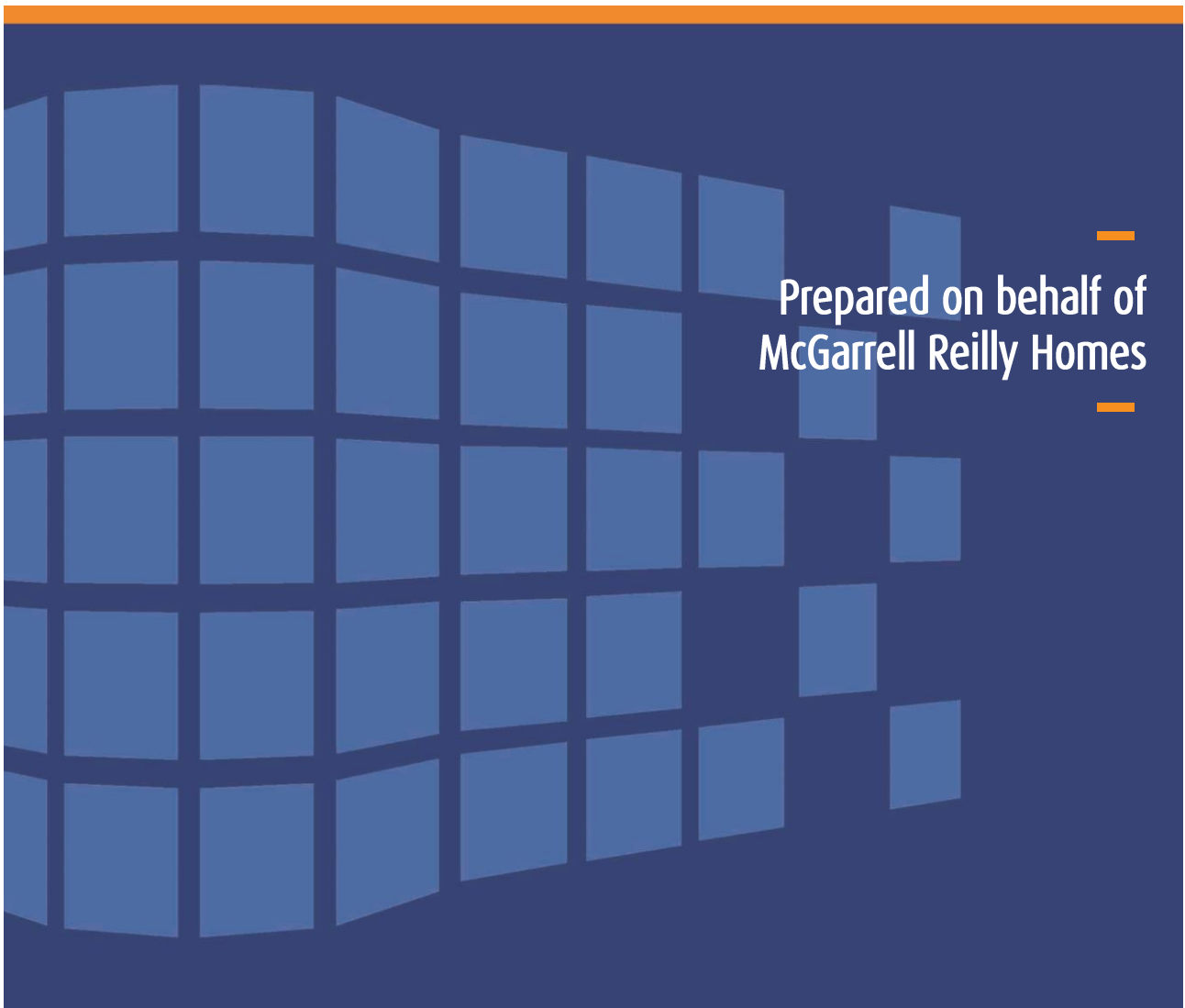


School Demand Report

Proposed Strategic Housing Development on land at Newtownmoyaghy, Kilcock, Co. Meath.

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Document Control Sheet

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1. Introduction

McGarrell Reilly Homes are applying for a Strategic Housing Development (SHD) that will provide for 575 No. residential dwellings, a 623 sqm. childcare facility to accommodate 119 No. children, new GAA changing room facilities and all associated site works on a 24.24 Hectare site at Newtownmoyaghy in Kilcock, Co. Meath, see **Figure 1**.

To support this application McCutcheon Halley Chartered Planning Consultants were appointed to assess the existing capacity of schools in the surrounding catchment area, and to forecast the demand for additional school places that will likely be required as a result of the proposed development. This School Demand Report will help to determine the capacity of the area surrounding the site location to meet this demand.



FIGURE 1: LOCATION OF PROPOSED DEVELOPMENT SITE AT NEWTOWNMOYAGHY IN KILCOCK, CO. MEATH.

This School Demand Report is in response to item No. 9 of An Bord Pleanála's Opinion which requires the following:

A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. Clarity to be provided regarding the development of a school on the wider landholding.

In order to assess the current provision of school places and the demand for places that will likely be generated by the proposed development, an analysis of recent CSO data has been undertaken. This report includes an assessment of both Primary and Post-Primary schools within a 10-minute drive / c.5km of the subject site, and their available capacity accurate at the time of writing. These include Primary and Post-Primary schools in the following 8 No. Electoral Divisions as identified in **Figure 2**:

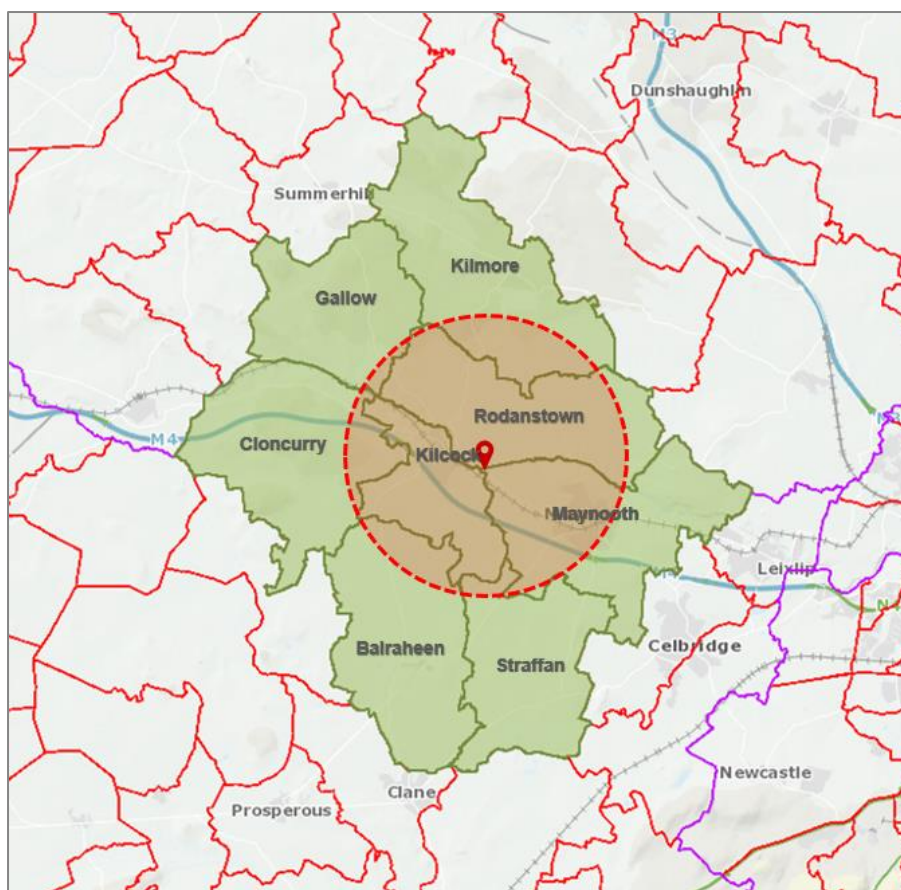


FIGURE 1: ELECTORAL DIVISIONS WITH 5KM OF SUBJECT SITE.

1.1 Methodology

The assessment area has been determined by the demographic profile of Kilcock. Notably, 46% of the area's total population commute more than 15-minutes to work, school or college.

The decision to assess the existing schools within a c.5km distance assumes that a portion of the population will be commuting to schools outside of the assessment area. This is helpful in determining the demand for school places generated by the future occupants.

A variety of sources were consulted in the preparation of this report including;

- www.education.ie and www.schools.ie were used to locate existing school facilities;
- Census data from 2016 was assessed to inform the demographic profile of the area; and,
- Kildare and Wicklow Education and Training Board (KWETB).

Information issued by the Kildare and Wicklow Education and Training Board was used to gain insight into the future provision of Post-Primary schools in the area.

Information from these sources was supplemented with a phone call to each school to establish current enrolment figures, available capacity and to ascertain whether they had any plans for future expansion or relevant anecdotal evidence. It was not possible in all cases to obtain definitive figures due to low response levels, lack of knowledge or respondents citing data protection issues.

2 Demographic Profile

A few key State facts from the 2016 Census help to inform the broader future demand for Primary and Post-Primary places:

- Birth rates have continued to fall since 2009;
- The number of children of a pre-school age fell by 7%
- The 65+ years age cohort experienced the largest increase in population, rising by 19.1%.

The demographic context for the assessment area is based primarily on 2016 Census data for the 8 No. ED regions identified in **Figure 2**. This has been compared, where relevant, to county statistics.

The number of children of a Primary school attending age (4-12 years) in 2016 was 3,909 No. pupils accounting for 12% of the area's population.

This figure is slightly lower than that of County Meath and County Kildare, which stand at 13.9% and 13.2% respectively. Comparatively, the study area expresses a slightly lower than average requirement for additional primary school places.

The number of children of a Post-Primary school attending age (12-18 years) in 2016 was 2,814 No. children, accounting for 8.6% of the population. This figure is consistent with the average of County Meath and Kildare.

As previously noted, a key contributing factor to the local context of the area is the pre-existing commuting patterns. 46% of the area's population spend over 15-minutes commuting to work, school or college.

Determining the area's capacity to meet the potential future demands generated by the proposed development requires consideration that a portion of the population may attend schools outside the immediacy of the assessment area.

3 Existing Schools

This report has identified 7 No. Primary and 3 No. Post-Primary schools within a 10-minute drive (c.5km) of the proposed development site. The location of each of these schools is identified in Figure 3.

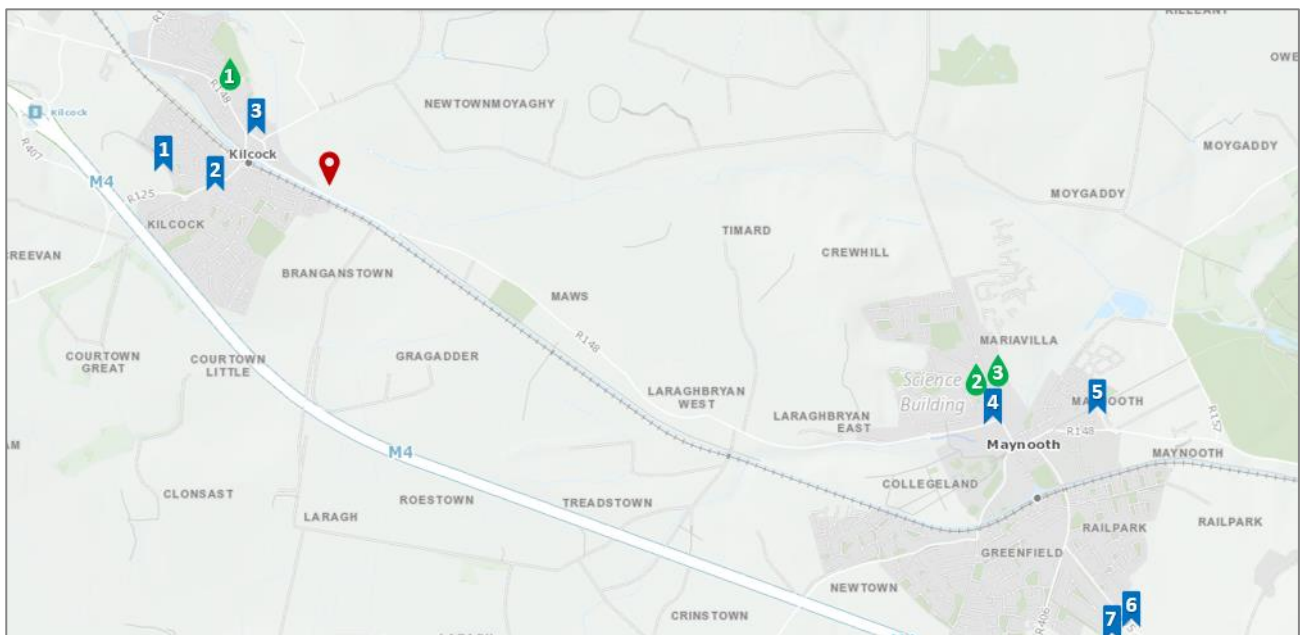


FIGURE 3: LOCATION OF PRIMARY SCHOOLS (BLUE) AND POST-PRIMARY SCHOOLS (GREEN) IN RELATION TO THE SUBJECT SITE (RED)

3.1 Primary Schools

From the 7 No. primary schools identified in the assessment area, an estimated enrolment of 3,130 No. pupils was established. An estimated excess capacity of 75 No. places was determined in all the facilities combined.

Table 1 shows the figures gathered from phone surveys undertaken with each individual school.

No	Name	Address	Enrolment	Available Capacity
1	Scoil Ui Riada	Brayton Park, Kilcock, Co. Kildare.	472	52 No. places + planned expansion
2	St. Joseph's National School	Kilcock, Co. Kildare.	369	12 + planned expansion
3	Scoil Choca Naofa	Cill Choca, Cill Dara, Kildare.	382	Unconfirmed - additional capacity available by way of on-site premises
4	St. Mary's Boys National School	Moyglare Rd, Maynooth, Co. Kildare.	574	At Capacity
5	Presentation Girls School	2 Dunboyne Rd, Maynooth, Co. Kildare.	604	At Capacity
6	Educate Together Maynooth	Railpark, Celbridge Road.	257	11 + planned expansion
7	Gaelscoil Ui Fhiach	Celbridge Road, Maynooth.	472	At Capacity
	Total Enrolment / Capacity	-	3,130 No. pupils	75 No. places

TABLE 1 PRIMARY SCHOOLS

Most schools stated that they were either near to or at capacity, acknowledging that the area is experiencing a period of growth. This has incentivised expansion largely across the board, with only one facility stating that they had no short-term plans to increase their student population.

Scoil Choca Naofa stated that they have not yet reached maximum capacity and have on-site premises available to accommodate additional pupils if necessary. With a short-term solution available, they stated that the long-term possibility for expansion is not an immediate requirement in order to meet capacity demands.

Yearly fluctuations in enrolment were noted by Scoil Uí Riada. As such, they were unable to advise on a precise number of student places that are available. Their large primary school (current capacity of 524 No. pupils) is relatively full each year and a planned expansion is expected to greatly increase future capacity.

Despite an apparent demand for additional primary school places, at the time of writing, there is an estimated 75 No. Primary school places available in the assessment area.

3.2 Post Primary Schools

The 3 No. Post-Primary facilities identified within c.5km of the site location are shown in **Table 2** and have a collective enrolment of 2,575 No. pupils.

No	Name	Address	Enrolment	Available Capacity
1	Scoil Dara	Church St, Kilcock, Co. Kildare.	925	At Capacity + planned expansion
2	Maynooth Post Primary School	Moyglare Rd, Maynooth.	1,650**	Expansion to create estimated additional 350 No. places
3.	Maynooth Community College	Moyglare Rd, Maynooth.	**	**
	Total Enrolment and Capacity		2,575	
** Collective figure for Maynooth Post-Primary and Maynooth Community College				

TABLE 2: SECONDARY SCHOOLS CAPACITY

We have been informed that Maynooth Post Primary School and Maynooth Community College will be moving to a single premises upon the completion of the new Maynooth Educational Campus in September 2020. Currently, the two schools have a combined enrolment of 1,650 No. pupils.

Scoil Dara stated that they are currently at maximum capacity of 925 No. pupils. The facility is in the process of preparing a planning application to construct an additional 4 classrooms.

Plans to expand both schools will improve capacity by a minimum of 350 No. places.

4 Future Demand

The proposed development will facilitate the provision of 575 No. residential units. Excluding the 1-bedroom units (64 No. units), 511 No. units are proposed that consist of 2, 3 or 4-bedroom units suitable for families. Based upon the state's average family size of 2.7, the proposed development will generate an estimated population of 1,380 No. people in the 2, 3, and 4-bedroom units.

Figures issued by the Department of Education and Skills estimate that 12% of the overall population are of primary school age, and a further 8.5% of post-primary age. Therefore, the proposed development at Kilcock will likely generate the following demand for school places:

- Approximately 166 No. primary level places.
- Approximately 117 No. post-primary places.

An estimated total figure of 283 No. additional primary and post-primary school places can be assumed.

4.1 Primary Schools

Several schools identified within the assessment area have plans to expand their premises. St. Mary's Boys National School in Maynooth was granted planning permission in 2017 for a new building comprising of 24 No. classrooms with the potential to increase its capacity from 574 pupils to 700 pupils.

A further 240 No. places are also projected as the Maynooth Educate Together was granted permission in 2017 for the demolition of the current 8 No. classroom premises and construction of a new premises providing 16 No. classrooms.

Scoil Uí Riada have stated that there is a planning application in place for the expansion of their premises which currently has 524 No. places, 52 No. places of which are available. The precise No. of places to be generated by the proposed development is unconfirmed, however it is expected to greatly increase their excess capacity.

Permission has also been granted to St. Josephs National School for the demolition of the current school building and construction of a school building that will provide 16 No. classrooms. This will increase the total capacity by 110 No. places.

These proposed expansions indicate a pre-existing capacity for additional school places in the area. Based on the available figures, the estimated capacity will increase by a minimum of 466 No. places upon the construction works at Maynooth BNS, St. Joseph's and Maynooth Educate Together alone.

The 466 No. figure not only meets, but greatly exceeds the projected demand that may be generated by the proposed development. Additionally, this does not account for the 46% of those who choose to school their children further than c.5km from the site location.

Furthermore, the Meath County Development Plan 2013-2019 contains an objective for Kilcock for the provision of a primary school adjacent to the subject site. McGarrell Reilly have reserved a 1.6Ha site for the provision of a primary school and have received correspondence from the Department of Education and Skills confirming that the school will likely have sufficient capacity for 16-24 No. classrooms.

4.2 Post-Primary Schools

The availability of Post-Primary school places is also set to experience an increase, in part due to the relocation of Maynooth Post-Primary and Maynooth Community College to the Maynooth Education Campus in September 2020. The new facility will comprise of 2 No. 1,000 No. pupil schools and shared sports facilities. This will result in a total capacity of 2,000 No. pupils (an increase of 350 No. places).

Furthermore, An Foras Pátrúnachta (AFP) announced the construction of a Post-Primary Gael Choláiste in Maynooth. This is due to open in 2020.

4.2.1 Enfield Post-Primary School

As of 2018, Minister Bruton announced plans to establish 42 No. new schools over the next four years (2019 – 2022), to include 26 No. schools at primary level and 16 No. at Post-Primary level. One of these 16 No. Post-Primary schools will be located in Enfield, within the Kilcock School Planning Area. The new premises are due to open in 2020 and will have a capacity of 500 No. pupils.

Although the proposed site is located outside the assessment area, the new Post-Primary school will provide a viable option for those who commute in excess of c.5km from the site location to work, school or college.

Figure 4 indicates the location of the new school in relation to the proposed development site at Kilcock, and the intervening distance is c.13km.

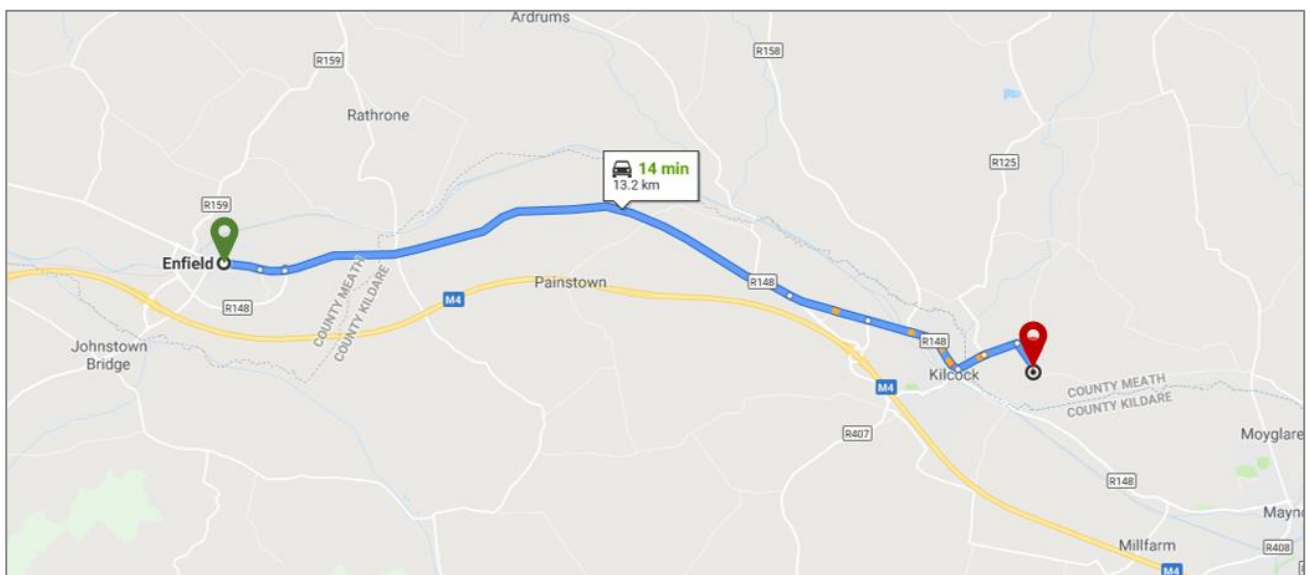


FIGURE 4: LOCATION OF ENFIELD POST-PRIMARY SITE LOCATION AND KILCOCK

5. Conclusion

In summary, this report has sought to determine the capacity of existing Primary and Post-Primary facilities surrounding the subject site for the Strategic Housing Development (SHD). 7 No. Primary and 3 No. Post-Primary schools have been identified within the assessment area with a current enrolment of 3,130 No. pupils and 2,492 No. pupils respectively.

It is estimated that the development will generate a demand for an additional 166 No. Primary school places and 117 No. Post-Primary places. A detailed analysis of the assessment area indicates that Kilcock has a slightly lower percentage of the population in the Primary school attending age cohort (12%) than relevant county averages (13.9% and 13.2%).

Given its location, it can be assumed that a proportion of the population in the area will be commuting beyond its boundaries, as 46% travel in excess of 15-minutes to get to work, school or college.

Plans are currently in place for the expansion of Maynooth BNS, St. Joseph's and Maynooth Educate Together Primary schools that will generate an additional 466 primary school places. This is in conjunction with an additional Primary school currently being planned by McGarrell Reilly Home who have reserved a 1.6Ha site for its development and have liaised with the Department of Education and Skills.

The completion of the Maynooth Education Campus will increase the collective capacity of Maynooth Post-Primary and Maynooth Community College by 350 No. pupils. Additionally, two new Post-Primary facilities are due to open in September 2020.

The facility at Enfield comprises part of the Kilcock School Planning Area and will generate approximately 500 No. school places. Given that the estimated demand generated for Post-Primary places by the proposed development is 113 No. places, the minimum projected estimate for future availability is more than satisfactory.

This report has been prepared in support of the application submitted by McGarrell Reilly Homes for the site at Newtownmoyaghy at Kilcock. An assessment of the area's existing and forecast Primary and Post-Primary capacity has illustrated the area immediately around the site's location has capacity to adequately meet the demand likely to be generated by the proposed development.