

Strategic Housing Development at Coolagad, Greystones, Co. Wicklow

School Demand and Concentration Report

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1 Introduction

1.1 Purpose of report

This report has been prepared in response to an opinion of An Bord Pleanála (ABP) issued in response to a pre-application consultation for a Strategic Housing Development (SHD) at Coolagad, Greystones, Co. Wicklow. Item No. 10 of request for information under article 285(5)(b) of the Planning and Development Regulations 2017 considered that the following issue should be addressed:

“School Demand and Concentration 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.”

The request includes two elements:

- Identify the demand likely to be generated by the proposal; and
- Capacity in the vicinity to cater for demand.

This report addresses reasonable estimates of future demand based on the estimated population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

2 Relevant Planning Policy

2.1 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 for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government 2008 was part of a wider package of initiatives designed to facilitate the provision of schools, particularly primary schools, and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition.

The Code indicates that the role of the Department of Education is to ensure effective forecasting and planning mechanisms for the provision of new schools. It assumes that an average of 12% of the population are expected to present for primary education. The role of planning for new schools by Local Authorities is through Development Plans.

The Code of Practice states that the effective integration of the schools programme and planning system has three core objectives:

“(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.”

This document states that in some cases it *“may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-*

primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools."

2.2 Sustainable Residential Development in Urban Areas (SRDUA) (2009)

Section 4.3 of the SDRUA guidelines (Department of Housing, Local Government and Heritage, 2009) establishes that *"no substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development"*. The SDRUA guidelines under section 4.4 also states *"it is recommended 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"*.

2.3 Wicklow County Development Plan 2016-2022

The Wicklow County Development Plan is the statutory development plan which governs the development of the application site. The following policies and objectives, which pertain educational facilities, are noted:

"8.3.1 The Planning Authority will endeavour to facilitate the provision of the best possible educational facilities at pre-school, primary, secondary and adult levels, on suitable zoned lands, in conjunction with the Department of Education & Skills, the Department of Jobs, Enterprise & Innovation, the Department of Health and the Department of Children and Youth Affairs."

Education and Development Objectives:

"CD6 To facilitate the provision of schools by zoning suitable lands in local plans capable of meeting the demands of the projected populations. Prior to the identification of lands for primary and secondary school provision the Planning Authority shall consult with the Forward Planning and Site Acquisition and Management sections of the Department of Education."

CD7 Where lands are zoned for educational use, to facilitate the development of facilities that provide for linkages between schools types. For example, particular encouragement will be given to primary and secondary school campuses, the linking of pre-school services with primary schools and the linking of secondary schools with vocational training facilities."

CD9 Where practicable, education, community, recreational and open space facilities shall be clustered. However schools shall continue to make provision for their own recreational facilities as appropriate".

2.4 Greystones - Delgany and Kilcoole Local Area Plan 2013-2019

Section 3.3 of the Greystones-Delgany and Kilcoole Local Area Plan (LAP) provides the settlement strategy. The LAP provides sufficient land for the total number of additional units required up to 2022. This process involved a review of all zoned and undeveloped land, with additional land proposed for the provision of new housing being designated having regard to the several principles which inter alia includes:

"Promoting the development of lands adjacent to existing or planned community and social infrastructure, such as schools and open space sites/zones."

A number of principal land banks provide for the housing growth of the area were provided including:

“Additional land zoned for residential use at Coolagad, being within walking distance of Blacklion neighbourhood centre and schools, and with access to roads and public mains infrastructure, and public transport routes. Development is restricted to the lower part of Kindlestown Hill in order to safeguard against undesirable encroachment to the upper reaches of Kindlestown Hill”.

Schools Objectives in the LAP:

“SOC2: To co-operate with the Department of Education and Skills, the Vocational Education Committee for County Wicklow, school management boards and any other education providers, in the provision of school places and adult education facilities, where a need is identified.

SOC3: One new site (suitable for a 16-classroom school) shall be reserved in Kilcoole for primary school development – to the north of the Holy Faith Convent, Kilcoole. The development of a school on this site shall not prejudice the long term objective for the reservation of a link road at this location as shown on Map A.

SOC4: Land of c.1.6ha shall be reserved adjacent to Colaiste Chraobh Abhann for future school expansion. In the event that it is determined that this land is not needed for this school, this site shall be reserved as an alternative primary school location (suitable for 16-classroom school).

SOC5: A minimum of 18 acres (7.28ha) shall be provided at Blacklion, in accordance with the agreed Blacklion Action Plan, for the development of education facilities including primary and post-primary schools.

SOC6: To provide for the development of a 16-classroom primary school and one post-primary secondary school on lands at Charlesland, to be provided as part of AP7: Charlesland Action Plan.

SOC7: To provide for the extension of all existing schools, subject to the proper planning and sustainable development of areas.”

3 Methodology

A desk-based approach was undertaken to collate baseline information and undertake analysis of existing and planned schools in the area. Digital mapping and satellite systems were used to identify the existing and planned schools along with published databases of relevant information. Central Statistics Office (CSO) census data for the electoral divisions (ED’s) surrounding the site was also analysed to determine the demographics for the area in order to obtain a profile of the area. An estimated profile based upon unit mix and local profile was undertaken and the effect of the proposed development upon existing / proposed capacity. The capacity of existing and planned schools was identified from published Department of Education information on schools within the area.

The following documents were consulted as part of the review:

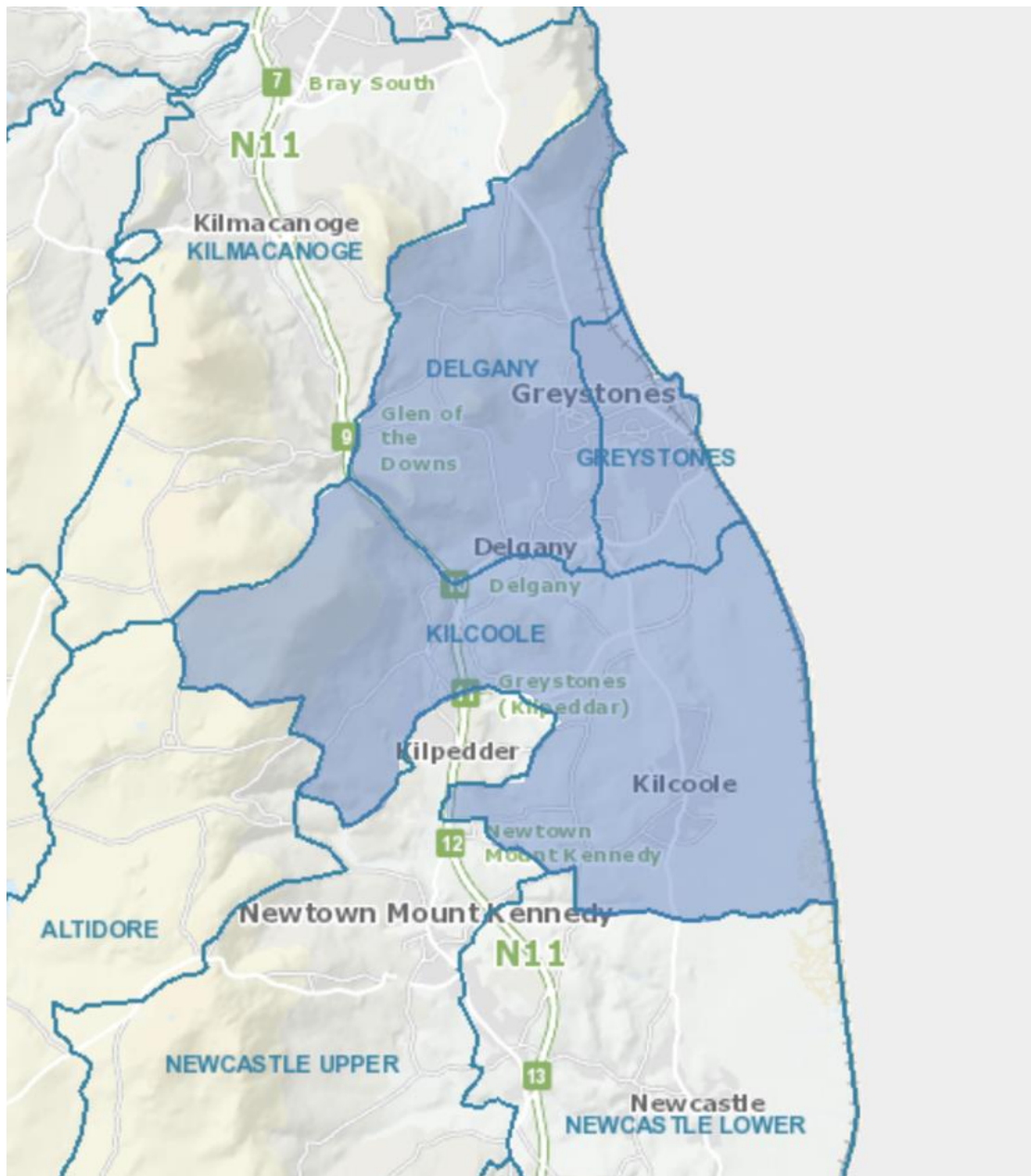
- Patronage Assessment Report School: Kilcoole & Greystones (Regional Solution) Report to the New Schools Establishment Group. Department of Education November 2019.
- Statistical Bulletin Enrolments September 2019, 2020, and 2021 – Preliminary Results Department of Education.
- www.education.ie and [www.schooldays.ie](http://www schooldays.ie) were consulted to locate existing schools, enrolment figures and number of classrooms.

- Projections of Full-Time enrolment, Primary and Secondary Level, 2018 – 2036 report by the Department of Education and Skills, July 2018.
- Census 2016 and 2011 SAPMAP data.
- Survey of existing schools’ capacity undertaken by MacCabe Durney Barnes.

3.1 The Catchment Area

Given the urban location of Coolagad, the catchment area for the proposed development has been determined by utilising the entire Greystones, Delgany and Kilcoole Electoral Division (ED). The ED’s have been used to gather the population and demographic information as part of this study, see Figure 1.

Figure 1: The catchment area for this study

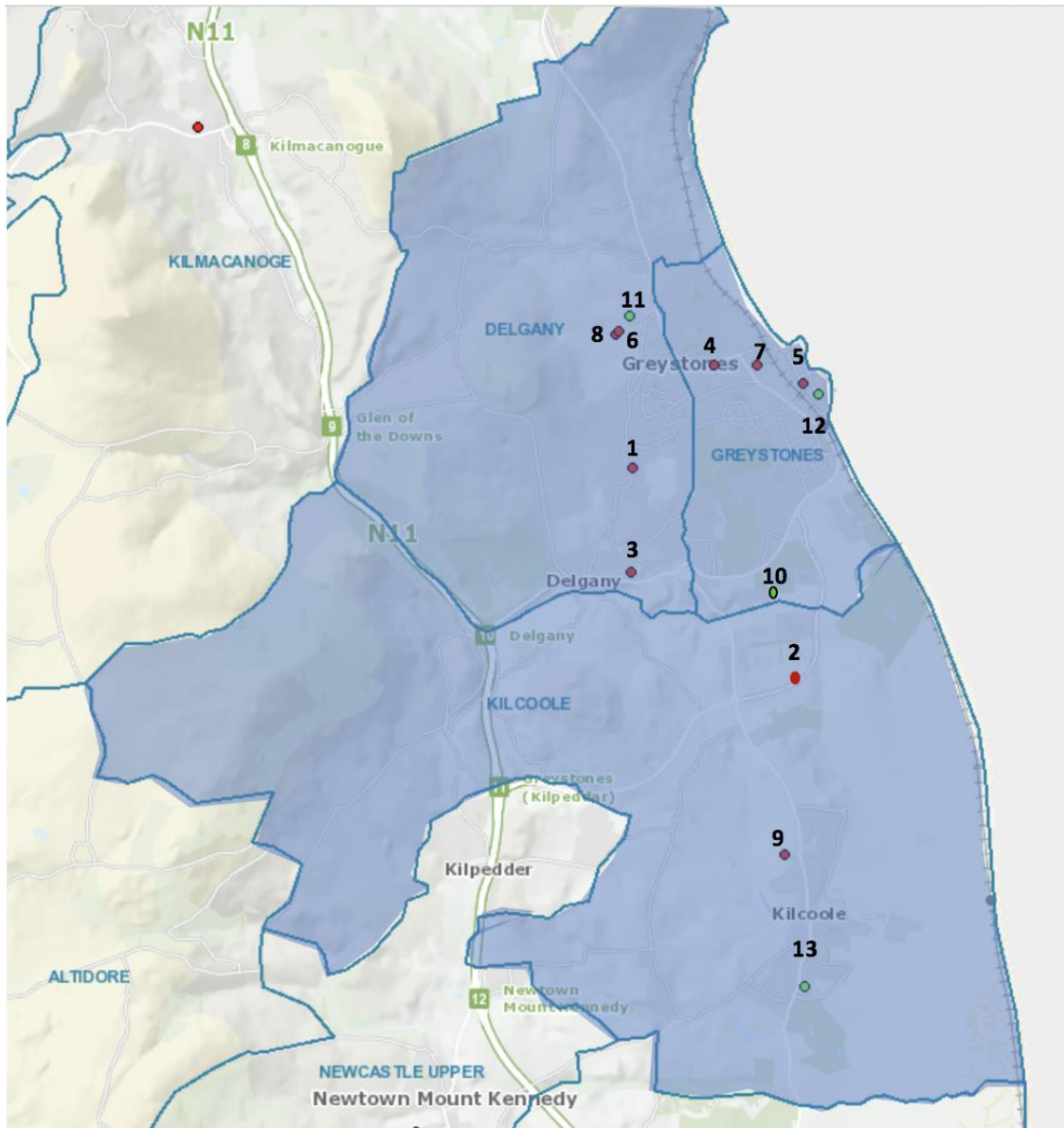


4 Existing Education Infrastructure

4.1 Location of Schools in the Study Area

The figure below illustrates the existing primary and secondary schools in the area. The enrolment and capacity of primary and secondary schools is further considered in sections 4.2 and 4.3 below.

Figure 2: Primary and Secondary Schools in the Study Area



4.2 Existing Primary Schools within the Study Area

Every year, the Department of Education release details on enrolment figures for all primary schools. Currently there are 9 no. primary schools across the catchment area of the subject site. The total number of primary school level students in the study area is 3,869 no. pupils. This information was acquired by accessing school lists on the Department of Education’s website.

Table 1: Summary of information on existing primary schools within the study area including distance from site and available capacity

Map ID	School name	Address	Distance site km	2019 enrolled	2020 enrolled	2021 enrolled	3 -Year Change	Available Capacity
1	St Laurence National School 19573F	Kindlestown Lower, Delgany, Co. Wicklow	1.5	684	688	661	-23	3
2	Greystones Community National School 20473I	Charlesland, Greystones, Co. Wicklow.	2.8	216	264	315	99	357
3	Delgany National School 13679O	Delgany, Co. Wicklow	2.6	227	231	222	-5	0
4	St Kevin's National School Scoil Naomh Caoimhghin 17720F	Rathdown Rd, Rathdown Lower, Greystones, Co. Wicklow	0.9	507	501	498	-9	0
5	St Brigid's National School 16573N	Trafalgar Rd, Rathdown Lower, Greystones, Co. Wicklow	2	493	468	455	-38	5
6	Greystones Educate Together NS 20300A	Blacklion, Greystones, Co. Wicklow	0.5	465	467	469	4	0
7	St Patrick's National School 12554M	Church Rd, Rathdown Lower, Greystones, Co. Wicklow	1.4	273	287	303	30	0
8	Gaelscoil na Gloch Liath 20301C	Blacklion, Greystones, Co. Wicklow	0.5	435	385	354	-81	10
9	Kilcoole Primary School 20346B	Main Street Kilcoole. Co Wicklow	4.3	610	612	592	-18	8
	Total			3,910	3,903	3,869	- 41	383

As part of this assessment MacCabe Durney Barnes contacted the above schools with regard to their available capacity. A phone survey was carried out to determine the spare capacity within the area. It is noted that some of the above schools indicated that there are available spaces in the primary schools which are located in close proximity to the subject site.

Table 1 demonstrates that 6 out of the 9 primary schools identified in the study area experienced a decrease in enrolment in the 2021/2022 school year in comparison to enrolments from 2019/2020. Overall, the number of children attending primary school in the study area decreased by 41 pupils between 2019 and 2021.

In addition, reference should be made to Kilmacanogue National School located in the Kilmacanogue ED which is c.3.8km from the subject site. The school is outside the study area, but should be considered in the context of the proposed development site. In 2021, the enrolment for Kilmacanogue National School was 225 pupils and based on a phone survey carried out there is no additional capacity available at the school.

It can be seen from the above table there is spare capacity for **383** pupils.

4.3 Existing Secondary Schools within the Study Area

According to the Department of Education enrolment records there are four existing schools in the study area. The total number of secondary level students in the study area is 2,510 no. pupils.

Table 2: Summary of information on existing secondary schools capacity in the study area

Map ID	Secondary School	Address	Distance Site km	2019 Enrolled	2020 Enrolled	2021 Enrolled	3-Year Change	Available Capacity
10	Greystones Community College 76596P	Greystones Tennis Club, Mill Road, Greystones, Co Wicklow	2.0	Established 2020	64	172	N/A	4
11	Temple Carrig Secondary School 68081J	Blacklion, Greystones, Co. Wicklow	0.5	812	830	857	45	0
12	Saint David's Holy Faith 61830M	Kimberley Rd, Rathdown Lower, Greystones, Co. Wicklow	2.1	579	632	671	92	Unconfirmed availability
13	Colaiste Chraobh Abhann 76076M	Creowen, Kilcoole, Co. Wicklow	5.1	750	777	810	60	0
	Total			2,141	2,303	2,510	369	4

As part of this assessment MacCabe Durney Barnes contacted the above schools with regard to their available capacity. A phone survey was carried out to determine the spare capacity within the study area. The phone survey indicated that secondary schools within the study area are at capacity with little additional places available for children. Between 2019 and 2021 an increase of 369 pupils attending secondary school in the area was recorded.

4.4 Future Secondary School Provision

The Department of Education provides details on planned construction projects for new school facilities. The following projects are listed in the most up-to-date version of this project list (dated 1st February 2022) located in the study area.

Table 3: Department of Education construction projects under the school building programme

Roll Number	School	Level	Status	Additional Capacity with Planned Upgrades
61830M	St. David's Holy Faith	Secondary School	Greystones on Site ¹	(750 – 671 = 79)
76076M	Coláiste Chraobh Abhann	Secondary School	Stage 2a (Developed Sketch Scheme)	To be determined
76596P	Greystones Community College School	Secondary School	Opened in September 2020 in interim start-up accommodation. Stage 2a (Developed Sketch Scheme). Planning Application submitted by Cairn Homes Properties Limited for the construction of 37 no. general classrooms, 20 no. specialist classrooms, PE hall, a special needs unit, 6 no. hard play courts with a total internal floor area of c. 10,808 sqm. ²	(1,000 – 172 = 828)

The total additional capacity for secondary schools between existing and planning secondary schools will be **911**.

¹ Planning Application Ref: PL27.247362 An Bord Pleanála

² Planning Application Ref: 22168 Wicklow County Council

5 Future Education Needs

5.1 Demographic Profile

In 2016, there were 23,969 people living in the study area, which is a 5.9% increase compared with 2011 census data. The proposed development is located within the Delgany ED with a population of 5,890 persons in 2016. This equates to an increase of 328 persons (5.8%) from 2011. Greystones population, the nearest ED within which the subject site is located increased by 1.5% in the intercensal period. Kilcoole ED's population experienced a significant higher growth rate (9.1%) which raised the average across the overall study area (5.9%).

Table 4: Population in Delgany, Greystones and Kilcoole ED Census 2011 & 2016

ED Name	CSO 2011 Population	CSO 2016 Population	Change 2011 – 2016	% Change 2011 – 2016
Delgany	5,652	5,980	328	5.8%
Greystones	7,151	7,258	107	1.5%
Kilcoole	9,834	10,731	897	9.1%
Study Area Total	22,637	23,969	1,332	5.9%

Source: CSO

5.2 Primary School Demand

Based on 2016 CSO data, there was a total primary school-attending population of 3,368 within the catchment area, which represents 14% of the total population of the study area, as shown in Table 5. This percentage is slightly higher than Wicklow County, which stands at 14.2%. The number of primary school age pupils in Greystones ED was 832, which represents 3.5% of the study area in 2016. Overall, the number of children of primary school age children in the study area grew by 719 pupils in the intercensal period.

Table 5: Delgany, Greystones and Kilcoole ED Primary School Going Age Population (5-12 Years Old) Census 2011 & 2016

Study Area	CSO 2011 5–12 Years old	% Total Study Area Population	CSO 2016 5-12 Years old	% Total Study Area Population	Change 2011-2016
Delgany	716	3.2%	830	3.5%	114
Greystones	830	3.6%	832	3.5%	2
Kilcoole	1,103	4.9%	1,706	7.1%	603
Study Area Total	2,649	11.8%	3,368	14%	719
Wicklow	18,185	13.3%	20,177	14.2%	1,992

Source: CSO

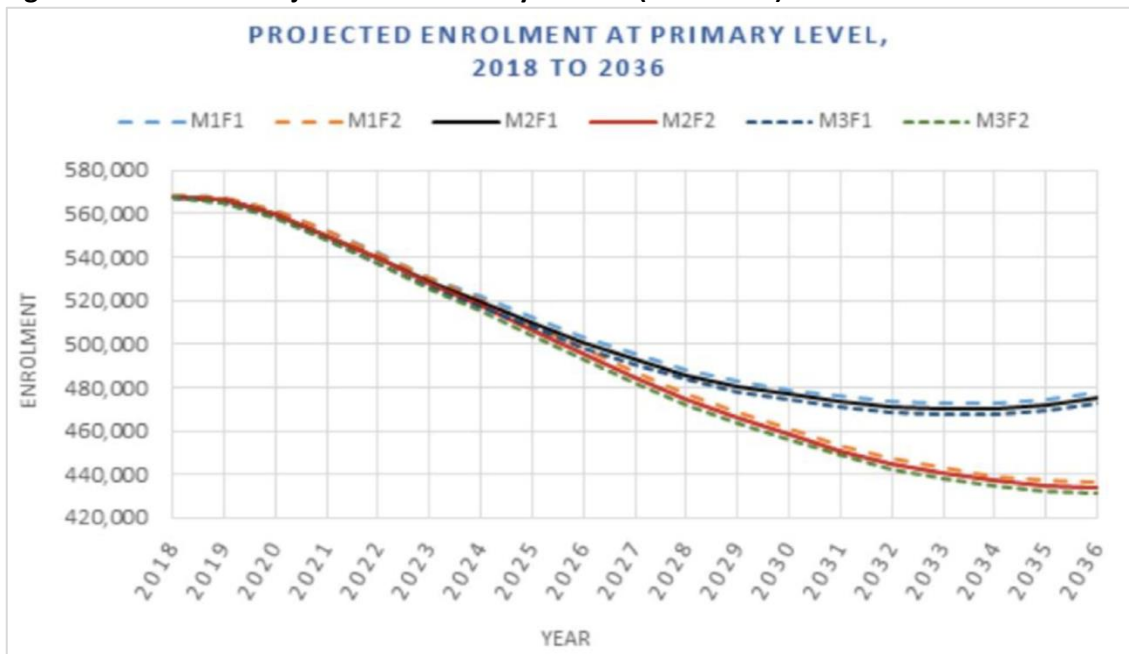
As noted in Table 1, there were 3,869 places to cater for the primary school population in the study area during the 2021-2022 academic year. Based off the enrolment trends in Table 1 it can be assumed that the number enrolling for primary school education will continue to decrease naturally in the study area.

In addition, there are other elements that should be considered in the context of future primary school demand. These are as follows:

- The Department of Education predicts a decline in the total enrolment figure in coming years with an anticipated decrease of c.90,000 students by 2028 and a further decline of c.40,000 students to enrol by 2036 (See Figure 3).
- The total number of pre-school age children in Greystones in 2016 was 409, which is a decline from 446 in 2011. Furthermore, a decline of 14% was recorded in Wicklow’s pre-school age group between the 2011 and 2016 census.
- Additional capacity of 383 places is available in the primary schools in the area as mentioned in Section 4.2 of this report.
- The Department of Education’s submission on the draft County Development Plan indicates that there are no further schools required beyond the current school building programme therefore illustrating the increased population generated by the subject site can be met by existing schools in the area.

Due to the capacity of the 9 existing primary schools in the study area and with the planned upgraded capacity in Greystones Community National school there is capacity for **383** additional pupils. It can be considered that sufficient capacity exists to accommodate the expected number of school-going children from the development.

Figure 3: Enrolment Projections for Primary Schools (2018-2036)



Source: Department of Education

5.3 Secondary School Enrolment Projections

In terms of secondary school requirements, the post-primary attending population of 1,844 children amounts to 7.7% of the total study area population in 2016 (See Table 6). Furthermore,

there were 623 people in the 13-18 cohort living in the Greystones ED, which represents a decline of 2.6% from 2011.

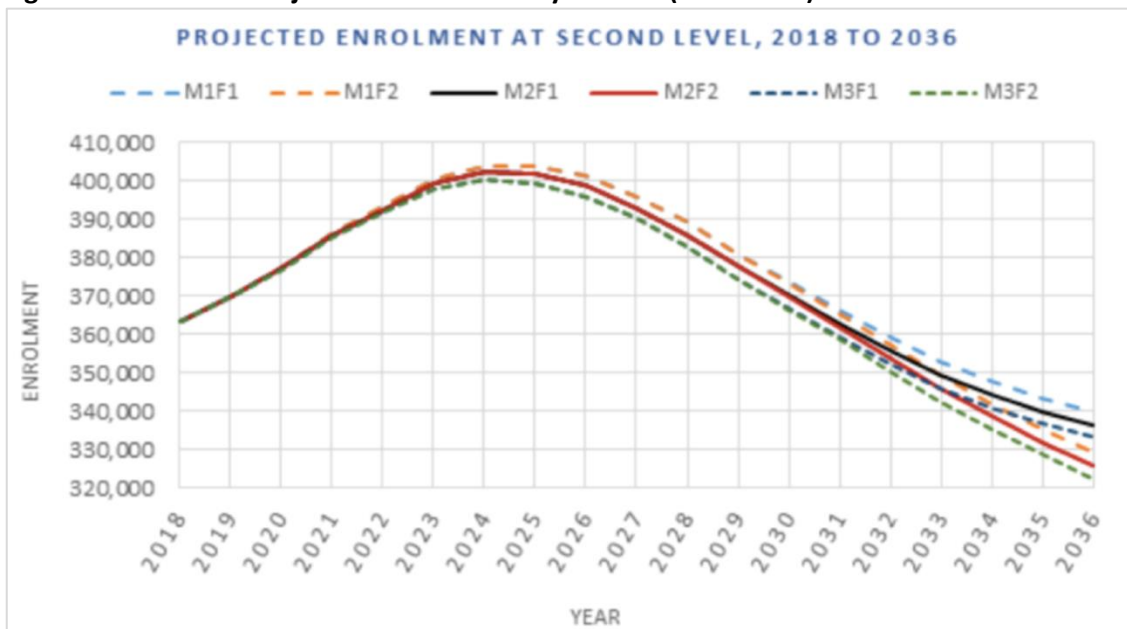
Table 6: Study Area Secondary School-Going Age Population Census 2011 and 2016

Study Area	CSO 2011 13-18 Years old	% Total Study Area Population	CSO 2016 13 -18 Years old	% Total Study Area Population	Change 2011- 2016
Delgany	430	1.9%	489	2.0%	59
Greystones	641	2.8%	623	- 2.6%	-18
Kilcoole	597	2.6%	732	3.1%	135
Total	1,668	7.3%	1,844	7.7%	176
Wicklow	10,700	7.8%	11,585	8.1%	885

Source: CSO

As illustrated in Table 2 above, there were 2,150 school places in the academic year 2021/2022 across the existing 4 post-primary schools in the area. Enrolment for post-primary school students in the State (2018-2036) is projected to rise in the short-term peaking at c. 400,000 students between 2024-2025. From 2025, there is a projected steep and steady decline for enrolment in post-primary with an anticipated fall to c. 330,000 students enrolling by 2036 (see Figure 4).

Figure 4: Enrolment Projections for Secondary Schools (2018-2036)



Source: Department of Education

It is also worth noting that the Department of Education have acquired a site at Charlesland for Greystones Community College as referenced in Section 4.4. A planning application has been lodged for a secondary school of 37 no. general classrooms and 20 no. specialist classrooms

10,808 sqm and capacity of accommodating up to 1,000 students. Upon completion there will be capacity for **828** additional pupils.

5.4 Demand Generated by the Proposed Development

5.4.1 Primary School Demand

Excluding the 1-bedroom apartment units, this leaves a total of 521 no. units that can be considered to accommodate families and thus may generate demand for school places. When the 2016, 5-12 age band population percentage of 14% is applied to the total number of potential residents in 351 houses, 138 two and three bed apartments and 32 duplex units, it is estimated that up to **211** children will be in the 5-12 age cohort.

As can be seen above, there is a capacity for **383** additional pupils. As highlighted above the Department of Education have indicated there will be adequate capacity in the existing facilities and the school building programme to cater for the school demand generated in Greystones as a whole.

5.4.2 Secondary School Demand

Across the study area's population in 2016, 7.7% were in the 13-18 post-primary population age cohort. Applying this methodology to the 13-18 age cohort, it is estimated that **116** children of secondary school age would reside within the scheme.

As can be seen above, there is a capacity for **911** additional pupils which will be adequate to cater for the demand for school places generated by the development and the general area.

5.5 Provision of School Buses

The Department of Education provide a Primary and Secondary School Transport Scheme to several schools in the study area, including:

- Greystones Educate Together
- Greystones Community College
- Colaiste Chraobh Abhann

St. Kevin's School is also accessible by traveling on the bus number 84 operated by Dublin Bus, which is accessible from the subject site.

6 Conclusion

The research undertaken identifies 9 primary schools, 4 post-primary schools located within c.5km distance from the proposed development site. Additional capacity has been identified and is planned for the area in the coming years according to the Department of Education's school building programme.

It is estimated that the proposed development of 586 residential units will generate, at most, demand for 211 primary school places (aged 5-12 years) and 116 post-primary school places (13-18 years). However, it should be noted that these demands will not be generated instantaneously given that the scheme will be developed over several phases.

Having regard to the analysis of current school capacity and demographic data in the study area, it is concluded that there is capacity within the catchment area to cater for the school aged population generated by the proposed development in existing and planned schools within the area.

