



SCHOOLS DEMAND ASSESSMENT – GREENPARK SHD

FOR ASSESSMENT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) ON LANDS AT FORMER GREENPARK RACECOURSE, LIMERICK.



PREPARED FOR:

VOYAGE PROPERTY LIMITED
First Floor
Ashbourne Hall
Ashbourne Business Park
Dock Road
Limerick
V94 NPE0

PREPARED BY:

TOM PHILLIPS + ASSOCIATES
80 Harcourt Street
Dublin 2
D02 F449

IN ASSOCIATION WITH:

REDDY A+U
Dartry Mills
Dartry Road
Dublin 6
D06 Y0E3

DATE: OCTOBER 2021



1.0 EXECUTIVE SUMMARY

Voyage Property Limited intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development with a total application site area of c.10.5 ha (with a substantive residential site development area of c.7.9 ha), on lands at the former Greenpark Racecourse, Dock Road, Limerick, principally bounded by existing undeveloped lands to the north, south and west and the adjoining Log na gCapall Housing Estate and Greenpark Avenue to the east. The application site includes the proposed access road (374m in length; a roundabout; cycle lanes and pedestrian footpath) which joins into the Dock Road at the north-western corner of the former Greenpark Racecourse lands and runs adjacent to the Limerick Greyhound Track.

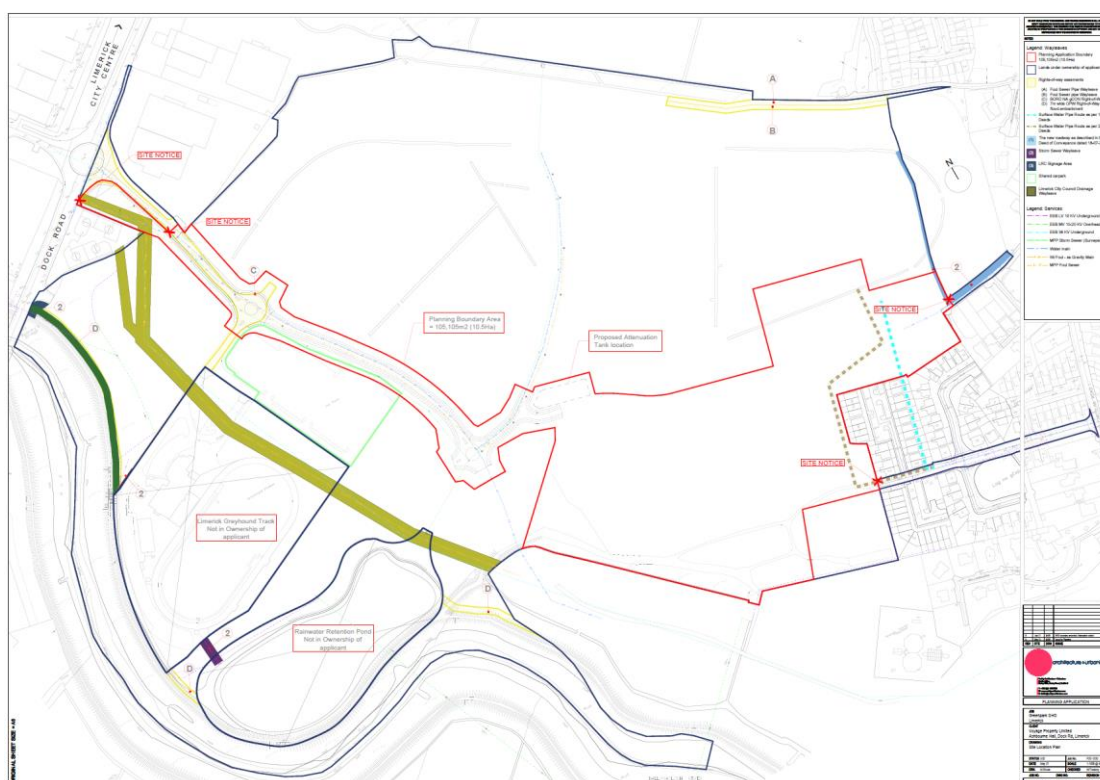


Figure 1.1: Indicative Site Location Plan. Source: Reddy A+U, 2021.

The proposed development will comprise some 371 No. units in a mix of houses, duplexes and apartments including 37 No. two bedroom houses, 110 No. three bedroom houses, 10 No. four bedroom houses, 24 No. one bedroom Duplexes, 38 No. two bedroom Duplexes, 14 No. three bedroom Duplexes, 46 No. one bedroom apartments and 92 No. two bedroom apartments, as indicated in Table 1.1, along with supporting residential amenities. See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation – Greenpark SHD		
Unit Type	No. of Units	% of Total
Houses		
2 bedroom	37	10%
3 bedroom	110	30%
4 bedroom	10	3%
Duplex		



1 bedroom	24	6%
2 bedroom	38	10%
3 bedroom	14	4%
Apartments		
1 bedroom	46	12%
2 bedroom	92	25%
Total Units	371	100%

1.1 *Schools' Demand Assessment*

With respect to this development, Voyage Property Limited have requested that a *Schools Demand Assessment* be undertaken for the Greenpark/Ballinacurra area to determine the existing level of school services provision and potential requirement for additional facilities at this location. An audit was undertaken by Tom Phillips + Associates utilising desktop methods in September 2021 that can be summarised as follows:

- The proposed development is likely to generate a total indicative population of 1,020 No. persons, of which an estimated 236 No. children will be school age (i.e., 179 No. primary and 127 No. post-primary school children), as per the most recent 2016 Census figures for Limerick City and County.
- The subject site is located within the Limerick City & Environs School Planning Area (SPA) identified by the Department of Education and Skills (DES), where there are 46 No. primary schools and 15 No. post-primary schools currently in operation, with an enrolment of c. 13,000 No. primary students and c. 8,800 No. post-primary students.
 - The existing network of schools demonstrated moderate growth in the recent period (c. 6-15% from 2015-2020) and is likely to experience decreased enrolment of c. 9% at the primary level and increased enrolment of c. 7.5% at post-primary level from 2020-2025 with respect to DES projections.
- No new schools were proposed to be delivered within the Limerick City & Environs School Planning Area in the short term under the *2019-2022 DES School Building Programme*. However, we note that upgrade works were ongoing for 10 No. existing educational facilities within Limerick City as of June 2021 with respect to the most recent DES projects list.
 - A new post-primary school with capacity for 600 No. pupils (i.e., Limerick City East Secondary School) had also recently opened within Limerick City & Environs in 2018.

It is therefore considered that the future demand generated by the proposed development (i.e., 306 No. places - including 179 No. primary and 127 No. post-primary school children) is likely be absorbed by the existing schools' network and planned upgrades currently underway for these facilities.

2.0 DEMOGRAPHIC ANALYSIS

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

- 1) The local Electoral Division (ED) study area to which the subject site belongs, comprised of 6 No. ED's within a c. 1km radius of the site²; and
- 2) The larger combined Limerick City and County Local Authority (LA) administrative boundary.

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

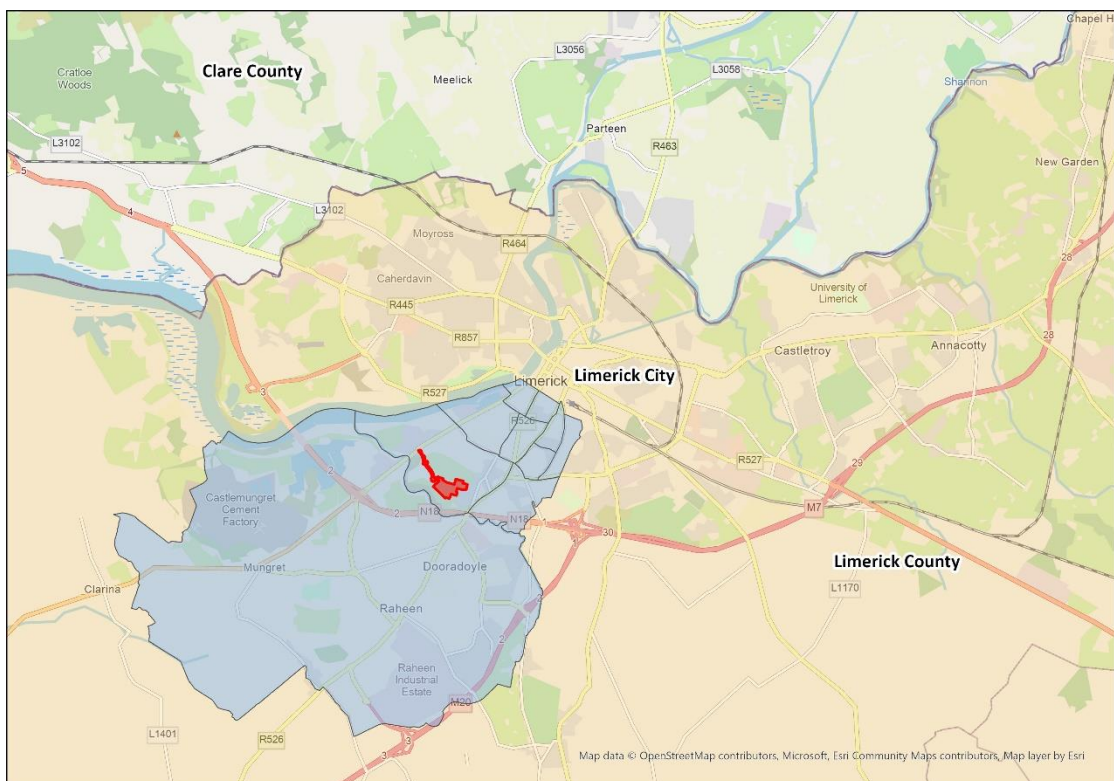


Figure 2.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the ED Study Area indicated by red polygon. Source: CSO/TPA, 2021.

The subject site is located within the 'Ballinacurra A' Electoral Division, which comprised some 1,962 No. persons at the time of the 2016 Census (see Table 2.1). The total population of the ED Study Area (comprising a c. 1km radius from the subject site) grew approximately 2% between 2011 and 2016, which is on par with growth recorded for the rest of Limerick City and County (c. 2%), but lower than the national average of c. 4% for the same period. We note that the population of Ballinacurra A, including the subject site, decreased by c. 8% from 2011-2016.

² ED Study Area comprised of Ballinacurra A to which the site belongs; Ballinacurra B; Ballycummin; Dock C; Dock D; and Prospect B.



Table 2.1: Recent Population Trends (CSO)				
Level	Name	2011	2016	5-yr trend
ED	Ballinacurra A	2,137	1,962	-8.1%
Study Area	ED's within c. 1km of Site	23,653	24,185	+2.3%
LA	Limerick City and County	191,809	194,899	+1.6%
State	Ireland	4,588,252	4,761,865	+3.8%

The majority of the study area population falls within the 'Adult' (24-64 years) age cohort comprising 55% of the total population, which is on par with the Local Authority average for this group. The 'Primary' and 'Post-Primary School' cohorts also formed a similar percentage of the overall population within the ED Study Area compared to the rest of Limerick City and County, at 11% and 7% respectively in 2016. However, we note that the primary school cohort has increased by c. 16% from 2011-2016 in the local ED Study area (see Table 2.3a), compared to only c. 8% in the larger Local Authority area (Table 2.3b).

Table 2.2: Population by Age Cohort (CSO 2016)				
Age Cohort	ED Study Area	% Total	Limerick City and County	% Total
Preschool (0-4 years)	1,970	8%	13,135	7%
Primary (5-12 years)	2,716	11%	21,500	11%
Secondary (13-18 years)	1,688	7%	15,243	8%
Young Adults (19-24 years)	1,647	7%	15,550	8%
Adults (25-64 years)	13,420	55%	102,053	52%
Older Adults (65+ years)	2,744	11%	27,418	14%
Total	24,185	100%	194,899	100%

Table 2.3a: ED Study Area Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Preschool (0-4 years)	1,988	1,970	1% decrease
Primary (5-12 years)	2,347	2,716	16% increase
Secondary (13-18 years)	1,633	1,688	3% increase
Young Adults (19-24 years)	2,073	1,647	21% decrease
Adults (25-64 years)	13,325	13,420	1% increase
Older Adults (65+ years)	2,287	2,744	20% increase
Total	23,653	24,185	2% increase

Table 2.3b: Population of Limerick City and County – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Preschool (0-4 years)	14,194	13,135	7% decrease
Primary (5-12 years)	19,851	21,500	8% increase
Secondary (13-18 years)	14,803	15,243	3% increase



Young Adults (19-24 years)	17,268	15,550	10% decrease
Adults (25-64 years)	102,380	102,053	<1% decrease
Older Adults (65+ years)	23,313	27,418	17% increase
Total	191,809	194,899	2% increase

2.1 Demand Generated by Proposed Development

The proposed development will comprise a maximum of 371 No. units of various typologies as indicated in Table 2.4. The average household size recorded by the 2016 Census was 2.75 No. persons per household³, which generates a total indicative population of 1,020 No. persons when applied to the proposed development. It is assumed that only the 301 No. proposed units of 2-bedrooms or more can reasonably accommodate families, which would comprise c. 828 No. persons within the development.

Table 2.4: Proposed Schedule of Accommodation – Greenpark SHD		
Unit Type	No. of Units	% of Total
1-bedroom	70	19%
2-bedroom	167	45%
3-bedroom	124	33%
4-bedroom	10	3%
Total Units	371	100%

The average number of children per family recorded in the State in Census 2016 was 1.38 children⁴, which generates an indicative population of 415 No. children (between the ages of 0-18 years) when applied to the 301 No. units that can accommodate families within the proposed development. Of this figure, an estimated 306 No. children would be considered school age (including 179 No. primary school children and 127 No. post-primary school children), as per the age cohorts recorded for Limerick City and County⁵ in 2016 (see Table 2.5).

With respect to these calculations, the development has the potential to generate an additional 1,020 No. persons within the area, including an estimated 306 No. school-age children (i.e., 179 No. primary school children and 127 No. post-primary school children), when the proposal is fully occupied.

Table 2.5: Limerick City and County - Population Under 18 Years of Age (CSO 2016)		
Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	13,135	26.3%
Primary school children (5-12 years)	21,500	43.1%
Secondary school children (13-18 years)	15,243	30.5%
All children (0-18 years)	49,878	100%

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

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

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

3.0 CURRENT SCHOOLS' CAPACITY

The proposed development site is located within the Limerick City & Environs School Planning Area (SPA) identified by the Department of Education and Skills (DES), as shown in Figure 3.1. This SPA currently comprises 46 No. existing primary schools and 15 No. post-primary schools and is adjoined by 8 No. feeder areas as follows: Killaloe and Newport (northeast), Doon/Cappamore (east), Croom and Bruff/Hospital (south), Askeaton, Foynes, Shanagolden, Pallaskenry (southwest), Shannon (west) and Tulla (north).

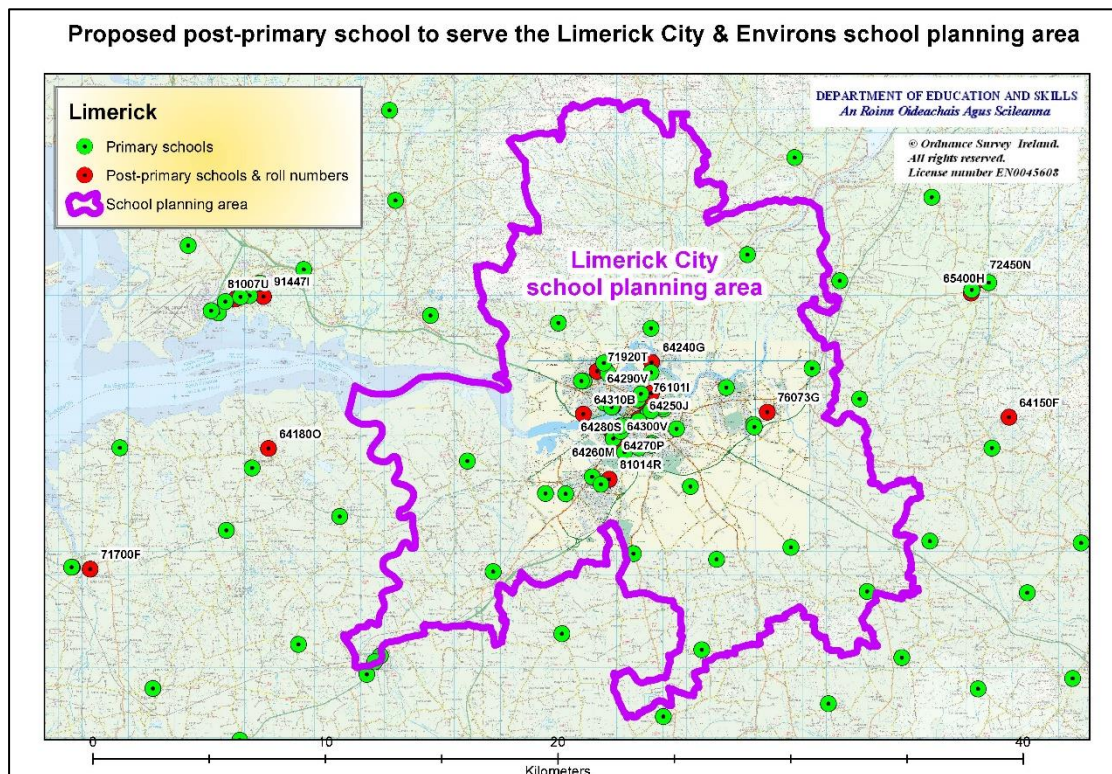


Figure 3.1: Extent of Limerick City School Planning Area identified by the Department of Education and Skills (DES). Source: DES/TPA, 2021.

3.1 Primary Schools

There were 46 No. existing primary schools identified within the Limerick City & Environs School Planning Area, including 2 No. schools which are located within Co. Clare (Scoil Seanain Naofa and SN Mhuire Miliuc) but included for the purposes of assessment for Limerick City. This primary school cohort held a combined provisional enrolment of 13,064 No. students during the 2020/21 school year as per Department of Education and Skills (DES) records.

We note that of this cohort, there were 38 No. co-educational (mixed) schools, 3 No. all-girls and 5 No. all-boys school identified. The primary schools located nearest to the subject site (Scoil Maithar De, Our Lady of Lourdes National School and Scoil Phail Naofa, shaded in yellow in Table 3.1 overleaf) held a combined co-educational enrolment of 1,092 No. students in 2020/21.



Table 3.1: Recorded Enrolments for Primary Schools – Limerick City & Environs					
No.	Area	Roll No.	School Name	Gender	2020/21 Enrolment⁶
1	N	18872K	Scoil Ide	Mixed	746
2	N	20405O	St. Mary's NS	Mixed	99
3	N	19956V	Gaelscoil Sairseal	Mixed	251
4	NW	19830W	Corpus Christ NS	Mixed	323
5	NW	20460W	Thomond Primary School	Mixed	214
6	NW	19332G	S N Muire Na Heireann	Girls	289
7	NW	19331E	Scoil Chriost Ri B	Boys	317
8	NW	18991S	JFK Memorial School	Boys	241
9	NW	20496U	Salesian Primary School	Mixed	394
10	C	16715H	St John the Baptist Boys NS	Boys	39
11	C	06936R	St Johns Convent	Mixed	265
12	C	16444C	Scoil Padraig Naofa C	Girls	208
13	C	16443A	Scoil Padraig Naofa B	Boys	210
14	C	20018H	Presentation Primary School	Mixed	250
15	C	16910F	Scoil Iosagain	Boys	193
16	C	15320C	St Michael's NS	Mixed	122
17	C	19475F	St. Brigids NS	Mixed	450
18	C	12834S	St Michael's	Mixed	126
19	C	19934L	Limerick School Project	Mixed	218
20	C	19894C	An Mhodh Scoil (The Model School)	Mixed	630
21	C	18677M	Scoil Mathair De	Mixed	331
22	C	17737W	Our Lady Queen of Peace School	Mixed	333
23	C	19667O	Our Lady of Lourdes NS	Mixed	139
24	C	20459O	Le Chéile National School	Mixed	182
25	C	19931F	Gaelscoil Sheoirse	Mixed	89
26	NE	18161A	Castleconnell NS	Mixed	241
27	NE	19800N	Milford Grange NS	Mixed	489
28	NE	18516L	SN Lios Na Groi	Mixed	330
29	E	17937H	Scoil Moin A Lin (Monaleen NS)	Mixed	869
30	E	20148U	Gaelscoil Chaladh An Treoigh	Mixed	437
31	SE	16118M	Donoughmore NS	Mixed	176
32	SE	15680J	Scoil An Spioraid Naomh	Mixed	283
33	SE	06539H	Knockea NS	Mixed	211
34	SE	08342V	Bohermore NS	Mixed	30
35	SE	09132P	Carnane Mxd NS	Mixed	49
36	SE	17487C	Scoil Nais Cathair Chinn Lis	Mixed	130

⁶ Department of Education and Skills – from final data published in June 2021. The source for this data is the National School Annual Census for 2020/2021, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education and Skills are included in this list. (Available at the archived DES website accessible through www.gov.ie)



37	SW	19336O	Scoil Phoil Naofa (St. Paul's)	Mixed	622
38	SW	20181S	Gaelscoil An Raithin	Mixed	358
39	SW	14409N	Scoil Neassain (St. Nesson's NS)	Mixed	708
40	SW	20175A	Limerick City East Educate Together	Mixed	400
41	SW	19272O	SN Naomh Iosef	Mixed	316
42	SW	17738B	Scoil Tobar Padraig	Mixed	144
43	SW	08926B	St. Nicholas Church of Ireland School	Mixed	69
44	SW	09296W	Our Lady's Abbey GS	Girls	145
45	Clare	04548V	Scoil Seanain Naofa	Mixed	299
46	Clare	18225A	S N Mhuire Miliuc	Mixed	99
Total Enrolment					13,064

We note that there are also 8 No. special education schools located within the SPA. The facility located nearest to the subject development, Catherine McAuley Special School, held an enrolment of 230 No. pupils in 2020/21 and was the largest facility of the kind identified within the Limerick City & Environs School Planning Area. The cohort held a combined enrolment of 53 No. pupils in 2020/21.

Table 3.2: Recorded Enrolments for Special Education Schools - Limerick City & Environs					
No.	Area	Roll No.	School Name	Gender	2020/21 Enrolment⁷
1	C	19587Q	St Augustine's Special School	Mixed	21
2	C	20117J	St Canice's Special School	Mixed	12
3	C	18692I	Catherine McAuley Special School	Mixed	230
4	C	19719H	Mid West School for the Deaf	Mixed	35
5	E	19200M	St Vincent's Special School	Mixed	115
6	SW	19603L	St Gabriel's School	Mixed	62
7	SW	20234N	The Children's Ark	Mixed	20
8	SW	20311F	Red Hill School	Mixed	58
Total Enrolment					553

3.2 Post-Primary Schools

The 15 No. post-primary schools identified within the Limerick City & Environs School Planning Area (SPA) held a combined provisional enrolment of 8,786 No. students during the 2020/21 school year, as per Department of Education and Skills (DES) records. Of this cohort, there were 4 No. all-girls schools, 4 No. all-boys schools and 7 No. co-educational schools.

The post-primary schools located nearest to the subject site (Laurel Hill Secondary School FCJ, Laurel Hill Coláiste FCJ, St. Clement's College and Crescent College Comprehensive) held a combined co-educational enrolment of 2,438 No. students in 2020/21.

⁷ See Reference No. 6 above for details.



Table 3.3: Recorded Enrolments for Post-Primary Schools - Limerick City & Environs					
No.	Area	Roll No.	School Name	Gender	2020/21 Enrolment⁸
1	N	64240G	St Munchin's College	Boys	680
2	N	64290V	Ardscoil Mhuire	Girls	580
3	N	76101I	Gaelcholáiste Luimnigh	Mixed	675
4	NW	64201T	Ardscoil Ris	Boys	738
5	NW	68309N	Limerick City East Secondary School (ET)	Mixed	204
6	NW	76414G	Thomond Community College	Mixed	549
7	NW	64310B	Villiers Secondary School (Fee-charging)	Mixed	560
8	C	64200R	Coláiste Mhichil	Boys	330
9	C	64250J	Coláiste Nano Nagle	Girls	324
10	C	64260M	Laurel Hill Secondary School FCJ	Girls	675
11	C	64270P	Laurel Hill Coláiste FCJ	Girls	404
12	C	64220A	St Clement's College	Boys	474
13	E	76073G	Castletroy College	Mixed	1,218
14	SW	81014R	Crescent College Comprehensive	Mixed	885
15	SW	76476F	Mungret Community College (LCETB)	Mixed	490
Total Enrolment					8,786

⁸ Department of Education and Skills – from final data published in June 2021. The source for this data is the National School Annual Census for 2020/2021, which is returned via the Post-primary Online Database (P-POD). Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education and Skills are included in this list. (Available at the archived DES website accessible through www.gov.ie)



4.0 HISTORIC ENROLMENT STATISTICS

Historic enrolment trends for the Limerick City & Environs School Planning Area show general growth at the primary school level for the historic 5-year interval (c. 6% increase), with an overall increase of 703 No. students within the cohort from 2015/16 to 2020/21. One of the primary schools located nearest to the subject site, Scoil Mathair De, recorded a c. 13% increase in enrolments in the recent 5-year period, while Our Lady of Lourdes National School and Scoil Phoil Naofa recorded a c. 3-6% decline in enrolments for the same period.

Table 4.1: Historic Change in Enrolment (Primary) in Recent 5-year Period				
Limerick City & Environs School Planning Area		Enrolment Year		Historic Change
Roll No.	School Name	15/16	20/21	5-year trend
18872K	Scoil Ide	792	746	-46
20405O	St. Mary's NS	112	99	-13
19956V	Gaelscoil Sairseal	228	251	+23
19830W	Corpus Christ NS	234	323	+89
20460W	Thomond Primary School	243	214	-29
19332G	S N Muire Na Heireann	294	289	-5
19331E	Scoil Chríost Rí B	290	317	+27
18991S	JFK Memorial School	241	241	+0
20496U	Salesian Primary School	-	394	+394
16715H	St John the Baptist Boys NS	37	39	+2
06936R	St Johns Convent	299	265	-34
16444C	Scoil Padraig Naofa C	231	208	-23
16443A	Scoil Padraig Naofa B	219	210	-9
20018H	Presentation Primary School	267	250	-17
16910F	Scoil Iosagain	219	193	-26
15320C	St Michael's NS	81	122	+41
19475F	St. Brigids NS	476	450	-26
12834S	St Michael's	128	126	-2
19934L	Limerick School Project	218	218	+0
19894C	An Mhodh Scoil (The Model School)	656	630	-26
18677M	Scoil Mathair De	291	331	+40
17737W	Our Lady Queen of Peace School	310	333	+23
19667O	Our Lady of Lourdes NS	144	139	-5
20459O	Le Chéile National School	188	182	-6
19931F	Gaelscoil Sheoirse	91	89	-2
18161A	Castleconnell NS	207	241	+34
19800N	Milford Grange NS	500	489	-11
18516L	SN Lios Na Groi	304	330	+26
17937H	Scoil Moin A Lin (Monaleen NS)	813	869	+56
20148U	Gaelscoil Chaladh An Treoigh	311	437	+126
16118M	Donoughmore NS	215	176	-39



15680J	Scoil An Spioraid Naomh	292	283	-9
06539H	Knockea NS	208	211	+3
08342V	Bohermore NS	35	30	-5
09132P	Carnane Mxd NS	67	49	-18
17487C	Scoil Nais Cathair Chinn Lis	111	130	+19
19336O	Scoil Phoil Naofa (St. Paul's)	662	622	-40
20181S	Gaelscoil An Raithin	284	358	+74
14409N	Scoil Neassain (St. Nessim's NS)	725	708	-17
20175A	Limerick City East Educate Together	244	400	+156
19272O	SN Naomh Iosef	272	316	+44
17738B	Scoil Tobar Padraig	150	144	-6
08926B	St. Nicholas Church of Ireland School	70	69	-1
09296W	Our Lady's Abbey GS	125	145	+20
04548V	Scoil Seanain Naofa	341	299	-42
18225A	S N Mhuire Miliuc	136	99	-37
Total Enrolment		12,361	13,064	+703

With respect to post-primary schools in the area, enrolment rates have broadly increased in the recent 5-year period, as shown in Table 4.2, with 9 No. schools recorded as having increased enrolments from 2015/16 to 2020/21. There was an overall increase of 1,132 No. students within the cohort, equivalent to a c. 15% increase in enrolments, which was largely aided by the establishment of 3 No. new schools within the area (Limerick City East SS, Thomond Community College and Mungret Community College) during this period.

Of the 4 No. post- primary schools located closest to the subject site, Laurel Hill Secondary School FCJ and Crescent College Comprehensive increased in enrolments by c. 8% and c. 1% respectively, while Laurel Hill Colaiste FCJ and St. Clement's College declined by c. 3% and c. 10% from 2015/16 to 2020/21.

Table 4.2: Historic Change in Enrolment (Post-Primary) in Recent 5-year Period				
Limerick City & Environs School Planning Area		Enrolment Year		Historic Change
Roll No.	School Name	15/16	20/21	5-year trend
64240G	St Munchin's College	621	680	+59
64290V	Ardscoil Mhuire	418	580	+162
76101I	Gaelcholáiste Luimnigh	565	675	+110
64201T	Ardscoil Ris	740	738	-2
68309N	Limerick City East Secondary School	-	204	+204
76414G	Thomond Community College	-	549	+549
64310B	Villiers Secondary School	602	560	-42
64200R	Colaiste Mhichil	490	330	-160
64250J	Coláiste Nano Nagle	567	324	-243
64260M	Laurel Hill Secondary School FCJ	624	675	+51
64270P	Laurel Hill Coláiste FCJ	417	404	-13



64220A	St Clement's College	524	474	-50
76073G	Castletroy College	1,209	1,218	+9
81014R	Crescent College Comprehensive	877	885	+8
76476F	Mungret Community College	-	490	+490
Total Enrolment		7,654	8,786	+1,132

4.1 Future Growth Projections

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

"While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome should migration remain strong, or M2F2 should migration soften over the coming years... Enrolments in primary schools in Ireland in 2019 stood at 567,716, down slightly on 2018 (567,772). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 451,971 by 2034. This is 115,745 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 464,984 by 2038, a rise of some 13,000 over the four years 2034 to 2038."

[DES Enrolment Projections – Our emphasis.]

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

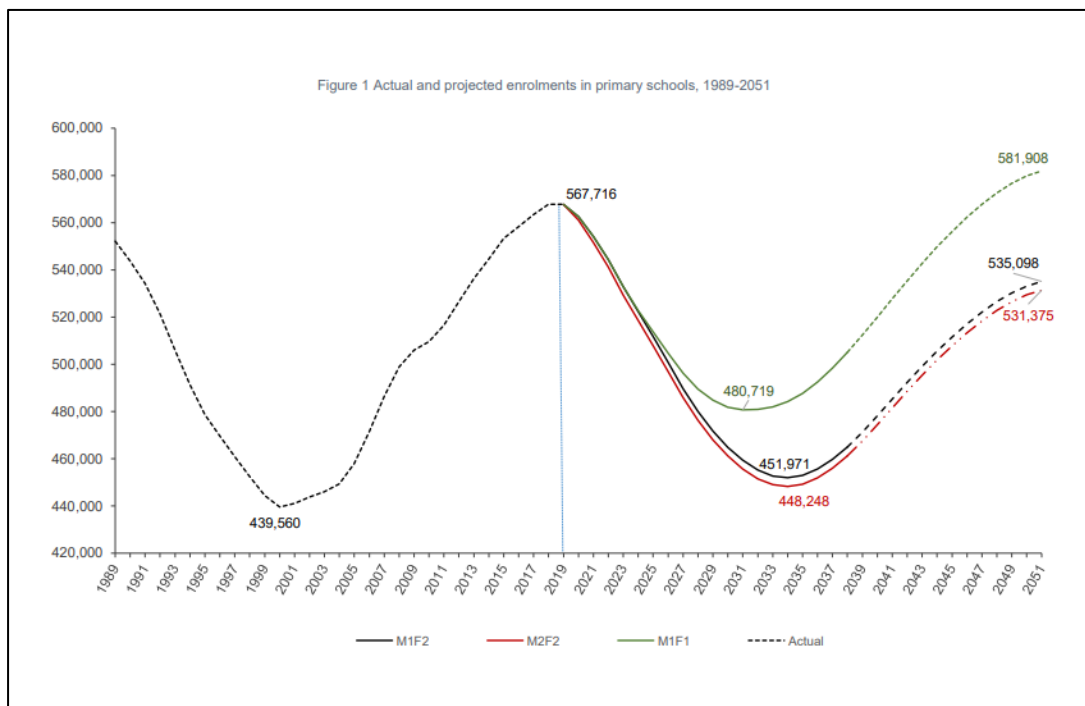


Figure 4.1: Actual and projected enrolments in primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2020.

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

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

[DES Enrolment Projections – Our emphasis.]

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

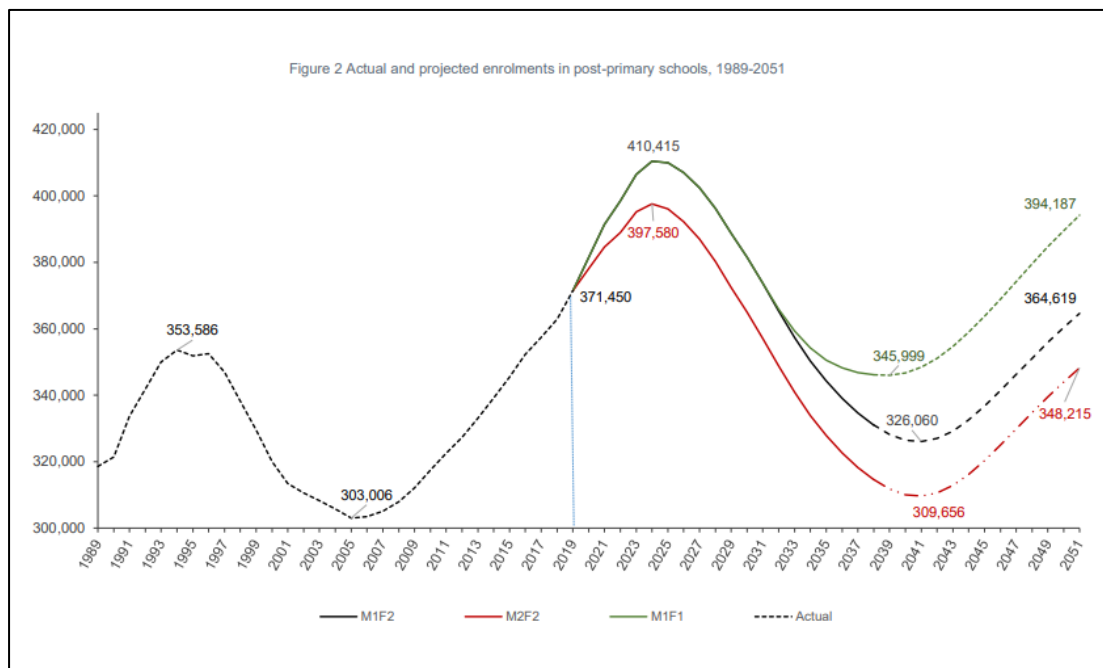


Figure 4.2: Actual and projected enrolments in post-primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2020.

4.1.1 Potential Impact on Local Schools

If the regional population projection from the 'M1F2' scenario¹¹ for primary schools is applied to the current enrolment figures within the Limerick City & Environs School Planning Area, a decrease of c. 9% could be expected at the primary level by the 2025/26 enrolment year, an estimated reduction of 1,176 No. students across the 46 No. existing schools.

At the post-primary level, an increase of c. 7.5% could be expected by 2025/26, equivalent to an additional 659 No. students across the 15 No. schools, as shown in Table 4.4. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the national population projections included in the most recent DES report¹² and do not represent localized values.

Table 4.4: Projected Enrolment Trends – 2020 to 2025				
Limerick City & Environs SPA	Enrolment Year		Future Trends (5-year)	
	2020/21	2025/26 ¹³	% Change	Est. Change
Primary Schools (46 No. schools)	13,064	11,888	9% decrease	-1,176
Post-Primary Schools (15 No. schools)	8,786	9,445	7.5% increase	+659

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

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

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



5.0 PLANNED SCHOOL PROVISION

5.1 Limerick City Development Plan 2010-2016 (as extended)

Limerick City and County Council published the extended *Limerick City Development Plan 2010 – 2016* (LCDP) on 29th May 2017, which will remain in force for the area until the adoption of the new draft *Draft Limerick City and County Development Plan 2022-2028*, currently undergoing public consultation. The LCDP states the following with regard to future schools' provision in *Chapter 8*:

“The provision of suitable and adequate primary and secondary education is an essential element of any community... [sets out the] need for close liaison between Planning Authorities and the Department coordinated in this regard.

No substantial residential development should proceed without an assessment of existing schools' capacity or the provision of new school facilities in tandem with the development. Limerick City Council considers that more intensive use can be made of many of the school sites and therefore supports the sharing of these facilities for a range of community activities.”

[Chapter 8, LCDP]

Chapter 8 of the LCDP also contains a number of relevant policies for the delivery of additional educational infrastructure throughout the County, which are summarised in Table 5.1 as follows:

Table 5.1: Select Policies for Educational Development	
Policy	Description
SC 2	<i>It is the policy of Limerick City Council to support the provision of education and training facilities to serve the needs of the City and the Region.</i>
SC 3	<i>It is the policy of Limerick City Council to support the sustainable development of third level institutions in the City.</i>
SC 4	<i>It is the policy of Limerick City Council to ensure that school and college sites are made available in accordance with the code of practice for Planning Authorities.</i>
SC 5	<i>It is the policy of Limerick City Council to support the concept of multi-campus style school facilities.</i>
<i>LCDP, Chapter 8 - Our emphasis.</i>	

Guidance for the development of the South Circular Road/Ballinacurra area, including the subject site, is also provided in Chapter 14 of the LCDP, which states:

“The former Limerick Race Course represents one of the largest remaining undeveloped land banks in the City which when integrated with the adjacent Allendale developments represents the newest housing area in the City. This development already includes a small Neighbourhood Centre. Developed open space and recreational facilities are limited but there is a significant green land bank incorporating the Baggott Estate and the former racecourse lands to service the area with the sporting clubs located at Portland Park, Catholic Institute and Young Munster RFC.

Key issues identified in the course of preparing the plan are the proposed Green Routes, the development of open space, the impact of school traffic in the area as well as general traffic congestion in the area. The development of the former race course area is also of concern to the residents of the area.”

[Chapter 14, LCDP]

We note that no specific locations for educational development are indicated in the immediate vicinity of the subject site on the *Limerick City Development Plan 2010-2016 (as extended) Land Use Zoning Map* (see Figure 5.1 below), with the nearest institutional zoning located c. 1km to the north on the grounds of Mary Immaculate College (MIC). However, specific objectives for the development of additional schools’ infrastructure within the area are included in Chapter 14, as follows:

“To examine means of reducing traffic congestion at peak times through more sustainable and coordinated school mobility planning; and

To support the continuing development of Mary Immaculate College in a manner that does not adversely impact of the amenities of the area.”

[Selected objectives from Chapter 14, LCDP]

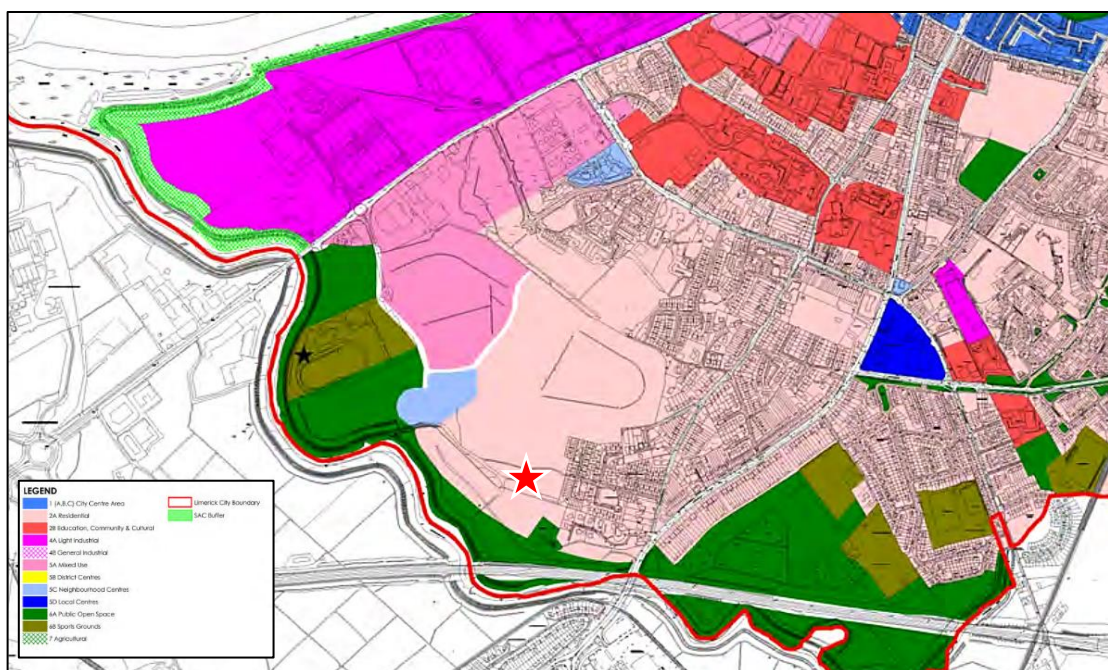


Figure 5.1: Extract of *Land Use Zoning Map 1, Limerick City Development Plan 2010-2016 (as extended)*. Location of subject site indicated by red star. Source: Limerick City & County Council, 2021.

5.1.1 Draft Limerick City Development Plan 2022-2028 (Draft LCDP)

The *Draft Limerick City and County Development Plan 2022-2028 (Draft LCDP)* is currently being prepared, having recently undergone public consultation for the preliminary *Issues Paper* from August to October 2020. With respect to the development of additional education and lifelong learning opportunities within the area, the *Issues Paper* states:

*“...In recent years a number of secondary schools have closed, including St Enda’s Community School, Salesians and Scoil Carmel. Equally a number of smaller schools have amalgamated in the County, such as St Ita’s College, the Vocational School and St Joseph’s Secondary School in Abbeyfeale, to create a larger school. **In recent years, a number of new schools have been built in the environs of the City, Gaelscoil Raithin has relocated from temporary accommodation in Dooradoyle to a new purpose-built school in Mungret, also Limerick City East Educate Together have relocated from temporary accommodation to Mungret.***

New schools currently in the planning system include a new Community College for Mungret and a new facility for Gaelcholáiste Luimnigh at Clare Street and a new Educate Together Secondary School at Ballysimon. The preparation of the proposed Development Plan will consider population trends and in consultation with the Department of Education will ensure that adequate lands are zoned at appropriate locations to meet future educational requirements.”

*[Section 2.2, Community & Recreation, Issues Paper, Draft LCDP - **Our emphasis.**]*

The location of all existing schools’ facilities within the County is also provided as Figure 3 of the *Background Paper for Community & Recreation*, which has been reproduced as Figure 5.2 below for reference.

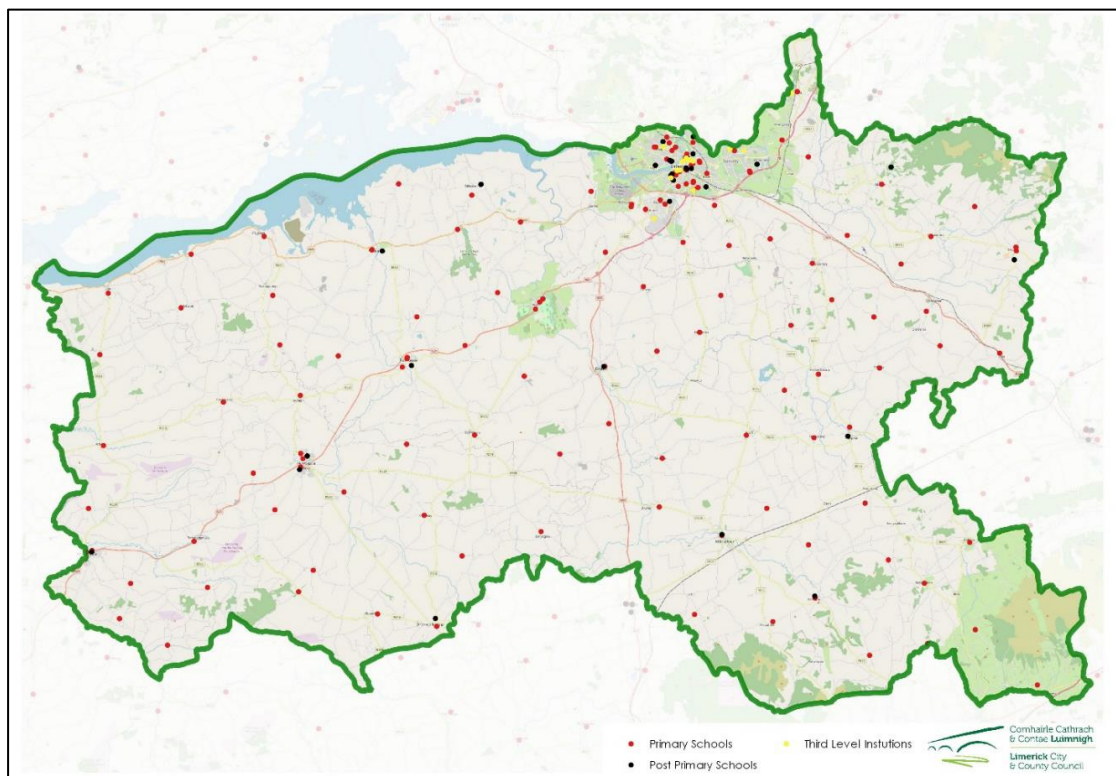


Figure 5.2: ‘Primary and Secondary Schools Throughout Limerick’ Map provided as Figure 3 of Background Paper – Community & Recreation, included with the Issues Paper for the *Draft Limerick City and County Development Plan 2022-2028* (Draft LCDP).

5.2 New Schools to be Established from 2019 to 2022

The Department of Education and Skills (DES) announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022¹⁴. We note that no new primary schools or post-primary schools were identified for development within the Limerick City & Environs School Planning Area (SPA) at this time; however, the announcement identified that a new post-primary school with capacity for 600 No. pupils (i.e., Limerick City East Secondary School) had recently opened within Limerick City & Environs (East) in 2018.

With respect to other large-scale education projects in the vicinity of the Limerick City & Environs SPA, there were 10 No. school facilities identified under the *DES School Building Programme 2019-2022* currently under development as of June 2021 (see Table 5.2), including planned upgrades to the Laurel Hill Secondary School located c. 1km north of the proposed development site.

Table 5.2: Status of Large-Scale Projects in Vicinity of Limerick City & Environs SPA ¹⁵			
Ref.	Roll No.	School Name & Address	Status
242	17937H	Monaleen NS, Castletroy	Stage 2b (Detailed Design)
244	20405O	St Mary's NS, Limerick City	Stage 1 (Preliminary Design)
245	64200R	Coláiste Mhichíl, Sexton St	Stage 1 (Preliminary Design)
254	64200R	Coláiste Mhichíl, Sexton St	Stage 1 (Preliminary Design)
255	64260M	Laurel Hill Secondary School, Limerick City	Pre Stage 1
	64270P	Laurel Hill Coláiste FCJ	
247	64290V	Ard Scoil Mhuire, Corbally	Project Brief Stage
248	68309N	Limerick ET Secondary School	Stage 3 (Tender Stage)
250	76101I	Gaelcholáiste Luimnigh	Stage 2b (Detailed Design)
251	76476F	Mungret Community College	Stage 2b (Detailed Design)
252	81014R	Crescent CS, Limerick City	Stage 2b (Detailed Design)

¹⁴ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

¹⁵ Source: *Current status of large-scale projects being delivered under the school building programme* list published 30 June 2021. Source: <https://wayback.archive-it.org/11501/20210722020027/https://www.education.ie/en/Schools-Colleges/>



6.0 CONCLUSION

There are 46 No. existing primary schools and 15 No. post-primary schools currently operating in the Limerick City & Environs School Planning Area to which the subject site belongs. These facilities cater to a student population of c. 13,000 No. primary school students and c. 8,800 post-primary students and have demonstrated moderate levels of growth in the recent 5-year period.

With respect to future enrolments, we note that a c. 9% decrease in enrolments at the primary school level and a c. 7.5% increase in post-primary school enrolments is anticipated for the State from 2020 to 2025, with respect to the most recent full-time enrolment projections published by the Department of Education and Skills.¹⁶

At a national level, no new schools were proposed to be delivered within the Limerick City & Environs School Planning Area in the short term under the *2019-2022 DES School Building Programme*. However, we note that upgrade or expansion works were ongoing for 9 No. existing educational facilities within Limerick City as of March 2021, with respect to the most recent DES projects list, including Laurel Hill Secondary School FCJ to the north of the proposed development site, and a new post-primary school with capacity for 600 No. pupils (i.e., Limerick City East Secondary School) recently opened within Limerick City & Environs (East) in 2018.

We note that while no specific objectives for the development of additional schools within the South Circular Road/Ballinacurra area are included within the current *Limerick City Development Plan 2010-2016 (as extended)*, there are 3 No. new schools identified within the *Issues Paper* for the *Draft Limerick City and County Development Plan 2022-2028* (including a new Community College for Mungret, a new facility for Gaelcholáiste Luimnigh at Clare Street and a new Educate Together Secondary School at Ballysimon), which will bolster the educational network within Limerick City & Environs in support of future development.

As no new educational facilities are proposed to be provided in the Limerick City & Environs School Planning Area by the DES in the short term, it is considered that the future demand generated by the proposed development (i.e., 306 No. places - including 179 No. primary and 127 No. post-primary school children) is likely be absorbed by the existing schools network and planned upgrades currently underway for these facilities.

¹⁶ Source: *Projections of full-time enrolment, Primary and Second Level 2020-2038 (DES, November 2020)*
<https://www.education.ie/en/Publications/Statistics/projections/projections-of-full-time-enrolment-primary-and-second-level-2020-2038.pdf>



Appendix A: Description of Development

Voyage Property Limited intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development with a total application site area of c.10.5 ha (with a substantive residential site development area of c.7.9 ha), on lands at the former Greenpark Racecourse, Dock Road, Limerick, principally bounded by existing undeveloped lands to the north, south and west and the adjoining Log na gCapall Housing Estate and Greenpark Avenue to the east. The application site includes the proposed access road (374m in length, including two lanes for vehicles, a roundabout, cycle lanes and pedestrian footpath) which connects to Dock Road at the north-western corner of the former Greenpark Racecourse lands and runs adjacent to the Limerick Greyhound Stadium.

The development with a total gross floor area of c. 36, 879 sq m will consist of the provision of 371 no. residential units comprising 157 no. two storey houses (consisting of 10 no. 4 bedroom units, 110 no. 3 bedroom units and 37 no. 2 bedroom units); 76 no. three storey duplex units (consisting of 14 no. 3 bedroom units, 38 no. 2 bedroom units and 24 no. 1 bedroom units) and 138 no. apartments (consisting of 92 no. 2 bedroom units and 46 no. 1 bedroom units arranged in 3 no. blocks ranging between 4 and 5 storeys together with communal amenity space) and a two storey childcare facility (550 sq m), including all private, communal and public open space provision (including balconies and terraces to be provided on to front and rear elevations, private rear gardens and related play areas); surface car parking (510 no. spaces in total, including accessible spaces); car sharing provision; electric vehicle charging points; bicycle parking (long and short stay spaces including secure stands); storage areas; internal roads and pathways; hard and soft landscaping and boundary treatments; piped infrastructural services and connections; plant; revised entrances and tie-in arrangements to adjoining roads, including emergency access via Log na gCapall and Greenpark Avenue and pedestrian and cyclist access via Log na gCapall; waste management provision; solar panels; attenuation tank and related SUDS measures; signage; public lighting; bulk earthworks; and all site development and excavation works above and below ground. Vehicular access to the site will be from Dock Road, via the proposed access road.