

Applicant: LISMORE HOMES LTD.



STRATEGIC HOUSING DEVELOPMENT

PLANNING APPLICATION

PROPOSED RESIDENTIAL DEVELOPMENT

at

Stapolin-Baldoye, Coast Road, Baldoye, Dublin 13,

SCHOOL DEMAND ASSESSMENT

Kieran O'Malley and Company Limited
Town Planning Consultants

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1.0 INTRODUCTION

Kieran O'Malley and Co. Town Planning Consultants Ltd, St Heliers, St Heliers Copse, Stillorgan Park, Blackrock, Co. Dublin, have prepared this School Demand Assessment on behalf of our client Lismore Homes Ltd. for lands at Stapolin, Baldoyle, Dublin 13.

Our client is applying for permission through the Strategic Housing Development process for a residential development comprising of 1,007 no. apartments, a childcare facility and residential amenity facilities. This document assesses the existing primary and post-primary schools provision within the environs of the site and the projected demand for primary and post-primary school spaces from the proposed development.

This Report has been prepared in response to item no. 7 of An Bord Pleanála's statement of opinion and 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 also 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."

1.1 Study Methodology

We have conducted a desk study by collecting school enrolment information for two school years at the Department of Education and School Days websites. An analysis of the mix of units proposed and the age profile of primary and post primary pupils was used to predict the demand for school places from the proposed development. This information was then assessed in the context of the existing and proposed school capacity within the Dublin 13 and 17 postcodes.

The projected school demand from the proposal was also compared with the school demand from the existing planning permission for 371 no. residential units on the site (see PL 06F.239732 and F11A/0290/E1) to determine the net effect of this proposal on the school demand.

2.0 POLICY CONTEXT

2.1 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

The guidelines produced by the Department of Education and Science and the Department of the Environment, Heritage and Local Government in 2008 outline the following three core objectives to ensure the effective integration of the schools and development planning systems:

- (1) *Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
- (2) *The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and*
- (3) *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.*

The Guidelines further note that the following actions and advise re development management guidelines have been agreed by the two Departments and the planning authorities to implement these principles.

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.

2.2 Sustainable Residential Development in Urban Areas (2009)

Following on from the Department of Education Guidelines and in response to the recommendation re development management guidelines, section 4.4 of the Sustainable Residential Development in Urban Areas 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.”

2.3 Eastern & Midland Regional Assembly Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy also addresses the provision of educational facilities and it includes the following regional policy objective (RPO):

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.

2.4 Fingal County Development Plan 2017 - 2023

The development plan notes that Fingal “has a wide range of both primary and second level schools as well as the Institute of Technology in Blanchardstown” and that the Council will continue to work closely with the Department of Education and Skills “for the acquisition of school sites to identify and procure school sites where a shortfall in school places is identified”. Of the education objectives listed in the development, only objective PM78 as follows is applicable:

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.

On land use zoning Map 10 Baldoyle/Howth of the development plan, there is a proposed school designation at the southern end of the Coast development where it abuts Grange Road. Planning permission has been granted by Fingal County Council, Reg. Ref.: F19A/0461 for a primary school comprising 16 no. classrooms at that site. A subsequent permission for variations to those approved plans was also granted by the Council; Reg. Ref.: F21A/0498 refers. Construction has not yet commenced on this approved development.

2.5 Draft Fingal Development Plan 2023 - 2029

The Council recently published the draft Fingal Development Plan 2023 – 2029; it is on public display until 12th May 2022. That draft plan includes the following policy and objectives in respective of education facilities:

Policy CIOSP9

Education and Health Continue to work collaboratively with Educational and Health care providers to ensure the timely provision of educational facilities, health care and community resources throughout Fingal. The Plan will support the provision of education and healthcare facilities in line with national and regional policy objectives.

Objective CIOSO15

Encourage the continued use and possible intensification of existing educational infrastructure where appropriate. Facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government's School Building Programme.

Objective CIOSO16

Identify sites for primary and secondary schools in consultation with the Department of Education based on future population growth projections and in accordance with the Core Strategy and Settlement Hierarchy.

Objective CIOSO17

Facilitate the development of additional schools, including Gaelscoileanna and Gaelcoláistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies.

A review of land use zoning sheet No. 10 Baldoyle/Howth in the draft plan confirms that the proposed school site at Grange Road has been retained but no additional site or sites have been identified for education within Baldoyle.

2.6 Baldoyle Stapolin Local Area Plan 2013 (as extended)

Due to the scale and extent of the planned residential community envisaged, the LAP includes a strategy for community and education facilities to support the future population. The following from the executive summary sets out the Council's overriding position on schools provision:

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

Section 4E.3 of the LAP addresses education and confirms that *"The Department of Education and Skills were consulted as part of the preparation of the LAP and confirmed the requirement for land reservation for a future 16 classroom primary school within the Baldoyle-Stapolin LAP lands as well as an additional site in Clongriffin."* The LAP identifies the site at Grange Road for a primary school and also an alternative site *"on the northern section of the village centre, subject to the requirement for such being indicated by the Department of Education and Skills within the next Capital Programme for Schools (i.e. the successor document to the 2012-2016 Capital Investment Programme for Schools)".* Planning permission, which is subject to judicial review, has been granted on the alternative site for residential development, so it wasn't identified by the Department of Education and Skills for a proposed school.

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3.0 SCHOOLS PROVISION

3.1 Primary Schools

Using data sourced from the Department of Education and Skills Education Statistics¹ and www.schoolsdays.ie, the following table lists existing primary schools within Dublin 13 and 17 postcodes, their address, and the enrolment figures for the 2020/21 and 2021/22 school years:

School Name	Address	Enrolment 20/21	Enrolment 21/22	Enrolment Change
Killester Raheny Clontarf Educate Together NS	Suttonians Rugby Football Club, 13 Station Rd, Burrow	Boys: 9 Girls: 9	Boys: 20 Girls: 14	+16
St Pauls Junior NS	Ayrfield Malahide Rd D13	Boys: 95 Girls: 125	Boys: 100 Girls: 133	+13
St Pauls Senior NS	Ayrfield Malahide Rd D13	Boys: 130 Girls: 101	Boys: 122 Girls: 107	-2
Belmayne Educate Together NS	Balgriffin Park, Belmayne D13	Boys: 212 Girls: 230	Boys: 219 Girls: 215	-8
Gaelscoil Ghráinne Mhaol	Donaghmede, Dublin 13	N/A	Boys: 5 Girls: 4	N/A
Scoil Naisiunta Muire agus Josef	Bayside, Sutton, D13	Boys: 227 Girls: 192	Boys: 208 Girls: 202	-9
Stapolin Educate Together NS	Belmayne Avenue, Belmayne, Dublin 13	Boys: 18 Girls: 24	Boys: 49 Girls: 38	+45
St Francis of Assisi Primary School	Belmayne, Balgriffin, D13	Boys: 237 Girls: 221	Boys: 239 Girls: 217	-2
St Laurence's NS	Brookstone Road (And Grange Road), Baldoyle	Boys: 236 Girls: 228	Boys: 229 Girls: 227	-8
St Fintan's NS	Carrickbrack Rd, Sutton, D13	Boys: 226 Girls: 228	Boys: 223 Girls: 216	-15
St Michael's House Special NS	College St, Baldoyle, D13	Boys: 32 Girls: 23	Boys: 34 Girls: 24	+3
Holy Trinity Senior NS	Grange Road, Donaghmede, D13	Boys: 199 Girls: 195	Boys: 201 Girls: 200	+7
Scoil Bhríde Junior NS	Grange Road, Donaghmede, D13	Boys: 207 Girls: 207	Boys: 194 Girls: 203	-17
St Kevin's Junior NS	Newbrook Ave, Donaghmede, D13	Boys: 114 Girls: 86	Boys: 117 Girls: 87	+4
Scoil Naomh Colmcille	Newbrook Rd, Donaghmede, D13	Boys: 138 Girls: 112	Boys: 137 Girls: 99	-14

¹ See <https://www.gov.ie/en/publication/055810-education-statistics/>

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Burrows NS	Sutton, D13	Boys: 110 Girls: 106	Boys: 100 Girls: 111	-5
Mhuire Iosef JS	Verbena Estate, D13	Boys: 205 Girls: 198	Boys: 200 Girls: 190	-13
San Nicholas of Myra NS	Kinsealy, D17	Boys: 106 Girls: 96	Boys: 103 Girls: 99	-
Gaelscoil Cholmcille	Lana na Culoige, D17	Boys: 119 Girls: 142	Boys: 114 Girls: 141	-6
St Joseph's NS	Macroom Road, Bonnybrook, D17	Boys: 198 Girls: 150	Boys: 185 Girls: 149	-14
Malahide Portmarnock ETNS	Malahide Rd, Kinsealy, D17	Boys: 158 Girls: 149	Boys: 169 Girls: 179	+41
Darndale N.S	Our Lady Immac Sen Ns, Darndale, D17	Boys: 92 Girls: 110	Boys: 93 Girls: 102	-7
Saint Francis Senior NS	Priorswood, D17	Boys: 116 Girls: 101	Boys: 103 Girls: 89	-25
Sant Francis Junior NS	Priorswood, D17	Boys: 102 Girls: 88	Boys: 95 Girls: 99	+4
Totals		Boys: 3,286 Girls: 3,120	Boys: 3,259 Girls: 3,145	-27 +25

Of the 24 no. primary schools listed in this table, the enrolment totals for 2020/21 is 6,406 children compared with a current enrolment for 2021/22 of 6,404 children – a very small decrease of 2. There is no clear pattern when you consider the year on year decrease but it is evident that the Educate Together Schools, which are more recently opened, are catering for higher increases presumably as additional classroom rooms come on stream. Of the 17 no. primary schools within the Dublin 13 postcode, 10 no. schools experienced a decrease in enrolment with 6 of the other 7 no. schools showing an increase; the remaining school only opened in September 2021. The Stapolin Educate Together National School is currently a temporary facility that will be permanently housed within the approved school at Grange Road, Baldoyle in accordance with planning permissions Reg. Refs.: F19A/0461 and F21A/0498.

3.2 Post Primary Schools

Using data sourced from the Department of Education and Skills Education Statistics website and www.schools.ie, the following table lists existing post primary schools within Dublin 13 and 17, their address, and the enrolment figures for the 2020/21 and 2021/22 school years.

School Name	Address	Enrolment 20/21	Enrolment 21/22	Enrolment Change
Pobalscoil Neasain	Baldoyle, D13	Boys: 459 Girls: 328	Boys: 471 Girls: 339	+23

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St Mary's Secondary School	Baldoyle, D13	Girls: 246	Girls: 235	-11
Gaelscholaiste Reachrainn	Bothar Mhainistir Na Grainsi, Donaghmede, D13	Boys: 230 Girls: 259	Boys: 235 Girls: 263	+9
Belmayne ETSS	Belmayne Avenue, Dublin 13	Boys: 52 Girls: 38	Boys: 99 Girls: 95	+104
St Fintan's High School	Dublin Road, Sutton, D13	Boys: 704	Boys: 707	+3
Grange Community College	Grange Road, Donaghmede, D13	Boys: 197 Girls: 137	Boys: 207 Girls: 187	+50
Sutton Park School	St Fintans Road, Sutton, D13	Boys: 224 Girls: 172	Boys: 235 Girls: 190	+29
The Donahies Community School	Streamville Road, D13	Boys: 242 Girls: 222	Boys: 261 Girls: 241	+38
Santa Sabina Dominican College	Greenfield Road, Howth, D13	Girls: 684	Girls: 703	+19
Portmarnock Community School	Carrickhill Road Portmarnock Co Dublin	Boys: 527 Girls: 402	Boys: 514 Girls: 407	-8
Malahide Community School	Broomfield Malahide Co. Dublin	Boys: 606 Girls: 598	Boys: 611 Girls: 621	+28
Colaiste Dhulaigh	Barryscourt Road, Coolock, D17	Boys: 77 Girls: 67	Boys: 100 Girls: 86	+42
Totals		Boys: 3,330 Girls: 3,141	Boys: 3,440 Girls: 3,367	+110 +226

There are 12 no. post primary schools within the Dublin 13 and 17 postcodes that are convenient to the application site. The year-on-year enrolment figures confirm an increase of 336 pupils that in part is being facilitated through the delivery of some additional school facilities and improvements to existing schools to enhance capacity. Only two of the schools identified, recorded a year-on-year decrease.

3.3 Proposed Schools

The following are the notable planning permissions that exist for additional primary and post primary schools within the Dublin 13 and 17 postcodes:

Reg. Ref: F19A/0461 (as varied by D21A/0498):

Planning permission was granted to Department of Education and Skills for a three storey 16 classroom Primary School building in Baldoyle (Roll Number 20519G), including a two classroom SEN base. The design also includes a general-purpose hall, support teaching spaces and ancillary accommodation, external junior play areas, secure SEN hard and soft play area and a sensory garden. The proposed project also incorporates associated car parking, access road, pedestrian access, bicycle lane, construction of 2 no. external ball courts, landscaping, connection to public services and all associated siteworks at Myrtle Road, Baldoyle, Dublin 13. This site is within the Baldoyle-Stapolin local area plan boundary.

The 2021 application sought some amendments to the proposed development. Planning permission was granted by Fingal County Council on 14th December 2021 but construction is yet to commence.

The projected capacity of this primary school is 440 pupils.

Plan No. 2600/20:

This was an application by Department of Education and Skills for the construction of a part three storey, part two storey post primary school in Belmayne - Roll Number 68346T - including PE Hall, 4 classroom Special Education Needs Unit and all ancillary site works. The main wings of the building will create a frontage on both Main Street and Belmayne Avenue. The design also includes staff car parking (36 spaces), bicycle parking (300 spaces), delivery access, drop off areas (3 spaces), pedestrian access, and bicycle lane. Vehicular access will be from Belmayne Avenue. The project includes the construction of six (6) external ball courts, landscaping, ESB substation and all associated site works and connections to public services. A final grant of planning permission was issued in February 2021.

The planned capacity of this post primary school is 1,000 pupils.

Plan No. 3046/17:

This was an application by Dublin and Dun Laoghaire Education and Training Board for planning permission for construction of a two storey post primary school building (6,966 sq.m gross floor area) with associated external signage for Gaelcholaiste Reachrann, Grange, Donaghmede. The constituent elements of the new school building comprise: (a) a two storey 38 No. classroom building including lecture and workshop rooms and 3 No. pastoral offices; (b) two storey general purpose element including assembly hall / dining area, administration offices and meeting room at ground floor; staff room, library and music room at first floor; (c) double height multi-use hall, (for school and community use) with associated changing / storage / toilet / fitness room & ancillary areas at ground floor; (d) Site development works including new vehicular / pedestrian & cycle access arrangements separated from existing Grange Community College, car and bus set-down spaces; 60 No. standard car parking spaces, 3 No. universally accessible parking spaces and 108 No. cycle parking spaces; (iii) 4 No. outdoor hard play courts; (iv) external store (50 sq. m.) with external covered area (30 sq. m.), ESB substation (23.5 sq. m.) opening onto Grange Abbey Road. The proposed development also includes removal of existing Gaelcholaiste Reachrann temporary accommodation buildings at the rear of Grange Community College and replacement with 3 No. Hard Play Courts; hard & soft landscaping (including boundary treatments, school garden and site attenuation) and associated site development and services works all on site at Grange Community College, Grange Abbey Road, Donaghmede, Dublin 13. A final grant was issued by Dublin City Council in December 2017; construction is yet to commence on site.

The planned additional capacity from this proposal is 600 pupils at post primary school level.

3.4 Department of Education Schools Building Works

The Department of Education and Skills website² includes a list of building works for the construction, extension and refurbishment of schools. The current status of large-scale projects being delivered under the school building programme was updated in February 2022 and it includes the following information with respect to projects in Dublin 13 and 17:

Roll No	School Name & Address	Current Project Status
18210K	St Michaels House Special School, Baldoyle	Project Brief Stage
20519G	Stapolin Educate Together National School	Stage 3 (Tender Stage)
20538K	GS Ghráinne Mhaol - Donaghmede Howth D13	School opened in Sept 2021 - interim accommodation. Pre Stage 1
60370W	St Fintan's High School, Sutton	Project Brief Stage
68308L	Malahide & Portmarnock ETSS	On Site
68346T	Donaghmede Howth Post Primary - Dublin North East ETSS	School opened in September 2019 in interim start-up accommodation. Stage 3 (Tender Stage)
70020B	Grange CC, Donaghmede, D13	Project Brief Stage
91324P	Portmarnock Community School	Stage 2a (Developed Sketch Scheme)
TBD	Donaghmede Howth D13 Baldoyle Stapolin Post Primary	The establishment of this school has been deferred. Site Acquisition Process

From the February 2022 list of major construction works, there are 9 no. projects at various design and construction stages within the Dublin 13 and 17 postcodes. Three of these projects are well advanced with the Malahide & Portmarnock ETSS on site and Stapolin ETNS and Dublin North East ETSS both at tender stage. The planned Baldoyle Stapolin post primary school is at the “site acquisition process” stage. We have contacted the Department of Education and Skills on this matter and identified a possible site to them for a school or schools but to date we haven’t received a response.

4.0 SCHOOL DEMAND ASSESSMENT

Item no. 7 of the Board’s statement of opinion has requested our client to submit a school demand report “which identifies 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”. From section 3 above, the existing capacity for primary schools is in the order of 6,400 places and for post primary it is slightly higher in the order of 6,800 places. New schools are coming on stream most notably a primary school at Grange Road (for 440 pupils), and two Educate Together Secondary Schools.

The following table provides a breakdown of the mix of units in the proposed development:

Unit Type	Mix of Units
Studio	5.8% (58)

² See <https://www.gov.ie/en/collection/d73cb-building-works-for-the-construction-extension-and-refurbishment-of-schools/>

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1 Bed Units	24.5% (247)
2 Bed 3 Person Units	9.3% (94)
2 Bed 4 Person Units	55.9% (563)
3 Bed Units	4.5% (45)

Using the following Department of Education and Skills standards, we have calculated the projected demand for primary and post-primary educational places from the proposed development:

- 12% of the population comprises of children of primary school age
- 8.5% of the population comprises children of secondary school age

Using the residential occupancy rates in the development plan for calculating Class 1 and 2 public open space provision, the proposed development has projected capacity of 1,600 persons $(((58+247+94+563) \times 1.5) + (45 \times 3.5))$. Therefore, the following primary and post-primary demand would be anticipated:

- Primary: 12% of 1,600 = 192 places (3% of the existing capacity)
- Post Primary: 8.5% of 1,600 = 136 places (2% of the existing capacity)

The projected demand would equate to 3% of the existing primary school capacity and 2% of the existing post primary school capacity. As it is proposed to construct the development over a five year period, the annual projected demand would be 38.4 places at primary level (or 0.6% of existing capacity), and 27.2 places at post primary level (or 0.4% of existing capacity).

It is also noted that the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020) state *“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.”* If that is applied to the proposed development with studio and 1 bed apartments excluded, the projected capacity would be 1,143 persons $(((94+563) \times 1.5) + (45 \times 3.5))$ and the following lower primary and post-primary demand would apply:

- Primary: 12% of 1,143 = 137.16 places (2.1% of the existing capacity)
- Post Primary: 8.5% of 1,143 = 97.155 places (1.4% of the existing capacity)

Applied annually, the lower projected demand would equate to 27.4 places at primary level (or 0.43% of existing capacity) and 19.4 places at post primary level (or 0.285% of the existing capacity).

It is also appropriate to compare this proposal with the projected demand if the extant permission on this site is implemented. 371 no. units were approved by the Board (see PL 06F.239732) comprising 49 no. 5 beds, 35 no. 4 beds, 231 no. 3 beds, and 72 no. 2 beds. This equates to a projected population of 1,210.5 persons or 145 primary places and 103 post primary places. The figure of 1,210.5 persons is slightly higher than the projected residential capacity from this proposal when studio and 1 bed apartments are excluded. It is 390 persons lower than the overall projected capacity from the proposed development, which means this proposal could see a net increase in demand of 47 primary school places and 33 post primary places.

5.0 SUMMARY AND CONCLUSION

The Dublin 13 and 17 postcodes areas are well served with existing primary (6,400 places) and post-primary schools (6,800 places) and the Department of Education and Skills has plans to develop a further 9 no. primary and post primary schools to cater for the projected demand from the emerging residential population in the area.

Current planning consents would see an additional 440 no. primary school places provided and 1,600 places at post primary school. Planning permission is in place for a 16 no. classroom school at Grange Road in accordance with the Baldoyle-Stapolin LAP. According to the Department's website, that proposal is at tender stage, so it is reasonable to conclude that construction will commence shortly.

It is also proposed to construct 2 no. post primary schools known as Malahide & Portmarnock ETSS and Dublin North East ETSS. The Malahide & Portmarnock school is currently on-site whereas the Dublin North East school is at tender stage albeit with a temporary facility in operation since 2019.

The Department has also indicated a proposal for "Baldoyle Stapolin Post Primary" but the February 2022 update indicates that "the establishment of this school has been deferred" as they are at the site acquisition process stage. In response to the Department's submission to the Board in respect of the GA3, we contacted them and identified a possible site but there has been no response to date. Also, a review of the draft Fingal Development Plan 2023 - 2029 will confirm that it does not include or identify the need for an additional school at Stapolin, Baldoyle and no additional school designation other than for the primary school at Grange Road is shown on the land use zoning maps.

Our school demand assessment has identified that the proposed development would generate a projected need of between 137 and 192 places at primary school level and between 97 and 136 places at post primary school level. Compared with the existing permission on the site, there would only be a net increase in demand of 47 primary school places and 33 post primary places. There is significant capacity within the existing schools in the area and the projected demand over five years and on an annual basis is low as a percentage of that capacity. Further, there are planning permissions in place and advanced proposals to provide additional primary and post-primary schools within the Dublin 13 and 17 postcodes.

Our assessment concludes that this proposal won't generate a need for an additional school or schools in the area over and above those under construction and planned for the area. This is consistent with the recently published draft development plan which does not identify a need for additional schools within the area notwithstanding the projected increase in the resident population from the GA1, GA2 (or PL 06F.239732), and GA3 proposals at Stapolin, Baldoyle.

Having regard to the above, the Board is invited to agree that the proposal complies with the planning guidance at national, regional and local level in respect of schools.