

STRATEGIC HOUSING DEVELOPMENT  
PLANNING APPLICATION  
**CHILDCARE FACILITIES AND SCHOOLS**  
**DEMAND ASSESSMENT**  
FOR LANDS AT HOLY CROSS COLLEGE, CLONLIFFE  
ROAD, DUBLIN 3 AND DRUMCONDRA ROAD LOWER,  
DRUMCONDRA, DUBLIN 9

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**Brady Shipman  
Martin**

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CWTC Multi Family ICAV acting on behalf of its sub-fund  
DBTR DR1 Fund

DATE  
3<sup>rd</sup> May 2021

## HOLY CROSS COLLEGE SHD

Childcare Facilities and Schools Demand Assessment

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## 1 INTRODUCTION

The purpose of this Report is to assess the provision and need of childcare facilities; and, the demand for schools places in the area. It has been prepared in support of a Strategic Housing Development Application to An Bord Pleanála on behalf of CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund. The subject application site (hereafter called 'the site') is located at for Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9.

This Report has been prepared in response to the Objective SN17 of the Dublin City Development Plan 2016-2022, which aims: *To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.*

Section 16.10.4 of the Development Plan 'Making Sustainable Neighbourhoods' requires '*proposals in excess of 50 dwelling units to be accompanied by an assessment of the capacity of local schools to accommodate the proposed development in accordance with the above guidelines and the DES and DEHLG's Code of Practice on the Provision of Schools and the Planning System 2008.*'

This requirement is a reflection of wider planning policy including the Childcare Guidelines for Planning Authorities, 2001 and the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (December 2020).

This Report should be read in conjunction with the other documentation (reports and drawings) accompanying this Planning Application.

### 1.1 Background

#### Childcare

The requirement to assess the need for Childcare Facilities is set out in the Dublin City Development Plan 2016-2022 (Appendix 13).

The Guidelines recommend that one childcare facility per 75 dwellings is provided unless there are significant reasons to the contrary, with consideration to existing childcare facilities in the area, and the make-up of the proposed residential development.

Objective SN17 of the Development Plan aims: *To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.*

The provision of childcare facilities is an important factor for economic and social wellbeing. The National Anti-Poverty Strategy 2007-2016 states that the provision of childcare is essential to enable parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for both them and their children. Quality childcare can also make a significant contribution to child development in the early years of a child's life.

## Schools

In regard to schools, this Report has been prepared in response to the requirements of the Dublin City Development Plan 2016-2022 Section 16.10.4 'Making Sustainable Neighbourhoods' which requires *'proposals in excess of 50 dwelling units to be accompanied by an assessment of the capacity of local schools to accommodate the proposed development in accordance with the above guidelines and the DES and DEHLG's Code of Practice on the Provision of Schools and the Planning System 2008.*

Objective SN5 aims: *To ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.*

Objective SN11 aims: *To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills' Joint Code of Practice (2008).*

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant in this regard. Section 4.4 of the Guidelines state: *"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."*

The above considerations reflect guidance set out within the Department of Education and Skills 'The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, 2008'.

New schools shall be developed in areas where new/additional schools are required as identified by the Department and/or within existing school/ education sites.

## 1.2 Methodology

This Report is primarily a desktop based study, using freely available data on TULSA's 'register of early years services' published in February 2021 <sup>1</sup> and information services to assess the proposed development in relation to nearby childcare infrastructure.

Schools enrolment data was obtained from the most up to date Department of Education and Skills statistics available at the time<sup>2</sup>. Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.<sup>3</sup>

The unit numbers and mix are considered to reflect the future composition of the development's population. This information together with the population profile of the nearby area was used to indicate potential future demand arising from the development.

Population data was obtained from the Central Statistics Office (CSO) and used to create a demographic profile of immediate area.

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<sup>1</sup> <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

<sup>2</sup> <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

<sup>3</sup> <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

### 1.3 Summary

The proposed development comprises approximately 1,614 no. units. The following table outlines the unit mix:

<b>Studios</b>	540	33.5%
<b>1 bed units</b>	603	37.5%
<b>2 Bed Units (3P / 4P)</b>	418	25.9%
<b>3 Bed Units</b>	53	3.3%
<b>Total</b>	1,614	100%
<b>Excluding 1 bed units and studios</b>	<b>471</b>	<b>29%</b>

Table 1.1: Overview of proposed unit typology mix.

#### Childcare Demand

Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

However the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* state that:

*‘Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms’.*

The proposed development contains a large proportion of studio and 1 bed units (71%). As per consideration set out above, we have discounted the 1 bed and studio units. As such, the proposed development comprises 471 no. 2 and 3 bed units.

Applying the standard as set out in the Childcare Facilities Guidelines for Planning Authorities (2001) of 1 facility of 20 childcare spaces for each 75 units results in a requirement for 125 No. places.

In addition, this assessment has assumed an occupancy rate of 1.9 persons per household (see Section 2.2 for detail) as per the results of Census 2016 for the electoral division resulting in a population for the 2 and 3-bed units of approx. 897 No. persons.<sup>4</sup>

In 2016, approximately 7% of the national population was of pre-school age (0 – 4). The application of this rate to the projected population of 890 No. persons gives a likely childcare demand of 62 No. places. However, the percentage of the population whom are pre-school age is 5% in the Electoral Division is

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<sup>4</sup>Electoral Division SAP Map 2016

[http://census.cso.ie/sapmap2016/Results.aspx?Geog\\_Type=ED3409&Geog\\_Code=2AE196291D5B13A3E0550000000001#SAPMAP\\_T5\\_500](http://census.cso.ie/sapmap2016/Results.aspx?Geog_Type=ED3409&Geog_Code=2AE196291D5B13A3E0550000000001#SAPMAP_T5_500)

lower than the National Average. The application of this figure results in an estimated demand of 45 places.

Within 1.5km there are 39 No. childcare facilities. Data from the TUSLA's Register of Early Years Services indicates these facilities have a capacity of 1,558 No. places.

The proposed crèche is 627 sqm in size and caters for c. 125 No. children. We submit that this crèche will meet the needs of future residents considering: the development characteristics, namely, the unit mix; the demographic profile of the area; and, the existing and permitted provision of childcare facilities in the area which indicates there is a high level of childcare capacity.

## Schools

The proposed development comprises a large proportion of studio and one-bed units (71%), as a result it is considered the 2 and 3-bed units will generate the demand for schools and childcare places. Using the same methodology as set out above and per the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* we have discounted the studio and 1 bed units from consideration.

This assessment has assumed an occupancy rate of 1.9 persons per household (see Section 2.2 for detail) as per the results of Census 2016 for the electoral division resulting in a population for the 2- and 3-bed units of approx. 897 No. persons.

Within 2 km of the subject site there are 32 No. primary schools. The total capacity of these schools is 7,249. In 2016, approximately 12% of the national population was of primary school going age (05-12). The application of this rate to the projected population of c.897 no. persons gives a likely demand of 108 no. places

for primary school children. This equates to c.1.5% of the capacity of schools in the area (see Section 4.2.1).

Within 2 km of the subject site there are 15 No. post-primary schools. While the current availability of spaces within these schools is not available, they cater for 6,568 No. pupils. In 2016, approximately 8% of the national population was of post-primary school going age (13-18). The application of this rate to the projected population of c.897 no. persons gives a likely demand of 72 no. places for post-primary school children. This equates to c.1% of the capacity of schools in the area (see Section 4.2.2).

Following a nationwide demographic exercise carried out by the Department of Education and Science into the current and future need for primary and post-primary school places across the country 2 No. primary schools and 2 No. post primary schools are ear marked for future delivery in the wider area. See Section 4.2.3 for further details of future provision in the area.

Considering the significant quantity and capacity of the schools in the 2 km radius of the site and the future planned schools in the area, we submit that there is sufficient capacity to cater for the proposed development, and that these zoned lands have been considered by the Department of Education and Skills in their assessment for future school demand.



## 2 SITE LOCATION AND CONTEXT

### 2.1 Site Description

The site is approximately 8.9 ha in size and is located 1.7 km north of Dublin City Centre. The lands are bound by Drumcondra Road Lower to the west, the river Tolka to the North, Clonliffe Road to the south, and Distillery Road to east. The surrounding area is predominately residential in nature, comprising: light industrial and warehousing to the north; residential areas to the south, west and east; and, sports facilities directly east (Belvedere College) and north (Tolka Park).

The site comprises a number of sports pitches and existing large institutional buildings (approx. 5,634sqm), associated with its current use (some of which are protected structures), and a large number of mature trees.



Figure 2.1: Aerial photograph of the subject site in the urban context (*Site Outline in red*). (Source: Google Maps, 2020.)



## 2.2 Population Profile

The subject lands are located in the Drumcondra South B (CSO area code ED 02048) electoral district within Dublin City Council. The area has seen continued growth since the previous Census. This is consistent with figures more widely in the State, County and Dublin City all of which have grown since 2011. Overall the Electoral Division (Figure 2.3) has increased by 11.2% since 2011.

For information purposes we have outlined the continued growth seen in the local area as well as the wider county in Table 2.1 below.

	2011 <sup>5</sup>	2016 <sup>6</sup>	% change
(ED)	1,526	1,697	11.2
Dublin City Council	527,612	554,554	5.1
State	4,588,252	4,761,865	3.8

Table 2.1: Electoral division compared with the Local Electoral Area and local authority. (Source: CSO 2016).

	2006	2011	2016
Population (Number)	1,369	1,526	1,697
Actual change since previous census (Number)	-8	157	171
Percentage change since previous census (%)	-0.6%	11.4%	11.2%

Table 2.2: Electoral division population overview. (Source: CSO 2016).

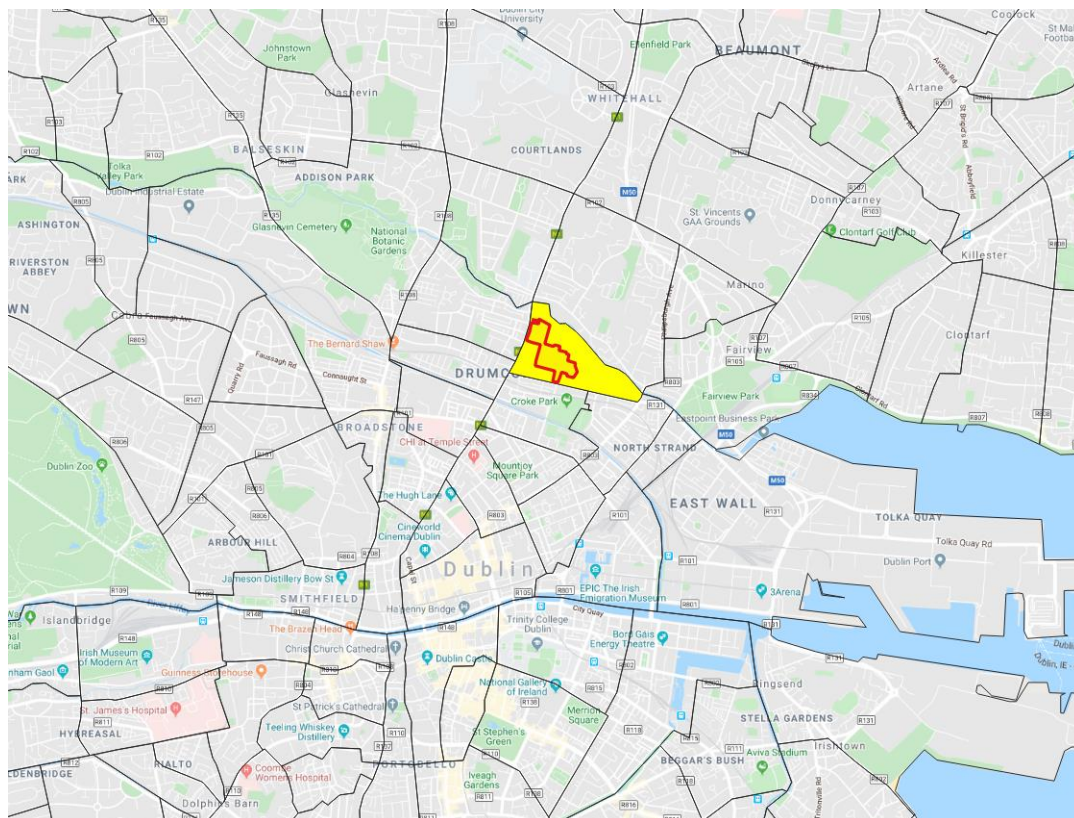


Figure 2.2: Subject site with Electoral Division highlighted (CSO, 2016.)

<sup>5</sup> [http://census.cso.ie/sapmap\\_2011/](http://census.cso.ie/sapmap_2011/)

<sup>6</sup> <http://census.cso.ie/sapmap/>

The electoral division has a population of 1,697 persons. The ED comprises a mix of houses and apartments, there are 777 No. households in the ED resulting in an average household size of 2.1 persons.<sup>7</sup>

Considering just the apartments (353 no.) and the persons who live in these apartments (666 no.) in the Electoral Division the average household size is 1.9 people. Considering the proposed development comprises exclusively apartments, this is considered a closer resemblance to the subject development.

Type of accommodation	Households	Persons
House/Bungalow	385	921
Flat/Apartment	353	666
Bed-sit	28	49
Caravan/Mobile Home	0	0
Not stated	11	25
<b>Total</b>	<b>777</b>	<b>1,661</b>

Table 2.3: Overview of household and population. (Source: CSO 2016).

In order to assess the proportion of the population which require childcare and are of school going age table 2.4 below provides an overview of the age groups in the Electoral Division (ED).

Age Profile	0-4		5-12		13-18	
	Total	%	Total	%	total	%
The State	331,515	7.0%	548,693	11.5%	371,588	7.8%
ED	78	5%	81	5%	53	3%
	Preschool		Primary		Post primary	

Table 2.4: Overview of school going age group in comparison with National figures. (Source: CSO 2016).

The 2016 Census figure illustrates that approximately 7% of the state population are preschool going age, 12% are primary school age and 8% are post-primary.

The 2016 Census figure illustrates that approximately 5% of the ED population are preschool going age, 5% are primary school age and 3% are post-primary. These figures are below that more widely seen in the State.

<sup>7</sup>[http://census.cso.ie/sapmap2016/Results.aspx?Geog\\_Type=ED3409&Geog\\_Code=2AE196291D6613A3E05500000000001#SAPMAP\\_T5\\_500](http://census.cso.ie/sapmap2016/Results.aspx?Geog_Type=ED3409&Geog_Code=2AE196291D6613A3E05500000000001#SAPMAP_T5_500)

### 2.3 Proposed Development Characteristics

The proposed development comprises approximately 1,614 no. units. The following table outlines the unit mix:

<b>Studios</b>	540	33.5%
<b>1 bed units</b>	603	37.5%
<b>2 Bed Units (3P / 4P)</b>	418	26%
<b>3 Bed Units</b>	53	3%
<b>Total</b>	1,614	100%
<b>Excluding 1 bed units and studios</b>	<b>471</b>	<b>29%</b>

**Table 2.5: Overview of proposed unit typology mix.**

The proposed development comprises a large proportion of studio and one-bed units (71%). As a result the majority of the development is unlikely to comprise households generating demand for schools and childcare places.

For the purposes of assessing the potential childcare and schools demand, we have discounted the 1 bed and studio units in line with methodology set out in Section 4.7 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018* (See Section 3.4 below).

The assessment has assumed an occupancy rate of 1.9 persons per household (see Section 2.2 for detail) as per the results of Census 2016 for the electoral division, and for the purposes of this childcare and schools assessment, this results in a applicable development population of c.897 No. persons – excluding single bed units.<sup>8</sup> The overall projected population for this proposed development will be in excess of 3,000 people.

In 2016, approximately 7% of the national population was of pre-school age (0 – 4). The application of this rate to the projected population of c.897 No. persons gives a likely childcare demand of 63 No. places. However, the percentage of the population whom are pre-school age is 5% in the Electoral Division is lower than the National Average. The application of this figure results in an estimated demand of 45 places.

In 2016, approximately 12% of the national population was of primary school going age (05-12). The application of this rate to the projected population of c.897 no. persons gives a likely demand of 108 no. places for primary school children.

In 2016, approximately 8% of the national population was of post-primary school going age (13-18). The application of this rate to the projected population of c.897 no. persons gives a likely demand of 72 no. places for post-primary school children.

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<sup>8</sup>Electoral Division SAP Map 2016  
[http://census.cso.ie/sapmap2016/Results.aspx?Geog\\_Type=ED3409&Geog\\_Code=2AE196291D5B13A3E0550000000001#SAPMAP\\_T5\\_500](http://census.cso.ie/sapmap2016/Results.aspx?Geog_Type=ED3409&Geog_Code=2AE196291D5B13A3E0550000000001#SAPMAP_T5_500)

### 3 PLANNING POLICY

#### 3.1 Dublin City Development Plan 2016-2022

The proposed development notes the provisions in the Dublin City Development Plan in regard to both childcare and schools.

##### Childcare

The Dublin City Development Plan (Appendix 13) sets out Guidelines for Childcare Facilities.

The Childcare Facilities Guidelines for Planning Authorities recommend that one childcare facility (of 20 places) per 75 dwellings is provided unless there are significant reasons to the contrary, with consideration to existing childcare facilities in the area, and the make-up of the proposed residential development. This report provides the rationale for the non-provision of childcare facility within this development proposal.

Objective SN17 of the Development Plan aims: *To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.*

##### Schools

The Dublin City Development Plan 2016-2022 Section 16.10.4 ‘Making Sustainable Neighbourhoods’ requires *‘proposals in excess of 50 dwelling units to be accompanied by an assessment of the capacity of local schools to accommodate the proposed development in accordance with the above guidelines and the DES and DEHLG’s Code of Practice on the Provision of Schools and the Planning System 2008.*

We also note the following objectives in this regard:

<b>Objective SN5</b>	<i>To ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.</i>
<b>Objective SN11</b>	<i>To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills’ Joint Code of Practice (2008).</i>

This report should be read in conjunction with enclosed Community Infrastructure Audit which has surveyed the range of community facilities in the area.

In relation to school and educational facilities, SN11 above states that the planning authority will assist and liaise with the Department of Education and Skills (DES) in regard to schools provision, particularly in assessing future demands and identifying suitable sites and phasing arrangements. Any potential for shared facilities between schools and/or with public open spaces and community facilities is to be discussed with the DES as well. It is important to note that *“an efficient use of scarce urban land, responds positively to the streetscape and contributes to the identity of a neighbourhood”* is encouraged.

### 3.2 Childcare Facilities Guidelines for Planning Authorities (2001)

Childcare Facilities Guidelines for Planning Authorities published in June 2001 provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The Guidelines state that the local authority policies should focus on: *“The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities.”*

Section 2.4 discusses appropriate locations for childcare facilities:

***New communities/Larger new housing developments. Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary such as “development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.”***

***The Guidelines also state:*** The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

In this regard, Appendix 2 of the Guidelines note that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to: *the make-up of the proposed residential area.*

### 3.3 The Provision of Schools and the Planning System

The Department of the Environment, Heritage and Local Government together with the Department of Education and Science published the policy document “The Provision of Schools and the Planning System” in July (2008). This document was designed to facilitate the provision of schools and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition.

The Guidelines outline the following actions:

1. *Forecasting Future Education Demand*
2. *Planning for New Schools through Local Authority Development Plans*
3. *Location of Schools – Planning Considerations*
4. *Site Development Standards*
5. *School Development Proposals and the Development Management Process*
6. *school Site Identification and Acquisition*

In relation to Development Management the Guidelines require planning authorities to:

*Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.*

### 3.4 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018

#### Childcare

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018* include specific guidance on childcare provision. This gives an indication of the revised approach in relation to childcare facilities, particularly in the context of the dated current guidelines. Section 4.7 of the Draft Guidelines state as follows:

*'4.7 Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. **One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision** and subject to location, this may also apply in part or whole, to units with two or more bedrooms.'* (Emphasis added).

A large portion of units proposed in this development are 1 bedroom apartments and Studios (71%) therefore this emerging policy stance should be considered by An Bord Pleanála. It should be noted that 471 no. of the 1,614 apartment units are 2 and 3 bed apartments (29%).

It is therefore anticipated that the potential for children to be living in the scheme is therefore limited to 471 no. units in accordance with new Guidelines.  $471/75 \times 20 = 125$  childcare places.

The Applicant has considered the need for and type of childcare facility during the design phase of the subject scheme as such the proposed facility is considered suitable to address the needs of the future residents.

#### Schools

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant in this regard. Section 4.4 of the Guidelines state: *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. In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities."*

### 3.5 Better Outcomes, Brighter Futures – The national policy framework for children and young people 2014 – 2020 (DCYA, 2014).

*Better Outcomes, Brighter Futures* represents the first overarching national children's policy framework comprehending the age ranges spanning children and young people (0 – 24 years). It adopts a whole of Government approach and will be underpinned by a number of constituent strategies in the areas of early years, youth and participation.



### 3.6 The Regional Spatial Economic Strategy (RSES)

The Regional Spatial Economic Strategy (RSES) states that it is important that Local Authorities work collaboratively with service providers and stakeholders including the local community to effectively plan for social infrastructure needs through Local Community Development Committees (LCDCs) and the Local Economic and Community Plans (LECPs) to identify social infrastructure needs and set out an agreed programme of social infrastructure provision with key stakeholders involved in that process.

In the formulation of LECPs Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure to consider the impact of factors such as an ageing population and the resulting demand for facilities. There is a number of regional policy objectives (RPO's) within the RSES which support the provision of and access to social infrastructure:

- **RPO 9.16:** *In areas where significant new housing is proposed, an assessment of need regarding school's provision should be carried out and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.*
- **RPO 9.17:** *EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECPs to effectively plan for social infrastructure needs.*
- **RPO 9.18:** *Local Authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.*

## 4 ASSESSMENT

### 4.1 Childcare Facilities Assessment

#### 4.1.1 Childcare Services

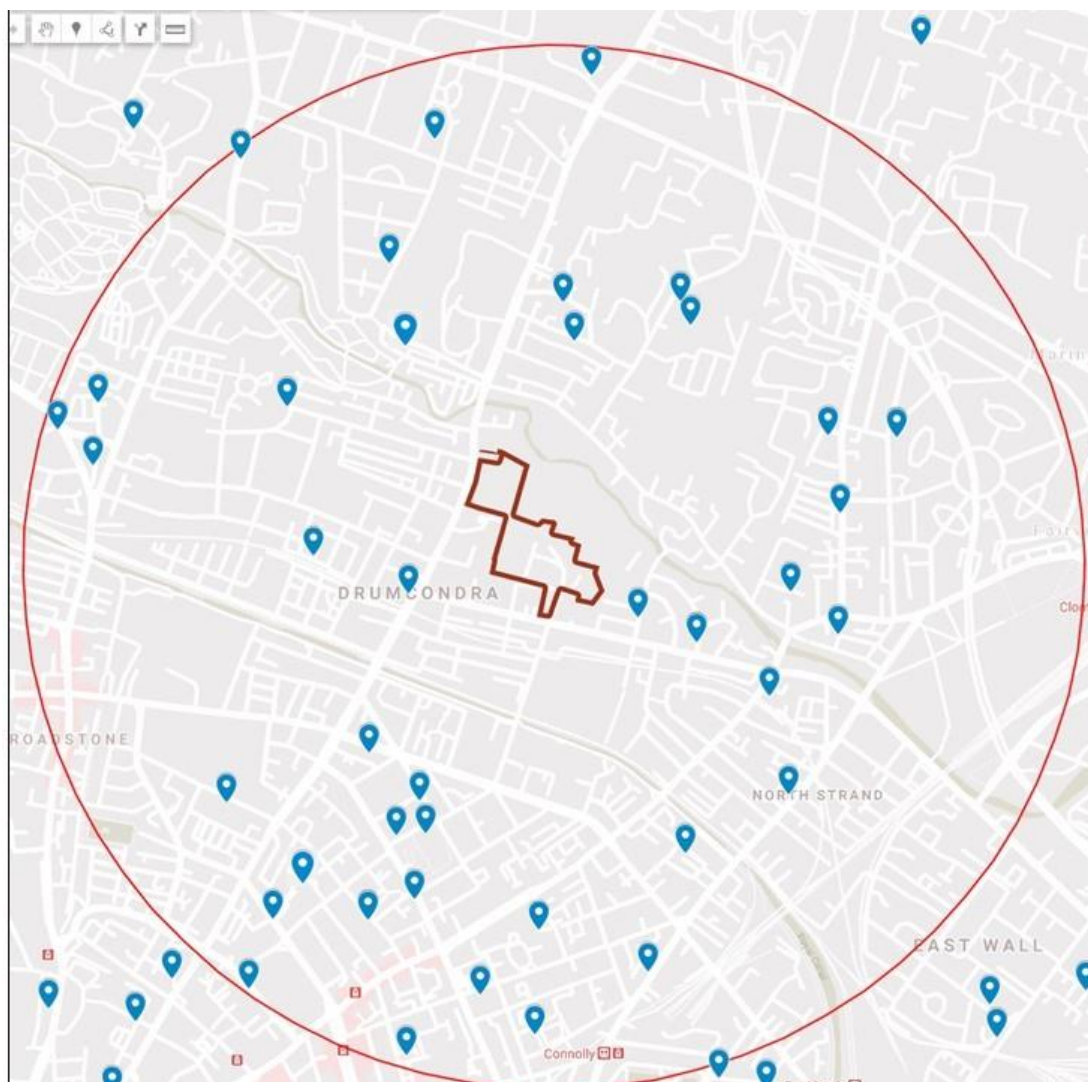
As part of this Childcare Assessment we have surveyed the provision of Childcare Services in the area. For the purpose of this Assessment we have considered a catchment area of 1.5 km as a suitable study area noting also the concentration of childcare facilities within 1 km.

Figure 4.1 and Table 4.2 below outlines the number and distribution of childcare facilities in the area.

Within a 1 km radius of the subject site there are 22 no. childcare facilities all of varying scales of operation, and within 1.5 km there are a further 17 No. facilities. Data from the TUSLA's Register of Early Years Services indicates these facilities have a capacity of 1,558 No. places.



**Figure 4.1: overview of existing and permitted childcare services within a 1 km radius from the subject site. (Source: Google Maps, 2020; adapted by BSM, 2021).**



**Figure 4.1: overview of existing and permitted childcare services within a 2 km radius from the subject site. (Source: Google Maps, 2020; adapted by BSM, 2021).**

Service Name	Address	Age Profile	Service Type	No. Of Children Service Can Accommodate
1. ChildVision Early Years Service	Grace Park Road, Drumcondra, Dublin 9	0 - 6 Years	Sessional	20
2. Community After Schools Project (SM)	Community After Schools Project, 91-92 Sean McDermott Street, Dublin 1	0 - 6 Years	Sessional	15
3. Cuddles 'n' Care	1 St Patrick's Parade, Drumcondra, Dublin 9	0 - 5 Years	Full Day Part time	32
4. Daughters of Charity and Family service , St. Louise's ECDS	North William Street, Dublin 1	2 - 5 Years	Full Day Part Time Sessional	56
5. Drumcondra Montessori School	33 Ormond Road, Drumcondra	2 - 6 Years	Part Time Sessional	11

## HOLY CROSS COLLEGE SHD

### Childcare Facilities and Schools Demand Assessment

6.	Fairview Creche and Montessori	22 Addison Road, Fairview	0 - 5 Years	Full Day	50
7.	First Steps Creche and Montessori	Carleton Hall, 53A Shelmartin Avenue, Marino	0 - 6 Years	Full Day	33
8.	Fledglings Whitehall	CDVEC, Whitehall Road, Swords Road	0 - 6 Years	Full Day Sessional	42
9.	Hyde & Seek Childcare	7-9 Prospect Avenue, Glasnevin	0 - 6 Years	Full Day	111
10.	Hyde & Seek Childcare (Millbourne)	1 Millbourne Ave, Drumcondra	4 - 6 Years	Full Day Part Time Sessional	33
11.	Hyde & Seek Creche and Montessori	29 Tolka Road, Drumcondra	0 - 5 Years	Full Day Part Time Sessional	34
12.	Jonix Educational Services	28 North Frederick St, D1	3 - 6 Years	Part Time	12
13.	Kids Inc Liberty Park	Liberty Park, Foley Street	0 - 6 Years	Full Day	31
14.	Larkin Childcare Facility	57/58 North Strand Road	1 - 6 Years	Full Day	18
15.	Larkin Early Education Service	Ballybough Community Centre, Ballybough Road	2 - 5 Years	Full Day	30
16.	Links Childcare	Corn Mill, Distillery Road, Drumcondra	0 - 6 Years	Full Day Part Time Sessional	80
17.	Little Learners ABCD	40 Lower Drumcondra Rd	2 - 6 Years	Full Day	143
18.	Little Learners	54 Iona Crescent, Drumcondra	2 - 6 Years	Part Time Sessional	44
19.	Little Learners Dublin Adult Learning Centre	3 Mountjoy Square, D1	1 - 5 Years	Part Time	18
20.	Little People Academy	Unit 3, Fr. Scully House, Middle Gardiner Street	2 - 6 Years	Sessional	33
21.	Little Rainbow Ltd.	41 Foyle Road, Fairview	1 - 6 Years	Full Day Part Time	27
22.	Lullaby's Creche & Montessori	Fairview Close, Richmond Avenue	1 - 5 Years	Full Day	33
23.	Lullabys Montessori & Afterschool	Fairview CYMC/LC, Philipsburg Avenue	2 - 6 Years	Part Time	24
24.	LYCS Creche	Rory O Connor House, Hardwicke Street, Dublin 1	0 - 6 Years	Full Day Part Time Sessional	52
25.	NCR Childcare	466 North Circular Road, D1	2 - 6 Years	Full Day Part Time Sessional	22
26.	Nurture Childcare & Early Learning Centre	The Collinade, Dept of Education & Science, Marlborough Street, Dublin 1	0 - 6 Years	Full Day Part Time Sessional	38
27.	Old Mc Donalds	1 Fleming Road, Drumcondra, Dublin 9	3 - 5 Years	Sessional	22
28.	Prospect Montessori	1 St. Therasas Place, Prospect Avenue, Glasnevin, Dublin 9	2 - 5 Years	Part Time Sessional	20
29.	Saol Beag Project Creche	58 Amiens Street, D1	1 - 3 Years	Full Day	10
30.	St. Brigid's Day Nursery	Mountjoy Square Park, D1	2 - 5 Years	Full Day	60
31.	Suantrai Creche	62/63 Eccles Street, D7	0 - 6 Years	Full Day	42
32.	The Georgian Montessori Primary School CLG	40 Belvedere Place, D1	3 - 6 Years	Full Day	15

33. The Learning Tree	ChildVision, National Centre for Blind Children, Grace Park Road, Drumcondra, D9	0 - 6 Years	Full Day Part Time Sessional	170
34. The Little Montessori	31 Church Avenue, Drumcondra. D9	2 - 5 Years	Childminder	5
35. The Montessori Children's Academy	Corpus Christi Parish Hall, Home Farm Road, Drumcondra, D9	2 - 6 Years	Sessional	22
36. Tigers Childcare	St Vincents Primary School, Philomena Road, Glasnevin, D11	2 - 5 Years	Sessional	22
37. Ozanam House Children Centre	53 Mountjoy Square, Dublin 1	2- 6 years	Full Day Part Time Sessional	30
38. The Children's Place	40 Parnell Square West, Dublin 1	1 - 5 Years	Full Day	65
39. Tír na NÓg	Na Fianna GAA Club, St Mobhi Road, Glasnevin, D9	2 - 6 Years	Sessional	33
<b>Total</b>				<b>1,558</b>

*Table 4.2: Childcare facilities within a 1.5 km radius from the subject site. (Source: BSM, 2021)*

#### 4.1.2 Future Childcare Provision

As part of this survey we have also considered other significant permitted schemes in the area which include the provision of a childcare facility thus contributing to the overall quantum of childcare places available:

- *Permitted SHD Reg. Ref. 303296 located at Griffith Avenue SHD application includes crèche facility for 55 no. places (279 sqm in size).*
- *Permitted ABP Reg. Ref. 246124; DCC Reg. Ref. 3665/15 at the former Printworks/Smurfit site, Botanic Road, Iona Road, Glasnevin, Dublin 9 includes childcare facilities 250 sqm in size. Has since been the subject of refused SHD permission under ABP Reg. Ref. 307463.*

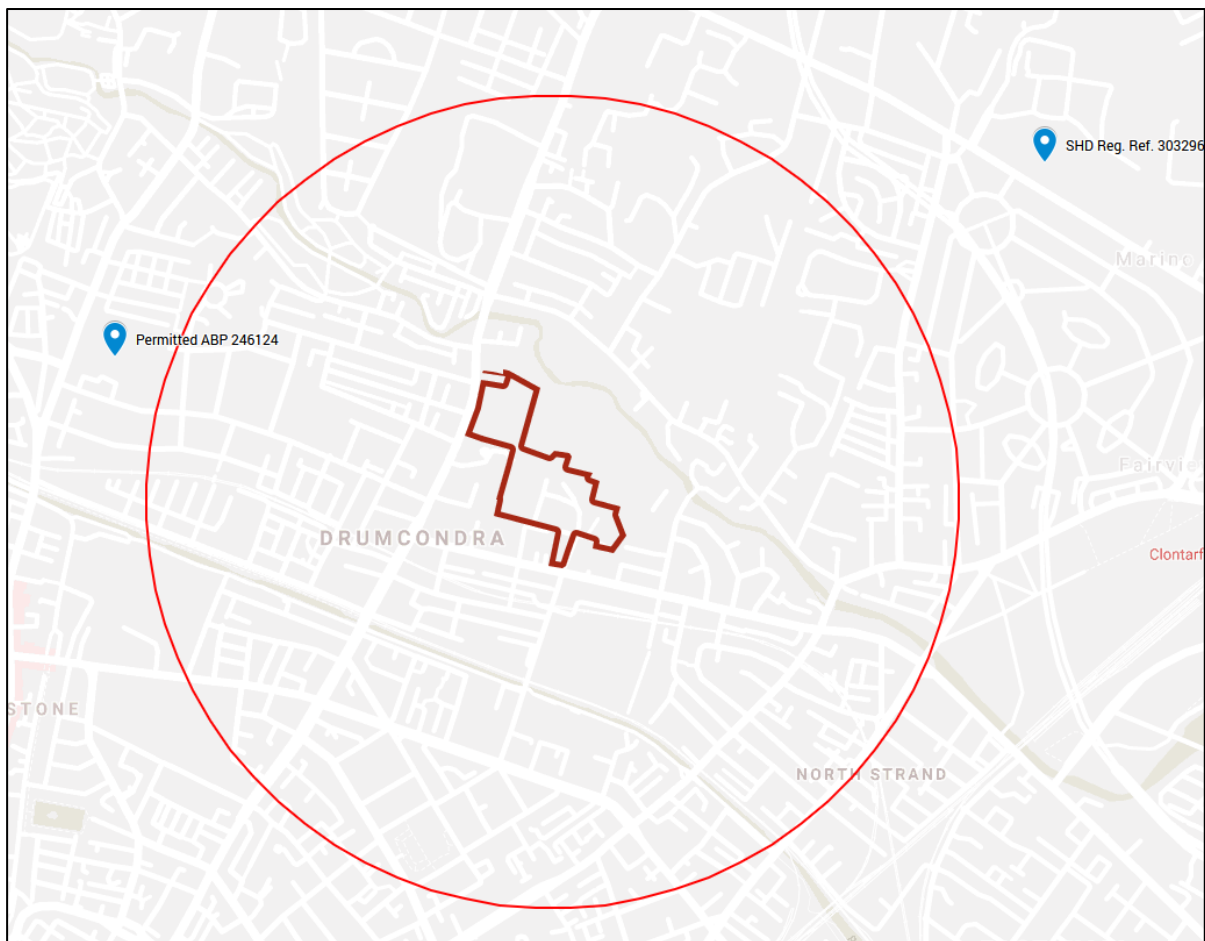


Figure 4.3: Permitted and proposed childcare facilities within 1.5km.

#### 4.1.3 Early Years Sector Profile Report 2018/2019

We contacted the Department of Children and Youth Affairs whom directed us to recently produced ‘Early Years Sector Profile Report 2018/2019’ (December 2019) which provides detail in relation to childcare capacity in the County. Surveys carried out as part of this report illustrated that there are 206,301 children enrolled across early years services in the country, 2% increase on the previous year (from 2017/2018) with a national capacity for 218,745. The average number of children per service is 45 No. in the study timeframe the number of childcare services in Dublin City rose by 4% (2017/2018).

Table 4.1 below illustrates vacancy within DCC.

County	Capacity	Enrolled	Vacant places	Vacancy rate
Dublin City	16,732	16,105	627	4%

Table 4.1: illustration of enrolment and vacancy in DCC. (Source DCYA / Pobal, 2019).

The survey respondents were asked to indicate if they had plans to increase the number of places their service offers. In response, 25% indicated that they intend to increase capacity, this is down from 26% the previous year (2017/2018). Indicating sufficient capacity in their area.



## Summary

The surrounding area contains 39 No. childcare facilities, amounting to a capacity for 1,558 No. places all within 1.5km of the proposed development, this amounts to a significant quantity of childcare places in a relatively small area. There are a further 2 No. permitted childcare facilities in a 1.5km radius.

The proposed childcare facility in combination with the existing provision will meet the demand of the future population for childcare places.

## 4.2 School Demand Assessment

As part of this Schools Demand Assessment we have surveyed the provision of Primary and Post-Primary Schools in the area. For the purposes of this Assessment we have considered a 2km catchment area primarily, but we also note the quantity of schools in the Dublin City Council Administrative area which is highly accessible. The high level of public transport provision in the area means access to a wide range of schools is possible.

Using data publically available from the Department of Education and Skills, we have prepared a baseline of the provision of education facilities within 2 km.

Figure 4.4 - Figure 4.5 illustrate the location of primary and post-primary schools in the area; and Table 4.3 – Table 4.4 below details nature and capacity of the schools in the area.

### 4.2.1 Primary Education

The primary education sector includes a range of school types, including: State-funded schools, special schools and private primary schools. The State-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools). The State pays the bulk of the building and running costs of State-funded primary schools.

Although children are not obliged to attend school until the age of six, almost all children begin school in the September following their fourth birthday. Nearly 40% of four-year-olds and almost all five-year-olds are enrolled in infant classes in primary schools (sometimes called national schools). Primary education consists of an eight year cycle: junior infants, senior infants, and first to sixth classes. Pupils normally transfer to post-primary education at the age of twelve.

As part of this assessment we have surveyed the provision of schools in Dublin City Council within a 2km radius of the subject site noting the number of schools in the wider DCC administrative area.

Within 2km of the subject site there are 32 No. primary schools. Of these 25 are Catholic, 3 No. Church of Ireland, 2 Presbyterian and 2 No. multi denominational.

While the current availability of spaces within these schools is not available, these schools cater for 7,249 No. pupils. Each school's address, ethos and 2019/2020 enrolment data is included in Table 4.3 of this report. In the wider Dublin City Council area there are 193 No. schools in total catering for a total of 47,272 no. students.

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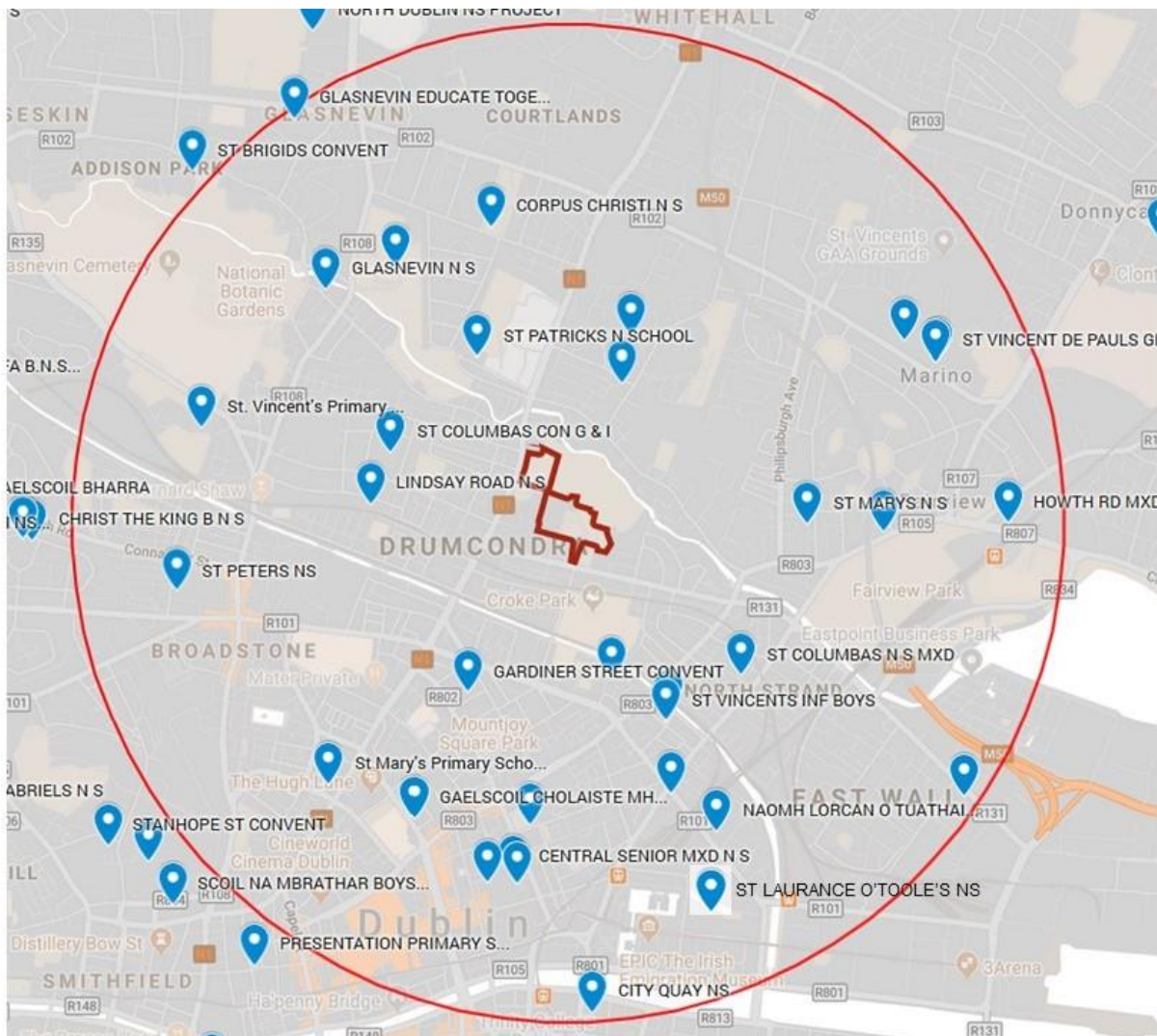
### Childcare Facilities and Schools Demand Assessment

Table 4.3 below lists primary schools within 2km of the subject site. Figure 4.4 maps the location of these schools.

Official Name	Address	Eircode	Ethos Description	Female	Male	Total
1. CENTRAL INFS SCHOOL	Marlborough Street, D1	D01ER24	Catholic	84	77	161
2. GARDINER STREET CONVENT	Gardiner Street, Belvedere Court, Dublin 1	D01H9C5	Catholic	210	197	407
3. HOWTH RD MXD N S	Clontarf Road, Dublin 3	D03E166	Presbyterian	50	48	98
4. ST COLUMBAS N S MXD	North Strand , Dublin 3	D03NH34	Church Of Ireland	49	75	124
5. ST VINCENTS INF BOYS	North William Street, Dublin 1	D01VW63	Catholic		107	107
6. SCOIL UI CHONAILL BOYS SENIORS	North Richmond Street, Dublin 1	D01H9X5	Catholic		182	182
7. S N SEOSAMH NAMBRATHAR	Marino Park Avenue Fairview Dublin 3	D03H524	Catholic		125	125
8. ST JOSEPHS MXD N S	East Wall Road, Dublin 3	D03HF24	Catholic	113	109	222
9. SCOIL CHAOIMHIN	Sráid Mhaoilbhríde, D1	D01YT29	Catholic	31	29	60
10. GAELSCOIL CHOLAISTE MUIRE	4 Cearnóg Parnell, D1	D01WC99	Catholic	100	95	195
11. RUTLAND NATIONAL SCHOOL	Lower Gloucester Place, DD1	D01AE73	Catholic	81	81	162
12. ST MARYS N S	Windsor Avenue, Fairview Dublin 3	D03AH64	Catholic	163	59	222
13. S N SAN VINSEANN CAILIN	North William Street, D1	D01XT04	Catholic	244		244
14. NAOMH LORCAN O TUATHAIL SENIOR BOYS	Seville Place, D1	D01A439	Catholic		65	65
15. St Laurence O'Toole's National School	St. Laurence Place East, Seville Place, Dublin 1		Catholic	117	46	163
16. GLASNEVIN N S	Botanic Avenue, D9	D09TW63	Church Of Ireland	38	46	84
17. DRUMCONDRA N S	Church Avenue, D9	D09VY58	Church Of Ireland	27	31	58
18. LINDSAY ROAD N S	Lindsay Road, Glasnevin Dublin 9	D09YH93	Presbyterian	37	54	91
19. ST COLUMBAS CON G & I	Iona Road, Glasnevin Dublin 9	D09YX46	Catholic	392		392
20. ST VINCENTS CONVENT INF N S	67 Griffith Avenue, D9	D09AP26	Catholic	185	211	396
21. S N MUIRE NAMBRATHAR	Marino, D9	D09NW62	Catholic		357	357
22. CORPUS CHRISTI N S	Home Farm Road, D9	D09K270	Catholic	439		439
23. St. Vincent's Primary School	St Philomenas Road, D11	D11HX78	Catholic		283	283
24. SCOIL MOBHI	Bóthar Mobhí, D9	D09A303	Catholic	118	136	254
25. SCOIL AN TSEACHTAR LAOCH	Bóthar Bhaile Munna, D11	D11E306	Catholic	101	96	197
26. ST PETERS NS	Saint Peter's Road, Phibsborough Dublin 7	D07F75C	Catholic	220	249	469
27. GLASNEVIN EDUCATE TOGETHER NS	Griffith Avenue, D11	D11A2YT	Multi Denominational	156	185	341
28. St Mary's Primary School	Dorset Street Upper, D1	D07HF10	Catholic	124	119	243

29.	Grace Park Educate Together National School	DCU All Hallows Campus, Grace Park Road Drumcondra, D9	D09KDW4	Multi Denominational	80	102	182
30.	CITY QUAY NS	City Quay, Gloucester Street South Dublin 2	D02H277	Catholic	81	74	155
31.	CENTRAL SENIOR MXD N S	Marlborough Street, Dublin 1	D01P027	Catholic	133	143	276
32.	ST PATRICK'S BNS	Drumcondra Road Upper, Dublin 9	D09XH52	Catholic	3	492	495
<b>Total</b>							<b>7249</b>

Table 4.3: Primary schools within a 2 km radius from the subject site. (Source: BSM, 2021).



#### 4.2.2 Post-Primary Education

The post-primary education sector comprises secondary, vocational, community and comprehensive schools. Secondary schools are privately owned and managed. Vocational schools are State-established and administered by Education and Training Boards (ETBs), while community and comprehensive schools are managed by Boards of Management.

Post-primary education consists of a three-year Junior Cycle (lower secondary), followed by a two or three year Senior Cycle (upper secondary), depending on whether the optional Transition Year (TY) is taken.

Students usually begin the Junior Cycle at age 12. The Junior Certificate examination is taken after three years. The main objective of the Junior Cycle is for students to complete a broad and balanced curriculum, and to develop the knowledge and skills that will enable them to proceed to Senior Cycle education. The Senior Cycle caters for students in the 15 to 18 year age group. It includes an optional Transition Year, which follows immediately after the Junior Cycle.

As part of this assessment we have surveyed the provision of schools in Dublin City Council within a 2 km radius noting the number of schools in the wider DCC area.

Within 2km of the subject site there are 15 number of post-primary schools comprising 10 No. Catholic schools, 2 No. inter denominational and 3 multi denominational (Figure 4.5).

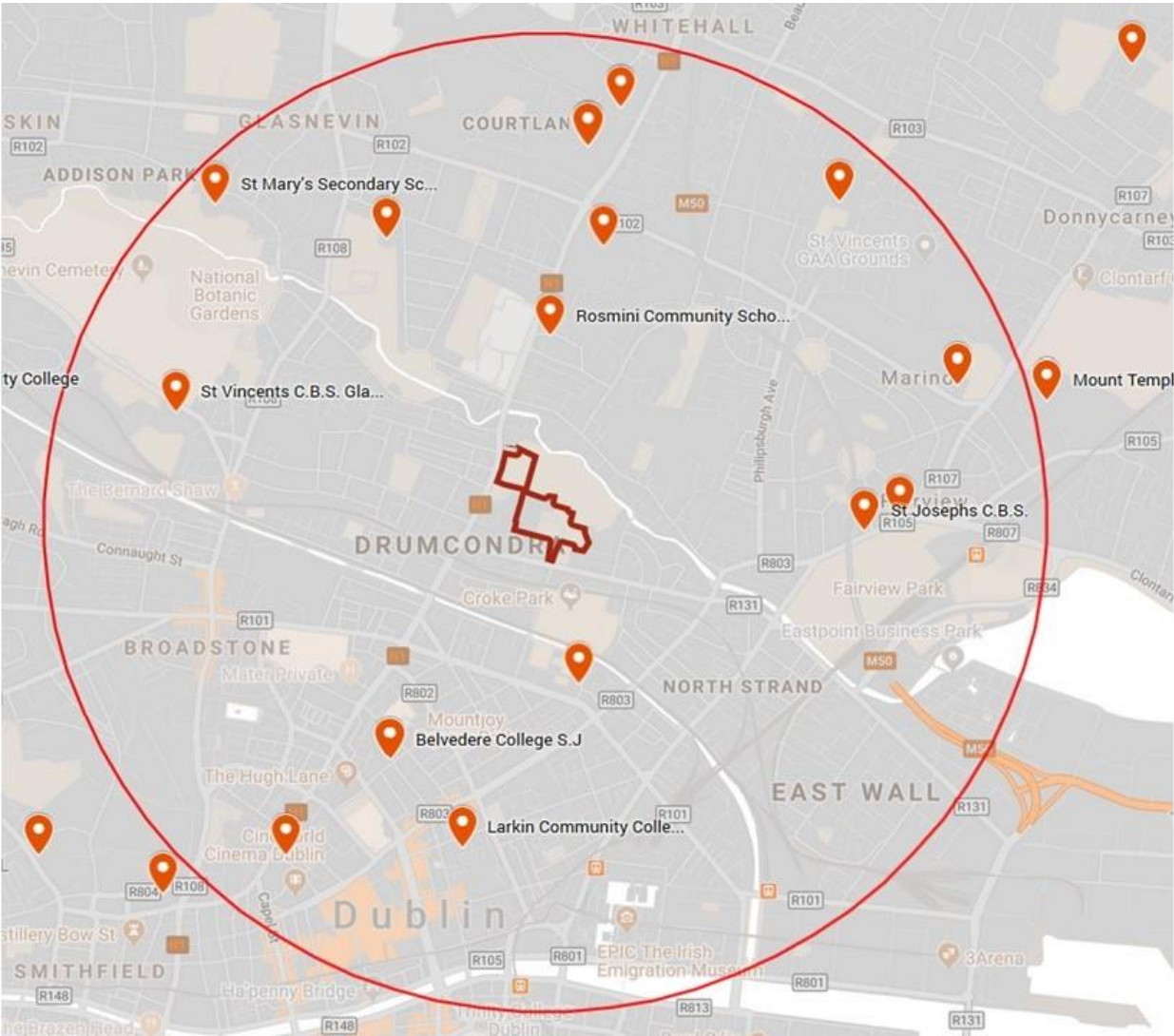
While the current availability of spaces within these schools is not available, these schools cater for 6,568 No. pupils. In the wider Dublin City Council area there are 76 No. schools catering for a total of 29,978 no. students. Each school's address, ethos and 2019/2020 enrolment data is included in Table 4.4 of this report.

Official School Name	Address	Eircode	School Gender	Ethos/Religion	Female	Male	Total
Árdscoil Rís	Griffith Avenue, Marino, D9	D09AK30	Boys	Catholic		541	<b>541</b>
Belvedere College S.J	6 Great Denmark Street, D1	D01TK25	Boys	Catholic		1,000	<b>1,000</b>
Clonturk College	Swords Road, Whitehall, D9	D09W5K6	Mixed	Multi Denominational	153	190	<b>343</b>
Dominican College	204, Griffith Ave, Drumcondra, D9	D09A5X0	Girls	Catholic	744		<b>744</b>
Larkin Community College	Champions Avenue, Dublin 1	D01WD93	Mixed	Inter Denominational	195	197	<b>392</b>
Marino College	14-20 Marino Mart, Fairview, D3	D03DR72	Mixed	Multi Denominational	143	102	<b>245</b>
Maryfield College	Glandore Road, Drumcondra, D9	D09AE64	Girls	Catholic	592		<b>592</b>
Mount Carmel Secondary School	King's Inns Street, Dublin 1	D01W657	Girls	Catholic	400		<b>400</b>
O'Connell School	North Richmond Street, Dublin 1	D01Y4A9	Mixed	Catholic		206	<b>206</b>
Plunket College	Swords Road, Whitehall, D9	D09C94K	Mixed	Multi Denominational	43	40	<b>83</b>
Rosmini Community School	All Hallows College Campus DCU, Gracepark Rd, D9		Mixed	Inter Denominational	37	83	<b>120</b>
Scoil Chaitriona	Bóthar Mobhí, D9	D09TW99	Mixed	Catholic	253	217	<b>470</b>
St Josephs C.B.S.	Merville Ave, Fairview, D3	D03H524	Mixed	Catholic		258	<b>258</b>
St Mary's Secondary School	St. Mary's Secondary School, D9	D11X478	Girls	Catholic	811		<b>811</b>
St Vincents C.B.S. Glasnevin	Finglas Road, D11	D11XV05	Boys	Catholic		363	<b>363</b>
						<b>Total</b>	<b>6568</b>

Table 4.4: Post-primary schools within a 2 km radius from the subject site. (Source: BSM, 2021).

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### 4.2.3 Future Provision in the Area

The Department of Education and Science carried out a nationwide demographic exercise into the current and future need for primary and post-primary school places across the country. In April 2018, the Minister announced plans for the establishment, or expansion, of 42 new schools over the next 4 years (2019 to 2022). 26 of these schools are intended for primary level and 16 at post-primary level, however the requirement for new schools will be kept under on-going review and in particular would have regard to the impact of the increased rollout of housing provision to meet balanced regional development as outlined in Project Ireland 2040.

We note the following schools earmarked for the wider area as of 31 March 2021.<sup>9</sup>

#### Primary

School Planning Area	Status
Scoil Chiaráin Special School, Glasnevin	Stage 2b (Detailed Design)
Drumcondra Marino D1 Primary - Gaelscoil Áine	School opened in September 2019 in interim start-up accommodation. Site Acquisition Process

Table 4.5: DoES Major Projects and status (Source DoES, March 2021).

#### Post-Primary

School Planning Area	Status
Scoil Chaitriona, (expansion) Glasnevin, D9	Project Brief Stage
Mount Temple Comprehensive (expansion), D3	Stage 2b (Detailed Design)
Rosmini Community School (expansion), Drumcondra	Stage 2b (Detailed Design)
Drumcondra Marino Dublin 1	School to open in 2022. Site Acquisition Process

Table 4.6: DoES Major Projects and status (Source DoES, March 2021).

In addition to the above, the following planning permission was granted DCC Reg. Ref. 4498/19 for a part three storey, part two storey post primary school at Mount Temple Comprehensive School, Malahide Road, Clontarf. Dublin 3.

<sup>9</sup> <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

## 5 CONCLUSION

The proposed redevelopment of the lands at Clonliffe College Lands represents an opportunity to deliver a new residential development offering a quality living environment, respectful of its context, site topography, and site character, in close proximity to public transport, and key employment areas within Dublin City Centre.

We consider the proposed development to be fully in accordance with Government guidance in relation to: the Childcare Facilities Guidelines; DCC Development Plan 2016-2022 policies and objectives; the Provision of Schools and the Planning System and The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018).

We submit that the proposed crèche will meet the needs of future residents, considering: the developments characteristics, namely unit mix; the demographic profile of the area; and, the existing and permitted provision of childcare facilities in the area indicates there is a high level of childcare capacity.

The proximity of the site to urban areas and its highly accessible nature mean that there are many primary and secondary schools to accommodate the future residents of the proposed development of school going age.

