

School Demand Assessment Report

Proposed Strategic Housing Development, 'Kenelm', Deer Park, Howth, Co. Dublin

May 2021



Prepared on behalf of
GLL PRS Holdco Limited

www.mhplanning.ie

DUBLIN
Kreston House, Arran Court
Arran Quay, Dublin 7
D07 K271
T. +353 (0) 1 804 4477
E. info@mhplanning.ie

CORK
6 Joyce House, Barrack
Square
Ballincollig, Co. Cork
P31 YX97
T. +353 (0)21 420 8710
E. info@mhplanning.ie

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1. Introduction

McCutcheon Halley Planning Consultants (MH Planning) have prepared this **School Demand Assessment Report**, on behalf of the applicant, GLL PRS Holdco Limited, to accompany a planning application for a proposed Strategy Housing Development, 'Kenelm', on lands at Deer Park, Howth, County Dublin.

This School Demand Assessment Report (the Report) is submitted in response to item 15 of An Bord Pleanála's Opinion which requires the following:

'Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children and the accommodation of additional requirement resulting from the proposed development.'

Accordingly, this report provides details on the current and future capacity of existing and proposed schools in the area along with the demand for places likely to be generated by the proposed development.

The assessment of present and future school demand for the study area, as identify in section 2, includes the analysis of 2016 Census data (Population Distribution & Age Profile) and school enrolments, as published by the Department of Education & Skills (DoES), in the following Electoral Divisions (ED) – Baldoyle, Sutton and Howth -. This audit assumes that the school catchment for the development site is broadly 4.5km or 15-minute walking/cycling time and less than 10-minute drive time.

The document is structured as follows:

- Introduction
- Methodology
- Planning Policy Context
- Existing School Provision
- Future Demand
- Conclusion

2. Methodology

To understand the potential demand for school places that would be generated by the proposed development , this report will:

- Consider the current policy context for future school provision in the area;
- Determine an appropriate catchment area;
- Consider demographic trends in the school area population;
- Identify academic enrolments of existing schools within the catchment area and, proposed schools in the locality; and,
- Estimate the future student yield.

A number of sources were consulted in the preparation of this report:

- www.education.ie was consulted to locate existing schools and enrolment figures.
- Various schools' websites.
- Census 2011 and 2016 SAPMAP data.
- Survey of existing schools undertaken by McCutcheon Halley.

The Catchment Area

Given the urban location of Howth, the catchment area for the proposed development has been determined by applying a 4.5km radius, equivalent c.15-minute travel time, to ensure that schools can be accessed mainly by cycling, walking or public transport, in line with the objective of promoting sustainable mobility and the principle of the 15-minute city.

The entire Howth Electoral Division (ED), as well as the vast majority of Baldoyle and Sutton EDs are included in the 4.5km radius for which population and demographic information is used as part of this study, see **Figure 1**.

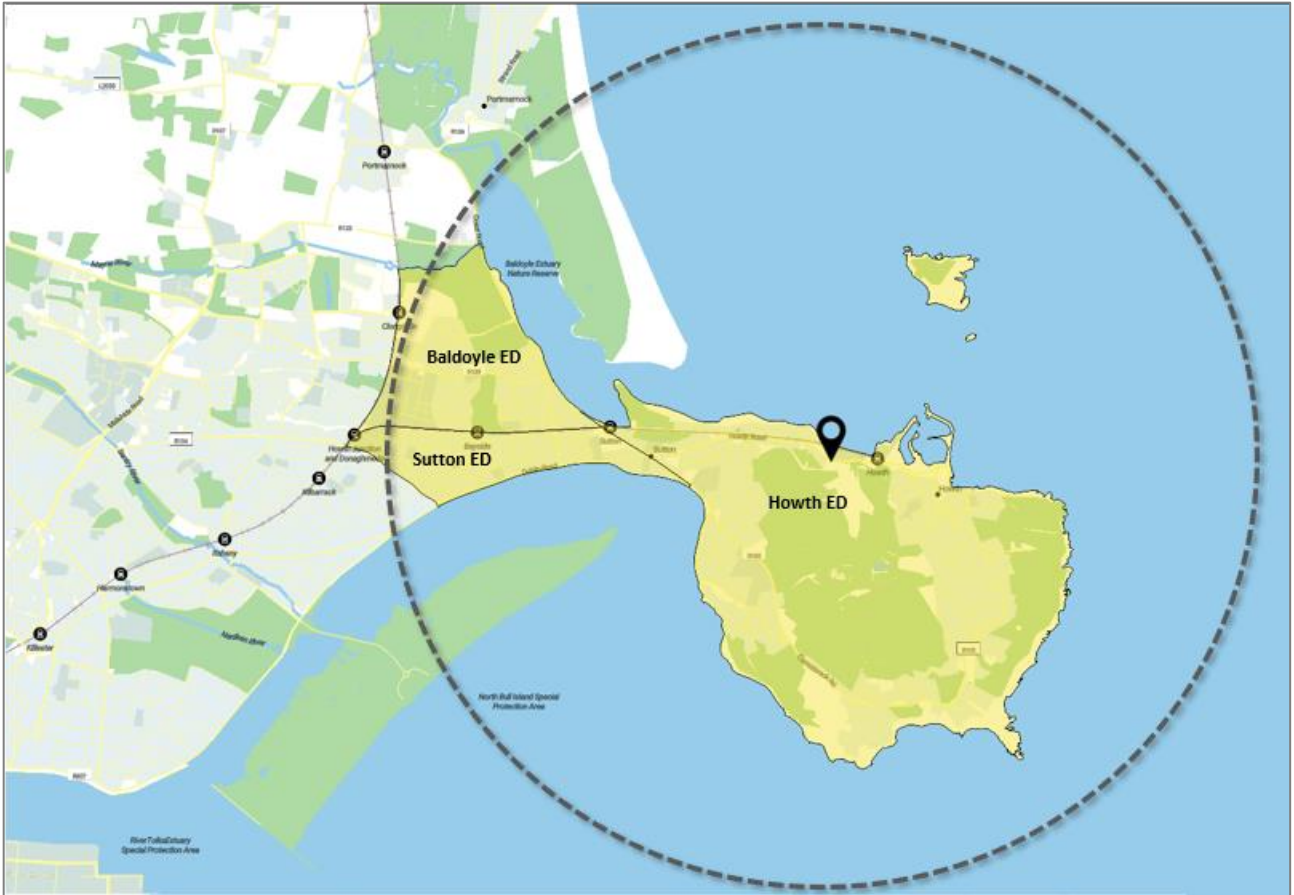


FIGURE 1 - SCHOOL AUDIT CATCHMENT AREA (4.5KM)

3. Planning Policy Context

The relevant planning policy for the provision of school facilities is set out below.

3.1 The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008)

The Code of Practice outlines the following core objectives for the effective integration of schools and development planning systems:

- School's provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;
- The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and
- Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.

In respect of forecasting future primary education demand, the Code of Practice (Dept. of Education and Local Government, 2008) assumes that an average of 12% of the population is expected to present for primary school education. The Code of Practice itself recognises the difficulty of identifying requirements for secondary schools in the future. On this basis, it is noted that the procedure for establishing demand for new secondary school *'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.'* Planning Authorities are required to anticipate the demand for new schools' infrastructure using this methodology.

3.2 Sustainable Residential Development in Urban Areas (SRDUA) (2009)

Section 4.3 of the SDRUA guidelines (Dept. of Housing, Local Government and Heritage, 2009) establishes that *'no substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development'*. The SDRUA guidelines under section 4.4 also states *'it is recommended that planning applications for 200+ dwelling units should be accompanied by 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'*.

3.3 Fingal County Development Plan (FCDP) 2017-2023

The FCDP recognises the important role of educational facilities in developing sustainable and balanced communities. The FCDP also acknowledges Fingal County Council's commitment to work with the DEoS *'for the acquisition of school sites to identify and procure school sites where a shortfall in school places is identified'*. Further to this, Objective PM77 encourages the continued use and intensification of existing schools.

4. Existing School Provision

This report identifies eight primary and five post-primary schools within the study area (Baldoyle, Sutton and Howth Electoral Divisions), as illustrated in **Figure 2** below. **Table 1** outlines distance and travel times to the identified schools from the proposed development site.



FIGURE 2 – EXISTING PRIMARY & POST-PRIMARY SCHOOLS WITHIN STUDY AREA (BALDOYLE, SUTTON & HOWTH ELECTORAL DIVISIONS)

ID	School Level	School Name	Distance km Approx.	Drive Time – Approx.	Cycling time – Approx.
1	Primary	Scoil Mhuire NS Mixed	1	Less than 10-min drive	9 min
2	Primary	St Fintan’s NS	1.3		9 min
3	Primary	Burrows NS	1.2		4 min
4	Primary	Killester Raheny Educate Together	2.1		7 min
5	Primary	St Michaels House Special School	3.2		14 min
6	Primary	St Laurence’s NS	3.5		15 min
7	Primary	Scoil Naomh Mhuire Agus Iosef	4.3		15 min
8	Primary	Mhuire Iosef Junior School	4.4		15 min
1	Post-Primary	Santa Sabina Dominican College	1.2		7 min
2	Post-Primary	Sutton Park School	1.5		12 min
3	Post-Primary	St. Fintan’s High School	2.4		9 min
4	Post-Primary	Pobalscoil Neasáin	3.3		13 min
5	Post-Primary	St Marys SS	3.3		12 min

TABLE 1 – DISTANCE & TRAVEL TIME (DRIVE/CYCLING) TO SCHOOLS WITHIN THE AREA

4.1 Primary Schools

The DoES provides details on enrolment figures for all primary schools on an annual basis. DoES records show that there is a total of eight primary schools, including one special needs school, within the study area, as detailed in **Table 2**.

Map ID	Roll Number	Type of School	School Name	Enrolment 2019/220
1	18080A	Primary	Scoil Mhuire NS Mixed School	436
2	19549I	Primary	St Fintan's National School	470
3	09642P	Primary	Burrows National School	215
4	20525B	Primary	Killester Raheny Educate Together	7
5	18210K	Primary	St Michaels House Special School	56
6	20437E	Primary	St Laurence's National School	465
7	19533Q	Primary	Scoil Naomh Mhuire Agus Iosef	431
8	19393D	Primary	Mhuire Iosef Junior School	409
				2,489

TABLE 2 - EXISTING PRIMARY SCHOOLS WITHIN THE STUDY AREA

Information on each primary school for the 2014-2015, 2017-2018 and 2019-2020 academic years is outlined in **Table 3**. The total enrolment in the eight existing primary schools in 2019-2020 is 2,489 pupils, which is an increase of 25 pupils from the previous enrolment period (2017-2018) (see **Table 3**). An increase in enrolments was only recorded in 4 schools, with the other 4 schools (ID 3, 5, 7 and 8) recording a decrease of 35 pupils over the three-year comparative period (see **Table 3**).

Map ID	Roll Number	Primary School Name	Enrolment - Academic Year			3-year Change Period	6-year Change Period
			Period A 2014/15	Period B 2017/18	Period C 2019/20	Period B to C	Period A to C
1	18080A	Scoil Mhuire NS Mixed School	334	416	436	20	102
2	19549I	St Fintan's National School	471	463	470	7	-1
3	09642P	Burrows National School	220	225	215	-10	-5
4	20525B	Killester Raheny Educate Together	-	-	7	7	7
5	18210K	St Michaels House Special School	54	57	56	-1	2
6	20437E	St Laurence's National School ¹	449	439	465	26	16
7	19533Q	Scoil Naomh Mhuire Agus Iosef	422	452	431	-21	9
8	19393D	Mhuire Iosef Junior School	447	412	409	-3	-38
Total			2,397	2,464	2,489	25	92

TABLE 3 – PRIMARY SCHOOLS ENROLMENTS DURING 2014-15, 2017-18 & 2019-20 ACADEMIC YEARS

Despite the overall growth in primary school enrolments over the six-year comparative period (+92) in the pupils' numbers, 3 no. primary schools recorded a decrease (-44) in the number of enrolments in the same period (see **Table 3**). It is worth noting that enrolment records for schools ID-3 and ID-8 experienced a steady decline for both the three and six-year periods.

¹ School located within Dublin City Council boundary area.

Similarly, 5 no. primary schools experienced a decline in the total number of pupils during at least at one of the periods of enrolments analysed. Further to this, the total enrolment figures in school ID-4 (Killester Raheny Educate Together) is considerably low at present which may suggest additional capacity exists to accommodate future demand. It is evident from the 'Annual Admission Notice'² in respect of admissions to the 2021/202 school year that there is additional capacity.

These factors would indicate that although growth is occurring in overall primary school pupil numbers, there is still capacity in the area. This is also evidenced by the figures shown in **Table 4**, in which the average enrolment figures per primary schools in the study area contracted continually over the three (2017-2020) and six-year period (2014-2020).

Study Area Primary Schools	Average enrolment figures across primary schools		
	Period A 2014/15	Period B 2017/18	Period C 2019/20
8	342	352	311

TABLE 4 – AVERAGE ENROLMENT FIGURES ACROSS PRIMARY SCHOOLS WITHIN STUDY AREA

It is, therefore, reasonable to conclude that capacity exists across the existing schools in the study area which enrolment figures contracted continually together with the Killester Raheny Educate Together school (ID-4) to accommodate future population of primary school-going age generated by the proposed development. In addition, 1 no. gaelscoil primary school is planned to open by September 2021³ to cater for the Dublin 13, Howth & Donaghmede area, in line with the DoES's 4-year plan⁴ for new primary schools to be established for the period between 2019 and 2022.

4.2 Post-Primary Schools

In terms of post-primary schools, the DoES records five schools in the study area (see **Table 5**).

Map ID	Roll Number	Type of School	School Name	Enrolment 2019/2020
1	60380C	Post-Primary	Santa Sabina Dominican College	669
2	60381E	Post-Primary	Sutton Park School	371
3	60370W	Post-Primary	St. Fintan's High School	704
4	91342R	Post-Primary	Pobalscoil Neasáin	774
5	60021U	Post-Primary	St Marys Secondary School	274
				2,792

TABLE 5 - EXISTING POST- PRIMARY SCHOOLS WITHIN THE STUDY AREA

Information on each post-primary school enrolment for the 2014-2015, 2017-2018 and 2019-2020 academic years is outlined in **Table 6**. There were a total of 2,792 pupils across the 5 post-primary schools, according to the enrolment figures for the 2019-2020 academic year. This figure increased by 32 students over the three-year period (2017/2020).

² Accessible via: <https://www.educatetogether.ie/app/uploads/2020/09/KRC-ETNS-Annual-Admissions-Notice-September-2020.pdf>

³ Accessible via: <http://gaelscoil4all.ie/donaghmede-howth-baldoyle/>

⁴ Appendix A - List of New Schools (2019 – 2022). Accessible via: <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/appendix-a-list-of-new-schools-2019-2022.pdf>

Review of enrolment figures during the six-year period suggests the existing schools have had sufficient capacity to accommodate additional pupils. Over the 5 no. post-primary schools evaluated, 2 no. facilities experienced a decrease in their enrolment figures (See **Table 6**). These are St. Marys Secondary School and St. Fintan's High School decreasing by 38 and 1 pupil respectively over the three-year period. Over the six-year period (2014-2020), the enrolment records of St. Marys contracted again, decreasing by 54 pupils.

ID	School Name	Post-Primary School Name	Enrolment - Academic Year			3-year Change Period	6-year Change Period
			Period A 2014/15	Period B 2017/18	Period C 2019/20	Period B to C	Period A to C
1	60380C	Santa Sabina Dominican College	654	669	669	0	15
2	60381E	Sutton Park School	306	345	371	26	65
3	60370W	St. Fintan's High School	661	705	704	-1	43
4	91342R	Pobalscoil Neasáin	685	729	774	45	89
5	60021U	St Marys Secondary School	328	312	274	-38	-54
			2,634	2,760	2,792	32	158

TABLE 6 – POST-PRIMARY SCHOOLS ENROLMENTS DURING 2014-15, 2017-18 & 2019-20 ACADEMIC YEARS

Study Area Post-Primary Schools	Average no. of pupils across post-primary schools		
	Period A 2014/15	Period B 2017/18	Period C 2019/20
5	527	552	558

TABLE 7 – AVERAGE ENROLMENT FIGURES ACROSS POST-PRIMARY SCHOOLS WITHIN STUDY AREA

Based on the data contained in **Table 6** and **Table 7**, the trends highlight that there is an element of flexibility in the capacity of the existing five post-primary schools in the study area to accommodate further demand arising from a growth in the post-primary attending population. This is particularly clear in the case of St Marys Secondary School where enrolment figures decreased by 54 pupils over the 6-year comparative period. Further to this, it is expected that a new post-primary school⁵ (800 pupils) for the Dublin 13, Howth & Donaghmede area (800 pupils) to be established in 2022⁶.

⁵<https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Post-Primary-Schools/2019/new-schools-2019-2022.pdf>

⁶ <https://www.education.ie/en/Press-Events/Press-Releases/2020-press-releases/PR20-10-16-1.html>

5. Future Demand

5.1 Demographic Profile

In total, there were 21,498 people living in the study area in 2016, which is a 2.8% increase compared with 2011 census data. The proposed development is located within the Howth ED with a population of 8,294 persons in 2016. This amounts to an increase of 38 persons (0.5%) from 2011, which is the lowest increase of the EDs within the study area. Sutton's population, the nearest ED to Howth ED within which the subject site is located increased by only 1.3% in the inter-censal period. Baldoyle ED's population had a higher-level of growth (6.7%) which raised the average across the overall study area (2.8%). This is still significantly less than the State increase of 3.8% and Fingal's growth of 8% for the same inter-censal period. See **Table 8**.

ED Name	ED Id	CSO 2011 Population	CSO 2016 Population	Change 2011-2016	% Change 2011-2016
Baldoyle	4004	7,050	7,524	474	6.7
Howth	4024	8,256	8,294	38	0.5
Sutton	4035	5,609	5,680	71	1.3
Study Area		20,915	21,498	583	2.8

TABLE 8 – POPULATION IN BALDOYLE, HOWTH AND SUTTON ELECTORAL DIVISIONS – CENSUS 2011 & 2016 (CSO)

Having reviewed the age profile for the Howth ED, it is also worth noting that the average age in Howth ED is 44.2, which indicates a rapidly ageing population when compared to the Fingal average of 34.3 and State's 37.4 years. This is further substantiated when the old age dependency ratio is examined. Old dependency, stood at 42% for Howth ED compared to 20.4% for the State, and Fingal with the lowest old dependency ratios of all counties at 13.8%.

5.2 Primary School Demand

The proportion of the population that are of primary school-going age are those children aged between 5 and 12 years old. Based on CSO data for 2016, there was a total primary school-attending population (5-12 years old) of 2,140 pupils within the catchment which represents 10% of the total population of the study area, as shown in **Table 9**. This figure is slightly lower than that in Fingal County, which stands at 13%. It should be noted that the number of primary school age pupils in Howth ED was 803, this represents 3.7% of the total population of the study area in 2016. Overall, the number of children of primary school age grew by 217 (+10%) during the period 2011 to 2016 in the study area.

Study Area	ED Id	CSO 2011 5-12 years old	% Total Study Area Population	CSO 2016 5-12 years old	% Total Study Area Population	Change 2011-2016
Baldoyle	4004	618	3.0%	835	3.9%	217
Howth	4024	744	3.6%	803	3.7%	59
Sutton	4035	488	2.3%	502	2.3%	14
Total		1,362	8.8%	2,140	10.0%	217
Fingal				39,349	13%	

TABLE 9 – BALDOYLE, HOWTH AND SUTTON ED PRIMARY SCHOOL-GOING AGE POPULATION (5-12 YEARS OLD) – CENSUS 2011 & 2016 (CSO)

As illustrated in **Table 2** (Section 4.1), there were 2,489 school places to cater for the primary school population in the study area during the 2019-2020 academic year. By 2021, if this proportion of primary school age population remains constant with the figures and trends recorded in the intercensal period 2011-2016 (see **Table 9**), the primary school age population is expected to be 2,210⁷ pupils in the study area, an increase of 70 pupils. Therefore, the number of children within the study area requiring school places would remain lower than the capacity of existing primary schools.

In addition, there are other factors that should be considered in the context of future primary school demand. These are as follows:

- According to the DoES, a significant decline is projected in the total enrolment figure in coming years with an anticipated decrease of c.90,000 students by 2028 and a further decline of c.40,000 students to enrol by 2036 (see **Figure 3**).
- The number of pre-school age children in Howth (CSO) in 2016 was 401 – a decline of 12% on the 2011 figure of 457. Furthermore, a decline of 6.8% was observed in Fingal’s pre-school age population between the 2011 and 2016 Census.
- A portion of the population may attend schools outside the immediacy of the assessment area.
- An additional gaelscoil⁸ primary school is due to open in the Donaghmede/Howth area by September 2021, as mentioned in Section 4.1.

The above-mentioned factors taken together with demographic trends suggest that the future school demand for children in the 5 to 12-year group in the study area is likely to be lower than the assumed average increase of 12% in school-going population, as set out in the Code of Practice. Together, the capacity of the eight existing primary schools in the study area with the additional primary school due to open by (Sept) 2021 suggest that there is capacity to accommodate the expected number of school going children arising from the development.

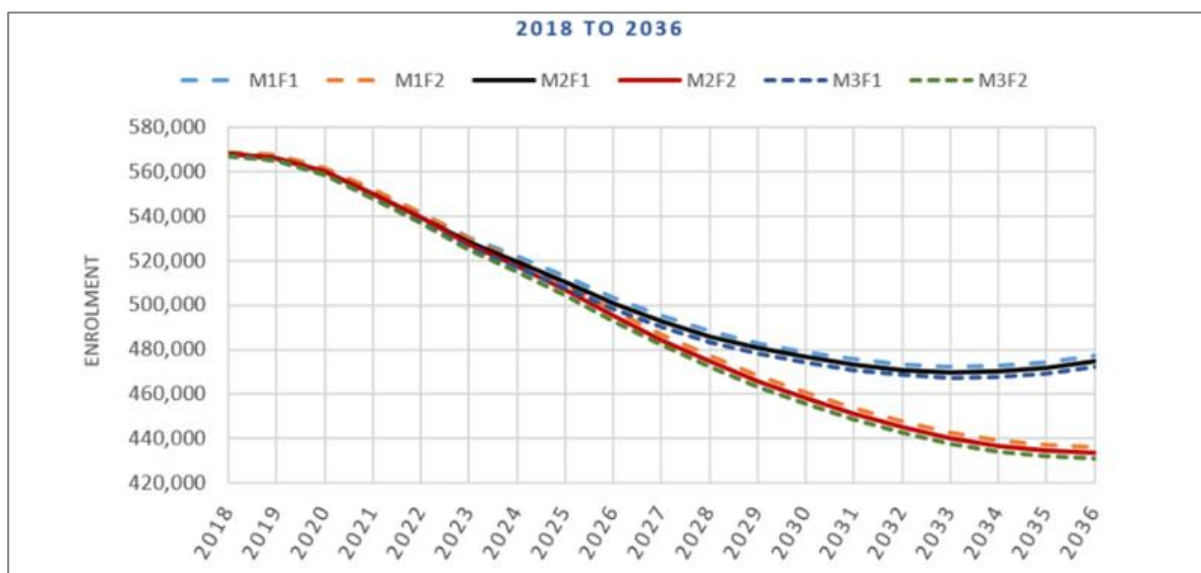


FIGURE 3 - ENROLMENT PROJECTIONS FOR PRIMARY SCHOOLS (2018-2036). SOURCE: DoES

⁷ In 2016, 10% (2,140) of the total population (21,498) was in the 5-12 age cohort; the study area population increased by 2.8% between 2011-2016. 2021 Calculation: 21,498 x 2.8% = 22,100 x 10% = 2,210 primary school age pupils in 2021

⁸ Accessible via: <http://gaelscoil4all.ie/donaghmede-howth-baldoyle/>

In relation to post-primary school requirements (13-18 years old), the post-primary attending population of 1,507 children living within the study area amounts to 7.0% of the total population in 2016 (see **Table 10**). This is in contrast with 8% of the total population of Fingal County.

Furthermore, there were 630 children in the 13-18 age cohort living in the Howth’s ED, which represents an increase of 28 pupils (2.9%) compared to 2011.

Study Area	ED Id	CSO 2011 13-18 years old	% Total Study Area Population	CSO 2016 13-18 years old	% Total Study Area Population	Change 2011-2016
Baldoyle	4004	535	2.6%	527	2.5%	-8
Howth	4024	602	2.9%	630	2.9%	28
Sutton	4035	309	1.5%	350	1.6%	41
Total		1,446	6.9%	1,507	7.0%	-8
Fingal				22,892	8%	

TABLE 10 – STUDY AREA POST-PRIMARY SCHOOL-GOING AGE POPULATION – CENSUS 2011 & 2016 (CSO)

As illustrated in **Table 5** (Section 4.2), there were 2,792 school places in the academic year 2019-2020 across the existing five post-primary schools in the study area. In 2021, should the population growth and demographic profile trends for the study area remain constant (see **Table 10**), the post-primary school-attending population is expected to be 1,547⁹ pupils, an increase of 40 pupils from 2016.

This figure is well below the capacity of 2,792 post-primary school places recorded in 2019/2020 (see **Table 5**) at the existing five post-primary schools in the study area. Therefore, the potential demand of children entering the post-primary school system arising from the proposed development would be within the available capacity of the five post-primary schools in the study area.

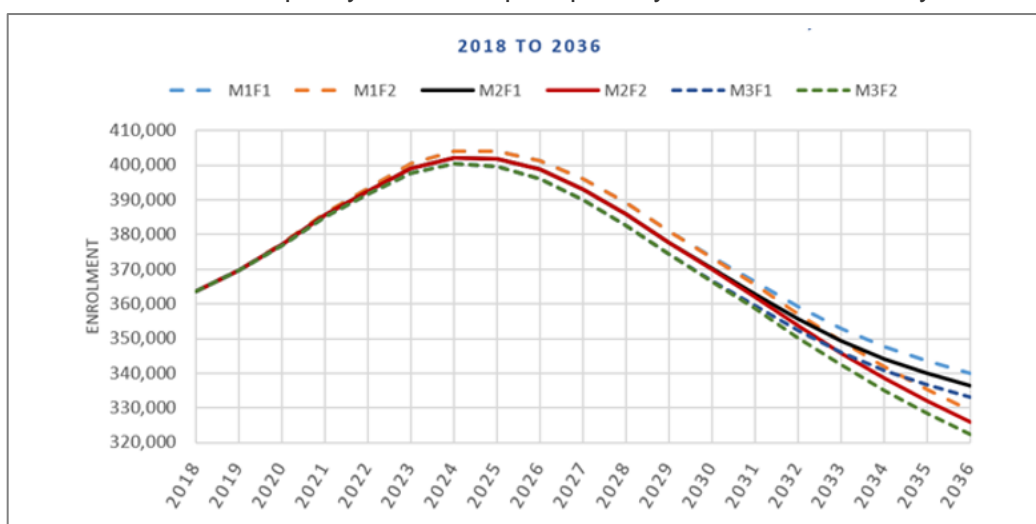


FIGURE 4 - ENROLMENT PROJECTIONS FOR POST-PRIMARY SCHOOLS (2018-2036). SOURCE: DoES

⁹ In 2016, 7% (1,507) of the total population (21,498) was in the 13-18 age cohort; the study area population increased by 2.8% between 2011-2026. Calculation: $21,498 \times 2.8\% = 22,100 \times 7\% = 1,547$ post-primary school age pupils in 2021

Enrolment for post-primary school students in the State (2018-2036) are projected to rise in the short term peaking at c. 400,000 students between 2024-2025. From 2025, there is a projected steep and steady decline for enrolment in post-primary with an anticipated decrease to c.330,000 students enrolling by 2036 (see **Figure 4**). It is also worth noting that new post-primary school is planned to open in the area in 2022 as mentioned in Section 4.2.

5.3 Demand Generated by the Proposed Development

The proposed development comprises 162 no. units, all which are apartments. The breakdown of these units is outlined below.

- 29 no. 1-bedroom units;
- 104 no. 2-bedroom units; and,
- 29 no. 3-bedroom units.

Excluding the 1-bedroom units, this leaves a total of 133 no. units that can be deemed to accommodate families and thus may generate demand for school places.

Census 2016 records Ireland’s household size as 2.75 persons per unit. Applying the average household size to 133 apartments capable of accommodating families would generate 366 total residents in total within these units.

Across the study area’s population in 2016, 10% were in the 5-12 age cohort and 7% in the post-primary population band, 13-18 age cohort. When the proportion of 5-12 years old is applied to total number of potential residents in 2 and 3-bedroom apartments (366), **It is estimated that up to 36 children will be in this age cohort.**

Applying the same methodology to the 13-18 age cohort, **it is estimated that 25 children of post-primary school age would reside within the scheme.** Table 11 below offers a summary of the above discussed calculations.

Ireland’s Average Household size (CSO 2016)	A	2.75
% Proportion of Population aged 5-12 years Study Area	B	10%
% Proportion of Population aged 13-18 years Study Area	C	7%
Units suitable for families	D	133
No. of potential residents in units suitable for families	E = (A*D)	366
No. of potential children aged 5-12 years (primary schools)	(E*B)	36
No. of potential children aged 13-18 years (post-primary schools)	(E*C)	25

TABLE 11 – POTENTIAL NUMBER OF RESIDENTS & SCHOOL DEMAND GENERATED BY THE PROPOSED DEVELOPMENT

5.4 Cumulative School Needs

As outlined above, the schooling needs of children from the proposed development would be 36 no. children of primary school age and 25 no. post-primary school age. Permission for a strategic housing development, Claremont, at the former Techrete site, located to the northeast of the site, was approved in April 2020 (ABP PL06F.306102). The School Provision Report submitted with the application states that *'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.'*

The cumulative schooling needs from the proposed development and the Claremont SHD are reviewed below.

Cumulative Primary Schools Needs

- There is a combined requirement for 108 no. primary school places.
- As outlined in this report, there are 2,489 school places to cater for the primary school population of the study area. In 2021, should the population follow the same growth path that 2011-2016 inter-censal figures, the demand for primary school places will be 2,210 pupils, which falls well below the actual enrolment figures mentioned above.
- 4 out of 8 no. primary schools also experienced a decrease of the number of pupils over the six-period of study (2014-2020).
- 1 no. primary school (Killester Raheny Educate Together, School ID-4), which opened in 2019, records a low intake students' number, which may indicate the school is operating below capacity and that this facility may increase the educational provision of the wider area when operating at full capacity.
- An additional new primary school is planned for the area in September 2021 (DoES).
- The above factors suggest both that there is still capacity in the area and that additional capacity will arise from the new school to accommodate the primary schooling needs of the proposed development and the Techrete SHD.

Cumulative Post-primary School Needs

- Cumulatively, there is a potential requirement for 73 no. post-primary school places.
- There are 2,792 school places to cater for the post-primary school population of the study area. In 2021, should the same demographic trends experienced between 2011 and 2016 continue, the demand for post-primary school places will be 1,547 pupils, which is well below the actual enrolment figures above-mentioned.
- We also note the commitment to deliver a new post-primary school in the study area in 2022 by the DoES for 800 pupils.
- The fluctuations in enrolment figures, coupled with the recorded decrease in 1 school and the planned new post-primary school, indicate there is variable capacity to accept greater numbers at the existing post-primary schools in the study area, and to accommodate both the total number of potential post-primary population arising from the proposed development and the Techrete SHD.

6. Conclusion

The research undertaken identifies eight primary schools and five post-primary schools located within c. 4.5km distance of the proposed development site, equivalent to 15-minute cycling time or 10-minute drive.

The proposed development is comprised of 162 no. residential units. Based on national average household size (Census 2016, CSO) and prevailing trends in the age profile of the study area, it will generate a potential requirement for 36 no. primary school places and 25 no. post-primary school places.

Having regard to the analysis of current school capacity and demographic data in the study area, together with the projected decline in student enrolments, it is concluded that there is latent capacity within the catchment to cater for the school aged population generated by the proposed development which will be further supplemented by delivery of the planned new primary school and post-primary school in (Sept) 2021 and 2022 respectively.