



SCHOOLS DEMAND ASSESSMENT – STOCKING AVENUE

FOR ASSESSMENT OF PROPOSED COMBINED RESIDENTIAL DEVELOPMENT ON LANDS KNOWN AS 'WHITE PINES NORTH, SOUTH, EAST AND CENTRAL' ALL LOCATED AT STOCKING AVENUE, BALLYCULLEN, DUBLIN 16



PREPARED FOR:

ARDSTONE HOMES LIMITED
48 Fitzwilliam Square
Dublin 2
D02 EF89

PREPARED BY:

TOM PHILLIPS + ASSOCIATES
80 Harcourt Street
Dublin 2
D02 F449

IN ASSOCIATION WITH:

VIRTUS PROJECT MANAGEMENT
5th Floor
The Glass House
11 Coke Lane
Dublin 7
D07 WNP2



1.0 EXECUTIVE SUMMARY

Ardstone Homes Limited (Ardstone)¹ is seeking permission for additional residential development on a site of c. 15 hectares of land within the Firhouse/Ballycullen Electoral Division of South Dublin, just outside the M50 motorway. These lands are adjoined by the M50 motorway to the north, Green Acres house and the Stocking Lane Residential Caravan Park to the east, undeveloped fields to the south, and the existing Stocking Wood residential development to the west.



Figure 1.1: Indicative Site Location Plan, prepared by TPA, 2021.

The combined development is expected to comprise a maximum of 636 No. units, including 125 No. 1-bedroom units, 201 No. 2-bedroom units, 151 No. 3-bedroom units, 132 No. 4-bedroom units and 27 No. 5-bedroom units along with all associated car parking, landscaping and service works once completed, as indicated in Table 1.1.

Table 1.1: Proposed Schedule of Accommodation – Combined Developments						
<i>Unit Type</i>	<i>North</i>	<i>South</i>	<i>East</i>	<i>Central²</i>	<i>Combined</i>	<i>% of Total</i>
1-bed units	-	-	93	32	125	20%
2-bed units	-	-	148	53	201	32%
3-bed units	81	41	-	29	151	24%
4-bed units	84	48	-	-	132	21%
5-bed units	10	17	-	-	27	4%
Total Units	175	106	241	114	636	100%

¹ Ardstone Homes Limited, 48 Fitzwilliam Square, Dublin 2, D02 EF89

² Subject Application.



1.1 Schools' Demand Assessment

With respect to this development, Ardstone have requested that a schools' demand assessment be undertaken for the Firhouse/Ballycullen area to determine the existing level of school services provision and potential requirement for additional facilities at this location. An audit was undertaken by Tom Phillips + Associates utilising desktop methods in April 2020 (and subsequently updated in April 2021) which can be summarised as follows:

- The proposed development is likely to generate a total indicative population of 1,749 No. persons, of which an estimated 511 No. children will be school age (i.e., 311 No. primary and 200 No. post-primary school children), as per the most recent 2016 Census figures for South Dublin.
- The subject site is located within the Rathfarnham School Planning Area identified by the Department of Education and Skills (DES), where there are 11 No. primary schools and 8 No. post-primary schools currently in operation, with an enrolment of c. 4,200 No. primary students and c. 4,100 No. post-primary students.
 - The existing network of schools demonstrated low levels of growth in the recent period (c. 1-4% from 2011-2016) and is likely to experience decreased enrolment of c. 9% at the primary level and increased enrolment of c. 7.5% at post-primary level from 2020-2025 with respect to DES projections for the Dublin region.
- The DES has not identified a requirement for any new primary or post-primary schools within the Rathfarnham SPA in the short-term establishment period (i.e., 2019-2022). However, one new primary school and two new post-primary schools are under development within neighbouring feeder areas (having opened in temporary accommodation in 2019-2020) which will provide an additional 16 No. primary classrooms and 2,000 No. post-primary places in the region.
 - It is considered that the future demand generated by the proposed development (i.e., 311 No. primary and 200 No. post-primary places) is likely be absorbed by the existing schools' network and other planned schools currently under development within the area.

2.0 DEMOGRAPHIC ANALYSIS

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Firhouse/Ballycullen Electoral Division (ED) boundary to which the subject site belongs; and
- 2) The larger South Dublin county administrative boundary.

These enumeration areas (identified in Figure 2.1 overleaf) provide demographic information for the local and regional populations which are likely to be impacted by the subject development.



Figure 2.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the Firhouse-Ballycullen ED indicated by red polygon. Source: CSO, annotated by TPA, 2021.

The proposed development site is located within the ‘Firhouse/Ballycullen’ Electoral Division (ED), which had a population of 8,230 No. persons at the time of the 2016 Census. This area appears to be growing at a faster pace than the rest of the county and state, with a c.25% population increase over the recent 10-year period compared to the c. 12-13% increase recorded for South Dublin and Ireland (see Table 2.1).

Table 2.1: Recent Population Trends						
Level	Name	2006	2011	2016	5-yr	10-yr
ED	Firhouse/Ballycullen	6,610	7,773	8,230	+5.9%	+24.5%
County	South Dublin	246,935	265,205	278,767	+5.1%	+12.9%
State	Ireland	4,239,848	4,588,252	4,761,865	+3.8%	+12.3%

The majority of the study area population falls within the Adult (24-64 years) age cohort comprising 56% of the total population, which is on par with the county average for this group. The Primary and Post-Primary School cohorts form a slightly higher percentage of the overall cohort within the Firhouse/Ballycullen than the county average, at 13% and 10% respectively, while the Preschool cohort is similar to elsewhere in the county at 8%.



Age Cohort	Firhouse/ Ballycullen	% of Total	South Dublin	% of Total
Preschool (0-4 yrs)	682	8%	21,733	8%
Primary School (5-12 yrs)	1,076	13%	34,665	12%
Post-Primary School (13-18 yrs)	786	10%	22,270	8%
Young Adults (19-24 yrs)	686	8%	19,567	7%
Adults (25-64 yrs)	4,615	56%	149,607	54%
Older Adults (65+ yrs)	385	5%	30,925	11%
Total	8,230	100%	278,767	100%

2.1 Demand Generated by Proposed Development

The proposed development will comprise a maximum of 636 No. units of various typologies as indicated in Table 2.3. The average household size recorded by the 2016 Census was 2.75 No. persons per household³, which generates a total indicative population of 1,749 No. persons when applied to the proposed development. It is assumed that only the 511 No. proposed units of 2-bedrooms or more can reasonably accommodate families, which would comprise c. 1,405 No. persons within the development.

Unit Type	No. of Units Proposed	% of Total Development
1-bedroom units	125	20%
2-bedroom units	201	32%
3-bedroom units	151	24%
4-bedroom units	132	21%
5-bedroom units	27	4%
Total Units	636	100%

The average number of children per family recorded in the State in Census 2016 was 1.38 children⁴, which generates an indicative population of 705 No. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development.

Of this figure, an estimated 511 No. children would be considered school age (including 311 No. primary school children and 200 No. post-primary school children), as per the age cohorts recorded for South Dublin⁵ in 2016 (see Table 2.4).

³ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

⁴ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/>

⁵ Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

Table 2.4: Breakdown of 0-18 Year Age Cohort for South Dublin (2016 CSO)		
Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	21,733	27.6%
Primary school children (5-12 years)	34,665	44.1%
Secondary school children (13-18 years)	22,270	28.3%
All children (0-18 years)	78,668	100%

With respect to these calculations, the development has the potential to generate an additional 1,749 No. persons within the area, including an estimated 511 No. school-age children (including 311 No. primary school children and 200 No. post-primary school children), when the proposal is fully occupied.

3.0 CURRENT SCHOOLS' CAPACITY

The proposed development site is located within the Rathfarnham School Planning Area (SPA) identified by the Department of Education and Skills (DES) as shown in Figure 3.1 and 3.2 overleaf, which is adjoined by the Ballinteer Stepside DLR School Planning Area to the east and the Firhouse Oldbawn School Planning Area to the west. The Rathfarnham School Planning Area, to which the subject site belongs, is bounded roughly by the Dodder River in the north near Terenure to Tibbradden Wood and Glendoo Mountain in the south and comprises 11 No. existing primary schools and 8 No. post-primary schools.

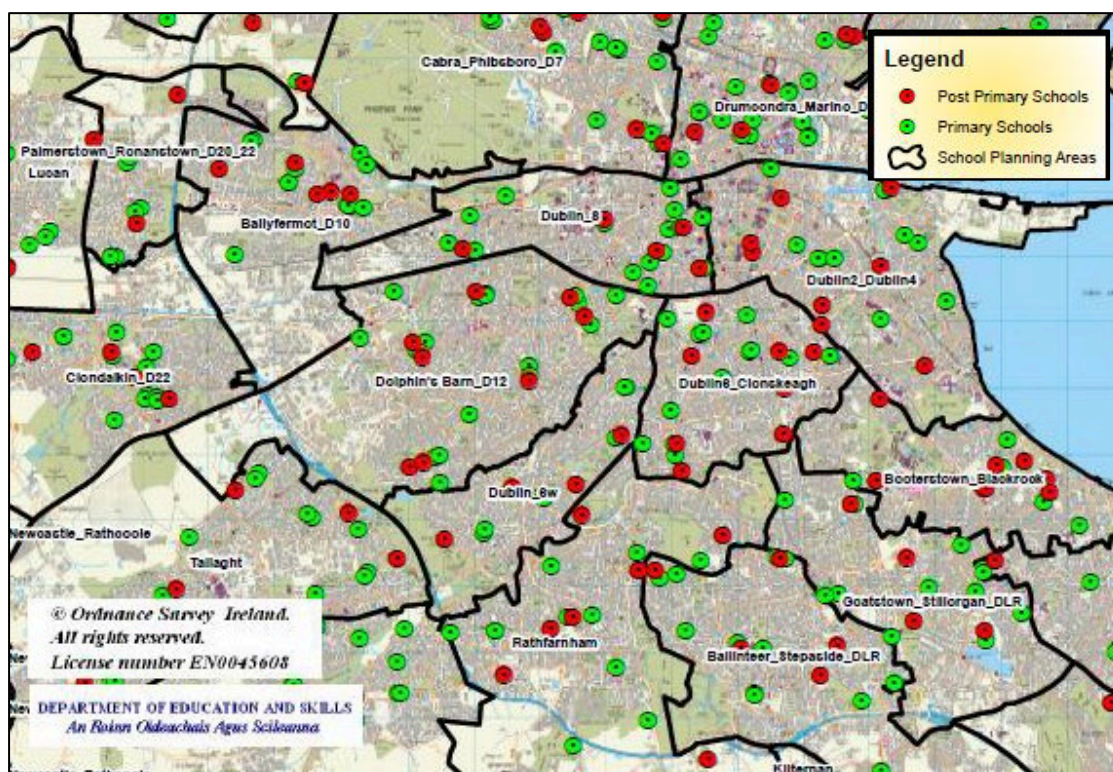


Figure 3.1: Extract of Dublin School Planning Areas (SPAs) identified by the Department of Education and Skills (DES) in the vicinity of the proposed development site, including the subject Rathfarnham School Planning Area.

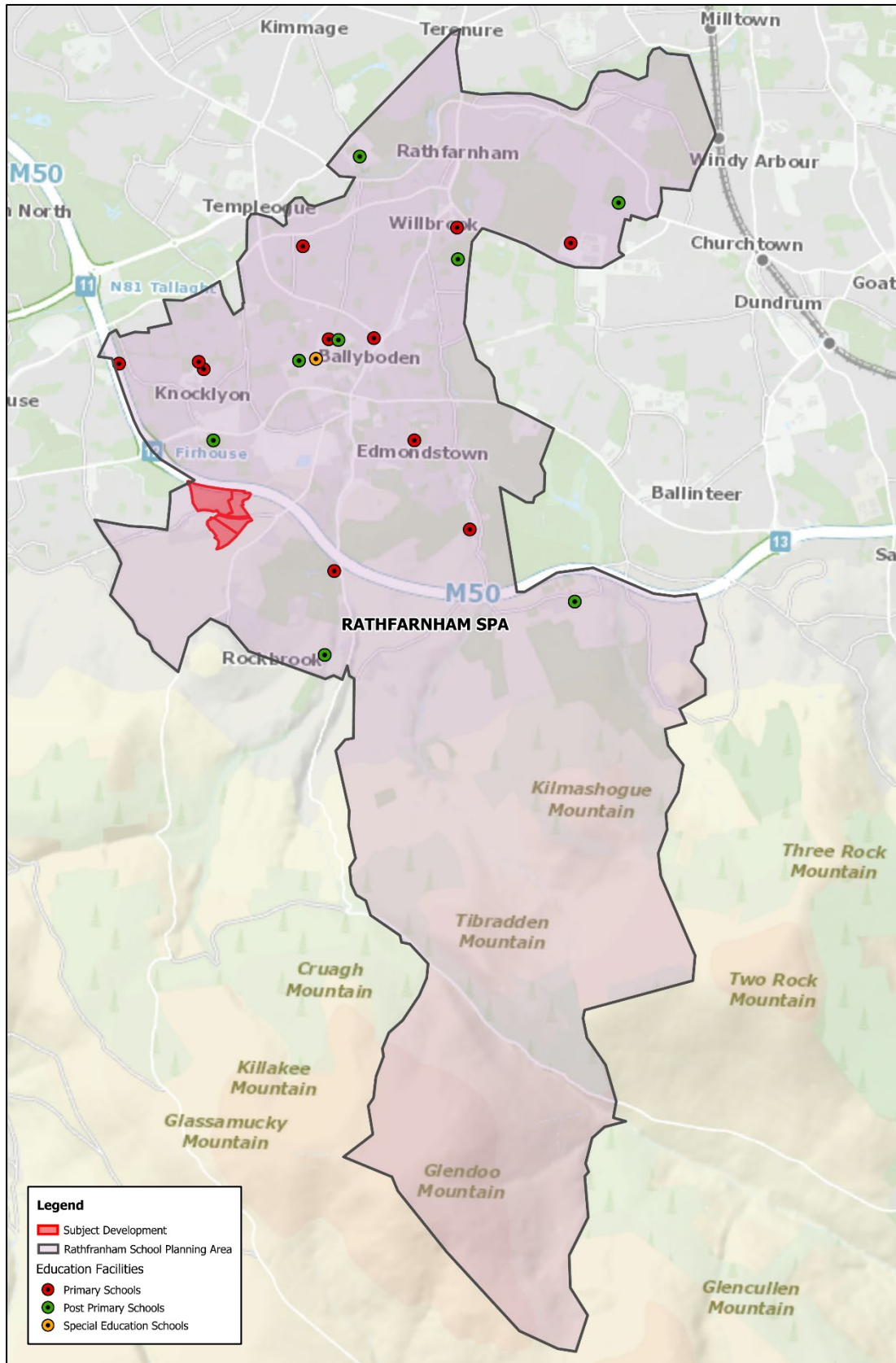


Figure 3.2: Extent of Rathfarnham SPA, with location of subject development indicated by red polygon. (Source: OSi basemap, annotated by TPA, 2021.) See Figures 3.3-3.4 for identification of schools.

3.1 Primary Schools

The 11 No. existing primary schools identified within the Rathfarnham School Planning Area held a combined provisional enrolment of 4,180 No. students during the 2020/21 school year as per Department of Education and Skills (DES) records. We note that of this cohort, there were 9 No. co-educational (mixed) schools and 2 No. all-boys schools identified. The primary schools located nearest to the subject site (incl. Edmondstown National School (SN Bhaile Eamonn), St. Colmcille SNS and Scoil Colmcille Naofa) held a combined enrolment of 1,676 No. students in 2020/21.

Table 3.1: Recorded Enrolments for Primary Schools			
No.	Roll No.	School Name	2020/21 Enrolment⁶
1	03359N	Ballyroan BNS (Boys)	404
2	11638N	Whitechurch NS (Mixed)	216
3	14939T	Rathfarnham Parish NS (Mixed)	227
4	17953F	SN Bhaile Eamonn (Mixed)	98
5	19114T	Scoil Naomh Pádraig (Mixed)	560
6	19446V	Scoil Mhuire Boys (Boys)	437
7	19474D	Scoil Colmcille Naofa (Mixed)	776
8	19490B	Scoil Mhuire (Mixed)	238
9	19742C	St. Colmcille Senior NS (Mixed)	802
10	19939V	Scoil Naisiunta An Dea Aoire (Mixed)	207
11	20043G	Gaelscoil Chnoc Liamhna (Mixed)	215
Total			4,180

There is also 1 No. additional special education facility located within the Rathfarnham School Planning Area, Saplings Special School, which held a provisional enrolment of 29 No. students during the 2020/21 school year. See Figure 3.3 overleaf for location of existing schools. See Figure 3.3 overleaf for location of existing schools.

Table 3.2: Recorded Enrolments for Special Education Schools			
No.	Roll No.	School Name	2020/21 Enrolment⁷
1	20372C	Saplings Special School	29
Total			29

⁶ Department of Education and Skills – This data is provisional and was published in March 2021. Final data will be published in June 2021. The source for this data is the National School Annual Census for 2020/2021, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education and Skills are included in this list.

⁷ See footnote No. 6 above for reference.

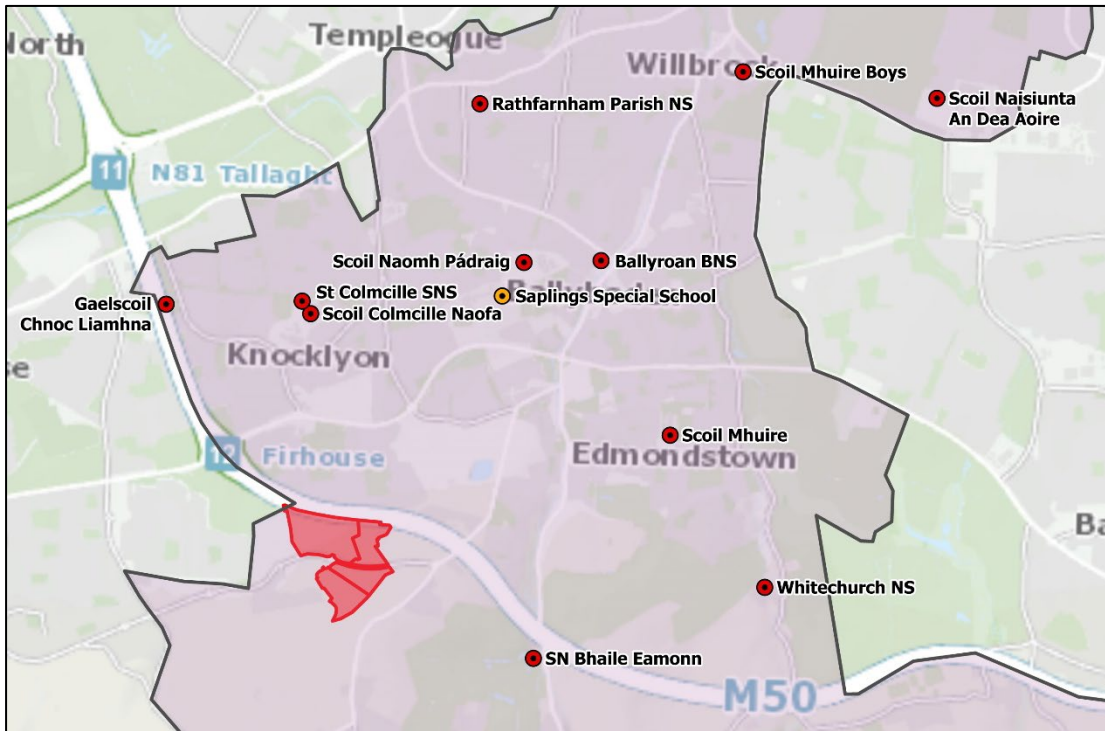


Figure 3.3: Location of primary schools within Rathfarnham SPA. Location of subject development indicated by red polygon. (Source: OSi basemap, annotated by TPA, 2021.)

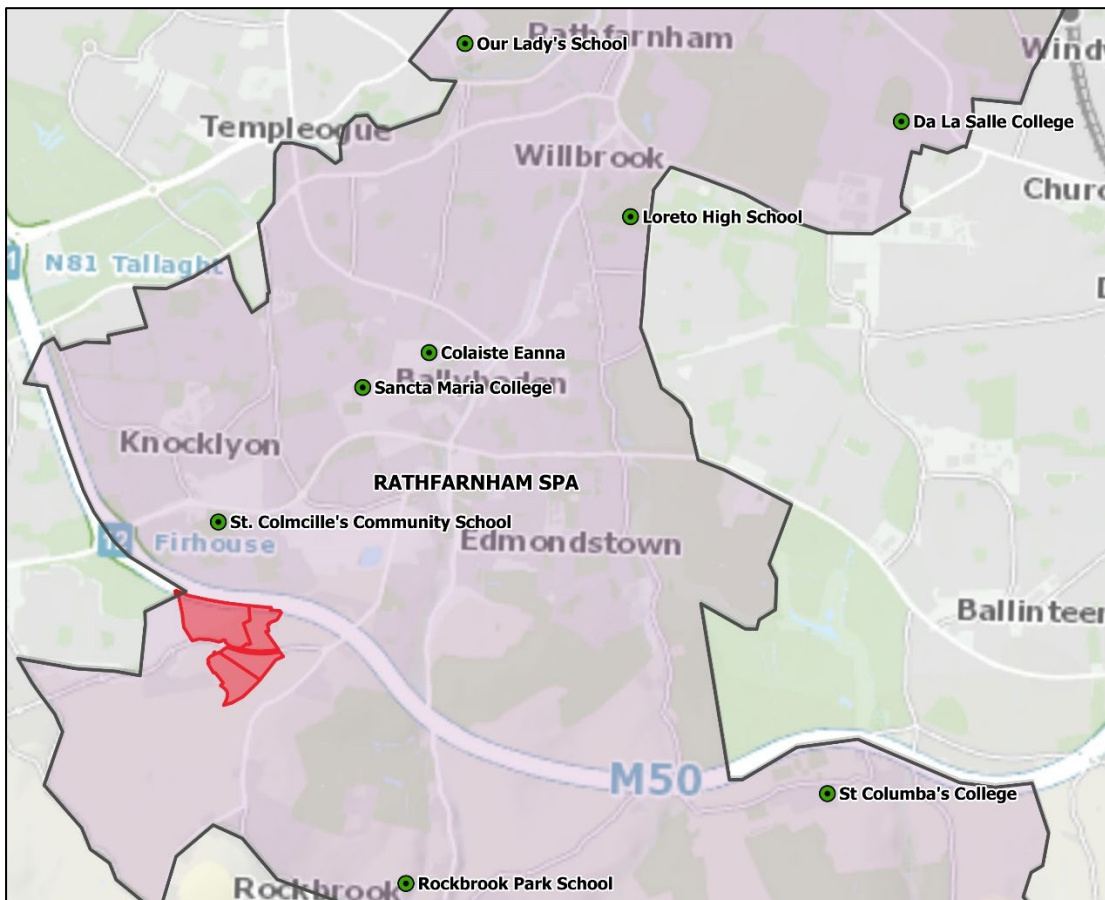


Figure 3.4: Location of post-primary schools within Rathfarnham SPA. Location of subject development indicated by red polygon. (Source: OSi basemap, annotated by TPA, 2021.)



3.2 Post-Primary Schools

The 8 No. post-primary schools identified within the Rathfarnham School Planning Area held a combined provisional enrolment of 4,087 No. students during the 2020/21 school year, as per Department of Education and Skills (DES) records. Of this cohort, 2 No. facilities were reported as having co-educational (mixed) enrolment, 3 No. facilities were all-boys and 3 No. facilities were all-girls schools. The post-primary school located nearest to the subject site (St. Colmcille's Community School) held an enrolment of 727 No. students in 2020/21.

No.	Roll No.	School Name	2020/21 Enrolment ⁸
1	60310E	De La Salle College (Boys)	283
2	60320H	St Columba's College (Mixed)	330
3	60321J	Rockbrook Park School (Boys)	163
4	60340N	Loreto High School (Girls)	645
5	60341P	Sancta Maria College (Girls)	551
6	60342R	Colaiste Eanna (Boys)	622
7	60860Q	Our Lady's School (Girls)	766
8	91510M	St. Colmcille's Community School (Mixed)	727
Total			4,087

4.0 HISTORIC ENROLMENT STATISTICS

Historic enrolment trends for the Rathfarnham School Planning Area show mixed growth and decline at the primary school level for the historic 5-year interval, with an overall increase of 164 No. students (c. 4%) within the cohort from 2015/16 to 2020/21. The primary school nearest to the subject site, Edmondstown National School, recorded a c. 9% increase in enrolments in the recent 5-year period.

Rathfarnham Area		Enrolment Year		Historic Change (5-year)
Roll No.	School Name	15/16	20/21	
03359N	Ballyroan BNS	356	404	+48
11638N	Whitechurch NS	183	216	+33
14939T	Rathfarnham Parish NS	232	227	-5
17953F	SN Bhaile Eamonn (Edmondstown NS)	90	98	+8
19114T	Scoil Naomh Pádraig	516	560	+44
19446V	Scoil Mhuire Boys	458	437	-21
19474D	Scoil Colmcille Naofa	815	776	-39
19490B	Scoil Mhuire	240	238	-2
19742C	St Colmcille Senior NS	709	802	+93
19939V	Scoil Naisiunta An Dea Aoire	181	207	+26

⁸ Department of Education and Skills – This data is provisional and was published in March 2021. Final data will be published in June 2021. The source for this data is the National School Annual Census for 2020/2021, which is returned via the Post-Primary Online Database (P-POD). Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education and Skills are included in this list.



20043G	Gaelscoil Chnoc Liamhna	236	215	-21
Total		4,016	4,180	+164

With respect to post-primary schools in the area, enrolment rates have broadly increased in the recent 5-year period, as shown in Table 4.2, with all but 1 No. school (De La Salle College) recorded as having increased enrolments. The cohort demonstrated an overall increase of 45 No. students (c. 1%) 2015/16 to 2020/21. The secondary school closest to the subject site, St. Colmcille’s Community School, demonstrated only a c. 2% growth in enrolments the past 5 years.

Table 4.2: Historic Change in Enrolment (Post-Primary) in Recent 5-year Period				
Rathfarnham Area		Enrolment Year		Historic Change (5-year)
Roll No.	School Name	15/16	20/21	
60310E	De La Salle College	401	283	-118
60320H	St Columba's College	282	330	+48
60321J	Rockbrook Park School	157	163	+6
60340N	Loreto High School	631	645	+14
60341P	Sancta Maria College	478	551	+73
60342R	Colaiste Eanna	617	622	+5
60860Q	Our Lady’s School	763	766	+3
91510M	St. Colmcille's Community School	713	727	+14
Total		4,042	4,087	+45

4.1 Future Growth Projections

The Department of Education and Skills (DES) reported in November 2020 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2034, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020 (see Figure 4.1 overleaf). The latest statistical release⁹ by the DES in this respect states:

“While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome should migration remain strong, or M2F2 should migration soften over the coming years... Enrolments in primary schools in Ireland in 2019 stood at 567,716, down slightly on 2018 (567,772).

Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 451,971 by 2034. This is 115,745 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 464,984 by 2038, a rise of some 13,000 over the four years 2034 to 2038.”

[DES Enrolment Projections – Our emphasis.]

⁹ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038 (DES, November 2020), p.7

It is anticipated that post-primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024 (see Figure 4.2 overleaf). The DES report¹⁰ states:

“Enrolments in post-primary have risen by 27,558 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 410,415 pupils, some 39,000 higher than in 2019.”

[DES Enrolment Projections – Our emphasis.]

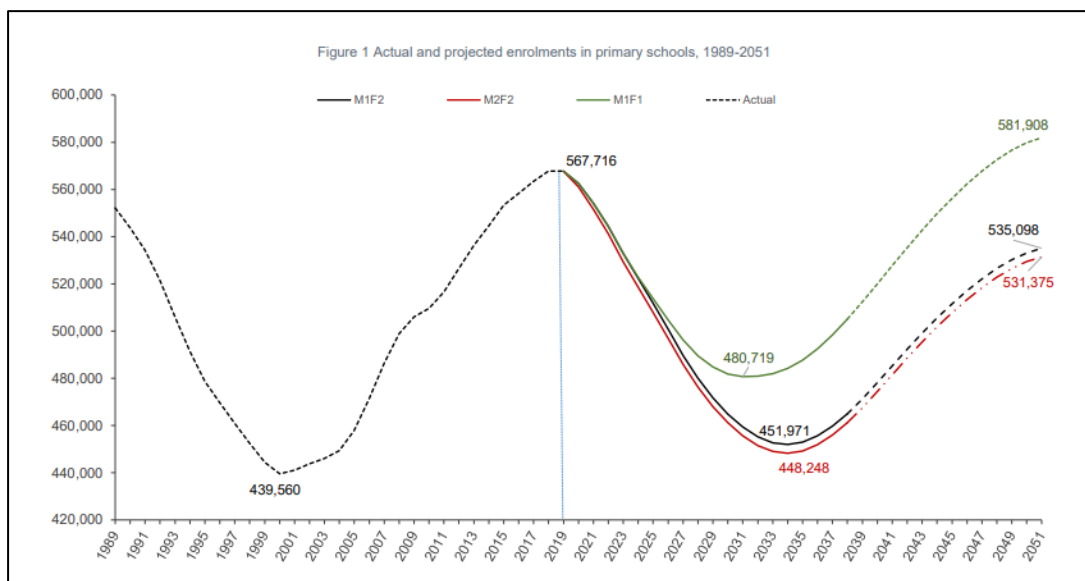


Figure 4.1: Actual and projected enrolments in primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2020.

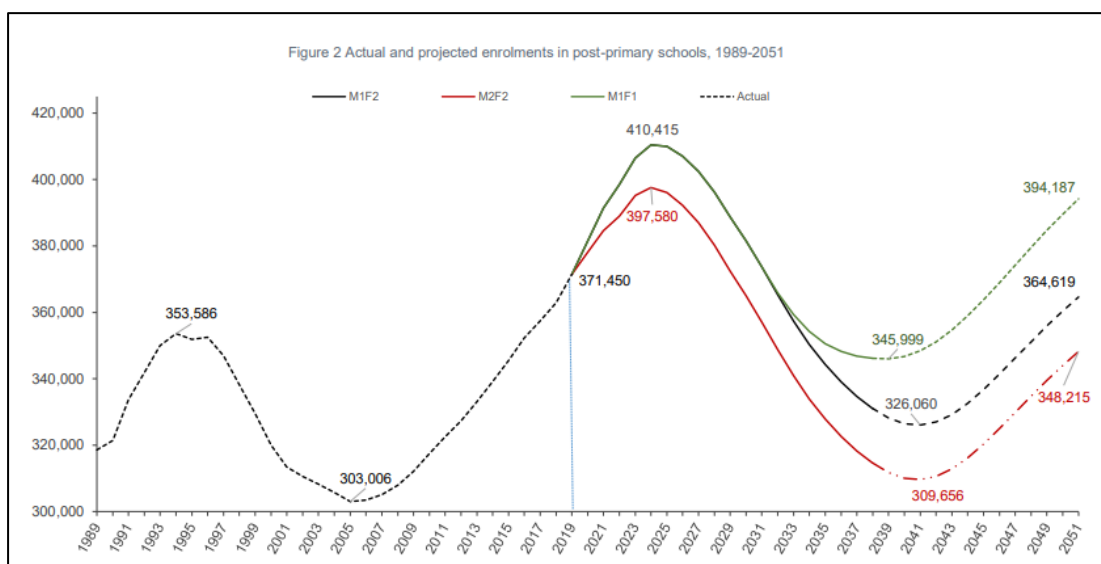


Figure 4.2: Actual and projected enrolments in post-primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2020.

¹⁰ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038 (DES, November 2020)*, p. 12



4.1.1 Potential Impact on Rathfarnham Schools

If the regional population projection from the ‘M1F2’ scenario¹¹ for primary schools is applied to the current enrolment figures within the Rathfarnham School Planning Area, a decrease of c. 9% could be expected at the primary level by the 2025/26 enrolment year, resulting in an estimated reduction of 376 No. students across the 11 No. existing schools.

At the post-primary level, an increase of c. 7.5% could be expected by 2025/26, equivalent to 207 No. students across 8 No. schools, as shown in Table 4.4. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the national population projections included in the DES report¹² and do not represent localized values.

Rathfarnham School Planning Area	Enrolment Year		Future Trends (5-year)	
	20/21	25/26 ¹³	% Change	Est. Change
Primary Schools (11 No. schools)	4,180	3,804	9% decrease	-376
Post-Primary Schools (8 No. schools)	4,087	4,394	7.5% increase	+207

5.0 PLANNED SCHOOL PROVISION

5.1 South Dublin County Council Development Plan 2016-2022

The *South Dublin County Council Development Plan 2016-2022* (SDP) provides a holistic assessment of educational needs and has regard to the requirements of *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* (DES & DEHLG, 2008) and the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009* in its identification of school sites throughout the county. With respect to the development of additional schools within the study area, the SDP states:

“The Department of Education and Skills will commence a new phase of school building during the period 2016-2022. The Department has identified a need for additional post primary schools in South Dublin County up to 2026. Schools in Lucan (Kishoge Community College), Tallaght (Kingswood) and Rathcoole (Holy Family Community School) are under construction or at design stage. Demand for further provision is also identified in the Lucan; Saggart/Citywest; Newcastle/Rathcoole; Knocklyon/Firhouse/Ballycullen areas. The Department identifies a possible requirement for further provision in the Lucan and Dublin 24 areas particularly, although other areas may also require some level of additional provision.”

[Section 3.11.0, SDP – **Our emphasis.**]

¹¹ The CSO’s Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department now anticipates that M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031. This is a change from the previous reporting, which utilised the M2F2 scenario (2019) and M2F1 scenario (2018).

¹² Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038* (DES, November 2020) - Table 4 and Table 7.

¹³ Figure estimated using the projected decrease of c. 9.02% at primary level and increase of c. 7.48% at post-primary level from 2020 to 2025 as per M1F2 scenario. See Footnote No. 11 above for reference.



Relevant policies for the development of primary and post-primary schools are also set out in Ch. 3 of the SDP, as shown in Table 5.1. We note that *C9 Objective 2* and *Objective 10* of the Plan makes specific reference to the requirement for a secondary school within the Firhouse/Ballycullen area, separate to the primary school development on Carrigwood Green.

Table 5.1: Selected Policies/Objectives for Community Infrastructure (SDP) - Schools	
Policy C9 (a)	<i>It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.</i>
Policy C9 (b)	<i>It is the policy of the Council to engage with the Department of Education and Skills and to support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.</i>
C9 Objective 1:	<i>To engage with the Department of Education and Skills and support the Department's School Building Programme by actively identifying sites for primary and post primary schools, based on forecast need.</i>
C9 Objective 2:	<i>To support and facilitate the provision of additional post primary schools in Kingswood (Tallaght); Lucan; Saggart/Citywest; Newcastle/Rathcoole; and Ballycullen/Firhouse/Knocklyon areas.</i>
C9 Objective 3:	<i>To reserve sites for primary and post-primary school provision in developing areas through approved Local Area Plans and Planning Schemes, in consultation with the Department of Education and Skills.</i>
C9 Objective 4:	<i>To require schools to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.</i>
C9 Objective 10:	<i>That a secondary school be built in the Firhouse/Ballycullen area over the lifetime of this plan to cater for the school going children of that area. Having regard to the primary school developments on Carrigwood Green this objective should be met without further new school development on that site.</i>
C9 Objective 11:	<i>To facilitate the development of all new schools and extensions planned as part of the Government's School Building Programme 2016-2021.</i>
Our emphasis.	

5.2 Ballycullen-Oldcourt Local Area Plan 2014 (Extended)

The proposed development site is located within the Ballycullen-Oldcourt Local Area Plan boundary and therefore guidance for the development of community infrastructure, including schools, within the subject development is provided by the *Ballycullen-Oldcourt Local Area Plan 2014 (Extended)*. With respect to residential development within the Plan are, the LAP states that for planning applications for 100 No. residential units or more, a school demand assessment is to be provided (Obj. LUD11), as addressed in this report (see Table 5.2).

Table 5.2: Selected Policies for the Development of Community Infrastructure (LAP) - Schools	
Objective LUD11	<i>Planning applications for 100 or more dwellings shall be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of schools in the vicinity to cater for such demand.</i>

Objective LUD12	<i>Each of the two primary school sites designated under this LAP shall measure at least 1.8 hectares and shall each be set aside for the development of a primary school. The Post-Primary School, if provided, shall comply with the minimum space requirements of the Dept. of Education and Skills. Further to a Material Alteration of the Local Area Plan, the Oldcourt/Gunny Hill School Site designated under this Plan has been increased by 1.2 acres to allow for two primary schools (a third school on the Plan Lands) at this location...</i>
Our emphasis.	

The LAP also identifies 2 No. school sites within the boundary of the Plan, at Stocking Avenue (1.8 ha) and Oldcourt-Gunny Hill (2.3 ha). Site-specific objectives for the development of each site are included in Appendix A. We note that these school sites have designated to accommodate 2 No. primary schools and/or 1 No. post-primary school within the lifetime of the LAP, however neither of the school sites are located within the subject development area.



Stocking Avenue Primary School Site



Oldcourt-Gunny Hill School Site

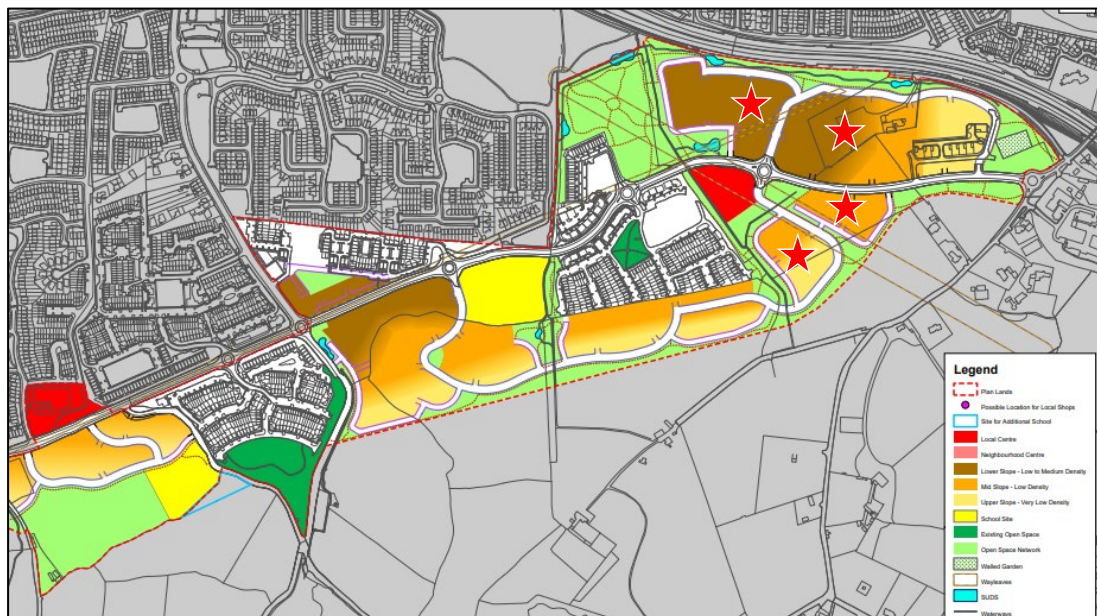


Figure 5.2: Extract from Ballycullen-Oldcourt Local Area Plan showing location of proposed school sites (in yellow) in relation to subject development (indicated by red stars). (Source: SDCC, annotated by TPA 2021.)



5.2.1 Phasing of Facilities and Amenities

With respect to the provision of housing within Ballycullen-Oldcourt, the Local Area Plan divides the Plan Lands into eastern and western sections under 4 No. distinct phases of development to ensure that key pieces of infrastructure are delivered in a sequential manner. The LAP was amended in 2017 to include a requirement for additional educational facilities, as follows:

“Further to Council Meeting on the 13th March 2017, it has been decided that a primary school on the eastern section of the Local Area Plan lands and a primary school and / or post primary school on the western section of the Local Area Plan lands will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.”

[Executive Summary, LAP – Our emphasis.]

We note that the key outcomes for educational facilities required for the progression of Phases 1-3 on the Eastern side of the Plan Lands have been met (see Table 5.3); however, the Planning Application submitted under Ref. SD18A/0204 (including outline permission for an educational campus comprising a primary school and post-primary school development) was refused by An Bord Pleanála in 2019.

For progression to Phase 4, commencement of construction of a school facility is required on either the eastern or western side of the Plan Lands. It does not appear that any Applications for additional schools’ development had been lodged with the Planning Authority for the designated sites as of April 2021¹⁴ and at a national level, no new schools were proposed to be delivered within the Rathfarnham School Planning Area in the short term under the school building programme (i.e., 2019-2022, see Section 5.3 to follow).

Type	Extract of Key Outcomes Required - Education	Status
Phase 1 - Phase 2	<i>Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands.</i>	Site locations designated for school development within LAP.
Phase 3	<i>Commencement of planning process for the provision of a school on the designated Primary School site on the eastern side of the Plan Lands OR on the designated Primary School and/or Post-Primary school site on the western side of the Plan Lands.</i>	Ref. SD18A/0204 incl. outline permission for educational campus submitted and was subsequently refused by ABP in 2019.
Phase 4	<i>Commencement of construction of the designated Primary School on the eastern side of the Plan lands and the Primary School and/or Post-Primary School on the western side of the Plan Lands.</i>	No other applications for development at these locations have been progressed to date (April 2021). See Section 5.3 for relevant DES schemes.

¹⁴ As per an online search of the SDCC Online Planning Applications Viewer conducted by TPA in April 2021.



Please refer to Section 5.4 of the *Material Contravention Statement*¹⁵ enclosed with the Application for more details of the subject development's position within this Phasing Strategy.

5.3 New Schools to be Established from 2019 to 2022

The Department of Education and Skills (DES) announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022¹⁶. No new primary or post-primary schools are identified within the Rathfarnham School Planning Area at this time; however, the requirement for new schools will be subject to ongoing review. There were 3 No. new schools proposed to open by 2020 within the neighbouring feeder areas of Dublin 6/6W and Firhouse (see Table 5.4), which will provide additional accommodation for 16 No. primary classrooms and 2,000 No. post-primary students.

Type	School Planning Area	Size	To Open
Primary	D6_Clonskeagh & D6W (Regional Solution)	16 classrooms	2019
Post-Primary	D6_Clonskeagh & D6W (Regional Solution)	1000 pupils	2020
Post-Primary	Firhouse, Dublin 24	1000 pupils	2018

With respect to other large-scale education projects in the vicinity of the Rathfarnham School Planning Area, there were 7 No. school facilities identified under the DES school building programme currently under development (see Table 5.5), including 2 No. schools in Rathfarnham (i.e., Loreto Primary and Gaelcholáiste an Phiarsaigh).

The new post-primary school previously identified for the Firhouse Planning Area (i.e., Firhouse Educate Together Secondary School (ETSS)), opened in August 2018 in interim accommodation within Firhouse Educate Together National School¹⁸. The site acquisition process for a permanent location within the Firhouse area was ongoing as of April 2021.

It appears that sites have also been secured for the primary and post-primary schools within D6/6W on the site of the former Greyhound Racing Stadium, Harold's Cross, with both Harold's Cross ETNS and Harold's Cross ETSS having opened in temporary accommodation on the permanent site in 2019-2020¹⁹.

Ref.	Roll No.	School Name & Address	Status
75	00729F	Loreto Primary, Rathfarnham	Stage 2b (Detailed Design)

¹⁵ *Material Contravention Statement (October 2020)* as prepared by Tom Phillips + Associates.

¹⁶ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

¹⁷ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

¹⁸ Source: <http://www.echo.ie/tallaght/article/new-educate-together-secondary-school-opens>

¹⁹ Source: <https://www.educatetogether.ie/schools/2019-primary-schools/harolds-x-etns/>

²⁰ Extracted from *Current status of large-scale projects being delivered under the school building programme* list published 31 March 2021.

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



108	20400E	Ballinteer ET, D16	Stage 3 (Tender Stage)
100	20043G	Gaelscoil Cnoc Liamha, D16	Stage 3 (Tender Stage)
120	205200	Harold's Cross ETNS ((D6 Clonskeagh D6W (Regional Solution) Primary))	School opened in September 2019 in interim start-up accommodation on its permanent site. Site Secured. Stage 2a (Developed Sketch Scheme)
139	68161H	Gaelcholáiste an Phiarsaigh, Rathfarnham	Stage 2a (Developed Sketch Scheme)
140	68241F	Stepaside ETSS, D16	Stage 2b (Detailed Design)
143	68307J	Firhouse ET Secondary School, D24	Opened in temporary accommodation August 2018. Stage 1 (Preliminary Design)
146	68365A	Harold's Cross ET Secondary School ((D6 Clonskeagh D6W (Regional Solution) Post Primary))	School opened in September 2020 in interim start-up accommodation on its permanent site. Site Secured. Stage 2a (Developed Sketch Scheme)

6.0 CONCLUSION

There are 11 No. existing primary schools and 8 No. post-primary schools currently operating in the Rathfarnham School Planning Area to which the subject site belongs. These facilities cater to a student population of c. 4,200 primary school students and c. 4,100 post-primary students and have demonstrated low levels of growth in the recent 5-year period (c. increase of 4% and 1% respectively from 2015/16 to 2020/21). With respect to future enrolments, we note that a c. 9% decrease in enrolments at the primary school level and a c. 7.5% increase in post-primary school enrolments is anticipated for the Dublin region from 2020/21 to 2025/26, with respect to the most recent regional population projections published by the Department of Education and Skills.²¹

The need for additional educational facilities within the county is established in the *South Dublin Development Plan 2016-2022*, which specifically references the requirement for a secondary school at Firhouse/Ballycullen in *C9 Objective 10*. This school opened in interim accommodation in August 2018 within Firhouse Educate Together National School and was in the site acquisition phase for a permanent location as of April 2021, as per DES records.

While there is no explicit requirement for a new school identified within the subject development lands, there are 2 No. other primary and/or post-primary school sites designated within the current *Ballycullen-Oldcourt Local Area Plan 2014 (Extended)* at Stocking Avenue and Oldcourt-Gunnyhill of relevance to residential development within the area. We note that these lands are in separate ownership to the subject lands and are unrelated to the proposed development. It does not appear that any development works have been progressed to date at either location.

At a national level, no new schools were proposed to be delivered within the Rathfarnham School Planning Area in the short term under the school building programme (i.e., 2019-2022), despite the aforementioned designation of school sites within the relevant development plans. However, one new primary school and two new post-primary schools opened in

²¹ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038 (DoES, November 2020)*



temporary accommodation within the neighbouring feeder areas of Firhouse and Dublin 6/6W during 2019-2020, with permanent facilities under development as of April 2021.²²

As these facilities will increase the availability of places for future students in the short- to medium-term by providing 16 No. new primary classrooms and 2,000 No. new post-primary school places within the region, it is considered that the future demand generated by the proposed development (i.e. 511 No. places - including 311 No. primary and 200 No. post-primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area.

²² Extracted from *Current status of large-scale projects being delivered under the school building programme* list published 31 March 2021. Source: <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>



**Appendix 1: Ballycullen-Oldcourt Local Area Plan 2014 (Extended)
Site-Specific Objectives for Schools Development – Stocking Ave and Oldcourt**

Site-Specific Objectives for Schools Development (LAP)	
Stocking Avenue Primary School Site	<ul style="list-style-type: none"> • A primary school site of at least 1.8 hectares shall be reserved on the western side of the Stocking Wood development in accordance with that designated under the South Dublin County Council Development Plan, 2010 - 2016. (Objective SSP1) • Any open green spaces and playing pitches developed as part of the primary school shall link with and integrate with the open space and sustainable urban drainage network planned under the Green Infrastructure Strategy (Section 5.3). (Objective SSP2) • The double ditch and associated open stream on the eastern side of the primary school site shall be protected and enhanced as part of any development. (Objective SSP3) • Surface water on the primary school site shall be intercepted by on-site SUDS features (i.e. green roofs, rainwater harvesters, soakaways and porous grass pavements for parking) and any runoff shall be discharged to the overall planned SUDS network. (Objective SSP4) • Development of the primary school site shall address Stocking Avenue to the north with relatively strong and continuous built frontage. Staff parking, safe queuing and safe drop-off facilities shall be located to the side (west) and/or rear (south) of the main primary school building. (Objective SSP5) • Pedestrian and cyclist access to any primary school development shall link with the pedestrian and cycle network planned under the Accessibility & Movement Strategy (Section 5.2) with access provided from Stocking Avenue and at least one more entrance along the western and/or southern sides of the primary school site. (Objective SSP6) • In the interest of pedestrian and cyclist safety and movement, development of the school site shall include for the upgrade of the existing adjacent roundabout junction on Stocking Avenue to a four-arm junction with pedestrian and cyclist crossing facilities. (Objective SSP7)
Oldcourt School Site & Replacement Playing Pitches – Gunny Hill	<ul style="list-style-type: none"> • No residential development shall commence on the lands that accommodate the GAA playing pitches off the Oldcourt Road, until such time as a site for replacement playing pitches have been provided on the Plan Lands. The 'Objective B' zoned lands to the south-east (between Gunny Hill and Oldcourt Lane) are designated under this LAP for such a facility, which should be shared with the adjacent designated school site. Floodlighting may be permissible subject to submission of Bat Surveys, retention and augmentation of hedgerows and provision of specialist lighting limits any impacts on bat species. Mitigating measures shall be sufficiently demonstrated and detailed at planning application stage. (Objective SSP14) • A primary school and/or post primary school site of at least 1.8 hectares shall also be reserved on the 'Objective B' zoned lands located within the Plan Lands between Gunny Hill and Oldcourt Lane. Further to a Material Alteration of the Local Area Plan, the site has been increased by 1.2 acres to allow for two primary schools at this location. (Objective SSP15) • Playing pitches and any open green spaces developed as part of the primary school site and/or post-primary school site shall link with and integrate with the open space and sustainable urban drainage network detailed under the Green Infrastructure Strategy (Section 5.3). (Objective SSP16) • Surface water on the primary school site and/or post-primary school site shall be intercepted by on-site SUDS features (i.e. green roofs, rainwater



	<p><i>harvesters, soakaways and porous grass paviers for parking) and any run-off shall be discharged to the SUDS network envisaged for the Plan Lands. (Objective SSP17)</i></p> <ul style="list-style-type: none">• <i>Pedestrian and cyclist access to any primary and/or post-primary school development shall link with the pedestrian and cycle network detailed under the Accessibility & Movement Strategy (Section 5.2). Vehicular access shall be designed to include safe queuing and drop-off facilities. (Objective SSP18)</i>• <i>The triangular field and its hedgerow boundaries located at the south-west corner of the planned Gunny Hill playing pitches shall be retained as a buffer between the Oldcourt Lane and the planned sports pitches and school as a biodiversity feature. (Obj. SSP19)</i>
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