

Strategic Housing Development Planning Application

Schools Demand and Childcare Facilities Assessment
Shoreline GA03 Lands Baldoyle, Dublin 13

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TABLE OF CONTENTS

| | | |
|------------|---|-----------|
| 1 | INTRODUCTION | 5 |
| 1.1 | Background | 5 |
| 1.2 | Methodology | 6 |
| 1.3 | Summary | 7 |
| 2 | SITE LOCATION AND CONTEXT | 9 |
| 2.1 | Population Profile | 11 |
| 2.2 | Proposed Development Characteristics | 15 |
| 3 | PLANNING POLICY | 16 |
| 3.1 | Fingal County Development Plan 2017-2023 | 16 |
| 3.1.1 | Childcare | 16 |
| 3.1.2 | Schools | 16 |
| 3.2 | Baldoyle-Stapolin LAP 2013 (as extended)..... | 17 |
| 3.3 | The Provision of Schools and the Planning System | 19 |
| 3.4 | Childcare Facilities Guidelines for Planning Authorities (2001) | 19 |
| 3.5 | Sustainable Residential Development in Urban Areas (2009) | 20 |
| 3.6 | Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020) | 20 |
| 3.7 | Better Outcomes, Brighter Futures – The national policy framework for children and young people 2014 – 2020 (DCYA, 2014). | 21 |
| 3.8 | The Regional Spatial Economic Strategy (RSES)..... | 21 |
| 4 | Demand Assessment | 21 |
| 4.1 | Proposed Development | 21 |
| 4.2 | Childcare Services | 22 |
| 4.2.1 | Future Provision..... | 26 |
| 4.2.2 | Early Years Sector Profile Report 2018/2019 | 27 |
| 4.2.3 | Summary | 27 |
| 4.3 | Schools Demand Assessment | 28 |
| 4.3.1 | Primary Education..... | 28 |
| 4.3.2 | Post-Primary Education..... | 32 |
| 4.3.3 | Future Provision in the Area | 35 |
| 4.3.4 | Planning Activity | 36 |
| 5 | CONCLUSION | 38 |
| | APPENDIX 1: SMALL AREA’S AGE PROFILE | 40 |

1 INTRODUCTION

The purpose of this Report is to assess the provision and need for schools places and childcare facilities in the area close to the proposed development at Baldoyle Stapolin Dublin 13. It has been prepared in support of a Strategic Housing Development application to An Bord Pleanala on behalf of The Shoreline Partnership for lands at GA03 of the Baldoyle-Stapolin Local Area Plan. The subject application site (hereafter called ‘the site’) is located at Baldoyle, Dublin 13.

This Report has been prepared in response to the requirement of planning policy including *the Provision of Schools and the Planning System; the Childcare Facilities Guidelines (2001); the Baldoyle-Stapolin LAP; Fingal County Development Plan 2017-2023; Sustainable Residential Development in Urban Areas (2009); and, The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020).*

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

1.1 Background

Childcare

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.

The Fingal County Childcare Committee supports a childcare infrastructure of 364 early childhood facilities that collectively employ in excess of 3,000 staff.

The requirement to assess the need for childcare facilities is set out in the *Fingal County Development Plan 2017-2023* and the *Childcare Facilities Guidelines (2001)*.

The following objectives relate to the provision of childcare facilities in County Fingal:

| | |
|-----------------------|--|
| Objective PM74 | <i>Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.</i> |
| Objective PM75 | <i>Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the <i>Childcare (Pre-School) Services) (No. 2) Regulations 2006.</i></i> |
| Objective PM76 | <i>Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority</i> |

These requirements are a reflection of wider planning policy included within the *Childcare Guidelines for Planning Authorities, 2001* and the *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (December 2020)*.

Schools

This Report has been prepared in response to the requirements of Fingal County Council who will consider future school developments having regard to specific requirements of the Department of Education and Skills and guidance set out within *'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.

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."*

1.2 Methodology

This Report is primarily a desktop based study, using freely available data and information services to assess the proposed development and its future population, in the context of nearby existing and proposed schools.

The unit numbers and mix used in this report, reflect the future composition of the development's population. This information was used to indicate potential future school place demand arising from this proposed development, and in tandem with the composition of nearby developments, to reflect future demand for school places in the area.

Information in relation to the existing childcare providers was obtained from TUSLA's register of early years published in December 2020.

Enrolment data was obtained from the most up to date Department of Education and Skills statistics available at the time.¹ Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.^{2 3}

Population data was obtained from the Central Statistics Office (CSO, 2016) and used to create a demographic profile of the immediate area.

¹ <https://www.education.ie/en/statistics/>

² <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/appendix-a-list-of-new-schools-2019-2022.pdf>

³ <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 1,221 no. units. The following table outlines the unit mix:

| | Number | % |
|---------------------------------------|--------------|-------------|
| Studio | 1 | 0.1 |
| 1 bed | 502 | 41.1 |
| 2 bed | 636 | 52.1 |
| 3 bed | 82 | 6.7 |
| Total | 1,221 | 100 |
| Total excluding studio / 1 bed | 718 | 58.8 |

Table 1.1: Overview of unit mix and numbers in proposed scheme.

Childcare

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 scheme contains c.41% studios and one beds which, as per the above, should be discounted in the calculation of the requirement, resulting in 718 no. 2 and 3-beds as the basis for the calculation in the provision of childcare places. The application of 20 places for every 75 no. units would result in a requirement of a 192 No. childcare places.

However, as set out further below (Section 2) Census 2016 confirms the average number of children per family nationally (CSO Census 2016) to be 1.38.

On this basis, the child population of the proposed development would equate to 718 no. of applicable units by average no. of children per family (1.38) giving an anticipated child population of c. 991. With

an area specific percentage breakdown of population in 0-4 age group (see Section 2) of 9.55%, this indicates an upper limit of pre-school childcare potential requirement of c. 95 no. childcare places. It is submitted that this assessment takes into account the upper limit of the potential requirement for childcare facilities, noting that not all families will avail of crèche facilities.

The provision of a crèche of 452 sqm (equating to approx. 113 no. child spaces), in combination with planned, recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

Schools

The proposed development comprises a large proportion of studio and one-bed units (c.41%) 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 within *the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* we have discounted the studio and 1 bed units from consideration, with regard to demand for school place generation, providing a total of 718 unit number for the purposes of child population calculations.

As detailed in Section 2.1 of this Report, based on the average household size of 2.3 for the nearby SAPs (CSO, 2016) (this figure may include some 1 bedroom apartments as CSO data does not distinguish) the application of this average means the predicted population for schools demand purposes would be c.1,652 persons.

Within 2km of the subject site there are 13 No. primary schools, and within 5 km there are 44 No. such schools. The total capacity of these schools is c.11,631. In 2016, approximately 12% of the national population was of primary school going age (05-12).

The application of this rate to the projected applicable population gives a likely demand of c.198-241 No. primary school children (see Section 2.1), this represents c.1.7 - 2% of the potential capacity of the schools.

Within 5 km of the subject site there are 18 No. post-primary schools. While the current available spaces within these schools is not available information, they cater for c.9,074 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 applicable population gives a likely demand of c.132 - 160 no. places for post-primary school children.⁴ This equates to c.1.4 – 1.8 % of the capacity of schools in the area of 9,074 No. pupils. (see section 4.3).

Following a nationwide demographic exercise carried out by the Department of Education and Science (DES) into the current and future need for primary and post-primary school places across the country in 2015, the Department identified significant educational development and expansion projects in their Major Projects programme within the Dublin 13 and immediate area. See Section 4.3 for further details of future provision in the area.

Considering the significant capacity of the schools in the 5km radius of the site and the permitted and identified 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 in their assessment for future school demand.

⁴ Census of Population 2016 - Profile 3 An Age Profile of Ireland:
<https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3/agr/>

2 SITE LOCATION AND CONTEXT

The subject site is located in Baldoyle, County Dublin approximately 10 km north east of the city centre. While the site is on the edge of the urban extent of Dublin City it is within the administrative area of Fingal County Council and is designated as an area for the future consolidation of Dublin City.

Clongriffin is located to the west of the subject lands beyond the DART and commuter train line and is a large scale emerging urban area.

The subject lands are primarily undeveloped in nature. The site lies within a larger landholding, directly to the south of the future Racecourse Park, and to the north of Growth Area 01 (subject of a separate Existing Permitted Development (F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) and also a current Strategic Housing Development Application to alter that permitted development (Reg. Ref.: TA06F.310418), which includes the new village centre at Stapolin Square. To the east, the site is bound by an undeveloped area subject of permission F11A/0290 (/E1) and The Haggard Park. The site is bound by the Dublin-Belfast / DART trainline and Clongriffin Station to the west.

A currently undeveloped area lies directly to the east of the subject site with permitted development under FCC reg. Ref F11A/0290 (/E1). The future Baldoyle Racecourse Parkland is located to the north. The Baldoyle Estuary is further east.

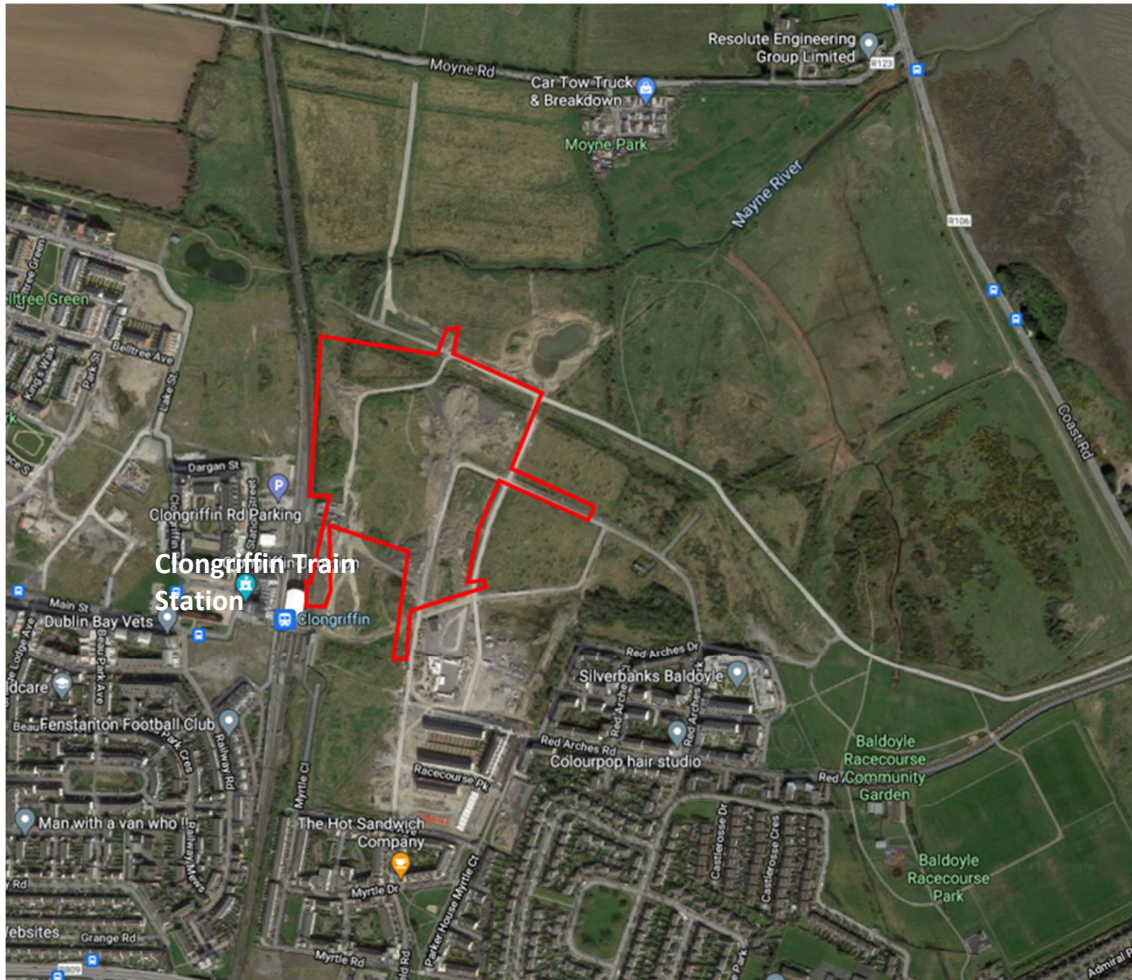


Figure 2.1: Subject site in the urban context (Source: Google Maps, 2020).



Figure 2.2: Subject site in the wider Dublin and Fingal Context (Source: Google Maps, 2021).

2.1 Population Profile

The subject lands are located in the Baldoyle Electoral District (ED) (CSO area code ED 04004) within Fingal County Council. The area has seen continued growth since the previous Census. As evidenced below, the ED is consistent with figures more widely seen in the State, County Fingal and Dublin City all of which have grown since 2011. Overall the Electoral Division (Table 2.2) has increased by 6.7% since 2011.

| | 2006 | 2011 | 2016 |
|--|-------|-------|-------|
| Population (Number) | 5,939 | 7,050 | 7,524 |
| Actual change since previous census (Number) | -432 | 1,111 | 474 |
| Percentage change since previous census (%) | -6.8 | 18.7 | 6.7 |

Table 2.1: Electoral division population overview 2006-2016. (Source: CSO 2016).

| | 2011 ⁵ | 2016 ⁶ | % change |
|-----------------------------------|-------------------|-------------------|----------|
| Electoral District (see fig. 2.3) | 7,050 | 7,524 | 6.7 |
| Dublin City Council | 527,612 | 554,554 | 5.1 |
| Fingal County Council | 273,991 | 296,020 | 8 |
| State | 4,588,252 | 4,761,865 | 3.8 |

Table 2.2: Subject Electoral Division compared with the Local Authority and State (Source: CSO 2016).

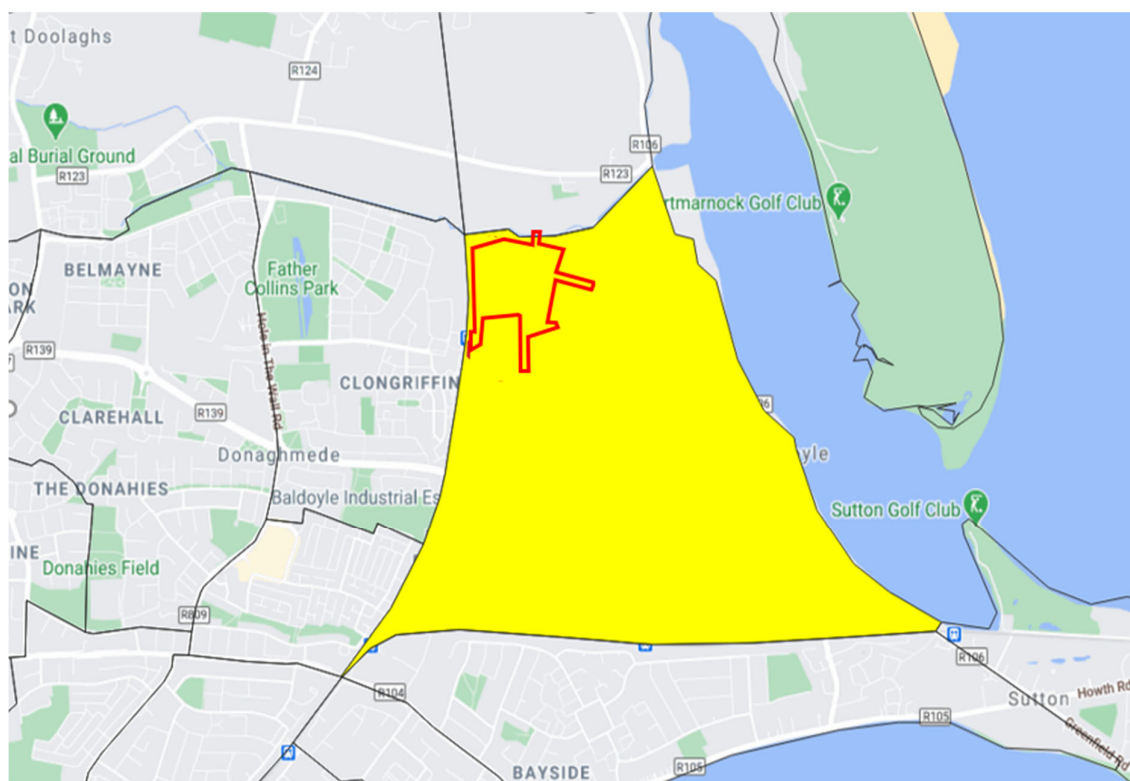


Figure 2.3: Baldoyle Electoral Division in the wider Dublin context (Source: CSO, 2016).

Small Areas Populations

For the purposes of this assessment we have considered the nearby Small Area Populations (SAPs). Within the immediate area (illustrated in figure 2.4 below) there are a total of 1,122 households with a population of 3,145. The average household size in this area is 2.8 people which is consistent with that of the State which is also 2.8 people, but when broken down further, for apartments the average household size is 2.3 people.

⁵ http://census.cso.ie/sapmap_2011/

⁶ <http://census.cso.ie/sapmap/>



Figure 2.4: Satellite view of Small Area Populations used to create population profile of proposed development (Source: Google Maps 2020; CSO, 2016).

In order to assess the proportion of the population which require childcare and are of school going age, Census 2016 confirms the average number of children per family nationally (CSO Census 2016) is 1.38. In addition Table 2.3 below provides an overview of the age groups in the State.

| Age Profile 2016 | 0-4 | | 5-12 | | 13-19 | |
|------------------|-----------|------|---------|-------|--------------|------|
| | Total | % | Total | % | total | % |
| The State | 331,515 | 7.0% | 548,693 | 11.5% | 371,588 | 7.8% |
| | Preschool | | Primary | | Post primary | |

Table 2.3: Age profile of selected SAPs. (Source: CSO, 2016)

Baldoyle GA03 SHD

Schools Demand and Childcare Facilities Assessment

| SAP REF | Households | Persons | Households | Persons | Households | Persons |
|------------------------|-------------|-------------|------------|-------------|-----------------|------------|
| | Total | | Houses | | Apartments/flat | |
| 267004011 | 94 | 250 | 32 | 100 | 59 | 142 |
| 267004012 | 78 | 201 | 28 | 85 | 50 | 116 |
| 267004010 | 133 | 376 | 75 | 251 | 58 | 125 |
| 267004014 | 82 | 265 | 47 | 100 | 35 | 85 |
| 267004013 | 89 | 220 | 14 | 49 | 75 | 220 |
| 267004009 | 96 | 281 | 26 | 116 | 70 | 165 |
| 267004015 | 127 | 345 | 127 | 345 | | |
| 267004016 | 92 | 236 | 92 | 236 | | |
| 267004006 | 116 | 407 | 116 | 407 | | |
| 267004023 | 108 | 343 | 108 | 343 | | |
| 267004007 | 107 | 221 | 67 | 177 | 40 | 44 |
| Total | 1122 | 3145 | 732 | 2209 | 387 | 897 |
| Average HH size | 2.8 | | 3.0 | | 2.3 | |

Table 2.4: Household size in nearby SAPs by apartment and houses. (Source: CSO, 2016)

Projected schools demand:

| Type | Units | Average household size | projected population |
|------------|-------|------------------------|----------------------|
| Apartments | 718 | 2.3 / 2.8 | c.1,652 / 2,011 |

| Age Group | National % | Projected demand |
|-----------|------------|------------------|
| 5-12 | 12% | c.198- 241 |
| 13-19 | 8% | c. 132 - 160 |

2.2 Proposed Development Characteristics

The proposed development comprises approximately 1,220 no. units:

| | Number | % |
|---------------------------------------|--------------|-------------|
| Studio | 1 | 0.1 |
| 1 bed | 502 | 41.1 |
| 2 bed | 636 | 52.1 |
| 3 bed | 82 | 6.7 |
| Total | 1,221 | 100 |
| Total excluding studio / 1 bed | 718 | 58.8 |

Table 2.5: Overview of unit mix and numbers in proposed scheme

The proposed development comprises a large proportion of studio and one-bed units (c.41%).

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 3.3 below). The proposed development comprises 718 no. 2 and 3 bed apartments.

Based on the average household size of 2.3 for the nearby SAPs (CSO, 2016) (this figure may include some 1 bedroom apartments as CSO data does not distinguish) or the av. Household size of 2.8 as it applies to apartments and houses, the application of this average means the predicted population is c. 1,652 – 2,011 persons that will require access to school and childcare facilities.

This methodology is considered suitable for assessing the likely demand for childcare and education places.

3 PLANNING POLICY

3.1 Fingal County Development Plan 2017-2023

3.1.1 Childcare

The proposed development notes the provisions in the Development Plan in regard to Childcare Facilities. The purpose of this Report is to assess the provision and need of childcare facilities in the area:

Objective PM74 *Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.*

Objective PM75 *Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the Childcare (Pre-School) Services) (No. 2) Regulations 2006.*

Objective PM76 *Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority.*

3.1.2 Schools

Fingal County Council will consider school developments having regard to specific requirements of the Department of Education and Skills (DES) and guidance set out within '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.

Fingal County Council aims to work closely with the Department of Education and Skills under the Memorandum of Understanding for the acquisition of school sites to identify and procure school sites where a shortfall in school places is identified.

In September 2015, a €3.8 billion capital plan was announced by the Government. This funding is for investment in primary, secondary and third level education facilities, combining the upgrade and extension of existing educational infrastructure and the provision of new buildings over the period 2016 – 2021.

Objective PM78 *states: Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills, based on current population using the most up to date statistical data, anticipated additional growth based on residentially zoned land, taking into consideration the timelines of planning and constructing new school places, and in line with access to public transport.*

We note to the south of the LAP lands, an objective to provide a 'proposed school' at Grange Road. This designation corresponds with a recently permitted development under FCC Reg. Ref. F19A/0461 for a 16 classroom primary school at Myrtle Road, Baldoyle.

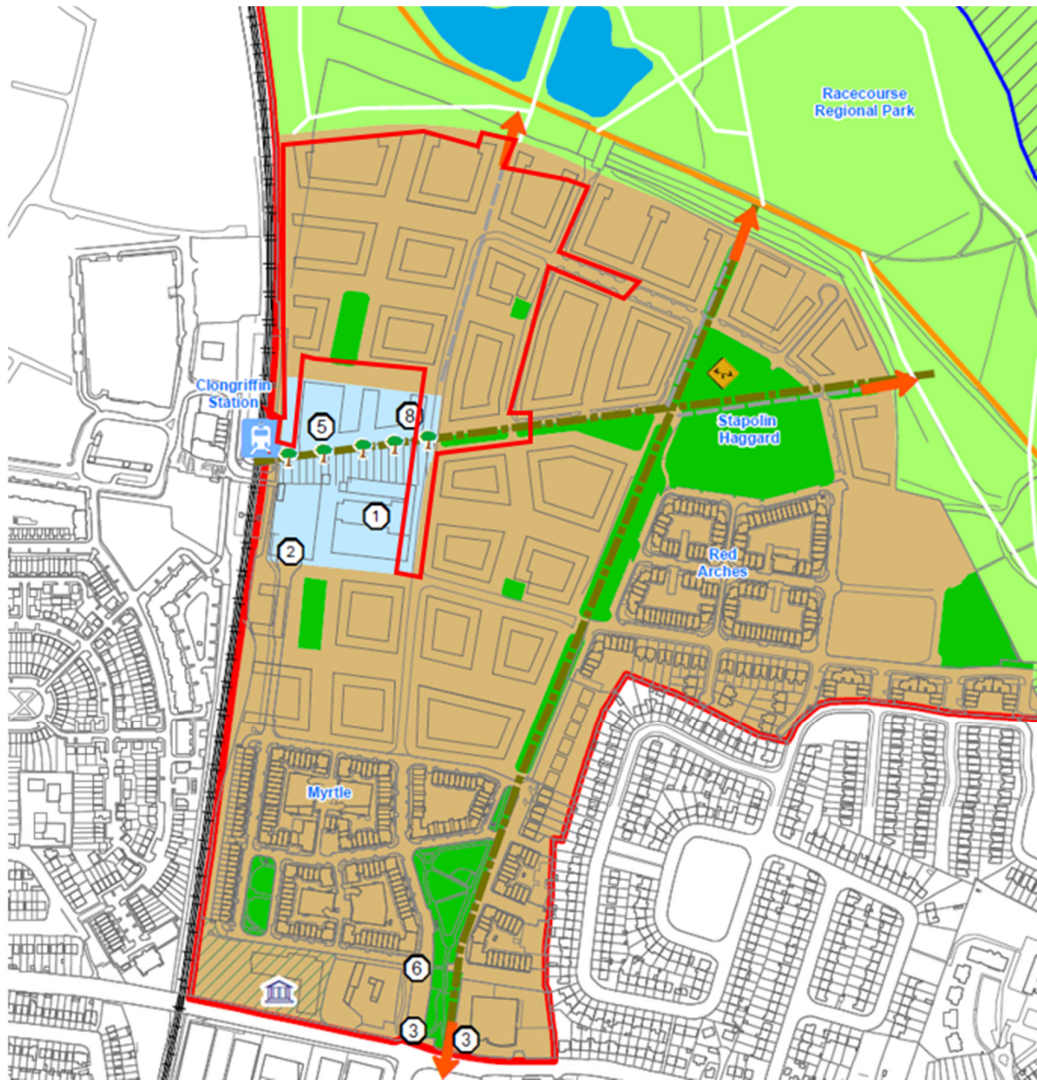


Figure 3.1: Extract from the Fingal Development Plan Zoning Map 10 (Source: FCC, 2020).

3.2 Baldoyle-Stapolin LAP 2013 (as extended)

The lands are subject to the Baldoyle-Stapolin LAP 2013-2019 which was extended for a further period of 5 years from the 12th May 2018 to the 11th May 2023. The LAP sets out a detailed strategy for the lands relating to a number of areas including 'Community and Education'.

The LAP states that *while the area is currently well served by schools, both primary and post-primary, the Department of Education and Skills have requested that a site is retained for a 16-24 classroom primary school within the LAP lands to service future populations as new residential developments are completed in the medium to longer terms. To this end a site has been identified at the southwestern corner of the LAP lands which is bounded to the west by the rail line, to the south by Grange Road and to the north by the existing development at Myrtle. The proposed site will remain reserved, managed and maintained by the landowners and may be suitable for appropriate interim uses.*

Section 4E.3 sets out requirements in relation to education facilities. The LAP sets out the following objectives:

Objective CI 10 Support the provision of, or access to, adequate educational facilities for the local community including primary, post primary, third level outreach programmes and other training facilities in order to meet the needs of the widest range of residents within Baldoye-Stapolin and its environs.

Objective CI 11 Support the provision of multi-use community facilities for the local community as part of any school provision in line with the Fingal Schools Model, if the requirement for such facilities remains outstanding at the time.

Fingal County Council consulted with the Department of Education and Skills as part of the preparation of the LAP and confirmed the requirement for land reservation for a future 16 classroom primary school within the Baldoye-Stapolin LAP lands as well as an additional site in Clongriffin.

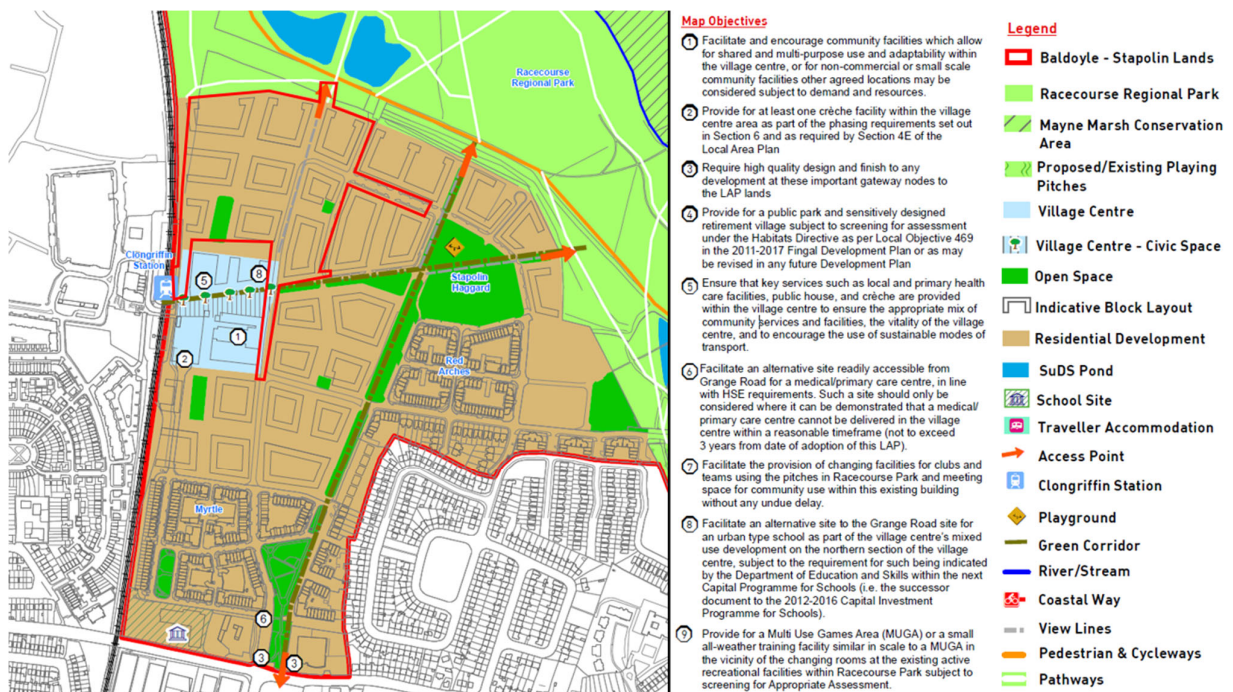


Figure 3.2: Baldoye Stapolin LAP map. (Source: FCC, 2020.)

We note the LAP map indicates the future development of a school to the south of the LAP lands. This designation corresponds with a recently permitted school development under FCC Reg. Ref. F19A/0461 for a 16 classroom primary school at Myrtle Road, Baldoye.

The delivery of this school at Grange Road negates Objective 8 of the LAP, which states: *Facilitate an alternative site to the Grange Road site for an urban type school as part of the village centre's mixed use development on the northern section of the village centre, subject to the requirement for such being indicated by the Department of Education and Skills within the next Capital Programme for Schools (i.e. the successor document to the 2012-2016 Capital Investment Programme for Schools).* Additionally, the LAP notes that the Department have advised that adequate capacity exists within existing schools to cater for existing and future needs with potential to increase capacity at existing sites if required.

Within the 'Phasing and Implementation' for Growth Area 2 and Growth Area 3, a school is identified as a 'requirement' however delivery is 'based on requirements indicated by Department of Education and Skills'. Furthermore, it is also set out that two alternative sites are identified for future need in the LAP, one along Grange Road and the other in the village centre, and states 'only one of these sites will

be required'. As the site at Grange Road has proceeded to permission for a school, then this site within GA3 is not deemed to be required.

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 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.*

3.5 Sustainable Residential Development in Urban Areas (2009)

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.*"

This Report responds to the requirements of Section 4.4.

3.6 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)

The sustainable Urban Housing (2020) Guidelines identify Central/Accessible Urban Locations which are suited to higher density development. The subject site falls within this category as it is a 'Site within reasonable walking distance to/from high capacity urban public transports stops' due to its immediate adjacency to the Clongriffin Dart Station.

1) Central and/or Accessible Urban Locations

Such locations are generally suitable for small- to large-scale (will vary subject to location) and higher density development (will also vary), that may wholly comprise apartments, including:

Sites within walking distance (i.e. up to 15 minutes or 1,000-1,500m), of principal city centres, or significant employment locations, that may include hospitals and third-level institutions;

Sites within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (such as DART or Luas); and

Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) to/from high frequency (i.e. min 10 minute peak hour frequency) urban bus services.

The **Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)** include specific guidance on childcare provision. This gives an indication of the revised approach currently evolving 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).

The proposed scheme contains c.41% studios and one bed units which, as per the above, should be discounted in the calculation of the requirement for childcare provision, resulting in 718 no. 2 and 3-beds as the basis for the calculation in the provision of school and childcare places.

3.7 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.

3.8 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 are 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.*

4 DEMAND ASSESSMENT

4.1 Proposed Development

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 (2020)* 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’.

As set out at Section 2.2 above, the proposed scheme contains c.41% studios and one bed units which, as per the above, should be discounted in the calculation of the requirement for childcare provision, resulting in 718 no. 2 and 3-beds as the basis for the calculation in the provision of childcare places. The application of 20 places for every 75 no. units would result in a requirement of 191 No. childcare places.

However, as set out further in Section 2, Census 2016 confirms the average number of children per family nationally (CSO Census 2016) to be 1.38.

On this basis, the child population of the proposed development would equate to 718 no. of applicable units by average no. of children per family (1.38) giving an anticipated child population of c. 991. With an area specific percentage breakdown of population in 0-4 age group (see Section 2) of 9.55%, this indicates an upper limit of pre-school childcare potential requirement of c. 95 no. childcare places.

It is submitted that this assessment takes into account the upper limit of the potential requirement for childcare facilities, noting that not all families will avail of crèche facilities.

The provision of a crèche of 452 sqm (equating to approx. 113 no. child spaces), in combination with planned, recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

4.2 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 2 km as a suitable study area.

We have surveyed the provision of Childcare Services in the area. Figure 4.1 below outlines the number and distribution of childcare facilities in the area. Within 2 km there are a 34 no. childcare facilities, all of varying scales of operation providing a total capacity of 1,762 No places. Given the relatively low population density of the surrounding neighbourhoods there is a high number of childcare facilities in the area.

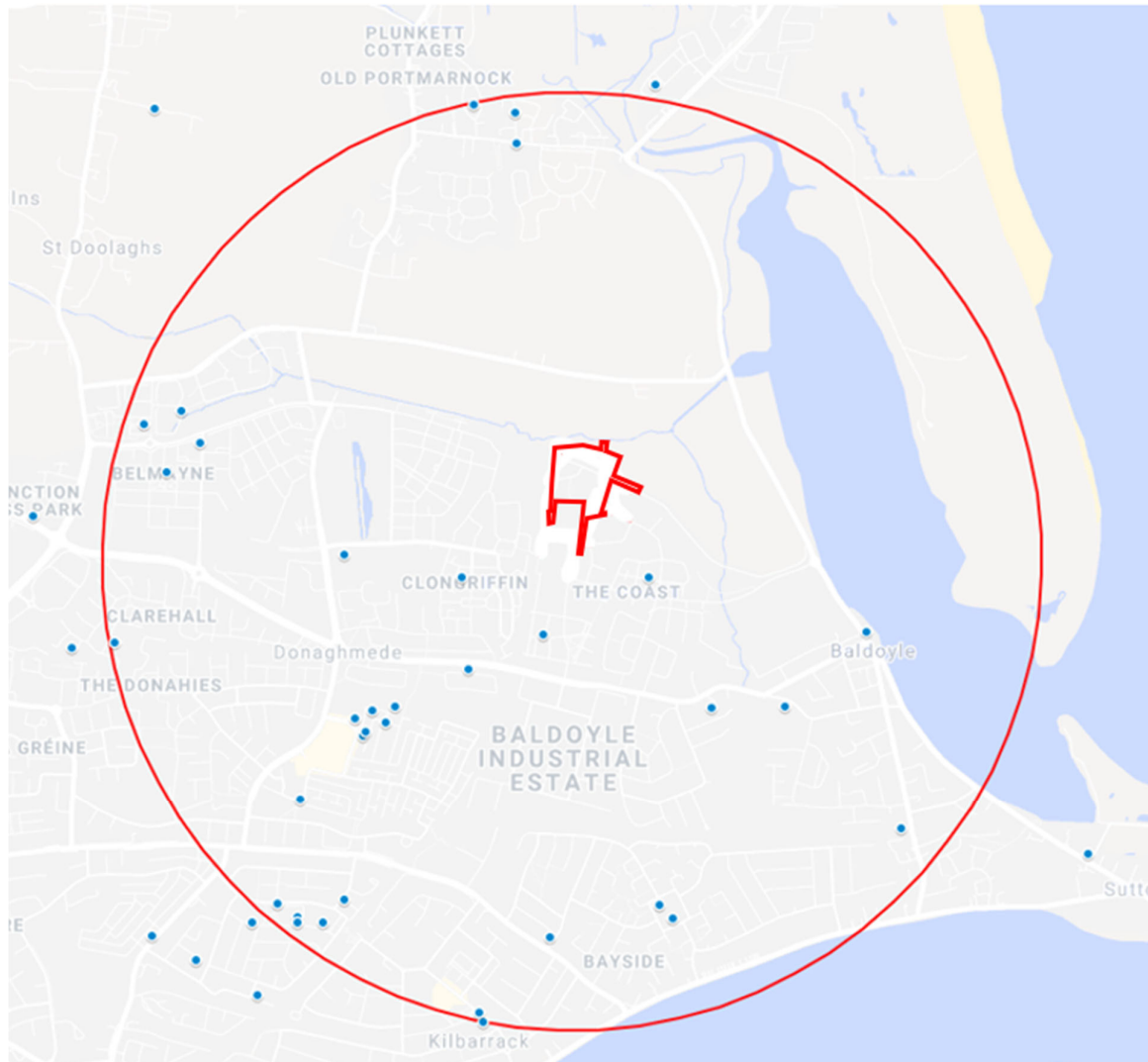


Figure 4.1: overview of existing and permitted childcare services within a 2 km radius from the subject site. (Source: Google Maps, 2020; adapted by BSM, 2020).

Baldoyle GA03 SHD

Schools Demand and Childcare Facilities Assessment

Table 4.1: Overview of childcare services within 2 km radius from the subject site.

| Service Name | Address | Town | Age Profile | Service Type | No. Of Children Service Can Accommodate |
|--|--|-------------|-------------|------------------------------|---|
| 1. Anchor Childcare Centre CLG | Racecourse Shopping Centre, Grange Rd, Baldoyle | Dublin 13 | 0 - 6 Years | Full Day | 100 |
| 2. Bumblebee Montessori and Childcare | 16-17 Churchwell Mews, Belmayne | Dublin 13 | 0 - 6 Years | Full Day | 52 |
| 3. Children's Choice | 31 Templeview Park, Clarehall | Dublin 13 | 0 - 6 Years | Full Day | 34 |
| 4. Clever Kidz Preschool & Montessori | Donaghmede House, Newbrook Road, Donaghmede | Dublin 13 | 2 - 6 Years | Sessional | 9 |
| 5. Drumnigh Montessori Primary School | Newbrook road c/o Scoil Cholmcille, Donaghmede | Dublin 13 | 2 - 6 Years | Part Time Sessional | 64 |
| 6. First Steps Academy Crèche & Montessori Ltd. | The Hermitage, Balgriffin | Dublin 13 | 1 - 6 Years | Full Day Part Time Sessional | 85 |
| 7. Fizzy Fingers | St Kevins Jnr School, Newbrook Avenue, Donaghmede | Dublin 13 | 2 - 6 Years | Sessional | 22 |
| 8. Jolly Junior's Montessori & After School Club | 38 Alden Drive, Bayside | Dublin 13 | 2 - 6 Years | Part Time | 22 |
| 9. Jonix Educational Services | St. Benedict's & St. Mary's School, 30-68 Grange Park View, Donaghmede | Dublin 5 | 3 - 6 Years | Part Time | 12 |
| 10. Kids Klubs Childcare Limited | Unit 15 , Bayside Shopping Centre, Sutton | Dublin 13 | 2 - 6 Years | Full Day Part Time Sessional | 76 |
| 11. Kilbarrack Foxfield Preschool | Greendale Road, Kilbarrack | Dublin 5 | 2 - 5 Years | Sessional | 98 |
| 12. Klear Ltd | Klear Adult Education Service, Swans Nest Road, Kilbarrack | Dublin 5 | 0 - 6 Years | Part Time | 40 |
| 13. Leanai Oga | 10 Br An Tsruthain Nua, Domhnachmide | Dublin 13 | 2 - 6 Years | Sessional | 11 |
| 14. Links Childcare | Station Road | Portmarnock | 0 - 6 Years | Full Day Part Time Sessional | 85 |
| 15. Links Childcare | Seabrook Manor, Station Road | Portmarnock | 0 - 6 Years | Full Day Part Time Sessional | 120 |
| 16. Lir Childcare Centre | St. Berach's Place, Swans Nest Avenue, Kilbarrack | Dublin 5 | 0 - 6 Years | Full Day | 32 |

Baldoyle GA03 SHD
Schools Demand and Childcare Facilities Assessment

| | | | | | |
|---------------------------------------|---|-------------|-------------|---------------------------------|-------|
| 17. Little Rainbow | 1 Holywell Avenue, Donaghmede | Dublin 13 | 0 - 6 Years | Full Day | 75 |
| 18. Little Rainbows (Baldoyle) | 16 Red Arches Avenue, The Coast, Baldoyle | Dublin 13 | 0 - 6 Years | Full Day Part Time Sessional | 71 |
| 19. Little Rainbows (Sutton) | The Old Convent, Greenfield Road | Dublin 13 | 1 - 6 Years | Full Day Part Time Sessional | 96 |
| 20. Lovable Me Preschool | 63-64 Churchwell Drive, Belmayne | Dublin 13 | 2 - 6 Years | Sessional | 22 |
| 21. Madeline's Pre-School | 153 Grange Abbey Grove, Baldoyle | Dublin 13 | 2 - 6 Years | Sessional | 20 |
| 22. Mead Day Care Centre | Donaghmede House, Newbrook Road, Donaghmede | Dublin 13 | 2 - 5 Years | Full Day Sessional | 55 |
| 23. Merryvale Montessori School | Greendale Road, Raheny | Dublin 5 | 2 - 6 Years | Sessional | 22 |
| 24. Mo's Montessori | Baldoyle Community Centre, Main Street, Baldoyle | Dublin 13 | 2 - 6 Years | Sessional | 32 |
| 25. Naíonra Cois Bá | Mid-Sutton Community Ctre, Bayside Boulevard Nth | Dublin 13 | 2 - 6 Years | Sessional | 19 |
| 26. One Step Ahead | St. Benedicts & St. Marys N.S., Grange Park, Raheny | Dublin 5 | 2 - 6 Years | Sessional | 22 |
| 27. PipaLong Montessori | Trinity Sports and Leisure Centre, Hole in the Wall Road , Donaghmede | Dublin 13 | 2 - 6 Years | Sessional | 44 |
| 28. St. Benedict's Creche | St. Benedicts Resource Centre, Swans Nest Road, Kilbarrack | Dublin 5 | 1 - 6 Years | Part Time | 55 |
| 29. Stepping Stones Pre School | The Scouts Hall Newbrook Road , Donaghmede | Dublin 13 | 2 - 6 Years | Sessional | 22 |
| 30. Sutton Little People | 33A Baldoyle Road, Sutton | Dublin 13 | 0 - 6 Years | Full Day Part Time Sessional | 34 |
| 31. The Kilns Creche & Montessori LTD | 58 The Kilns, Station Road | Portmarnock | 1 - 6 Years | Full Day | 28 |
| 32. The Learning Circle | 37 Myrtle Drive, The Coast, Baldoyle | Dublin 13 | 0 - 6 Years | Full Day Part Time Sessional | 120 |
| 33. The Learning Circle Childcare | 2 Beauparc Place, Clongriffin | Dublin 13 | 0 - 6 Years | Full Day Part Time Sessional | 60 |
| 34. Tigers Childcare | 20 St. Samson's Square, Balgriffin | Dublin 13 | 0 - 6 Years | Full Day Part Time Sessional | 103 |
| Total | | | | | 1,762 |

4.2.1 Future 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.

The following applications are permitted but not yet built:

- Permitted Residential Application under SHD ABP-305316 (located to the west of the subject site referred to as 'Clongriffin SHD 1') provided 2 childcare facilities at Block 27 and Block 6 (418 sqm)
- Permitted Residential Application under SHD ABP-305319 (located to the west of the subject site referred to as 'Clongriffin SHD 2') provided a Crèche for 53 children (304 sqm.) at Block 4 (and other community facilities including Men's Shed 75 sqm).
- Permitted Crèche 516 sqm in size for 80 No. place (Reg. Ref. F16A/0412); and
- Permitted Creche 430 sqm for a maximum of 95 children, to the north east of the site (Reg. Ref. F11A/0290).
- Proposed Alterations to Permitted GA01 F16A/0142): SHD Reg. Ref. TA06F.310418 includes a crèche of 539 sqm (equating to approx. 135 no. child spaces).

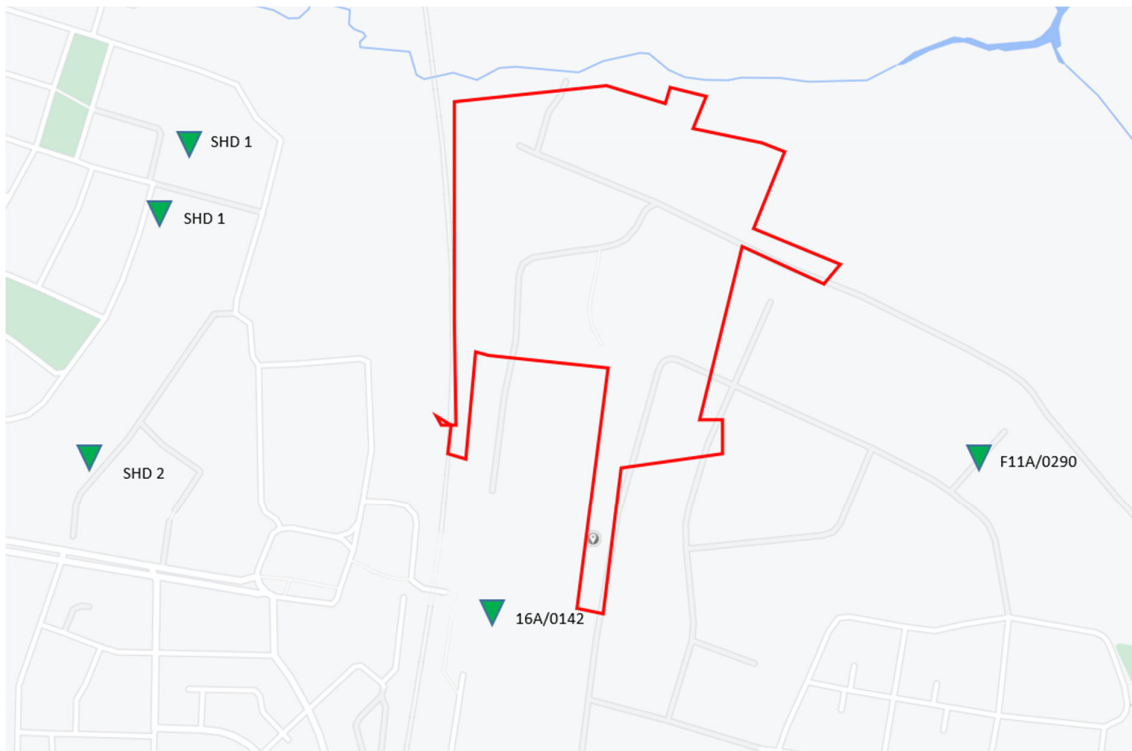


Figure 4.2: Indicating location of permitted but not yet built childcare facilities (Source: BSM, 2021)

4.2.2 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 Country. 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 with a national capacity for 218,745. 24% of services reported having at least one vacant place. Compared with 2017/18 the number of vacant places in the Country increased by 13% this year to an estimated 12,444.

While the number of vacant places for children aged over 3 years increased since the previous year (2017/2018), this figure continued to decrease for younger children (up to 3 years old). The average number of children per service is 47 No.

In relation to Fingal, Table 4.2 below illustrates capacity and vacancy.

| County | Enrolled | Capacity | Vacant places | Vacancy rate |
|-----------------|----------|----------|---------------|--------------|
| Dublin – Fingal | 11,142 | 11,678 | 536 | 5% |

Table 4.2: Illustration of enrolment and vacancy in Fingal. (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% of the previous year (2017/2018). Indicating sufficient capacity in their area.

4.2.3 Summary

Considering the proposed development’s characteristics, namely unit mx; the demographic profile of, the area; and the existing total capacity of c. 1,762 No. places) and permitted provision of childcare facilities; and the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facility is sufficient to meet the demand of the future population created by the proposed development.

The provision of a crèche of 452 sqm (equating to approx. 113 no. child spaces), in combination with planned, recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

4.3 Schools 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 purpose of this Assessment we have considered a catchment area of both 2km and 5 km as a suitable study area.

Using data publicly available from the Department of Education and Science this we have prepared a baseline of the provision of education facilities in the administrative area of Dublin City Council and Fingal County Council.

Figure 4.3 - Figure 4.6 illustrate the location of primary and post-primary schools in the area; and Table 4.3 – Table 4.6 below details nature and capacity of the schools in the area.

4.3.1 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, non-denominational 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.

Within 2km of the subject site there are 13 No. primary schools, and within 5 km there are 44 No. such schools. The total capacity of these schools is c.11,631. In 2016, approximately 12% of the national population was of primary school going age (05-12).

The application of this rate to the projected applicable population gives a likely demand of c.198-241 No. primary school children (see Section 2.1), this represents c.1.7 - 2% of the potential capacity of the schools.

While the current capacity is not available, each school's address, ethos and 2019 enrolment data are included in Table 4.2 of this report.

Table 4.2 lists primary schools within 5 km of the subject site. Figure 4.3 maps the location of these schools.

| Official Name | Address (Line 1) | Address (Line 2) | Local Authority | Ethos Description | Female | Male | Total |
|-----------------------------------|-----------------------|---------------------|-----------------------|-------------------|--------|------|-------|
| BURROW N S | Howth Road | Sutton | Fingal County Council | Church Of Ireland | 109 | 106 | 215 |
| SCOIL NAOMH MEARNOG | Strand Road | Portmarnock | Fingal County Council | Catholic | 288 | 342 | 630 |
| ST BRIGIDS CONVENT N S | St.Brigid's Road | Killester | Dublin City Council | Catholic | 422 | | 422 |
| ST FRANCIS JUNIOR NATIONAL SCHOOL | Clonshaugh Drive | Priorswood | Dublin City Council | Catholic | 93 | 107 | 200 |
| SCOIL ASSAIM BOYS SENIORS | Raheny | Dublin 5 | Dublin City Council | Catholic | | 297 | 297 |
| SCOIL AINE CONVENT SENIOR | All Saints Drive | Raheny | Dublin City Council | Catholic | 363 | | 363 |
| NAISCOIL IDE | All Saints Drive | Raheny | Dublin City Council | Catholic | 191 | 188 | 379 |
| SAN NIOCLAS MYRA | Malahide Road | Kinsealy | Fingal County Council | Catholic | 101 | 110 | 211 |
| S N CAITRIONA NAIONAIN | Measc Avenue | Coolock | Dublin City Council | Catholic | 145 | 103 | 248 |
| SPRINGDALE N S | Lough Derg Road | Raheny | Dublin City Council | Church Of Ireland | 121 | 121 | 242 |
| ST MALACHYS B N S | Edenmore Park | Raheny | Dublin City Council | Catholic | | 160 | 160 |
| ST EITHNES SENIOR GIRLS NS | Edenmore | Raheny | Dublin City Council | Catholic | 87 | | 87 |
| ST MONICAS N S | Edenmore Park | Raheny | Dublin City Council | Catholic | 45 | | 45 |
| CROMCASTLE GREEN B N S | Cromcastle Green | Kilmore West | Dublin City Council | Catholic | | 212 | 212 |
| ST BRIGIDS BOYS N S | Howth Road | Killester | Dublin City Council | Catholic | | 350 | 350 |
| SCOIL NEASAIN | Baile Harmain | Baile Átha Cliath 5 | Dublin City Council | Catholic | 123 | 129 | 252 |
| HOLY TRINITY SEN N S | Grange Road | Donaghmede | Dublin City Council | Catholic | 178 | 203 | 381 |
| ST PAULS JUNIOR NATIONAL SCHOOL | Clonrosse Drive | Ard na Gréine | Dublin City Council | Catholic | 125 | 101 | 226 |
| SCOIL BHRIDE | Grange Road | Donaghmede | Dublin City Council | Catholic | 218 | 192 | 410 |
| OUR LADY IMMAC SEN N S | OUR LADY IMMAC SEN NS | DARNDALE | Dublin City Council | Catholic | 104 | 89 | 193 |
| ST KEVINS JUNIOR N S | Newbrook Avenue | Donaghmede | Dublin City Council | Catholic | 87 | 110 | 197 |
| SCOIL NAOMH COLMCILLE | Newbrook Road | Donaghmede | Dublin City Council | Catholic | 99 | 118 | 217 |
| ST PAULS SEN NS | AYRFIELD | MALAHIDE RD | Dublin City Council | Catholic | 97 | 136 | 233 |
| S N MUIRE AGUS IOSEF | Verbena Ave | Bayside | Fingal County Council | Catholic | 194 | 237 | 431 |
| ST FRANCIS SENIOR N S | Clonshaugh Drive | Priorswood, | Dublin City Council | Catholic | 114 | 105 | 219 |
| ST FINTANS NS | Carrickbrack Road | Sutton | Fingal County Council | Catholic | 235 | 235 | 470 |
| ST HELENS JUNIOR N S | Martello | Portmarnock | Fingal County Council | Catholic | 166 | 191 | 357 |
| ST HELENS SENIOR N S | Limetree Ave | Portmarnock | Fingal County Council | Catholic | 157 | 174 | 331 |
| ST JOSEPHS NS | Macroom Road | Bonnybrook | Dublin City Council | Catholic | 156 | 191 | 347 |
| ST DAVIDS N S | Kilmore Road | Artane | Dublin City Council | Catholic | | 285 | 285 |

Baldoyle GA03 SHD

Schools Demand and Childcare Facilities Assessment

| | | | | | | | |
|--|--------------------------------|--------------------|-----------------------|----------------------|-----|-------|--------|
| ST JOHN OF GOD N S | Kilmore Road | Artane | Dublin City Council | Catholic | 168 | | 168 |
| SCOIL EOIN | Greendale Road | Dublin 5 | Dublin City Council | Catholic | 58 | 81 | 139 |
| NORTH BAY EDUCATE TOGETHER NS | GREENDALE AVENUE | KILBARRACK | Dublin City Council | Multi Denominational | 102 | 110 | 212 |
| St Benedicts and St Marys National School | Grange Park | Raheny | Dublin City Council | Catholic | 77 | 64 | 141 |
| St. Francis of Assisi National School | Belmayne Avenue | Balgriffin | Dublin City Council | Catholic | 229 | 226 | 455 |
| Belmayne Educate Together National School | Belmayne Avenue | Dublin 13 | Dublin City Council | Multi Denominational | 221 | 216 | 437 |
| Malahide / Portmarnock Educate Together National School | Malahide Road | Dublin 17 | Fingal County Council | Multi Denominational | 130 | 130 | 260 |
| Stapolin Educate Together National School | Grange Abbey Road | Donaghmede | Dublin City Council | Multi Denominational | 8 | 11 | 19 |
| Killester Raheny Clontarf Educate Together National School | Killester Raheny Clontarf ETNS | C/O Suttonians RFC | Dublin City Council | Multi Denominational | 3 | 4 | 7 |
| St Laurence's National School | Brookstone Road | Baldoyle | Fingal County Council | Catholic | 227 | 238 | 465 |
| Gaelscoil Míde | Greendale Road | Kilbarrack | Dublin City Council | Catholic | 112 | 127 | 239 |
| Scoil Bhreandáin | McAuley Road | Artane | Dublin City Council | Catholic | | 157 | 157 |
| Scoil Nais Íde Cailíní | Cromcastle Green | Kilmore West | Dublin City Council | Catholic | 145 | | 145 |
| Scoil Chaitriona Cailíní | Measc Avenue | Coolock | Dublin City Council | Catholic | 177 | | 177 |
| | | | | | | Total | 11,631 |

Table 4.2: Primary schools within a 5 km radius from the subject site. (Source: BSM, 2020).

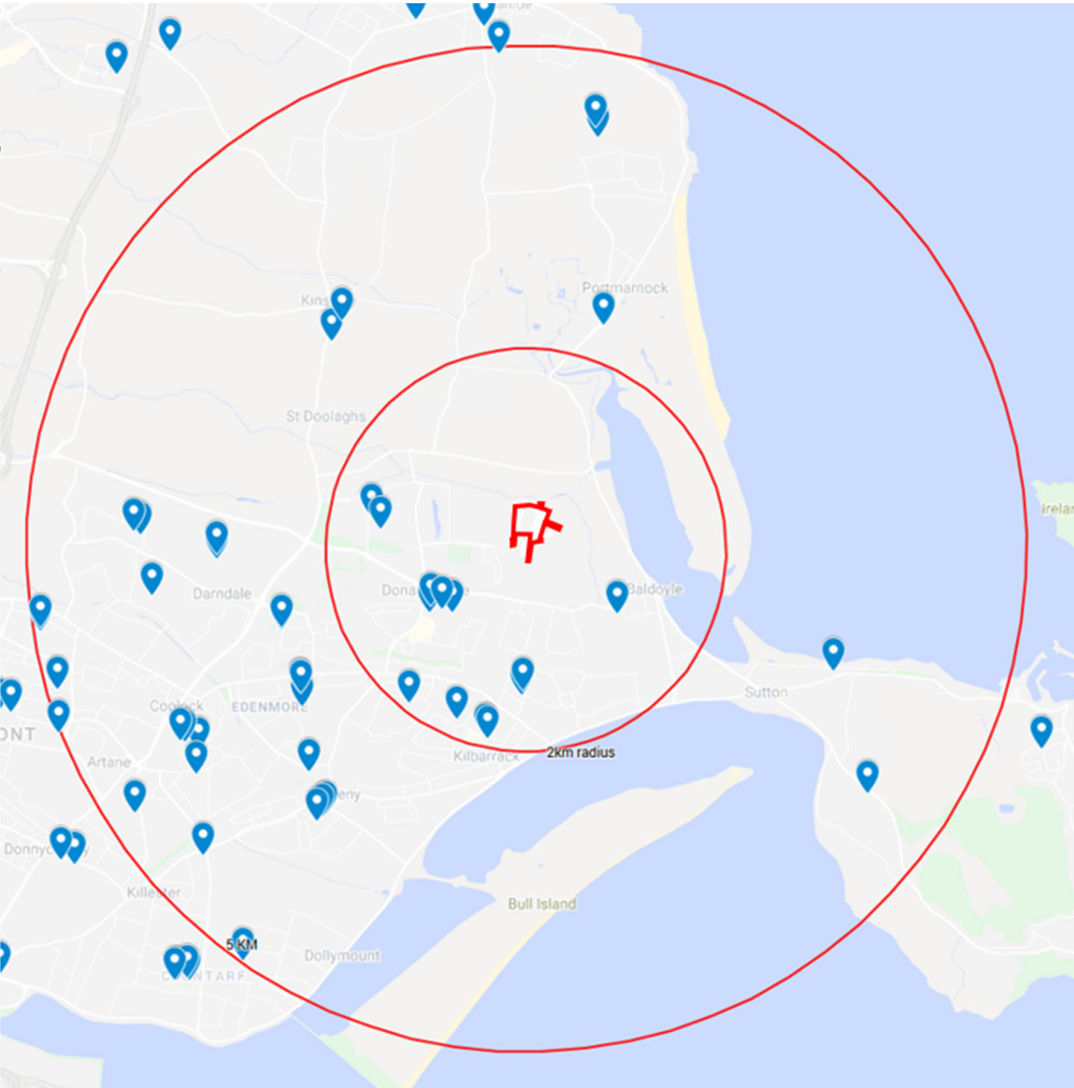


Figure 4.3: overview of primary schools within a 2km and 5 km radius from the subject site. (Source: Google Maps, 2020; adapted by BSM, 2020).

4.3.2 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.

We have surveyed the number of schools in Fingal County Council and Dublin City Council as these schools are likely to serve the future residents of the proposed development.

Within 2 km there are 6 no. schools which cater for 2,313 No. pupils; and within 5 km of the subject site there are 18 No. schools catering for 9,074 no. pupils. Each school's address, ethos and 2019-2020 enrolment data are included in Table 4.4 of this report. These 18 no. schools comprise 9 No. Catholic schools, 8 No. inter / multi denominational and 1 No. Church of Ireland.

While the current available spaces within these schools is not available information, they cater for c.9,074 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 applicable population gives a likely demand of c.132 - 160 no. places for post-primary school children.⁷ This equates to c.1.4 – 1.8 % of the capacity of schools in the area of 9,074 No. pupils.

Table 4.3 below lists post-primary schools within 5 km of the subject site. Figure 4.4 maps the location of these schools.

⁷ Census of Population 2016 - Profile 3 An Age Profile of Ireland: <https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3/agr/>

Baldoyle GA03 SHD
Schools Demand and Childcare Facilities Assessment

| Official School Name | Address 1 | Address 2 | Local Authority | School Gender - Post Primary | Ethos/Religion | FEMALE | MALE | TOTAL (2019-20) |
|--|------------------------------|------------------------|-----------------------|------------------------------|----------------------|--------|-------|-----------------|
| St Pauls College | Sybil Hill | Raheny Dublin 5 | Dublin City Council | Boys | CATHOLIC | | 591 | 591 |
| Árdscoil La Salle | Raheny Road | Raheny Dublin 5 | Dublin City Council | Mixed | CATHOLIC | 72 | 94 | 166 |
| Manor House School | Watermill Road | Raheny Dublin 5 | Dublin City Council | Girls | CATHOLIC | 688 | | 688 |
| St Marys Secondary School | Baldoyle | Baldoyle Dublin 13 | Fingal County Council | Girls | CATHOLIC | 274 | | 274 |
| Chanel College | Coolock Village | Malahide Road Dublin 5 | Dublin City Council | Boys | CATHOLIC | | 569 | 569 |
| St Marys Secondary School | Brookwood Meadow | Killester, Dublin 5 | Dublin City Council | Girls | CATHOLIC | 319 | | 319 |
| Mercy College Coolock | St Brendan's Drive | Malahide Road Dublin 5 | Dublin City Council | Girls | CATHOLIC | 427 | | 427 |
| St. Fintan's High School | Dublin Road | Sutton, Dublin 13 | Fingal County Council | Boys | CATHOLIC | | 704 | 704 |
| Santa Sabina Dominican College | Greenfield Road | Sutton, Dublin 13 | Fingal County Council | Girls | CATHOLIC | 669 | | 669 |
| Sutton Park School | St Fintans Road | Sutton, Dublin 13 | Fingal County Council | Mixed | CHURCH OF IRELAND | 172 | 199 | 371 |
| Grange Community College | Grange Abbey Road | Donaghmede, Dublin 13 | Dublin City Council | Mixed | INTER DENOMINATIONAL | 112 | 168 | 280 |
| Coláiste Dhúlaigh | Barryscourt Road | Coolock, Dublin 5 | Dublin City Council | Mixed | MULTI DENOMINATIONAL | 74 | 81 | 155 |
| Donaghmede Howth Educate Together Secondary School | Grange Abbey Road | Dublin 13 | Fingal County Council | Mixed | MULTI DENOMINATIONAL | 18 | 12 | 30 |
| Gaelcholáiste Reachrann | Bóthar Mhainistir na Gráinsí | Domhnach Míde, D13 | Fingal County Council | Mixed | INTER DENOMINATIONAL | 236 | 207 | 443 |
| The Donahies Community School | Streamville Road | Grange, Dublin 13 | Dublin City Council | Mixed | INTER DENOMINATIONAL | 224 | 243 | 467 |
| Portmarnock Community School | Carrickhill Road | Portmarnock, Dublin 13 | Fingal County Council | Mixed | INTER DENOMINATIONAL | 408 | 520 | 928 |
| Malahide Community School | Broomfield | Malahide | Fingal County Council | Mixed | INTER DENOMINATIONAL | 614 | 605 | 1,219 |
| Pobalscoil Neasáin | Baldoyle | Baldoyle, Dublin 13 | Fingal County Council | Mixed | INTER DENOMINATIONAL | 306 | 468 | 774 |
| | | | | | | | total | 9,074 |

Table 4.3: Post-primary schools within a 5 km radius from the subject site. (Source: BSM, 2020).

Baldoyle GA03 SHD

Schools Demand and Childcare Facilities Assessment

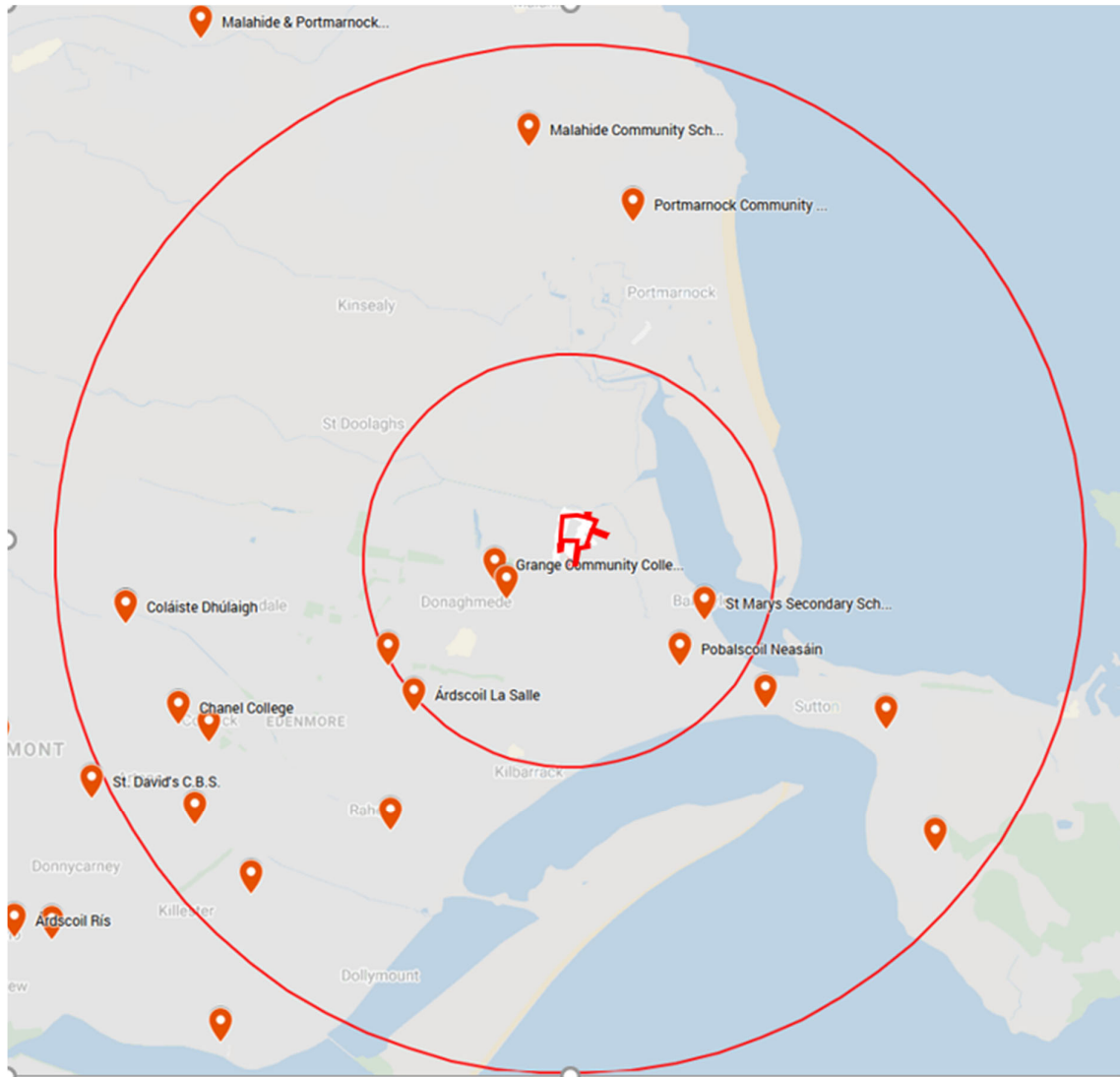


Figure 4.4: Overview post-primary schools within a 5km radius of the subject site. (Source: Google Maps, 2020; adapted by BSM, 2020).

4.3.3 Future Provision in the Area

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, the Minister announced plans in April 2018, for the establishment of 42 new schools over the following 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 is 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.

In relation to the delivery of new schools in the immediate Dublin 13 area which covers the extent of Howth, Sutton, Bayside, Baldoyle, Donaghmede, the Department of Education has previously recognised the requirement for a further post-primary school in their Major Projects⁸ programme. A May 2021 update is that this required school is currently at *Site Acquisition Process* stage (previously described for delivery in 2021). This reflects that the residentially zoned lands, subject of this application, have been previously incorporated into the Department’s programme.

See below schools forming part of the Major Projects programme relevant to the immediate Dublin 13 area. As can be seen, there is significant educational development and expansion underway.

Please also see below further details of planning activity in this area.

Primary

| School Planning Area | Status |
|--|---|
| Donaghmede Howth D13 Primary - Stapolin ETNS | School opened in September 2019 in interim start-up accommodation. Stage 2B (Detailed Design) |
| GS Ghráinne Mhaol - Donaghmede Howth D13 | School to open in 2021. Site Secured |

Post-primary

| School Planning Area | Status |
|---|---|
| Donaghmede_Howth_D13 Baldoyle Stapolin | The establishment of this school has been deferred. Site Acquisition Process (updated May 2021) |
| Malahide & Portmarnock ETSS | Stage 3 (Tender Stage) – build to commence 2021 |
| Donaghmede Howth Post Primary - Dublin North East ETSS | School opened in September 2019 in interim start-up accommodation. Stage 2b (Detailed Design) |
| Grange Community College, Donaghmede, D13 | Project Brief Stage |
| Coláiste Lán Ghaeilge An Ghráinseach (C. Reachrann), Donaghmede, BAC 13 | Stage 2b (Detailed Design) |

⁸ <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

4.3.4 Planning Activity

We note the following planning history in relation to the provision of schools in the Dublin 13 area – all granted permission (see Fig. 4.6 below for locations) including:

- **DCC Reg. Ref. 2600/20:** Granted part three storey, part two storey post primary school in Belmayne, Dublin 13.
- **FCC Reg. Ref. F19A/0461:** 16 classroom Primary School granted 6th January 2020 at Myrtle Road, Baldoyle, Dublin 13 (immediately south of the proposed development).
- **DCC Reg. Ref. 3009/19:** A temporary post-primary school at Belmayne Avenue, Belmayne, Dublin 13.
- **DCC Reg. Ref. 3048/17:** 38 No. classroom building at Gaelcholaiste Reachrann, Grange, Donaghmede, Dublin 13
- **DCC Reg. Ref. 3601/15:** 2 no. 2 storey 16 Classroom Primary Schools (completed) at Belmayne Avenue, Belmayne, Dublin 13.

It is also noted that a Condition attached to the recently granted SHD planning permission in Clongriffin Dublin 13 (SHD Reg. Ref. 305316) omitted 114 No. units for the future potential development of a school at this location, in consultation with the DES, in accordance with the Clongriffin-Belmayne LAP. Should this need not arise the lands will revert back to residential use.

| Reg. Ref. | Description | Decision |
|---------------|---|--|
| 2600/20 | The development will consist of the construction of a part three storey, part two storey post primary school in Belmayne - Roll Number 68346T - including PE Hall, 4 classroom Special Education Needs Unit and all ancillary site works. The main wings of the building will create a frontage on both Main Street and Belmayne Avenue. The design also includes staff car parking (36 spaces), bicycle parking (300 spaces), delivery access, drop off areas (3 spaces), pedestrian access, and bicycle lane. Vehicular access will be from Belmayne Avenue. The project includes the construction of six (6) external ball courts, landscaping, ESB substation and all associated site works and connections to public services. | Granted 4 th February 2021 Final Grant Date: 4th February 2021 |
| FCC F19A/0461 | Three storey 16 classroom Primary School building in Baldoyle (Roll Number 20519G), including a two classroom SEN base. The design also includes a general-purpose hall, support teaching spaces and ancillary accommodation, external junior play areas, secure SEN hard and soft play area and a sensory garden. The proposed project also incorporates associated car parking, access road, pedestrian access, bicycle lane, construction of 2 no. external ball courts, landscaping, connection to public services and all associated siteworks. | Granted 06-Jan-2020 |
| DCC 3009/19 | The development will consist of the provision of 2 schools at Belmayne Avenue, Dublin 13. A temporary post-primary school by way of construction of 3no. single storey prefabricated buildings (c 239 sq.mtrs & 341.5 sq.mtrs & 318 sq.mtrs) and a primary school of 2no. single storey prefabricated buildings (c 282 sq.mtrs & 181 sq.mtrs) on a defined site area (c. 2.152Ha) to be enclosed within a 2.4mtrs high welded mesh fencing and access gates with associated site works including provision of new site entrance, car parking, drop off area and hard surface play areas and landscaping. Temporary permission for a period no longer than 5 years is being sought. | Granted 11-Nov-2019 |

| | | |
|--|---|-------------------------|
| DCC 3048/17 | Dublin and Dun Laoghaire Education and Training Board, intend to apply for planning permission for construction of a two storey post primary school building (6,966 sq.m gross floor area) with associated external signage for Gaelcholaiste Reachrann, Grange, Donaghmede. The constituent elements of the new school building comprise: (a) a two storey 38 No. classroom building including lecture and workshop rooms and 3 No. pastoral offices; (b) two storey general purpose element including assembly hall / dining area, administration offices and meeting room at ground floor; staff room, library and music room at first floor; (c) double height multi-use hall, (for school and community use) with associated changing / storage / toilet / fitness room & ancillary areas at ground floor; (d) Site development works including new vehicular / pedestrian & cycle access arrangements separated from existing Grange Community College, car and bus set-down spaces; 60 No. standard car parking spaces, 3 No. universally accessible parking spaces and 108 No. cycle parking spaces; (iii) 4 No. outdoor hard play courts; (iv) external store (50 sq. m.) with external covered area (30 sq. m.), ESB substation (23.5 sq. m.) opening onto Grange Abbey Road. The proposed development also includes removal of existing Gaelcholaiste Reachrann temporary accommodation buildings at the rear of Grange Community College and replacement with 3 No. Hard Play Courts; hard & soft landscaping (including boundary treatments, school garden and site attenuation) and associated site development and services works all on site at Grange Community College, Grange Abbey Road, Donaghmede, Dublin 13. | Granted 18 Dec-2017 |
| DCC 3601/15 / 3398/15 (completed 2019) | 2 no. 2 storey 16 Classroom Primary Schools with a total combined floor area of approximately 5500m2 and all ancillary works. The site works to the school grounds will consist of the provision of new access roads, a new entry exit layout to each school, associated car parking spaces, bicycle parking, ball courts, associated landscaping, boundary treatments and all ancillary site works at Belmayne Dublin 13 | Granted 16- May-2016 |



Figure 4.5: overview of school planning activity in the area (Source: Google Maps, 2020; adopted by BSM, 2020.)

Summary

There are a large number and type of both primary and post-primary schools in the North Dublin area. The future needs of the population have been considered in both the phasing of the Local Area Plan and the Department of Education and Skills' demographic calculations of future need.

Given the existing capacity of primary and post-primary school places within a five km catchment (11,631 no. and 9,074 no. respectively) the projected population of school going age of the proposed development represents a small proportion of existing capacity.

Considering the planning activity in the area, in particular the recently granted application under FCC Reg. F19A/0461 (for a 16 classroom primary school south of the proposed development within LAP lands) it is set out that there is sufficient capacity in the area to cater for the future residents of the proposed development.

5 CONCLUSION

The proposed redevelopment of the lands at Baldoyle represents an opportunity to deliver a new development offering a quality living environment, respectful of its context, site topography, and site character, in close proximity to public transport.

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the existing (total capacity of c.1,762 No places), planned and permitted provision of childcare facilities; and the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facility is sufficient to meet the demand of the future population created by the proposed development.

The provision of a crèche of 452 sqm (equating to approx. 113 no. child spaces), in combination with planned, recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

Considering the significant capacity of the schools in the 5km radius of the site, in addition to the permitted and identified 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 in their assessment for future school demand.

This proposed development does not generate the need for additional schools over and above that already provided in the area, and taking account of permitted and future intended provision in Dublin 13.

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

We consider the proposed development to be fully in accordance with Government guidance in relation to: Fingal County Development Plan 2017-2023 policies and objectives; the Provision of Schools and the Planning System; the Childcare Facilities Guidelines; the Baldoyle-Stapolin LAP; Sustainable Residential Development in Urban Areas; and, The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2020).

APPENDIX 1: SMALL AREA'S AGE PROFILE

| Age Group | 4023 | 4006 | 4007 | 4016 | 4015 | 4013 | 4014 | 4009 | 4010 | 4012 | 4011 | Totals |
|-----------|------|------|------|------|------|------|------|------|------|------|------|--------|
| 0 | 9 | 4 | 2 | 1 | 2 | 5 | 4 | 5 | 8 | 8 | 7 | 55 |
| 1 | 9 | 5 | 3 | 3 | 0 | 9 | 13 | 5 | 9 | 4 | 5 | 65 |
| 2 | 4 | 5 | 1 | 1 | 4 | 7 | 9 | 8 | 7 | 5 | 7 | 58 |
| 3 | 6 | 7 | 3 | 4 | 3 | 6 | 5 | 2 | 14 | 7 | 10 | 67 |
| 4 | 3 | 4 | 1 | 0 | 4 | 7 | 9 | 5 | 9 | 6 | 4 | 52 |
| 5 | 6 | 15 | 2 | 3 | 4 | 2 | 5 | 5 | 13 | 4 | 5 | 64 |
| 6 | 7 | 6 | 2 | 2 | 1 | 4 | 7 | 9 | 7 | 8 | 4 | 57 |
| 7 | 7 | 9 | 2 | 2 | 2 | 3 | 6 | 1 | 7 | 2 | 1 | 42 |
| 8 | 6 | 5 | 2 | 2 | 6 | 3 | 5 | 10 | 9 | 2 | 4 | 54 |
| 9 | 4 | 9 | 3 | 2 | 5 | 3 | 1 | 12 | 9 | 2 | 5 | 55 |
| 10 | 3 | 6 | 2 | 0 | 2 | 5 | 3 | 4 | 6 | 3 | 6 | 40 |
| 11 | 3 | 3 | 1 | 5 | 5 | 1 | 5 | 2 | 8 | 1 | 2 | 36 |
| 12 | 3 | 3 | 2 | 2 | 4 | 1 | 3 | 7 | 4 | 3 | 2 | 34 |
| 13 | 5 | 8 | 2 | 1 | 4 | 0 | 3 | 1 | 3 | 4 | 5 | 36 |
| 14 | 1 | 9 | 0 | 0 | 3 | 2 | 2 | 7 | 3 | 3 | 2 | 32 |
| 15 | 4 | 7 | 2 | 3 | 1 | 1 | 0 | 3 | 2 | 1 | 2 | 26 |
| 16 | 8 | 13 | 5 | 5 | 3 | 1 | 0 | 7 | 0 | 2 | 1 | 45 |
| 17 | 5 | 10 | 2 | 2 | 1 | 0 | 1 | 4 | 3 | 2 | 2 | 32 |
| 18 | 10 | 12 | 1 | 3 | 6 | 0 | 1 | 2 | 1 | 1 | 3 | 40 |
| 19 | 4 | 6 | 4 | 2 | 4 | 2 | 4 | 4 | 1 | 1 | 2 | 34 |
| 20-24 | 21 | 29 | 12 | 10 | 16 | 5 | 12 | 11 | 13 | 11 | 11 | 151 |
| 25-29 | 15 | 20 | 7 | 9 | 10 | 28 | 15 | 17 | 29 | 5 | 20 | 175 |

Baldoyle GA03 SHD
Schools Demand and Childcare Facilities Assessment

| | | | | | | | | | | | | |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------------------|-----|-------|
| 30-34 | 19 | 16 | 8 | 9 | 14 | 33 | 32 | 43 | 46 | 27 | 45 | 292 |
| 35-39 | 22 | 29 | 16 | 10 | 14 | 43 | 62 | 44 | 58 | 37 | 34 | 369 |
| 40-44 | 34 | 27 | 13 | 14 | 26 | 14 | 28 | 26 | 69 | 23 | 29 | 303 |
| 45-49 | 24 | 50 | 16 | 16 | 19 | 14 | 11 | 13 | 18 | 10 | 9 | 200 |
| 50-54 | 38 | 42 | 11 | 16 | 20 | 11 | 3 | 10 | 8 | 4 | 9 | 172 |
| 55-59 | 23 | 23 | 13 | 15 | 17 | 4 | 1 | 2 | 2 | 3 | 4 | 107 |
| 60-64 | 8 | 12 | 11 | 14 | 12 | 3 | 1 | 3 | 5 | 5 | 3 | 77 |
| 65-69 | 7 | 6 | 22 | 18 | 27 | 0 | 0 | 2 | 1 | 3 | 1 | 87 |
| 70-74 | 8 | 1 | 23 | 28 | 61 | 0 | 0 | 1 | 2 | 1 | 1 | 126 |
| 75-79 | 1 | 2 | 13 | 26 | 25 | 1 | 0 | 1 | 3 | 0 | 1 | 73 |
| 80-84 | 3 | 4 | 8 | 6 | 11 | 0 | 0 | 0 | 0 | 0 | 2 | 34 |
| 85+ | 4 | 1 | 8 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| Total | 334 | 408 | 223 | 237 | 339 | 218 | 251 | 276 | 377 | 198 | 248 | 3109 |
| | | | | | | | | | | Total 01-04 | | 297 |
| | | | | | | | | | | As % of total population | | 9.55% |