede/Howth area, and the analysis of enrolment figures between recent academic terms suggest that there is a latent capacity to accommodate the expected number of school going children arising from the development.
- 3.6 Having regard to the above it is respectfully submitted that there is sufficient capacity in existing schools in the area to facilitate the proposed development.