

Strategic Housing Development  
Planning Application  
Schools Demand and Childcare Facilities Assessment  
For lands at Hollystown Kilmartin Dublin 15

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## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	Background .....	4
1.2	Methodology .....	5
1.3	Summary .....	6
<b>2</b>	<b>SITE LOCATION AND CONTEXT .....</b>	<b>10</b>
2.1	Site Description .....	10
2.2	Population Profile .....	12
2.3	Proposed Development Characteristics .....	15
<b>3</b>	<b>PLANNING POLICY .....</b>	<b>16</b>
3.1	Fingal County Development Plan .....	16
3.2	Kilmartin LAP 2013-2019 (as extended) .....	18
3.3	Childcare Facilities Guidelines for Planning Authorities (2001) .....	19
3.4	Sustainable Residential Development in Urban Areas (2009) .....	20
3.5	Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020 .....	20
3.6	The Provision of Schools and the Planning System .....	21
3.7	Better Outcomes, Brighter Futures – The national policy framework for children and young people 2014 – 2020 (DCYA, 2014). .....	21
3.8	Regional Spatial Economic Strategy (RSES) .....	21
<b>4</b>	<b>PROVISION OF SERVICES .....</b>	<b>22</b>
4.1	Childcare Services Assessment .....	22
4.2	Schools Assessment .....	27
<b>5</b>	<b>ASSESSMENT CONCLUSION .....</b>	<b>33</b>

## 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 Hollystown Kilmartin Dublin 15. It has been prepared in support of a Strategic Housing Development application to An Bord Pleanála on behalf of Glenveagh Homes for lands at Hollystown Kilmartin, Dublin 15 (hereafter called ‘the site’).

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 Kilmartin LAP (2013 as extended); 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:

<b>Objective PM74</b>	<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>
<b>Objective PM75</b>	<i>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.</i>
<b>Objective PM76</b>	<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 in relation to nearby schools and childcare infrastructure. This Report has also conducted a survey of the existing childcare facilities to assess current capacity and vacancies.

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

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.<sup>1</sup> Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.<sup>2 3</sup>

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

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

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

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

### 1.3 Summary

The proposed development comprises 548 no. units. The following table outlines the unit mix:

	Unit	Percentage
1 bed	59	10.8%
2 bed	165	30.1%
3 bed	287	52.4%
4 bed	37	6.7%
Total	548	100%
Excl 1 bed units	489	89.2%

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.10.8% one bed units which, as per the above, should be discounted in the calculation of the requirement, resulting in 489 no. 2, 3 and 4-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 c.130 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 489 no. of applicable units by average no. of children per family (1.38) giving an anticipated child population of c. 675.

With an area specific percentage breakdown of population in 0-4 age group (see Section 2) of 11%, this indicates a pre-school childcare potential requirement of c. 74 no. childcare places, noting that not all families will avail of crèche facilities.

It is submitted that this assessment takes into account both the standard application of childcare place requirements as per the Sustainable Urban Housing Guidelines of c.130 places, in addition to the

average family unit size as per Census 2016 and an area specific age profile requirements, of c. 74 no. places ie. a range of c. 74-130 childcare spaces generated by the proposed development.

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 c.18 no. childcare facilities with a total capacity of c.660, all of varying scales of operation.

The proposed development provides for 3 no. childcare facilities for children ranging in ages from 0-4 years. The proposed facilities are provide in excess of this requirement as they are intended to cater for the Applicants entire landholding, set out in the *Framework Plan* (prepared by BSM) submitted with this application documentation.

Given the presence of the Outer Public Safety Zone in which there is an upper limit to the population or employment density allowable it is not appropriate to provide childcare facilities within Site 1 (Reg. Ref.FW21A/0042), or Sites 2&3 encompassed in this application. Therefore, childcare facilities are proposed at the Local Centre lands, proximate to existing educational and community facilities and located within a residential and mixed use area, easily accessible to public transport facilities, and to future and existing residential development.

The proposed development provides for the following childcare facilities to be delivered:

Facility	Unit Size	Approx. No. Childcare Spaces
Creche – (standalone)	c.530sqm	c.106 spaces
Creche – (Block D)	c. 500sqm	c. 100 spaces
Montessori – (Block D)	c. 280sqm	c. 60 spaces
Total Childcare Provision	c. 1,310sqm	c. 266 spaces

In summary, the required childcare spaces generated by this proposed development, is in a range of c. 74-130 no. childcare places. The capacity of the childcare facilities proposed exceeds the required number of childcare spaces, in addition to existing and permitted childcare facilities in the area.

Further, the lands in the ownership of the applicant proximate to this proposed development and zoned for residential development under the Fingal Development Plan (2017-2023) and the Kilmartin Local Area Plan (2013 as extended) do not afford the ability to provide childcare facilities within those lands due to the restrictions of the Airport Public Safety Zones. The possible future residential unit numbers following zoning and policy guidelines could be c. 470 units / households, subject to future planning applications.

Using this potential number of units as a guide, and applying the average no. of children per family (1.38), this gives an anticipated child population of c. 650. With an area specific percentage breakdown of population in 0-4 age group (as set out above and at Section 2) of 11%, this indicates an a pre-school childcare potential requirement of c. 70 no. childcare places. Alternatively, using Sustainable Urban Housing Guidelines, c. 125 spaces, giving a future requirement range of c.70-125 spaces.

This illustrates that the childcare provision proposed with this application for development meets the requirements of the current proposed development and the potential residential development that could be delivered on the zoned lands within the applicant's ownership.

### Schools

The proposed development comprises c.10.8% of 1-bed units. As a result, it is considered the 2, 3 and 4-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 1 bed units from consideration, with regard to demand for school place generation, providing a total of 489 units for the purposes of child population calculations.

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 489 no. of applicable units by average no. of children per family (1.38) giving an anticipated child population of c. 675. With an area specific percentage breakdown of population in 05-12 age group (see Section 2) of 18.6%, this indicates a potential requirement of c. 125 primary school places.

Within 2km of the subject site there are 4 No. primary schools, within 5 km there are 21. Of these 17 are Catholic, 1 No. Church of Ireland, and 3 No. multi / inter denominational. The total capacity of these schools is c.7,645.

The potential requirement generated by this proposed development represents c.1.64 % of the potential capacity of the existing schools.

Similarly, with an area specific percentage breakdown of population in 13-18 age group (see Section 2) of 7.4%, this indicates a potential requirement of c. 50 no. post-primary school places.

Within 5km of the subject site there are 7 no. post-primary schools comprising 2 No. Catholic schools and 5 No. inter / multi denominational schools. While the current available capacity is unclear these schools can cater for c.4,774 No. pupils.

The potential requirement generated by this proposed development for post-primary places represents c.1.05 % of the potential capacity of the existing schools.

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 15 and immediate area. See Section 4.3 for further details of future provision in the area.

A large portion of land within the Applicants landholding has been earmarked for the future delivery of a school. Considering the significant capacity of the schools in the 5km radius of the site and the future planned schools in the area, we submit that there is sufficient capacity to cater for the proposed

development, and that these zoned lands have been considered by the Department of Education in their assessment for future school demand.

## 2 SITE LOCATION AND CONTEXT

### 2.1 Site Description

The subject site is located within Fingal County Council, approximately 3 km north of Blanchardstown town centre and approx. 1.3km east of the border with County Meath. As such the lands are subject to the Fingal County Council Development Plan 2017-2023, in addition to part of the lands falling within the Kilmartin Local Area Plan 2013-2019 (as extended), which provides further detail in relation to the development of the subject lands.

The lands are predominately greenfield in nature, part of which were previously in use as Hollystown golf course. The proposed development lies within a larger Glenveagh Homes landholding, as per Fig. 2.1 below.

Site 1 has secured planning permission for 69 no. houses (Planning Reg. Ref. FW21A/0042).

This current application for part of the Local Centre lands, plus Sites 2&3, seeks to further deliver residential development on this zoned landbank.

Future phases of development on lands zoned residential, further west of the subject application site, comprises c. 17.8ha, notionally providing a future population on these lands of c. 1,370. As these lands fall within the Airport Outer Public Safety Zone / Airport Noise Zone B, delivery of childcare facilities is restricted.

The provision of childcare facilities is therefore centred at the Local Centre, and provision is made for this requirement.

Two no. schools are located directly to the south of Sites 2&3 / west of the Local Centre, with residential uses beyond at Tyrrelstown, and a recently developed residential area located to the east at Hollywoodrath.

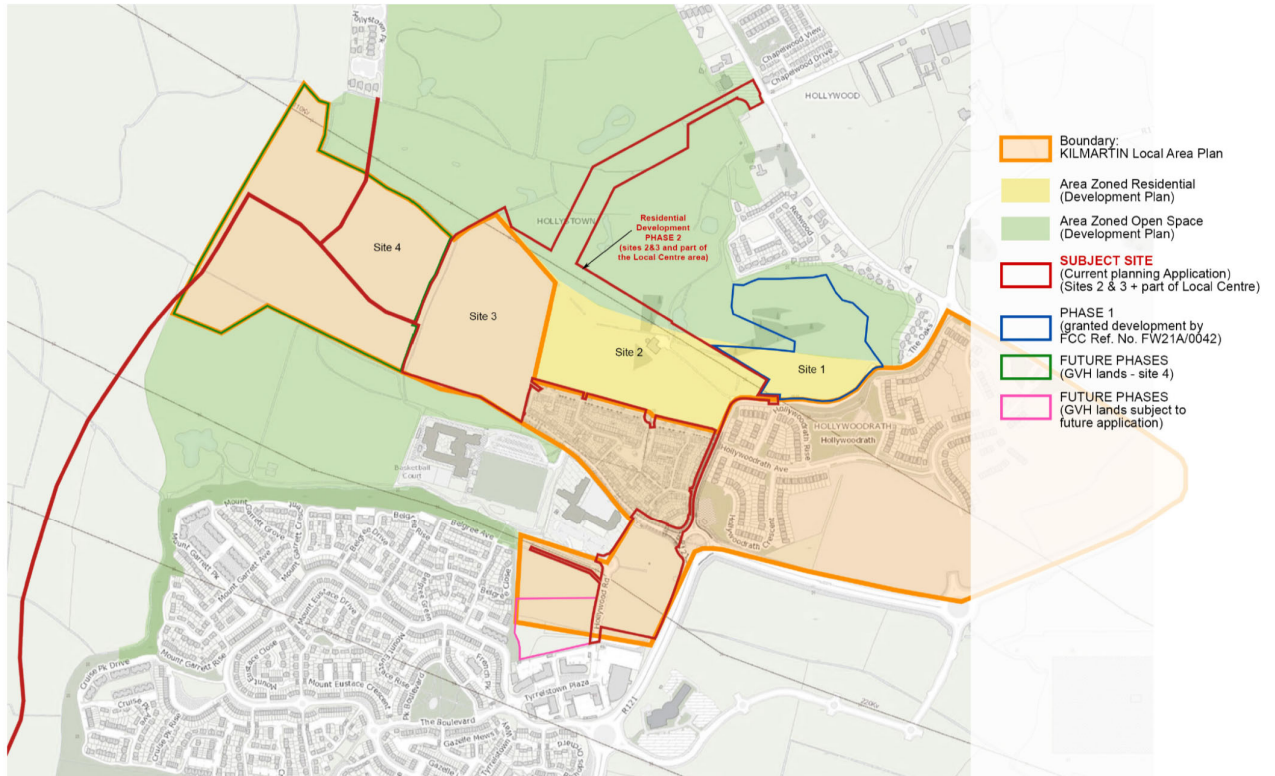


Figure 2.1: Site location within wider GVH Landholding

Based on population data from the 2016 Census the area has experienced pronounced population growth since the 2006 Census. The area is growing at a rate which is beyond that of The State average and for County Fingal, and Dublin City (as per Table 2.2).

Electoral Divisions (ED's)	2006	2006-2011 change	2006-2011 % change	2011	2011-2016 change	2011-2016 % change	2016
The Ward (04041)	5,181	3,060	59.1%	8,241	1,361	16.5%	9,602

	2011 <sup>4</sup>	2016 <sup>5</sup>	% change
Electoral District (see fig. 2.2)	8,241	9,602	16.5
Fingal County Council	273,991	296,020	8
Dublin City Council	527,612	554,554	5.1
State	4,588,252	4,761,865	3.8

<sup>5</sup> <http://census.cso.ie/sapmap/>

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) to be 1.38. In addition Table 2.3 below provides an overview of the child age groups in The State.

CSO Census 2016 data indicated that the population of pre-school children (typically 0 -4 years) stands at 331,515 children (6.96% of the National Population). In 2011, this cohort stood at 356,329 (7.76% of the National Population). This is a decrease of 7% compared to the 2011 Census. According to the CSO, this downward trend of the 0-4 is primarily due to a fall in births since 2009.

Age Profile 2016	0-4		5-12		13-18	
	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 The State of school going ages (Source: CSO, 2016)

Fingal County has experienced a decrease in its pre-school population by 6.7% for the same period (2011-2016). This follows the natural decrease trend at national level.

However, focusing on the Ward Electoral Division in which the site is located, the ED itself has increased in population by 16.5 % since 2011. The percentage of children of pre-school age has fallen by 226 persons (2% of the electoral division) from 1308 to 1082, with growth in both the 05-12 and 13-18 year age groups. Both pre-school and primary age groups represent a larger percentage of the population than those found at The State level. (see Table 2.4 below).

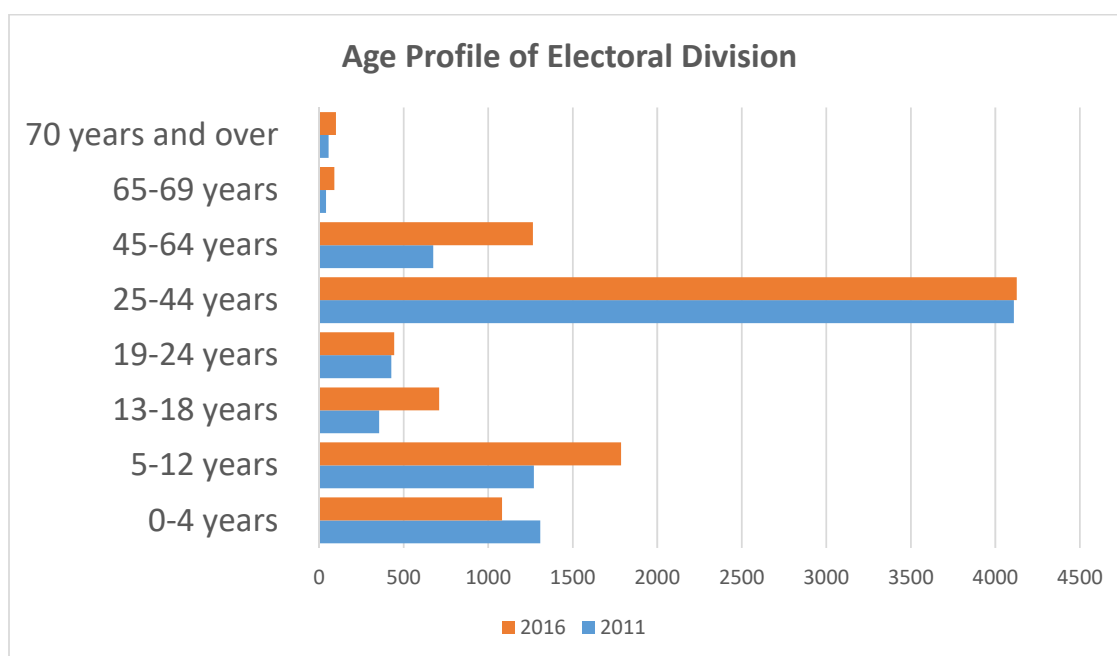


Figure 2.3: Overview of changes in the age profile of the Ward Electoral division (Source: CSO, 2016).

	2011	2016	Change	Change %
The Ward Electoral Division	8,241	9,602	1,361	14%
0-4 years	1308	1082 (11%)	-226	-2%
5-12 years	1271	1786 (18.6%)	515	5%
13-18 years	355	710 (7.4%)	355	4%

Table 2.4: The Ward ED - overview of age profile of school going ages (Source: CSO, 2011)

## 2.3 Proposed Development Characteristics

The proposed development comprises 548 no. units. The following table outlines the unit mix:

	Unit	Percentage
1 bed	59	10.8%
2 bed	165	30.1%
3 bed	287	52.4%
4 bed	37	6.7%
Total	548	100%
Excl 1 bed units	489	89.2%

For the purposes of assessing the potential childcare and schools demand, we have discounted the 1 bed 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 2020* (See Section 3.3 below). The proposed development comprises 489 no. 2, 3 and 4 bed residential units.

The proposed development provides for the following childcare facilities to be delivered:

Facility	Unit Size	Approx. No. Childcare Spaces
Creche – (standalone)	c.530sqm	c.106 spaces
Creche – (Block D)	c. 500sqm	c. 100 spaces
Montessori – (Block D)	c. 280sqm	c. 60 spaces
Total Childcare Provision	c. 1,310sqm	c. 266 spaces

### 3 PLANNING POLICY

#### 3.1 Fingal County Development Plan

##### Childcare

The subject lands are located in the administrative area of Fingal County Council, as such are subject to the Fingal County Development Plan 2017-2023. The following considerations are pertinent to the subject lands.

Section 3.2 of the Development Plan sets out the strategy in regard to creating sustainable communities.

In regard to Childcare Facilities the Development Plan sets out the following considerations:

<b>Objective PM74</b>	<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>
<b>Objective PM75</b>	<i>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.</i>
<b>Objective PM76</b>	<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>

##### Tyrrelstown Development Plan Objectives

<b>Objective Tyrrelstown 1:</b>	<i>Provide for appropriate mixed use development which enhances local services and community facilities and which has a residential element.</i>
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##### 3.1.2 Schools

Fingal County Council will consider 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*’.

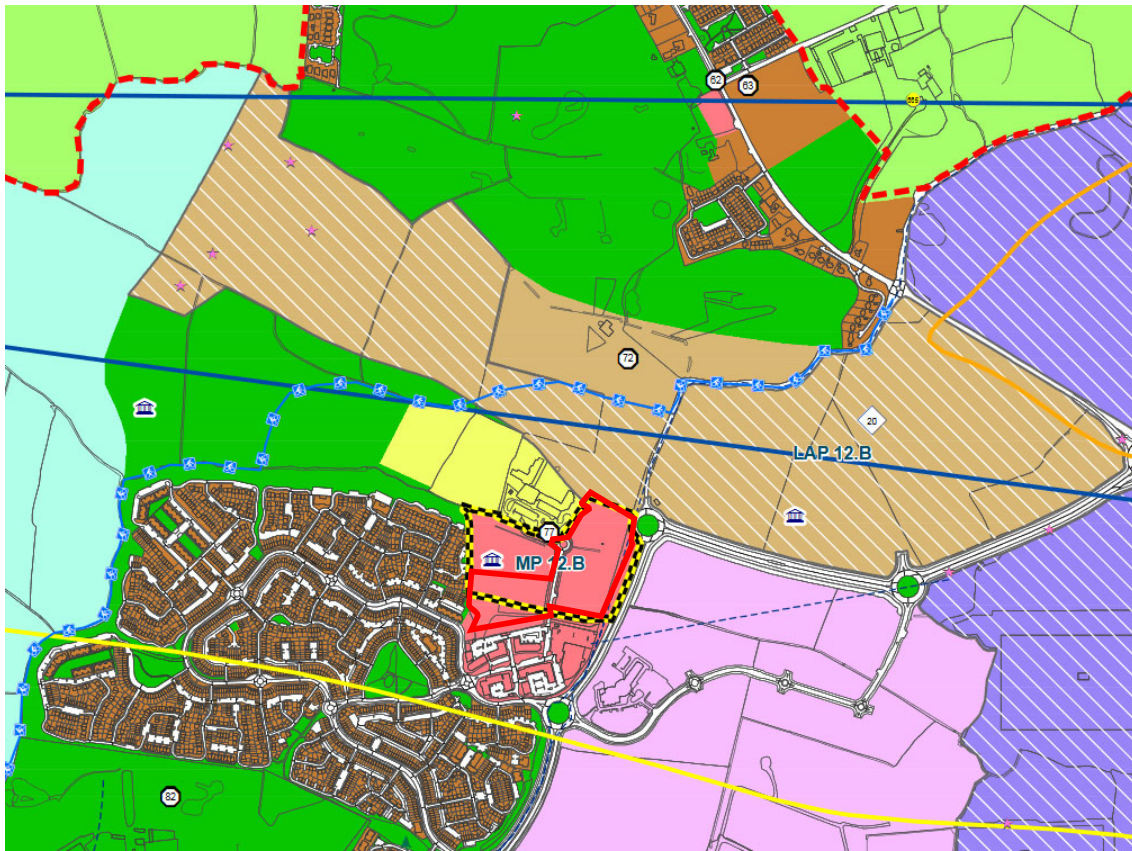
New schools shall be developed in areas where new/additional schools are required as identified by the Department and/or within existing school/ education sites.

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.*



**Figure 3.1: extract from the Fingal Development Plan Zoning Map 10 (Source: FCC, 2019).**

We note a number of map based symbols in the area indicating the location of future schools.



**'Proposed School'**

There are a number of areas designated for the provision of future schools in the area in the Development Plan. The future school site is located on the Local Centre lands immediately west of the subject Local Centre lands and south of the existing educational facilities at this location (as per Fig. 3.1 above). Two further future school sites are identified in close proximity to the subject application lands (i) further to the west of the current educational facilities, and south of the LAP zoned lands (hatched brown in the zoning extract map above), and (ii) in the LAP lands east of the subject application lands.

### 3.2 Kilmartin LAP 2013-2019 (as extended)

#### Childcare

Within the Kilmartin LAP, the Vision Statement for zoning objective 'LC' states: *"Provide a mix of local community and commercial facilities for the existing and developing communities of the County. The aim is to ensure local centres contain a range of community, recreational and retail facilities, including medical/dental surgeries **and childcare facilities**, at a scale to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. The development will strengthen local retail provision in accordance with the County Retail Strategy."*

Section 4.4.6 details the approach to childcare facilities in the LAP emphasising that the provision of adequate childcare facilities is a crucial component of social infrastructure for the area.

Further childcare facilities are to be provided in accordance with relevant guidelines. The location of childcare facilities will take account of existing geographical distribution of facilities. All premises must be capable of providing outdoor play space or have safe or easy access to a safe outdoor play area.

In this regard **Objective CF01** requires: *Childcare facilities shall include outdoor play space or have safe and easy access to a safe outdoor play area.*

#### Schools

There are a number of areas designated for the provision of future schools in the area in the LAP. The LAP states that an additional primary school site and post primary school site are required. The site for the primary school is located on the LC lands immediately west of the subject Local Centre lands and south of the existing educational facilities at this location (as per LAP map in Fig. 3.2 below). The site for the secondary school is located to the east of the LAP lands, with a further proposed primary school site indicated to the far west and south of the LAP lands (but located within the Airport Public Safety Zone).

Further the LAP states that given the level of provision in existing and proposed school sites within the local area, the need for both the primary school and post-primary school site reservations will be assessed on an ongoing basis. Development of school facilities can occur in any phase subject to demand.

In the event that the reservations for schools are no longer required, the sites will revert to the relevant residential or local centre land use designation.

LAP Objective ECI01 states that: *Where reservations for schools are no longer required, the sites will revert to a residential land use designation.*

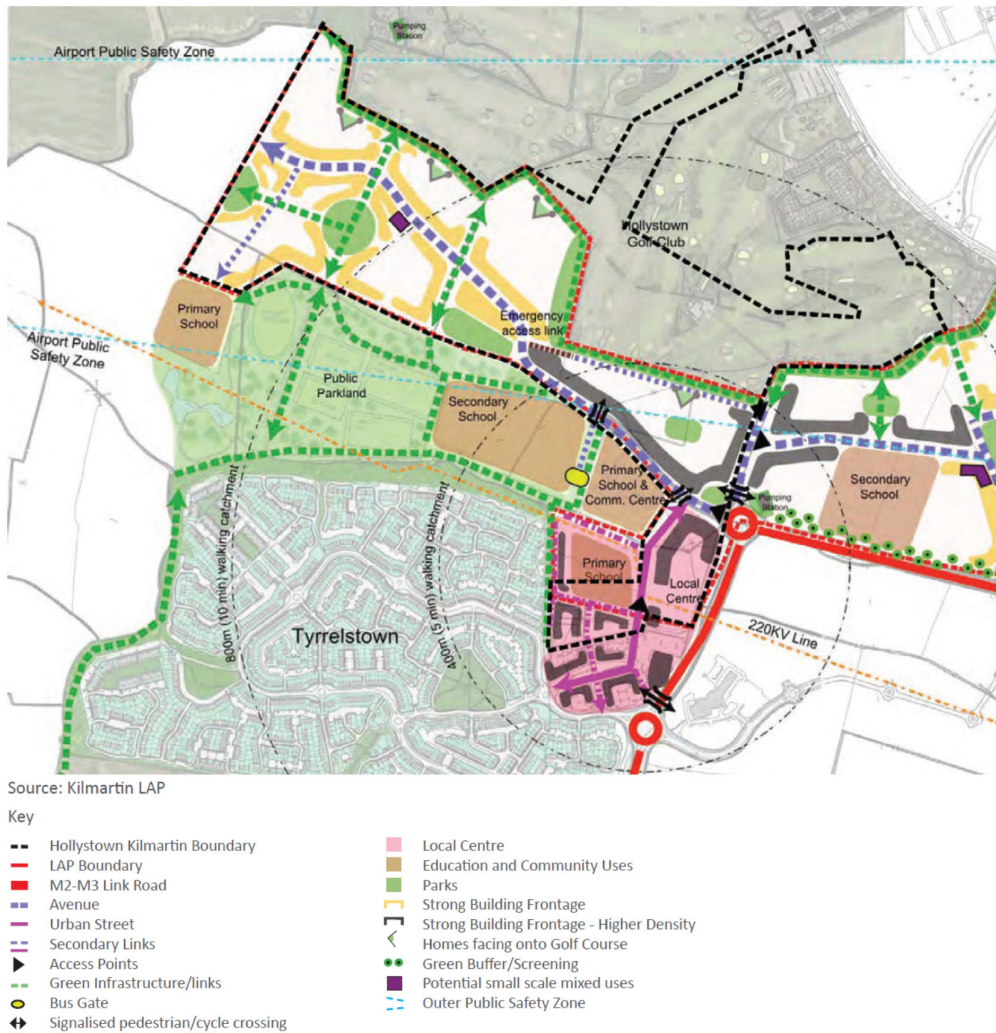


Figure 3.2: Kilmartin LAP (Source: FCC).

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

Childcare Facilities Guidelines for Planning Authorities, published in June 2001, provide a framework to guide 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.*

### 3.4 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 of these Guidelines.

### 3.5 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020

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 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).

Approximately 10.8% of units in this proposed development are 1 bedroom apartments and therefore this emerging policy stance should be considered by An Bord Pleanála. It should be noted that approximately 89.2% of the residential units are 2, 3 and 4-bed units. It is therefore anticipated that the potential for children to be living in the scheme is therefore limited to 489 no. units in accordance with new Guidelines.

The Applicant has given due consideration to the provision of a childcare facility during the design phase of the subject scheme.

### 3.6 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.*

### 3.7 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 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 a number of regional policy objectives (RPO’s) within the RSES which support the provision of and access to social infrastructure:

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

## 4 PROVISION OF SERVICES

### 4.1 Childcare Services Assessment

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.

Figure 4.1 below outlines the number and distribution of childcare facilities in the area. Within 2 km there are c.18 no. childcare facilities with a total capacity of c.661, all of varying scales of operation. Given the relatively low population density of the surrounding neighbourhoods there is a high number of childcare facilities in the area.

#### 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.

We note 1 No. crèche facility with a gross floor area of c.709 sqm. which is permitted under FCC Reg. Ref. F16A/0148.

#### 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 c.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 4.1: Illustration of enrolment and vacancy in Fingal. (Source DCYA / Pobal, 2019).

Hollystown Kilmartin SHD  
Schools Demand and Childcare Facilities Assessment

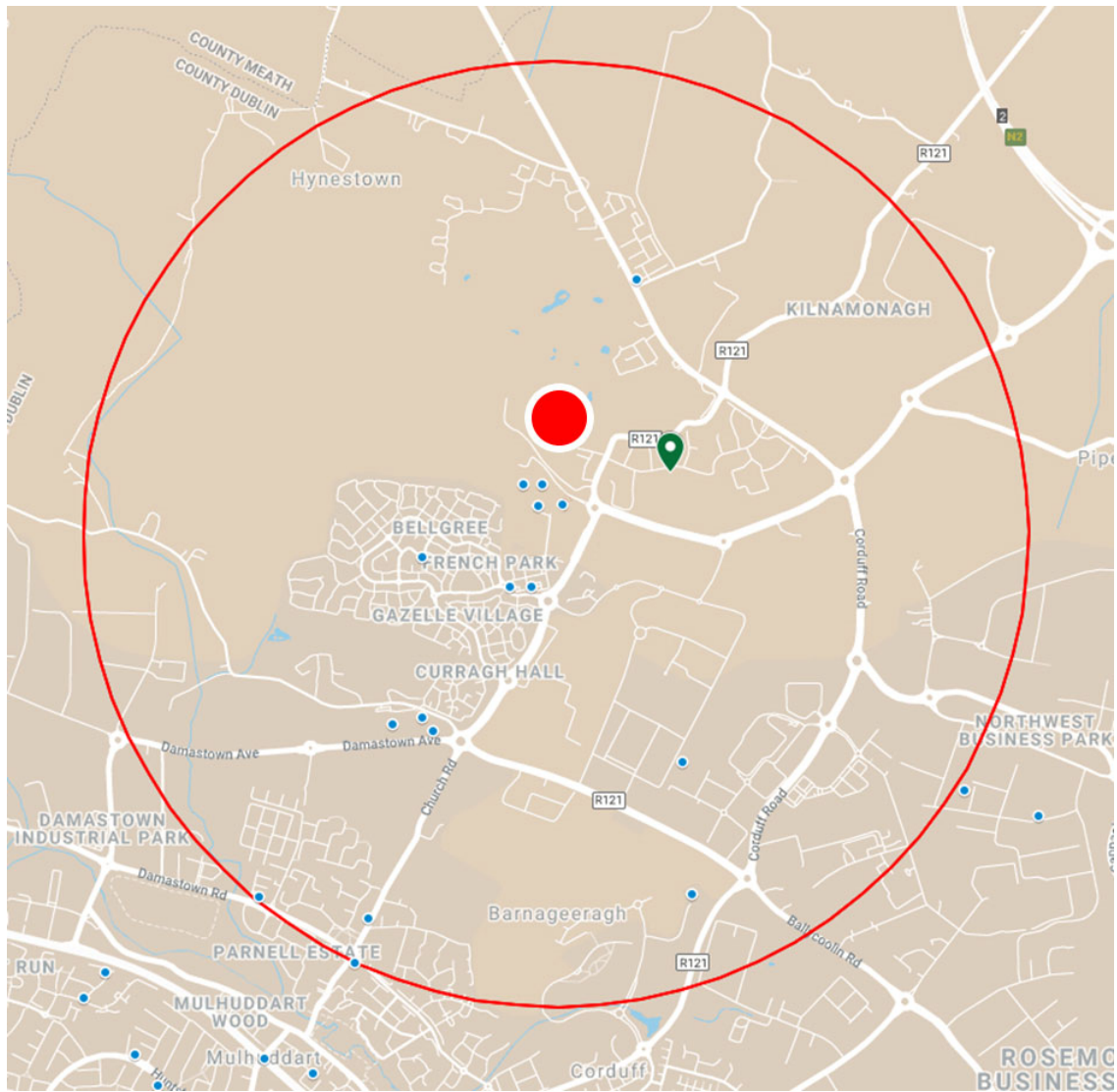


Figure 4.1: overview of existing and permitted childcare services within a c.2 km radius from the subject site. (Source: Google Maps, 2021; adapted by BSM, 2021).


 **Permitted but not yet built**  
*(Red dot denotes approx. location of subject site at Hollystown Kilmartin noting that LC site is just south of this indicative location)*

Table 4.2: Overview of childcare services within c.2 km radius from the subject site.

Hollystown Kilmartin SHD  
Schools Demand and Childcare Facilities Assessment

Service Name	Address 1	Address 2	Town	Service Type	Age Group	Capacity
1. Tigers Childcare	College Business & Technology Park,	Blanchardstown	Dublin 15	Full Day	0 - 6 Years	122
2. Bothar na NÓg	15 Mount Eustace Park		Dublin 15	Sessional	2 - 5 Years	16
3. Giraffe Childcare Blanchardstown	Block 3	Blanchardstown Corporate Park	Dublin 15	Full Day	0 - 5 Years	90
4. Hollystown Little Scholars	1 Chapelwood Drive	Hollystown	Dublin 15	Full Day	1 - 6 Years	60
5. Jonix Educational Services	Gaelscoil an Chuilinn	Powerstown Road	Dublin 15	Part Time	3 - 6 Years	6
6. Jonix Educational Services	St. Luke's National School, Hollywood Rd,	Tyrrellstown	Dublin 15	Part Time	2 - 6 Years	12
7. Naoinra an Chuilinn	Gaelscoil an Chuilinn	Powerstown Road	Dublin 15	Sessional	2 - 6 Years	55
8. PALS Pre-School	Unit 18	Northwest Business Park	Dublin 15	Part Time	3 - 6 Years	12
9. Powerstown's Little Stars Montessori & Afterschool Care	Powerstown Educate Together	National School	Dublin 15	Sessional	2 - 6 Years	22
10. Tyrrelstown Montessori & Afterschool	Unit 2 Block D	Tyrrelstown Shopping Centre	Dublin 15	Full Day Part Time Sessional	2 - 6 Years	38
11. Tyrrelstown's Little Stars Crèche and Montessori	1 The Plaza	Tyrrelstown Town Centre	Dublin 15	Full Day	0 - 6 Years	50
12. Tyrrelstown's Little Stars @ TETNS	"Tyrrelstown Educate Together National School ,	Hollywood Road	Dublin 15	Sessional	2 - 5 Years	22
13. Young Explorer's Club	Unit F1, Bymac Center	Northwest Business Park,	Dublin 15	Full Day	1 - 4 Years	22
14. Tigers Childcare	Tyrrelstown Community Centre	Hollywoodrath, Holbstown Road	Dublin 15	Sessional	2 - 6 Years	22

## Hollystown Kilmartin SHD

### Schools Demand and Childcare Facilities Assessment

15. Early Learning Montessori	St. Luke's National School		Dublin 15	Sessional	2 – 6 Years	22
16. Barnardos Early Years' Service Mulhuddart	Parslickstown House	Ladyswell Road	Dublin 15	Sessional	2 – 6 Years	28
17. Kidz Zone	Church Road	Mulhuddart	Dublin 15	Sessional	2.5 years	32
18. Little Learners Creche	Parslickstown House	Ladyswell Road	Dublin 15	Sessional	2-6 years	30
					Total	661

## 4.2 Schools Assessment

### Primary Education

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

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

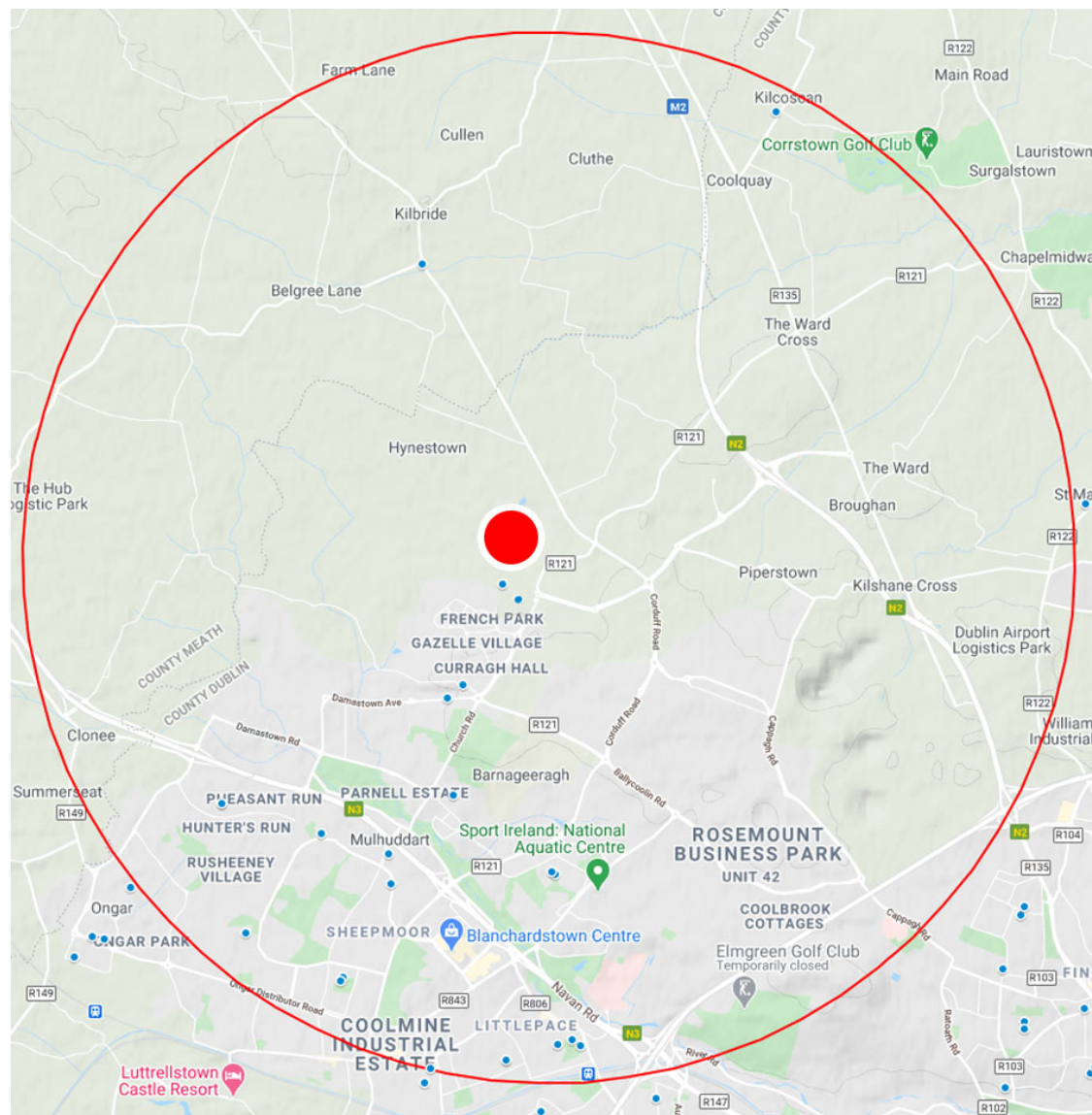
Within c.2km of the subject site there are 4 No. primary schools, within c.5 km there are 21. Of these 17 are Catholic, 1 No. Church of Ireland, and 3 No. multi / inter denominational. The total capacity of these schools is c.7,645. Each school's address, ethos and 2019/20 enrolment data is included in Table 4.3 of this report.

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



## Hollystown Kilmartin SHD

### Schools Demand and Childcare Facilities Assessment



**Figure 4.2: Overview of primary schools within a 0.5km radius from the subject site. (Source: Google Maps, 2021; adapted by BSM, 2021).**

*(Red dot denotes approx. location of subject site at Hollystown Kilmartin noting that LC site is just south of this indicative location)*

Official Name	Address (Line 1)	Address (Line 2)	Ethos Description	Female	Male	Total
Corduff N S	Corduff	Co. Dublin	Catholic	56	41	97
Scoil Naomh Lucais	Hollywood Road	Tyrellstown	Catholic	301	299	600
Kilbride National School	Kilbride	Clonee	Catholic	141	192	333
Cill Coscain	Kilcoscan	The Ward	Catholic	55	65	120
Scoil Bride B	Church Avenue	Blanchardstown	Catholic		352	352
Scoil Bride C	Church Avenue	Blanchardstown	Catholic	367		367
St Francis Xavier Senior N S	Roselawn	Castleknock	Catholic	147	213	360
Sn Oilibheir	An Chúil Mhín	Cluain Saileach	Catholic	133	133	266
St Philip The Apostle Junior N S	Mountview	Clonsilla	Catholic	124	136	260
Scoil Nais Mhuire Sois	Blakestown	Mulhuddart	Catholic	124	133	257
St Patricks Senior School	Corduff	Blanchardstown	Catholic	110	116	226
St Philips Senior N S	Mountview Road	Clonsilla	Catholic	149	156	305
St Ciarans N S	Hartstown	Dublin 15	Catholic	311	348	659
Scoil Mhuire Sin	Blakestown	Mulhuddart	Catholic	123	138	261
Sacred Heart N S	Huntstown	Mulhuddart	Catholic	423	424	847
Tyrrelstown Educate Together National School	Hollywood Road	Tyrellstown	Multi Denominational	301	274	575
Mary Mother of Hope Junior National School	St Charles Houben Building	Littlepace	Catholic	189	253	442
Powerstown Educate Together National School	Powerstown Road	Tyrrelstown	Multi Denominational	142	175	317
Gaelscoil an Chuilinn	Bóthar Bhaile an Phaoraigh	Baile an Tirialaigh	Inter Denominational	149	143	292
Ladyswell National School	15 Dromheath Gardens, Buzzardstown	Mulhuddart	Catholic	238	259	497
Scoil Naisunta Chnuacha	15 Main St, Blanchardstown,	Castleknock	Church Of Ireland	105	107	212
Table 4.3: primary schools within a c.5 km radius from the subject site. (Source: BSM, 2021).					<b>Total</b>	<b>7,645</b>

### 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 schools which are likely to serve the future residents of the proposed development.

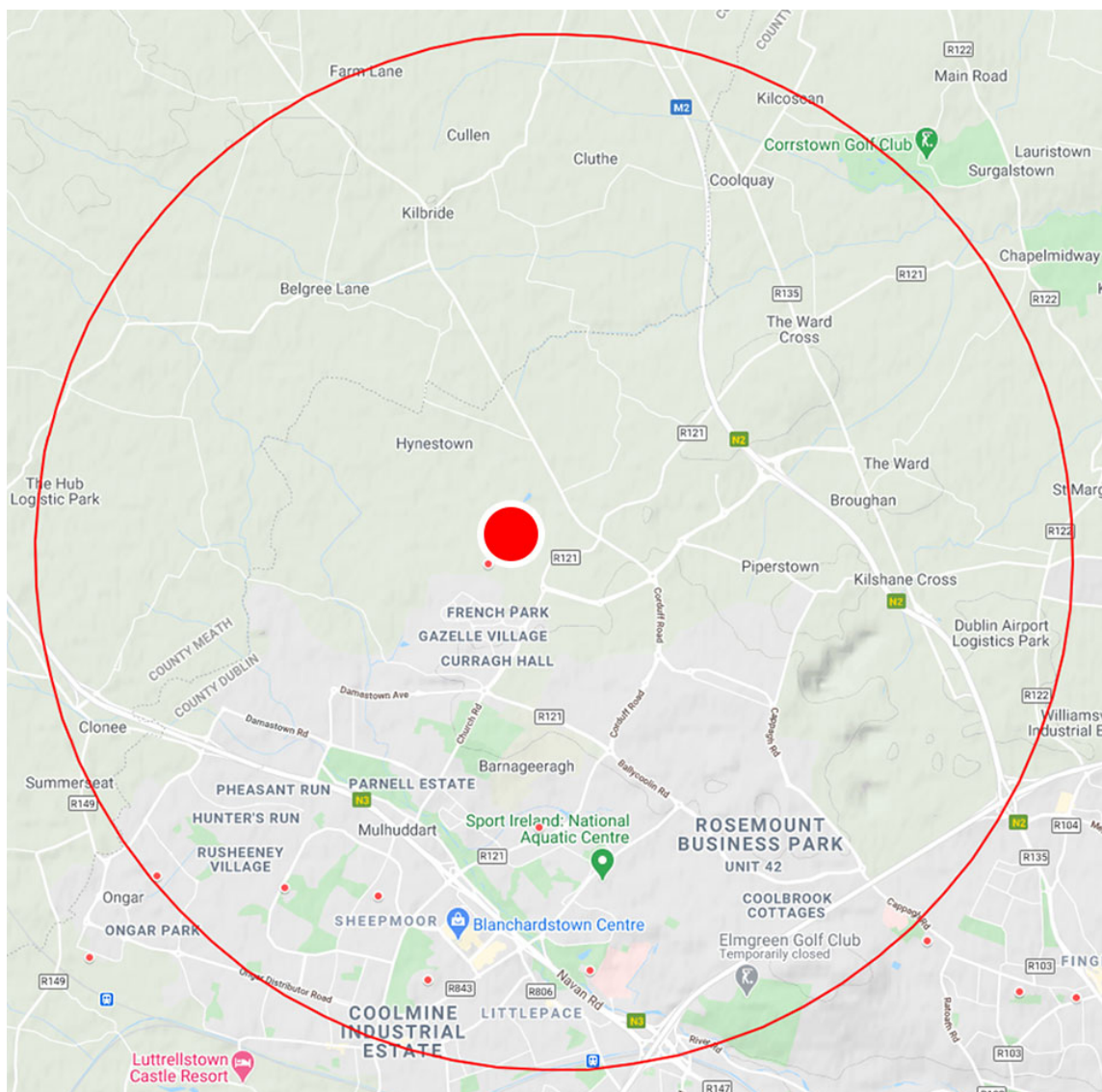
Within c.5km of the subject site there are 7 number post-primary schools comprising 2 No. Catholic schools and 5 No. inter / multi denominational.

While the current capacity is unclear these schools can cater for c.4,774 No. pupils. Each school's address, ethos and 2019/20 enrolment data is included in Table 4.4 of this report and their location mapped within figure 4.3.

### Future Schools Provision

As part of this assessment, we note the future proposed provision of schools in the area.

There are a number of areas designated for the provision of future schools in the area in the LAP. The LAP states that an additional primary school site and post primary school site are required. The site for the primary school is located on the LC lands immediately west of the subject Local Centre lands and south of the existing educational facilities at this location (as per LAP map in Fig. 3.2). The site for the secondary school is located to the east of the LAP lands, with a further proposed primary school site indicated to the far west and south of the LAP lands.



(Red dot denotes approx. location of subject site at Hollystown Kilmartin noting that LC site is just south of this indicative location)

## Hollystown Kilmartin SHD

### Schools Demand and Childcare Facilities Assessment

Official School Name	Address 1	Address 2	Ethos/Religion	FEMALE	MALE	TOTAL
Le Cheile Secondary School	Hollystown Road	Tyrrelstown	CATHOLIC	361	389	750
Edmund Rice College	Mill Road	Blanchardstown	CATHOLIC	74	61	135
Colaiste Ghleann na hAbhann	Riversdale Community College	Blanchardstown Road North	INTER DENOMINATIONAL	104	148	252
Coláiste Pobail Setanta	Colaiste Pobail Setanta	Phibblestown	MULTI DENOMINATIONAL	527	526	1,053
Scoil Phobail Chuil Mhin	Cluain Saileach	Baile Atha Cliath 15	INTER DENOMINATIONAL	463	561	1,024
Blakestown Community School	Sheepmoor Avenue	Blanchardstown	INTER DENOMINATIONAL	241	189	430
Hartstown Community School	Hartstown	Clonsilla	INTER DENOMINATIONAL	535	595	1,130
Table 4.4: Post-primary schools within a c.5 km radius from the subject site. (Source: BSM, 2021).					Total	4,774

## 5 ASSESSMENT CONCLUSION

The proposed development at Hollystown Kilmartin represents an opportunity to deliver a new residential and mixed use development offering a quality living environment, respectful of its context, site topography, and site character.

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the existing 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 facilities are sufficient to meet the demand of the future population created by the proposed development.

In addition, the provision of 2 no. crèches plus 1 no. Montessori facility caters to a range of ages within the pre-school group, and can serve proposed and future residential developments at Hollystown Kilmartin.

There are a number of areas designated for the provision of future schools in the area in the LAP both primary and post-primary level. The LAP states that given the level of provision in existing and proposed school sites within the local area, the need for both the primary school and post-primary school site reservations will be assessed on an ongoing basis.

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 Kilmartin LAP; Sustainable Residential Development in Urban Areas; and, The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020).

