

**STRATEGIC HOUSING DEVELOPMENT
PLANNING APPLICATION
SCHOOLS DEMAND AND CHILDCARE
FACILITIES ASSESSMENT**

**FOR LANDS AT BALSADDEN & FORMER BAILY COURT
HOTEL, HOWTH, CO.DUBLIN**

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**Brady Shipman
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Balscadden GP3 Limited

DATE
March 2022

LANDS AT BALSCADDEN

Schools Demand & Childcare Facilities Assessment

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1 INTRODUCTION

The purpose of this Report is to assess the provision and need for childcare facilities and school places in the area close to the subject application site of c.1.43ha (hereafter called 'the site'). The site comprises lands at Balscadden Road, south of the Martello Tower, and at the Former Baily Court Hotel, Main Street, Howth, Co. Dublin.

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); 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 Strategic Housing Development (SHD) application.

1.1 Background

Childcare

The provision of childcare facilities is an important factor for economic and social wellbeing. The Childcare Facilities Guidelines for Planning Authorities, 2001 (Childcare Facilities Guidelines 2001) states that access to quality childcare services contributes to the social, emotional, and educational development of children with clear economic benefits from the provision of childcare. Quality childcare can benefit children, their parents, employers, and communities in general.

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).

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* (The Provision of Schools Guidelines, 2008). New schools shall be developed in areas where new/additional schools are required as identified by the Department, referred to as School Planning Areas, and/or within existing school/ education sites.

1.2 Methodology

Given the location of the site located and its proximity to the sea, a 5km catchment area has been selected in order to cover a fair representation of land. A 3km catchment area has also been

selected to show refined results and illustrate those childcare facilities and schools closest to the site.

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 childcare facilities and schools.

The unit numbers and mix used in this report reflects the future composition of the development's population. This information was used to indicate potential childcare demand and school places arising from the proposed development, in tandem with the composition of nearby developments, to reflect future demand 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 2021/2022 statistics available on www.gov.ie. Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.

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

2 PROPOSED DEVELOPMENT

2.1 Site Description

The site is located in Howth, County Dublin approximately 16 km northeast 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.

The site is located between the western side of Balcaddan Road and lies south of the Martello Tower which is a protected structure. The Martello Tower looks down over the site. The site is bounded by Balcaddan Road and Balcaddan Bay to the east. The site is bounded to the south by Asgard Park and on the west the site includes the former Baily Court Hotel which fronts onto the Main Street and Abbey Street.

The site has 2 no. road frontages from the Balcaddan Road and Main Street. Balcaddan Road rises steeply from the Harbour Road to the north and follows a route around the base of the mount to the Martello Tower to pass Asgard apartments which lie on the eastern side of the road before reaching the site. Balcaddan Road is a one-way road that runs from the east pier of Howth Harbour and forms a T-Junction with Kilrock Road. There is a narrow footpath on the eastern bay side of the road and double yellow line parking restriction are on both sides of the road. The road is used by vehicles and pedestrians to access the cliff walk to Howth Head and the Howth SAAO, which is a popular tourist destination in Fingal County.

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2.2 Description of Development

The proposed development relates to lands located to the south of the Martello Tower on Balscadden Road & the former Baily Court Hotel, Main Street, Howth, County Dublin. The development will consist of the demolition of existing structures on the proposed site including the disused sports building and the former Baily Court Hotel buildings and the construction of a residential development set out in 4 no. residential blocks, ranging in height from 2 to 5 storeys to accommodate 180 no. apartments with associated internal residential tenant amenity and external courtyards and roof terraces, 1 no. retail unit and 2 no. café/retail units. The site will accommodate car parking spaces at basement level and bicycle parking spaces at basement and surface level. Landscaping will include new linear plaza which will create a new pedestrian link between Main St and Balscadden Rd to include the creation of an additional 2 no. new public plazas and also maintains and upgrades the pedestrian link from Abbey Street to Balscadden Road below the Martello Tower. Please see the accompanying Statutory Notices for a more detailed description.



Figure 2-1: Subject Site in the Urban Context (Source: Google Maps with BSM overlay in Red, 2022).

2.3 Proposed Development

The proposed development comprises approximately 180 no. units. The following table outlines the unit mix:

Size	Apartments
Studios	4
1 bed units	62
2 Bed Units	89
3 Bed Units	25
4 bed units	-
Total	180
Excluding 1 bed units and studios	114

3 PLANNING POLICY CONTEXT

3.1 Project Ireland 2040 – National Planning Framework

The *National Planning Framework 2040* (NPF 2040) is the national framework to guide development through national objectives and key principles. The NPF 2040 is a development strategy which is key to shaping national, regional and local spatial development in economic, environmental, and social terms until 2040.

The NPF 2040 recognises the importance of the provision of childcare facilities and schools for future growth of the country stating that *“the continued provision and enhancement of facilities and amenities for childcare and young people such as childcare, schools, playgrounds, parks and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable thereafter”*.

The NPF 2040 sets out National Policy Objectives (NPOs) in order to deliver the overall vision outlined in the framework. The NPO in relation to childcare services and schools, both primary and secondary, is set out below:

NPO 31: *“Prioritise the alignment of targeted and planned population and employment growth within investment in the provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations.”*

3.2 Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

The *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031* (the RSES) is a strategic plan and investment framework to assist the future growth and regional planning and economic development throughout the eastern and midland region.



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Regarding childcare facilities and schools, the RSES states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure, the impact of factors such as an ageing population and the resulting demand for facilities. There are a number of Regional Policy Objectives (RPOs) that support the provision of childcare facilities and schools which are set out below:

RPO 9.20: *“Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include... quality and supply of sufficient childcare places”.*

RPO 9.21: *“In areas where significant new housing is proposed, an assessment of need regarding schools’ provision should be carried out in collaboration with the Department of Education and Skills and the statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations”.*

3.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* (Childcare Facilities Guidelines 2001) aims to provide guidance on sustainable childcare facilities to ensure a consistent approach throughout the country.

The Childcare Facilities Guidelines 2001 state that in larger new housing developments 1 no. childcare facility should be provided per every 75 no dwellings:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments (our emphasis). For new housing areas, an average of one childcare facilities for each 75 dwellings would be appropriate.”

The Childcare Facilities Guidelines 2001 further note that the *“threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of area”.*

3.4 Action Plan for Education 2021-2023

The *Action Plan for Education 2021-2023* is a high-level plan that aims to support the provision of high-quality education, deliver appropriate systems and infrastructure and ensure equity of opportunity in education for all students.

The Action Plan for Education 2021-2023 highlights the importance of the role of schools and education settings play in creating a sustainable community. It further pledges to work with the Department of Housing and Local Government and will *“continue to cooperate with regard to school infrastructure planning processes.”*

3.5 The Provision of Schools and the Planning System: A Code of Practice (2008)

The *Provision of Schools and the Planning System: A Code of Practice 2008* (Provision for School Guidelines 2008) sets out several initiatives to promote proper planning and sustainable development with regard to the effective co-ordination of development and school provision.

The document was designed to facilitate the provision of schools and related infrastructure alongside mechanisms for new schools through 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 Guidelines, The Provision for School Guidelines 2008 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.”

3.6 Guideline for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* (Sustainable Residential Development Guidelines) are relevant to school provision. The Sustainable residential Development Guidelines state:

“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+), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.”

Whilst the proposed development consists of 180 no. units, this report has been prepared as good practice and responds to the requirements of Section 4.4 of the Sustainable Residential Development Guidelines.

3.7 Sustainable Urban Housing: Design Standards for New Apartments (2020)

The *Sustainable Urban Housing: Design Standards for New Apartments (2020)* (Design Standards for New Apartments) reiterates the standard of childcare facilities that should be provided within the Childcare Guidelines but emphasises how sites should be considered on individual merit:



*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommends 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 apartments 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).*

3.8 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 Government approach and will be underpinned by a number of constituent strategies in the areas of early years, youth and participation.

3.9 Fingal County Development Plan 2017-2023

The site is in the administrative area of Fingal County Council which is governed by the *Fingal Development Plan 2017-2023* (Development Plan). The Development Plan sets out the Council’s proposed policies and objectives for development of the County between the plan period of 2017-2023.

Regarding childcare, schools and education facilities, the Development Plan states the importance of childcare and education facilities in accessible locations:

“Appropriate accessible locations is important as they contribute positively to an enhanced quality of life.”

Childcare Facilities

Regarding childcare facilities the Development Plan sets out the following considerations:

- 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.”*

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'*.

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. The Development Plan aims to provide for the provision of schools through a series of objectives including:

Objective PM78: *"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."*

Objective PM83: *"Promote and encourage the use of multiple usage of school buildings so that school facilities are also available for use by the local community after school hours."*

4 DEMOGRAPHIC PROFILE OF THE STUDY AREA

It is considered that a total catchment area of 5km is a fair representation of accessible childcare facilities and schools given the location of the site. As noted above, a 3km buffer is also shown to illustrate those childcare facilities and schools closest to the site in which the future population can avail of.

As mentioned in Section 1.3, the demographic profile is based on population data from the Census 2016. The site is located within the administrative area of Fingal and within Howth Electoral Division (ED) (CSO Ref. 04024) which forms the main demographic profile of the area surrounding the site.

4.1 Population Profile

Between 2011 and 2016 the population of Fingal grew at a faster rate (8.1%) in comparison to the State at 3.8% and Dublin at 5.1%. However, Howth ED is increasing at a slower rate with population increasing by 0.8% between 2006 and 2011 and 0.5% between 2011 and 2016 as shown in Table 4-1.



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Area	2006 population	2011 population	2006-2011 change (%)	2016 population	2011-2016 change (%)
State	4,239,848	4,588,252	8.2%	4,761,865	3.8%
Dublin	506,211	527,612	4.2%	554,554	5.1%
Fingal	239,992	273,991	14.1%	296,020	8.1%
Howth ED	8,196	8,261	0.8%	8,294	0.5%

Table 4-1: Population growth within The State, Fingal and Howth ED between 2006-2016 (Source: CSO 2006,2011,2016).

4.2 Age Profile

In order to assess the proportion of the population which require childcare services and school provision, the age profile of Fingal and Howth between 2011 and 2016 was reviewed as shown below in Table 4-2.

Age Group	Fingal 2011 Population	Fingal 2016 Population	% Change	Howth ED 2011 Population	Howth ED 2016 Population	% Change
Pre-school (0-4 years)	26,708	24,899	-6.8%	457	401	-12.2%
Primary School (5-12 years)	33,076	39,349	18.9%	744	803	7.9%
Secondary School (13-18 years)	19,054	22,892	20.1%	602	630	4.6%
Young Adults (19-24 years)	20,188	18,980	-6.0%	594	513	-13.6%
Adults (25-64)	155,104	162,865	5.0%	4,051	3,904	-3.6%
Older Adults (65+)	19,861	27,035	36.1%	1,808	2,043	13.0%
Total:	273,991	296,082	8.1%	8,256	8,295	0.5%

Table 4-2: Age Profile of Fingal and Howth ED between 2011 and 2016 (Source: CSO 2011 & 2016).

CSO Census data from 2011 and 2016 indicated that that the pre-school population (typically 0-4 years) has decreased in both Fingal (-6.8%) and Howth ED (-12.2%) respectively. This follows the trend of the State where the population of pre-school children decreased by 7% between 2011 and 2016.

The 0-4-year-old age cohort of Howth ED accounted for an acute proportion of the overall population in 2016 at 4.8%. The pre-school age profile of Fingal and Howth ED is shown below in Table 4-3.

Area	0 years old	1 years old	2 years old	3 years old	4 years old	Total	% of total population
Fingal	4,455	4,768	5,056	5,132	5,488	24,889	8.4%
Howth ED	57	99	63	86	96	401	4.8%

Table 4-3: 0–4-year-old breakdown in Fingal and Howth ED (Source: CSO 2011 & 2016)

According to the CSO, this downward trend of the 0–4-year-old age cohort is primarily due to a fall in births since 2009.

However, there was a large increase in the population of those within primary school age (typically 5-12 years) and of secondary school age children (typically 13-18 years) within Fingal and Howth between 2011 and 2016. The primary school population in Fingal increased by 18.9% between 2011 and 2016 whilst in Howth ED it increased by 7.9%.

According to the Census 2016, within Howth ED there are 803 no. children of primary school age, which is an increase of 7.9% from 744 no. children in 2011. The primary school age cohort within Howth ED accounts for 10% of the total population.

Likewise, those of secondary school age increased by 4.6% from 2011 to 2016 with 602 no. children to 630 no. children. Those of secondary school age account for 7.6% of Howth ED's total population.

4.3 Average Household Size

The average household size is calculated using the total number of houses divided by the total number of people within the households. Table 4-4 below shows the average household size in Fingal and Howth ED. Howth ED has a considerably smaller household size of 2.68 people in comparison to Fingal with approximately 3.2 people per household.

The Census 2016 confirms that the average number of children per family nationally is 1.38.

Area	Households	Persons	Average Household Size
Fingal	96,812	292,989	3.02
Howth ED	3,069	8,248	2.68

Table 4-4: Average Household Size in Fingal and Howth ED

To refine the results further, small area populations (SAPs) within the immediate area of the site have been analysed showing a total of 1,579 no. households with a population of 4,501 no. people.

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Figure 4-1: Satellite view of Small Area Populations used to create population profile of proposed development (Source: CSO 2016).

Figure 4-1 illustrates the SAPs within the immediate area of the site. Table 4-6 shows the average household size of those living in apartments within the 18 no. SAPs which equates to 2.33 people. This is slightly lower than the overall average household size in Howth ED (2.68).

SAP REF	Apartments/Flat	
	Households	Persons
267095022	59	156
267095015	1	1
267095028	28	60
276095031	7	10
276095012	1	1
267095013	0	0
267095014	2	9
267095029	0	0
267095030	5	9
267095033	27	83
267095032	0	0
267095016	1	1
267095024	2	3
267095025	15	26
267095026	4	7

267095027	1	2
267095023	1	1
267095005	10	14
Total	164	383
Average HH Size	2.33	

Table 4-5: Average Household Size of SAPs in the Immediate Area (Source: CSO 2016).

4.4 Population of The Proposed Development

The proposed development is comprised of 180 no. units consisting of 4 no. studios, 62 no. 1-bed units, 89 no. 2-bed units and 25 no. 3-bed units across 4 no. blocks (A-D) within a c.1.43ha site.

As noted above, the average household size for Fingal is 3.02 people and 2.68 people in Howth ED. Refining the surrounding area through analysing the SAPs in the immediate area and the proposed development type, the average household size for those living in apartments surrounding the subject site is 2.33 people. Table 4-7 shows the envisaged population of the proposed development applying the average household size from Fingal, Howth ED and the Immediate Area (SAPS).

Area	Calculation	Total
Fingal	180 (no. of units) X 3.02 (avg. HH size)	544 people
Howth ED	180 X (no. of units) X 2.68 (avg. HH size)	482 people
Immediate Area (SAPS)	180 (no. of units) X 2.33 (avg. HH size)	419 people

Table 4-6: The Population of the Proposed Development

Acknowledging the Howth ED population average household size of 2.68 no. people and the SAPs average household size of 2.33 no. people, this would suggest a proposed population in the range of 419-482 no. people resulting from the development.

For the purposes of this report, we will continue to assess the demand for childcare and school provision with reference to the average household size of Howth ED (2.68) in order to provide a fair representation for the purposes of childcare requirements.

5 EXISTING AND PROPOSED CHILDCARE PROVISION

As part of this report, we have surveyed the provision of Childcare Services in the area to provide a summary of both existing and permitted childcare facilities in the vicinity.

5.1 Existing Childcare Provision

Figure 5-1 below outlines the number and distribution of childcare facilities within the area. Within 5km there are 12 no. childcare facilities in which 7 no. of the facilities fall within a 3km radius from the site.

All childcare facilities are of varying scale and operational services as shown in the corresponding table (Table 5-1), however 5 no. facilities are of larger scale with the capacity to accommodate between 55 and 100 no. children per day. St Lawrence Child Day Centre is within closest proximity to the site (c. 0.17km) and has capacity to accommodate for 45 no. children through full time and sessional day care services.



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The 12-no. childcare facilities within the 5km catchment area have a total capacity of 609 no. places with 345 no. of those places (56%) being within 3km. Given the relatively low population density of the surrounding neighbourhood there is a high number of childcare facilities in the area.

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No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Children can be accommodated	Distance from the Site (km)
1.	St. Lawrence Child Day Care Centre	Methodist Church, St. Lawrence Road, Howth	6 Months – 9 Years	Full Time and Part Time Sessional	45	c. 0.17km
2.	Fairyhill Playschool Howth Preschool Playgroup Limited	Tucketts Lane, Howth	2-6 Years	Sessional	20	c. 0.30km
3.	Deerpark Montessori School	Deerpark Montessori, St. Mary's Parish Hall, Howth	2-6 Years	Sessional	22	c. 0.99km
4.	Bracken Hill Nursey School	Balkhill Road, Howth	2-6 years	Sessional	55	c. 1.12km
5.	The Cottage Montessori School	Howth Presbyterian Church Hall, 103 Howth Road, Howth	2-6 Years	Sessional	22	c.1.51km
6.	Little Rainbows (Sutton)	The Old Convent, Greenfield Road, Dublin 13	1-6 Years Old	Full Day and Part Time Sessional	96	c. 2.37km
7.	Bumblebee School Ltd	Westbury House, St. Fintan's Road, Dublin 13	0-6 Years	Full Day Part Time Sessional	85	c. 2.56km

8.	Rainbow Montessori Sutton	Suttonans Rugby Club, Station Road, Sutton, Dublin 13	2-6 Years	Sessional	22	c. 3.44km
9.	Little People Creche and Montessori	33 Baldoyle Road, Sutton, Dublin 13	0-6 Years	Full Time and Part Time Sessional	34	c. 3.96km
10.	Mo's Montessori	Baldoyle Community Centre, Main Street, Baldoyle, Dublin 13	2-6 Years	Sessional	32	c. 4.42km
11.	Kids Klubs Childcare Limited	Unit 15, Bayside, Shopping Centre, Sutton, Dublin 13	2-6 Years	Full Day and Part Time Sessional	76	c. 4.99km
12.	Anchor Childcare Centre CLG	Racecourse Shopping Centre, Grange Road, Baldoyle, Dublin 13	2-6 Years	Full Day	100	c. 5.00km
Total					609 no. childcare places	

Table 5-1: Overview of Childcare Services within the 3km and 5km Catchment Area from the Site

5.2 Proposed Childcare Provision

As part of this report, we have also considered other significant permitted schemes within the surrounding area which includes the provision of childcare facilities and will contribute to the overall quantum of childcare places available. Details of the permitted childcare facilities are shown in Table 5-2.

Reg. Ref.	Address	No. of Children can be accommodated	Size (sq.m)	Pedestrian Distance from Site (km)	Avg Drive Time from Site (mins)
ABP-306102	Claremont SHD - Former Techrete Site, Beshoff Motors and Garden Centre, Howth Road, Howth, Dublin 13	57	c. 236sq.m	c. 1.2km	c. 3 minutes
FCC F17A/0615	Santa Sabina SHD – Former Sabina Dominican College and Convent Complex	32	-	c.3.7km	c. 12 minutes
Total		89 no. childcare places			

Table 5-2: Permitted Childcare Services in the Surrounding Area.

Within c. 2.5km of the site there are 2 no. permitted childcare facilities that will accommodate 89 no. children.

6 ESTIMATED CHILDCARE DEMAND AND ANALYSIS

Including both existing and permitted childcare facilities, there are a total of c.698 no. childcare places within 5km of the site for future residents to avail of. This shows a surplus of childcare places within the catchment area as there are more places than those of pre-school age in Howth ED with 401 no. 0-4 years olds as recorded in the 2016 census.

6.1 Early Years Sector Profile Report 2019/2020

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.

An updated report has since been released ‘*Annual Early Years Sector Profile Report 2019/2020*’ however it does not contain information on enrolments, waiting lists and vacancies as this information was not available due to the pause of childcare services in March 2020 and the incremental effects of Covid-19.

Therefore, based on the 2018/2019 report, capacity figures (enrolled and vacant places) within Fingal increased by 0.7% with 11,599 in 2017/2018 to 11,678 in 2018/2019. Both enrolment and vacant places within Fingal remain stable. Table 6-1 below shows capacity and vacancy numbers in Fingal in 2018/2019.

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

Table 6-1: Enrolment and Vacancy numbers in Fingal (Source: DYCA/ Pobal 2019).

During 2018/2019 Fingal had 536 no. vacant places with a vacancy rate of 5%.

6.2 Childcare Facilities: Guidelines for Planning Authorities (2001)

As noted above in Section 3, the Childcare Facilities Guidelines 2001 recommend an average of one childcare facility for each 75 no. dwellings stating:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facilities for each 75 dwellings would be appropriate.”

Within the proposed development there are 4 no. studio apartment units and 62 no. 1-bedroom apartment units which equates to 36.7% of the development. Excluding the studio apartments and 1-bedroom units, as per the Sustainable Urban Housing: Design Standards for New Apartments (2020), set out above, leaves a remaining 114 no. 2-bedroom and 3-bedroom units, considered to contribute to a requirement for childcare provision.

Based on the exclusion of studio and 1-bedroom units the following childcare places are required:

114 no. units/ 75 dwellings = 1.5 X 20 (minimum required spaces) = 30 no. childcare places.

The proposed development generates the demand for c. 30 no. childcare places which equates to 4.3% of the existing and permitted childcare places within the 5km catchment area, this is lower than the vacancy rate of 5% recorded in Fingal during 2018/2019.

However, as set out above at section 4.3, 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 114 no. of applicable units by average number of children per family (1.38) giving an anticipated child population of c. 157. With an area specific percentage breakdown of population in 0-4 age group (see Section 4.2) of 4.8%, this indicates an upper limit of pre-school childcare potential requirement of c. 7.5 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.

6.3 Estimated Childcare Demand Summary.

Whilst the Childcare Guidelines 2001 were considered in estimating the demand for childcare services, the Census 2016 figures were used for more realistic estimation as they are the most recent figures available. However, there is a 5% vacancy rate in childcare services within Fingal as recorded in 2018/2019 (the most recent available figures). The maximum spaces estimated under the Childcare Guidelines 2001 equates to

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4.3% of the total childcare places within the catchment area, therefore it is considered both existing and permitted facilities can easily accommodate this additional demand.

As noted above in Section 5.2 there are 2 no. permitted childcare facilities which will have capacity for approximately 89 no. children and it is envisaged that these facilities will be functioning before the proposed development is inhabitable.

Overall, the proposed development will generate a demand for an additional 7.5 no. childcare spaces. Combining the existing and permitted childcare facilities, there are at least 698 no. childcare places within the 5km catchment area. It is therefore submitted that no child care facility is required as part of this proposed development.

7 EXISTING AND PROPOSED SCHOOL PROVISION

As part of this report, we have surveyed the provision of both primary and secondary schools within the 5km catchment area.

7.1 Existing Primary School Provision

The number and distribution of primary schools within 5km of the site is illustrated below in Figure 7-1. All primary schools are of varying scales as shown in Table 7-1 and include a range of schools including an Irish-medium school.

There are 4 no. primary schools within 5km of the subject site for future residents to avail of. Howth Primary School – Scoil Mhuire is within closest proximity (c.0.36km) with 389 no. children enrolled in 2021/2022 and an average class size of 26 no. pupils.

The largest primary school, St. Fintan’s National Catholic School, recorded 450 no. attendees in 2021/2022 and is c. 2.18km from the site. Killester Raheny Clontarf ETNS has the smallest primary school population with 34 no. pupils enrolled in 2021/2022.

No.	Primary School	Address	Enrolled Pupils 2020/2021	Enrolled Pupils 2021/2022	Average Class Size 2021/2022	Distance from the Site
1.	Howth Primary School – Scoil Mhuire	2 Tuckett’s Lane, Howth, Dublin 13	417	389	26	c.0.36km
2.	St. Fintan’s National Catholic School	Carrickbrack Road, Sutton North, Dublin 13	454	450	27	c.2.18km
3.	Burrow National School	Howth Road, Sutton, Dublin 13	216	211	27	c.2.44km
4.	Killester Raheny Clontarf Educate Together National School (ETNS)	Station Road, Burrow, Dublin 13	18	34	8	c.3.45km
	Total		1,105	1,084	22	

Table 7-1: Overview of Primary Schools within the 3km and 5km Catchment Area (Source: www.mygov.ie)

The 4 no. primary schools within the 5km catchment area have a total capacity of 1,084 no. places with 1,050 no. of those places (96.8%) within 3km, given the relatively low population density of the surrounding neighbourhoods there is a large capacity for primary school pupils.

Killester Raheny Clontarf ETNS recently opened in 2019. At present the enrolment figures are low which suggests that capacity is available until the school becomes more established.

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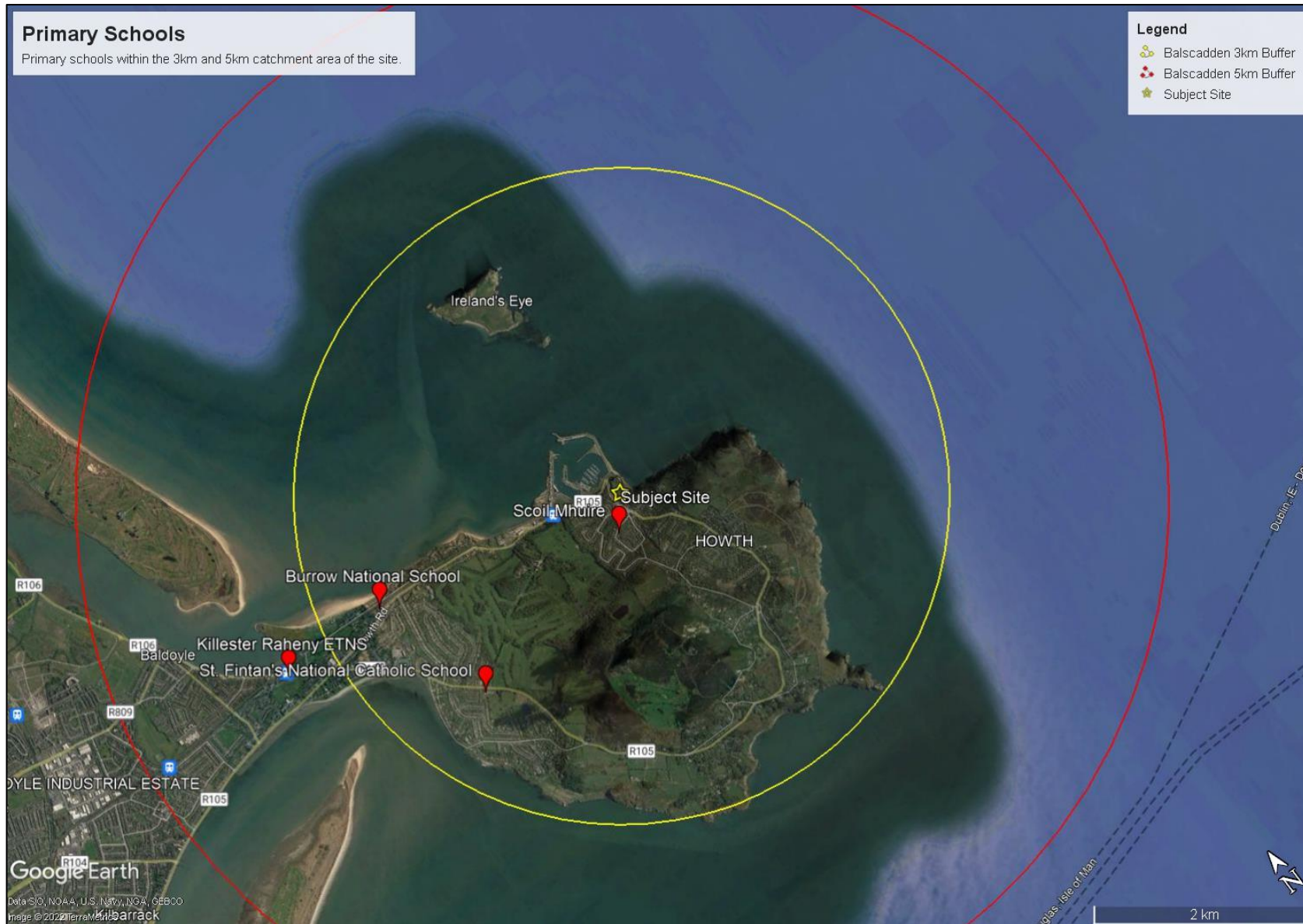


Figure 7-1: Primary Schools within the 3km and 5km Catchment Area (Source: Google Earth, adapted by BSM 2022).

7.2 Proposed Primary School Provision

In order to provide for school provision, the country is divided into 314 no. school planning areas using a range of data sources including enrolment figures. The proposed development is within the Donaghmede_Howth_D13 school planning area as shown below in Figure 7-2.

In respect of future provision the Department of Education and Skills (DES) committed to establishing 40 no. new schools between 2019-2022, of which 28 no. schools were designated to be primary schools.

Killester Raheny ETNS was delivered as part of the commitment of 40 no. new schools and opened in 2019. Gaelscoil Ghrainne Mhaol within the Donaghmede Howth school planning area, albeit exceeding the 5km catchment area (c. 6.2km), was recently completed and officially opened in September 2021.

There are currently no new school projects planned for the Donaghmede_Howth_D13 school planning area.

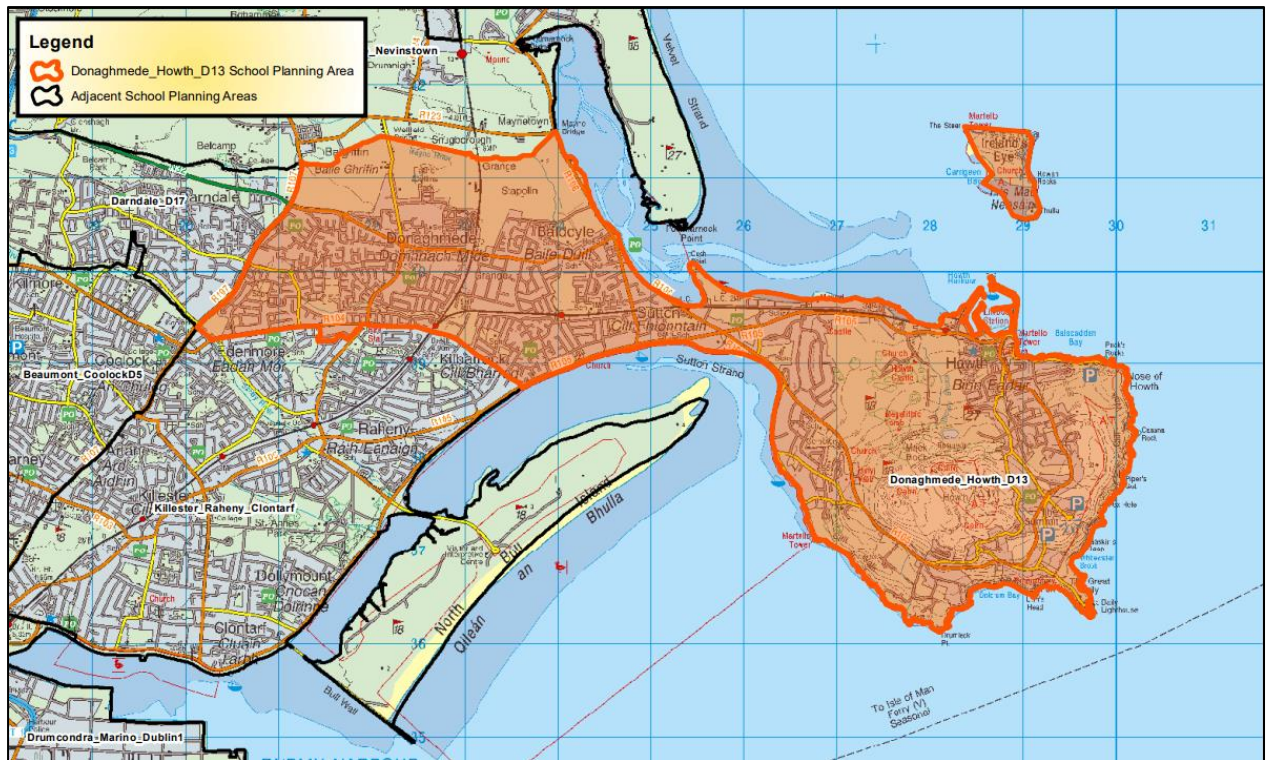


Figure 7-2: Donaghmede Howth D13 School Planning Area (Source: www.mygov.ie).

7.3 Existing Secondary School Provision

The number and distribution of primary schools within 5km of the site is illustrated below in Figure 7-2. All primary schools are of varying scales as shown in Table 7-2 and include a range of schools including boys, girls, all genders, Irish-medium school and boarding school.

There are 5 no. secondary schools within the 5km catchment area, with 2 no. secondary schools within 3km from the site. Across 5 no. secondary schools there are a total of 2,713 no. pupils enrolled with 1,099 no. of places (46.8%) within 3km of the site. Santa Sabina Dominican College is the largest secondary school in the catchment area with an enrolment of 703 no. pupils in 2020/2021.

The number children enrolled in secondary schools within the catchment area has decreased by 15.6% between 2019/2020 and 2020/2021.

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No.	Secondary School	Type	Address	Enrolled Pupils 2019/2020	Enrolled Pupils 2020/2021	Distance from the Site
1.	Sutton Park School	Mixed – Boarding School	St. Fintan's Road, Sutton, Dublin 13	345	396	c. 2.21km
2.	Santa Sabina Dominican College	Girls	Greenfield Road, Sutton, Dublin 13	669	703	c. 2.36km
3.	St. Fintan's High School	Boys	Dublin Road, Burrow, Dublin 13	703	202	c. 3.58km
4.	St. Marys Secondary School	Girls	Baldoyle, Dublin 13	267	235	c. 4.30km
5.	Pobailscoil Nessain	Mixed Irish-medium	School Lane, Baldoyle, Dublin 13	729	810	c. 4.55km
Total				2,713	2,346	

Table 7-2: Overview of Secondary Schools within the 3km and 5km catchment area from the subject site (Source: www.gov.ie and Schooldays.ie)

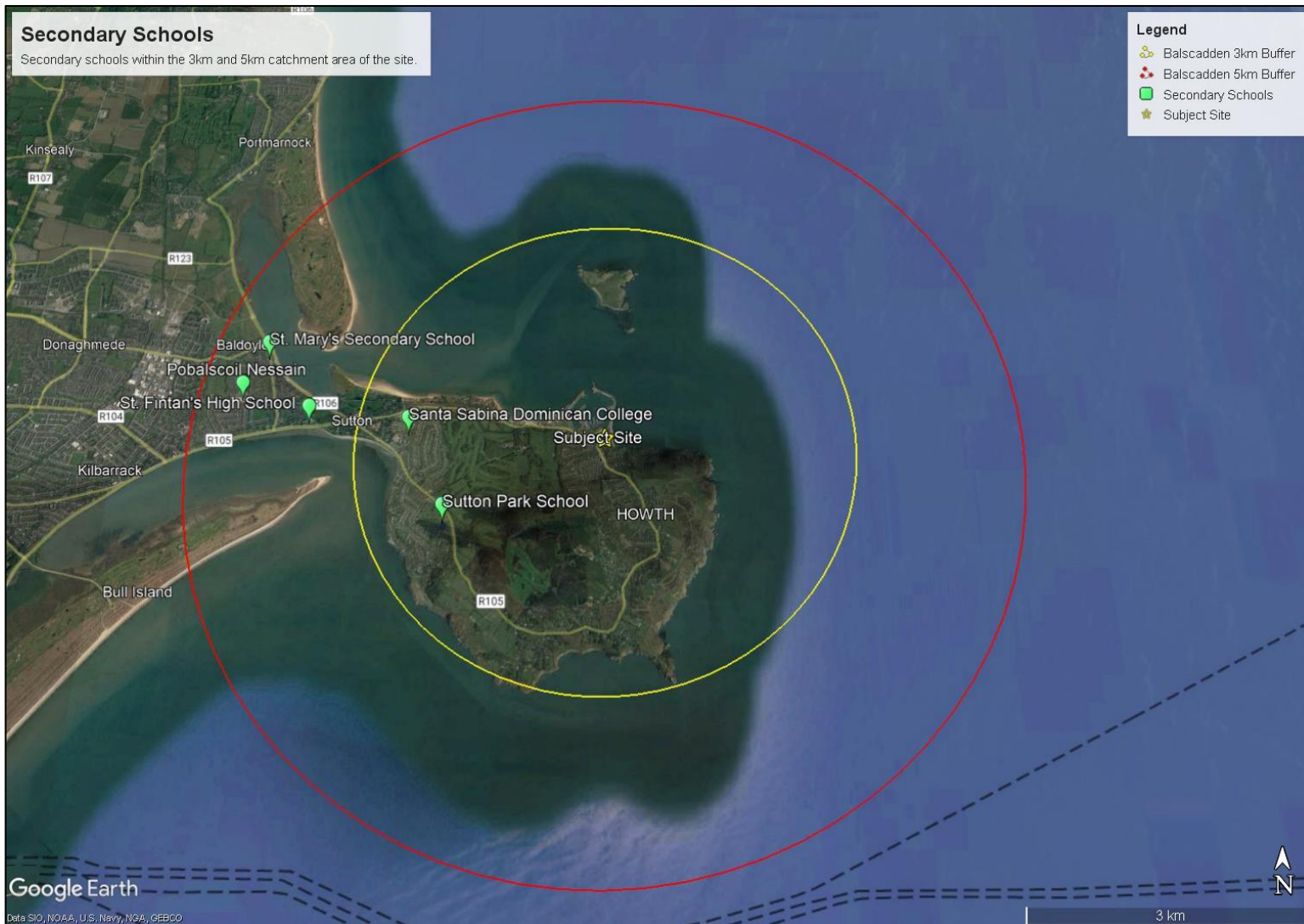


Figure 7-3: Overview of Secondary Schools within the 3km and 5km Catchment Area (Source: Google Earth, adapted by BSM 2022).



7.4 Proposed Secondary School Provision

As noted above in Section 7.2, the DES made a commitment to deliver 40 no. new schools between 2019-2022, of which 19 no. were secondary schools.

There are no new secondary schools proposed within the Donaghmede_Howth_D13 school planning area. A new secondary school was proposed for the nearby area of Baldoyle/ Stapolin in 2021 however has since been deferred.

8 ESTIMATED SCHOOL DEMAND AND ANALYSIS

The Minister of Education has set out key priorities for during the National Development Plan (NDP) period 2021-2024 regarding school provision including the delivery of c. 150-200 new school building projects annually to provide necessary additional capacity.

8.1 Estimated Primary School Demand

Within Howth ED there are 803 no. primary school aged children (typically 5-12 years old) according to the Census 2016, this has increased by 7.9% since 2011 from 744 no. children. The primary school aged population equates to 9.6% of the total population of Howth ED which is lower than County Fingal as a whole (13.2%).

As recorded in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' produced by the DES, it is projected that the Dublin region will see primary school enrolments fall by almost 24% (34,500 pupils) between 2020 and 2036 as illustrated in Figure 8-1.

The primary school enrolment figures within Howth ED are in line with these projections and the enrolment numbers gradually decreased from 1,105 no. pupils in 2020/2021 to 1,084 no. pupils in 2021/2022 (1.93%).

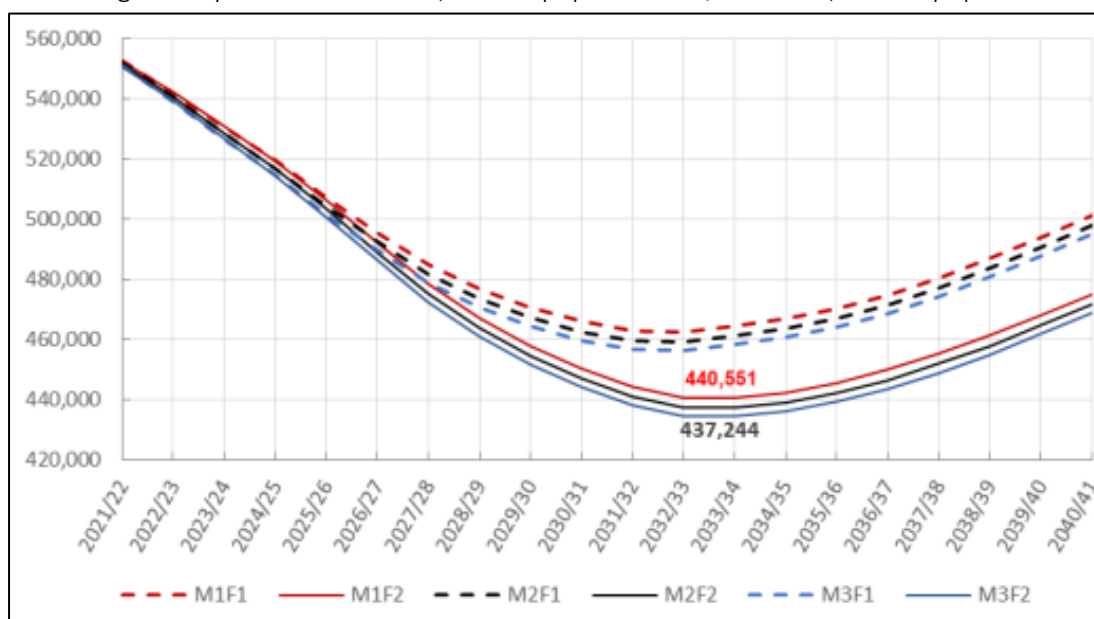


Figure 8-1: Projected Enrolment at Primary School Level 2021-2040 (Source: Department of Education).

As noted in the *Provision of Schools and the Planning System: A Code of Practice 2008* it is assumed that an average of 12% of the population are expected to be present for primary education. An analysis of the likely

primary school demand from the proposed development based on the number of units and the average household size within Howth ED has been applied in Table 8-1 below:

Units	Average HH Size (Howth ED)	Population of the Proposed Development	Projected Primary School Population (12%)
180 (total units)	2.68	482 no. people	58 no. of children
114 (total units minus studios and 1 bed units)	2.68	305 no. people	37 no. of children

Table 8-1: Estimated Demand of Primary School Population (Source: CSO 2016).

The demand for primary school places generated by the proposed development is c. 58 no. places, this equates to c. 7 no. places per year group based of an eight-year primary school cycle. Disregarding 1-bedroom units applying the same methodology as the childcare demand analysis, the proposed development generates the need for 37 no. places which equates to c. 5 no. places per year group.

Within the catchment area there are 1,084 no. children enrolled across 4 no. primary schools. Assuming as one year group leaves 271 no. primary school places will become available (total no. children enrolled in primary schools / 8 no. years).

Based on this analysis, the demand for primary school places is lower than the estimated school places available per year, therefore the primary schools within the catchment area will easily facilitate the anticipated demand from the proposed development. This is further supported by the low enrolment figures in Killester Rahane Clontarf ETNS which suggests capacity is available.

8.2 Estimated Secondary School Demand

Within Howth ED there are 630 no. children of secondary school (typically 13-18 years old) which equates to 7.5% of the total population of Howth ED. Similar to the primary school population, this is slightly lower than County Fingal with secondary school children accounting for 7.7% of the total population.

As recorded in the *'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036'* produced by the Department of Education, it is envisaged that enrolments will increase by 10,694 no. places between 2020 and 2024 as illustrated in Figure 8-2, however will begin to decrease between 2025-2036 by 16,323 no. places. Given the timeline of pre and post construction requirements, it is expected that the proposed development will not be habitable by 2024 therefore will not contribute to the secondary school population until the figures are expected to decrease in 2024.

Whilst it is envisaged that enrolments will increase from now until 2020-2024, enrolment figures in secondary schools have varied between 2019/2020 and 2021/2022. Sutton Park School, Santa Sabina Dominican College and Pobailscoil Nessain have seen an increase in enrolments since 2019/2020 which suggest that there is still capacity available for additional pupils in these secondary schools.

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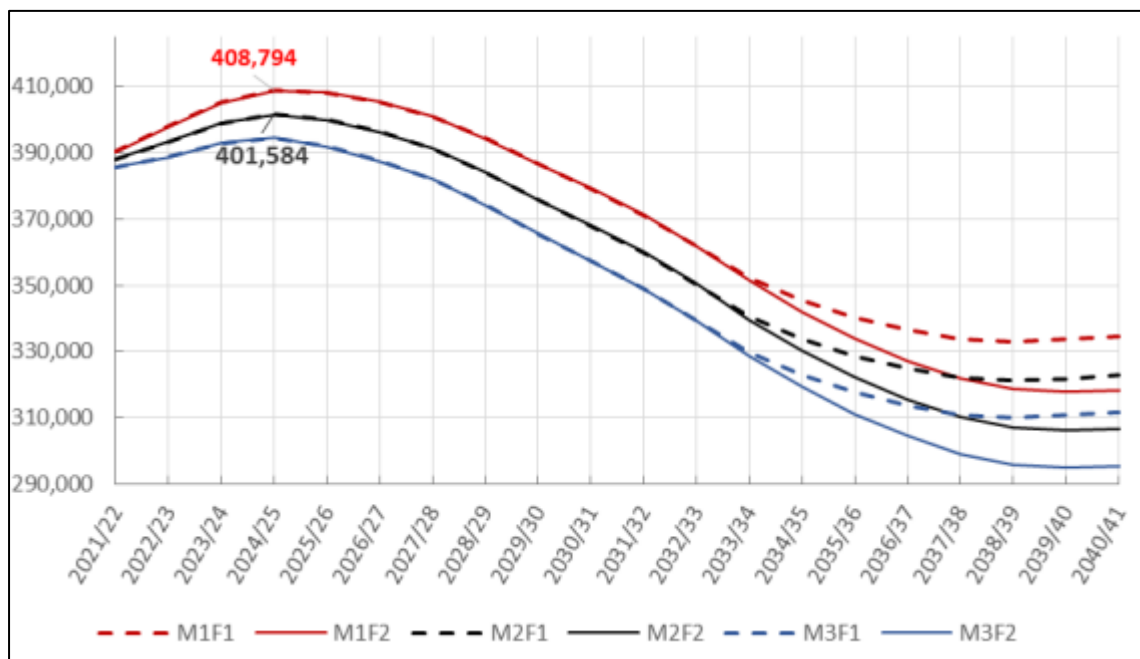


Figure 8-2: Projected Enrolment at Secondary School Level 2021-2040 (Source: Department of Education).

Based on these figures the proposed secondary school population is set out below in Table 8-2.

Units	Average HH Size (Howth ED)	Population of the Proposed Development	Projected Secondary School Population (7.6%)
180 (total units)	2.68	482 no. people	37 no. of children
114 (total units minus studios and 1 bed units)	2.68	305 no. people	23 no. of children

Table 8-2: Estimated Demand of Secondary School Population (Source: CSO 2016).

The proposed development calculates a demand for c. 37 no. secondary school places which equates to 6 no. school places per year group based of a six-year secondary school cycle. Disregarding the 1-bedroom units there is an anticipated demand of 23 no. places which equates to 4 no. places per year group.

Within the catchment area there are 5 no. secondary schools within a total of 2,346 no. pupils enrolled. Assuming as one year group leaves this creates capacity for 391 no. new pupils.

Based on this analysis, the secondary schools within the catchment area have capacity to facilitate the anticipated demand for secondary school places generated by the proposed development as the demand is significantly less than the capacity available.

8.3 Estimated School Demand Summary

To estimate the demand for primary and secondary school places several factors were considered including the available school provision within the catchment area, primary and secondary school age-cohorts within Howth ED, average household size, unit mix and the projected population from the proposed development. Overall, the demand for both primary and secondary school places generated by the proposed development is low. It is anticipated that a maximum of 58 no. primary school places and 37 no. secondary school places are required. It can be expected that the number of places required may decrease in line with the projected enrolment figures published by the Department of Education.

Enrolment figures in primary school will decrease until 2033 and whilst enrolment figures in secondary schools will gradually increase until 2024/2025, it is expected that hereafter enrolments will significantly decrease.

Therefore, both primary and secondary schools within the catchment area will be able to easily facilitate the anticipated demand for school places by the proposed development.

9 CONCLUSION

The proposed development of the lands at Balscadden represents an opportunity to deliver new development offering a quality living environment, respectful of its context, site topography, and site character, in the heart of Howth Village.

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 school provision; we submit that a childcare facility is not required as part of this development and that the provision of schools within the catchment area will be able to facilitate the additional demand of the proposed development.

We consider the proposed development to be in accordance with Government guidance in relation to the Fingal County Development Plan 2017-2023 policies and objectives and all other policies and guidelines as listed in Section 3.