

SCHOOL DEMAND ASSESSMENT REPORT



Proposed Strategic Housing Development
on Lands at Back Road & Kinsealy Lane,
Kinsaley, Broomfield, Malahide, Co. Dublin

Applicant: Birchwell Developments Ltd.

April 2022

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02RW64, have prepared this School Demand Assessment Report, on behalf of the applicant, Birchwell Developments Ltd., to accompany a planning application for a proposed Strategic Housing Development on lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.

The proposed development subject to this SHD application provides for the demolition of the former rugby clubhouse building on site and the proposed construction of 415 no. residential units comprising 252 no. houses (192 no. 3 beds, 48 no. 4 beds, and 12 no. 5 beds), 28 no. duplex units (8 no. 1 beds, 14 no. 2 beds, and 6 no. 3beds), and 135 no. apartments (37 no. 1 beds, 93 no. 2 beds, and 5 no. 3 beds) with Blocks A & B providing ancillary residential amenity facilities, 1 no. childcare facility; and all associated site works necessary to facilitate the development.

This report is being submitted as part of the response to item 13 of An Bord Pleanála pre-application consultation opinion letter issued on 14th May 2021 (ABP-308804-20), seeking “*Social Infrastructure Capacity Assessment including Neighbourhood Centre facilities, School Demand Assessment and Childcare Assessment (including clarity in relation to number of children to be accommodated in accordance with the Childcare Facilities - Guidelines for Planning Authorities 2001).*”

As such, this report will provide an overview and details on the current existing school provision in the Malahide area, as well as the future capacity and demand arising from the proposed development. This assessment was carried out for the school period of 2021-2022. An overview of the pertaining planning policy and guidance is also provided. The following planning policy and guidance documents have been reviewed for the preparation of this report:

- *Development Plans - Guidelines for Planning Authorities, Appendix F - Provision for Schools and School Planning Guidelines (2007),*
- *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, Department of Education and Science, and the Department of the Environment, Heritage and Local Government (July 2008),*
- *Technical Guidance Document TCG-025 - Identification and Suitability Assessment of Sites for Primary Schools, Department of Education and Skills (January 2012),*
- *Technical Guidance Document TCG-027 - Identification and Suitability Assessment of Sites for Post Primary Schools, Department of Education and Skills (January 2012),*
- *Action Plan for Education (Statement of Strategy 2021), and*
- *Fingal Development Plan 2017-2023.*

It is worth mentioning that in addition to the aforementioned guidance documents, the assessment of current and future school demand for the area also includes the analysis of CSO data and of the schools located within assessment area, which is defined as Kinsaley, Malahide East, and Malahide West ED's.

2.0 PLANNING POLICY CONTEXT

2.1 Action Plan for Education 2019

Goal 4 of the Department of Education and Skills (DoES) 2019 *Action Plan for Education* aims to “intensify the relationship between education and the wider community, society and the economy”. A fundamental part of this goal is the provision of increased choices in school type, affording parents of children with greater options.

Action 51 aims to “make progress towards increasing the diversity of school type, in order to offer parents more choice”. DoES commitment 10.3.2, arising from the Programme for a Partnership Government, is to increase the number of non-denominational and multi-denominational schools with a view to reaching 400 by 2030.

Goal 5 is to “lead in the delivery of strategic direction and supportive systems in partnership with key stakeholders in education and training” and methods through which this can be achieved is via the delivery of appropriate infrastructure for learning environments. The capital programme, at €941 million for 2019, represents a very substantial commitment of resources, in order to develop the physical learning infrastructure.

Strategic Action 1 is to “implement the National Development Plan 2018-2027 and Project Ireland 2040 in respect of the schools’ sector, higher education and further education and training”.

Action 84 seeks to “implement the ‘National Development Plan 2018-2027’ in respect of the primary and post-primary school sectors”. One of the indicators that will be used to measure the progress of Goal 5 during 2019 is the number of primary and post-primary schools.

2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009

Under the chapter entitled *planning for sustainable neighbourhoods* the provision of certain key community facilities is discussed, with both schools and childcare forming essential elements. As new residential developments can lead to a demand for school places, it is vital that the “timely provision of new school buildings” is planned for.

Furthermore, it is stated that “no substantial residential development should proceed without an assessment of existing school capacity or the provision of new school facilities in tandem with the development”. In addition, the Guidelines recommend that development applications with over 200 units should be accompanied by a report that assess the likely school-place demand generated, and the existing capacity. It is submitted that the following report addresses the requirement.

2.3 The Provision of Schools and the Planning System: A Code of Practice 2008

This Code of Practice is part of a wider package of initiatives designed to facilitate the provisions of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development. The following core objectives aim to provide an effective integration of the schools in relation to the planning system:

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.*

It is important to note that the document provides guidance when assessing future development potential of certain areas and establishing demand for schools. 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.”*

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- *The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);*
- *The current school-going population based on school returns;*
- *The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and,*
- *The number of classrooms required in total derived from the above.*

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

2.4 Fingal Development Plan 2017-2023

Outlined in the Development Plan, *“educational facilities have an important role to play in developing sustainable and balanced communities as well as encouraging families to live in the County... Fingal County Council will continue 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. Communication between the Council and different patron bodies will assist in allowing the Council to ascertain demand for schools that are based on very wide catchment areas, or which do not use a catchment area approach.”*

It also adds that *“the Memorandum of Understanding, previously known as the Fingal Schools Model, is designed to codify practice in relation to cooperation between the Department of Education and Skills and Local Authorities in the acquisition of sites suitable for the construction and development of buildings for educational purposes. Based on the school planning projections of the Department of Education and Skills, the Council identifies and acquires appropriate sites on behalf of the Department where schools with enhanced sporting, community and arts facilities will be built to the benefit of both the school and the wider community.”*

In terms of accessibility to educational facilities, *“it is important that schools are located on easily accessible sites. The continued use and possible intensification of existing social infrastructure including schools is encouraged and is consistent with the consolidation strategy of the Plan.”*

Stated under **Objective PM77** of the Development Plan, the Council seeks:

“Encourage the continued use and possible intensification of existing educational infrastructure where appropriate.”

Stated under **Objective PM78** of the Development Plan, the Council seeks:

“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.”

2.5 School Building Programme

The DoES provide details on planned construction projects for new school facilities. As per the latest report published in February 2022, the following were mentioned on the list.

Table 1. Current Status of Large-scale Projects Being Delivered under the School Building Programme

No.	Roll No.	School Name	Current Project Status
1	20445D	Malahide/Portmarnock ETNS	Stage 2a (Developed Sketch Scheme)
2	91324P	Portmarnock Community School	Stage 2a (Developed Sketch Scheme)

Source: DoES, February 2022

3.0 SCHOOL PROVISION ASSESSMENT

In accordance with current guidelines, the following provides a detailed examination of local need for educational facility at the subject lands in Broomfield. Accordingly, latest data was captured from Department of Education and Skills and Schooldays for existing educational facilities in the locality and they were examined in detail. However, it was found that these are often outdated and/or not necessarily an accurate reflection of current provision in the area.

Therefore, in order to provide for a more accurate information, a survey of different educational facilities in the area was carried out by contacting these facilities, seeking numbers of current school goers registered for the academic 2021-2022 school year, as well as the available capacity of each facility. It is important to note that not all the schools decided to participate in the assessment. Therefore, where proprietors did not participate or could not be contacted, figures from the most recent datasets are referenced. In accordance with the childcare guidelines, the assessment is set out as follows:

- The existing educational facilities, including primary and post-primary schools in the vicinity of the subject lands, and their spatial distribution in the area,
- Catchment area of the existing educational facilities, and

- The emerging demand for educational facilities including the future demand in the town and the generated demand from the proposed development.

3.1 Existing Educational Facilities

3.1.1 Existing Primary Schools Capacities

As part of this Audit, Downey carried out an analysis of the provision and capacity of primary schools in the area. The database provided by Department of Education and Skills and Schooldays, as shown on the Figure 1 below, indicates that there is a total of 8 registered primary schools within the area, of which 7 no. schools are located within 2km radius of the subject lands.

Downey have assessed the DoES records in relation to details pertaining to these facilities, and contacted these schools to update the existing and available capacities, however, the level feedback was considerably low. The relevant details are summarised in Table 2.

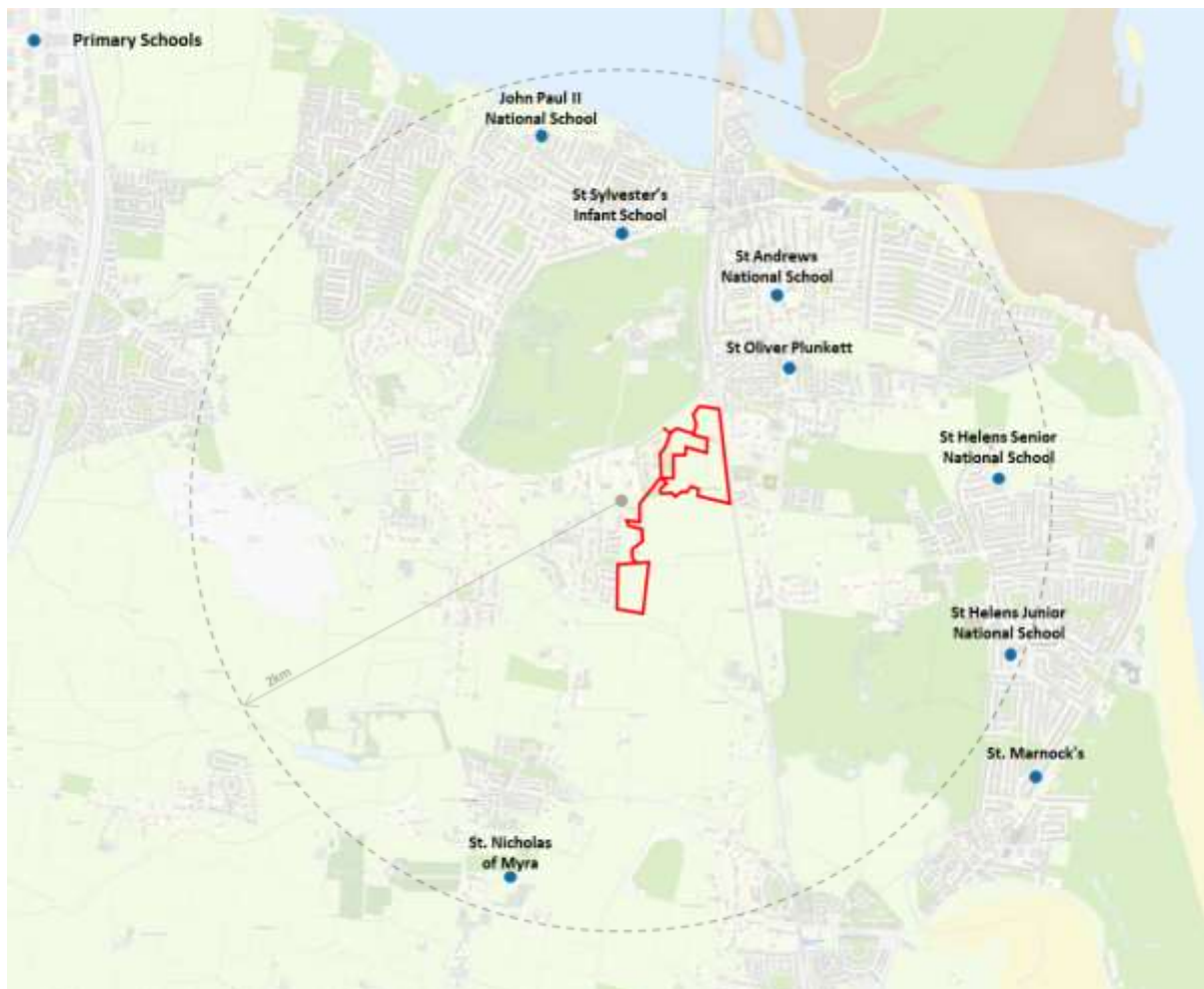


Figure 1. Existing Primary Schools within the Area and 2km Radius of the Subject Lands

As shown in the Table below, of the overall 8 no. primary schools in the assessment area, 1 no. school is located within 1km radius of the subject lands, and the rest are within 2km radius of the lands. The latest available data also indicates that the existing primary schools within the area provide for a total maximum potential capacity of 3,822 students for the 2021-2022 academic year. This includes 1,979 enrolments recorded for boys and 1,843 no. enrolments for girls.

Table 2. Primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie)

	Roll No.	Name	Address	Enrolment 2021-22
Within 1 Km Radius of the Lands	17914S	St. Oliver Plunkett	Grove Road, Malahide, Co. Dublin	Boys: 480 Girls: 442
	19627C	John Paul II National School	Sonesta Malahide Co. Dublin	Boys: 374 Girls: 346
Within 2 Km Radius of the Lands	17928G	St. Sylvester's Infant School	Malahide, Co. Dublin	Boys: 205 Girls: 191
	11583O	St. Andrews National School	Malahide, Co. Dublin	Boys: 116 Girls: 107
	19762I	St. Helens Senior National School	Martello, Portmarnock, Co. Dublin	Boys: 190 Girls: 176
	19578P	St. Helens Junior National School	Lime Tree Avenue, Portmarnock, Co. Dublin	Boys: 168 Girls: 160
	17785K	St. Nicholas of Myra	Kinsealy, Co. Dublin	Boys: 103 Girls: 99
	10296G	St. Marnock's	Strand Road, Portmarnock, Co. Dublin	Boys: 343 Girls: 322
Total Maximum Potential Capacity				Boys: 1,979 Girls: 1,843 Overall: 3,822

Details on enrolment of each primary school for each academic year since 2015 is outlined in the Table 3 below. As illustrated in the Table below, the total enrolments in the 8 no. primary schools in the academic year 2015-2016 was 3,548 and this had constantly increased up to 3,814 students in the academic year 2019-2020, but then slightly dropped to 3,808 students in the academic year of 2020-2021, and followed by a slight growth over the on-going academic year of 2021-22.

Table 3. Historical Trending of Primary School Enrolment in the Area (source: DoES)

School Name	Enrolment - Academic Year							% Change over 2015-2022
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
St. Oliver Plunkett	927	928	929	927	916	917	922	-0.5%
John Paul II NS	680	706	723	739	736	726	720	+5.9%
St. Sylvester's School	450	432	422	414	410	401	396	-12.0%
St. Andrews NS	237	236	234	224	223	221	223	-5.9%
St. Helens Senior NS	267	288	312	326	331	357	366	+37.1%
St. Helens Junior NS	340	362	353	351	357	336	328	-3.5%
St. Nicholas of Myra	150	165	187	206	211	202	202	+34.7%
St. Marnock's	497	537	572	619	630	648	665	+33.8%

As shown on the Figure 2 below, the overall trending of number of enrolments over 2015-2022 demonstrates a growth rate of 7.7% for this period. This historical trending shows, despite a constant growth over 2015-2020, this increase is characterised by a declining growth rate which led to a slight decrease over 2020-2021, followed by a marginal growth over 2021-2022.

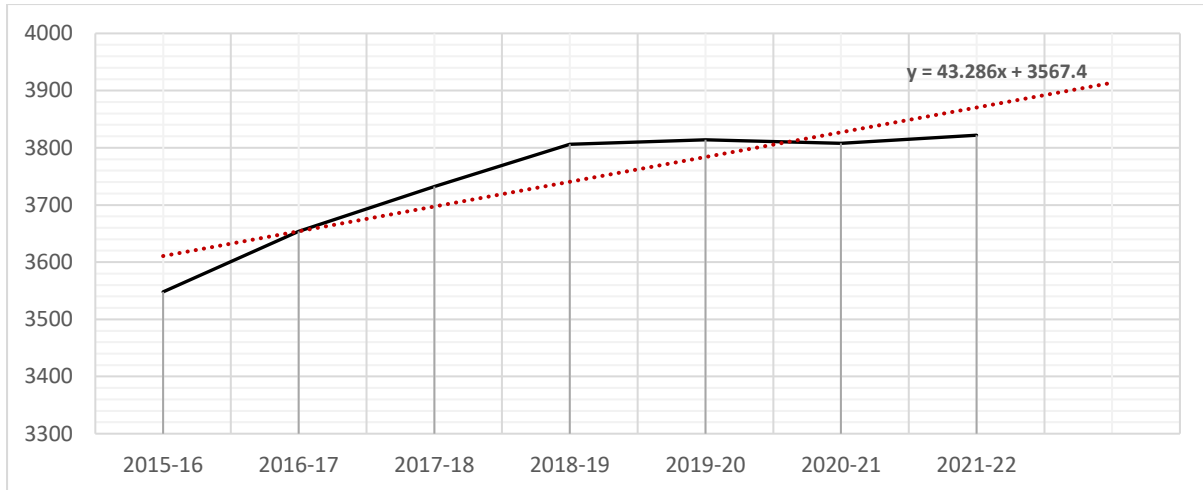


Figure 2. Primary School Enrolments in the Area since 2015 (source: DoES)

The historical trending of enrolments also indicates that the maximum potential capacity of the existing schools can cater for a greater capacity than what's driven from the Table 2 above. This is calculated to provide for a maximum capacity of 3,928 no. pupils. Furthermore, breaking this trend down into each school, then St. Nicholas Myra, St. Helens Senior National School, St. Marnock's, and John Paul II National School experienced a growing trend in their enrolments respectively. However, the rest of schools were having a declining growth trend. Limiting this analysis to the last 2 years over 2019-2021, however, indicates that except St. Helens Senior National School (+7.85%), St. Marnock's (+2.86%), and St. Oliver Plunkett (+0.11%), the rest of schools experienced a drop in their enrolments.

It is important to note that with respect to the geographical scope of the Malahide area, defined as Kinsale, Malahide East, and Malahide West ED's, and the fact that demographic profile of this area has been utilised within the following assessment, the above-mentioned list of primary schools need to be further expanded and adjusted to include all primary schools within this area. As per, Table 4 provides an overview of the existing capacity to cater for the Malahide area at primary-school level. However, in terms of assessment of accessibility to these services, which is discussed in detail in subsection 3.2.3, where Table 2 was used as the baseline data.

Table 4. Primary School within the Malahide Area (source: Tulsa.ie updated by Downey)

Name	Address	Enrolment 2021-22
Kinsale ED		
San Nioclas Myra	Kinsealy, Co. Dublin	Boys: 103 Girls: 99
St. Marnock's	Strand Road, Portmarnock, Co. Dublin	Boys: 343 Girls: 322
Gaelscoil An Duinninigh	Draighnean, Feltrim, Sord, Co. Baile Atha Cliath	Boys: 197 Girls: 236
River Valley Community National School	The Riasc Centre, Feltrim Road, Swords, Co. Dublin	Boys: 373 Girls: 313
Holywell Educate Together National School	Holywell Road, Swords, Co. Dublin	Boys: 23 Girls: 39

Name	Address	Enrolment 2021-22
Malahide/Portmarnock Educate Together School	Malahide Road, Kinsealy, Co. Dublin	Boys: 158 Girls: 149
Malahide East ED		
St. Helens Senior National School	Martello, Portmarnock, Co. Dublin	Boys: 190 Girls: 176
St. Helens Junior National School	Lime Tree Avenue, Portmarnock, Co. Dublin	Boys: 168 Girls: 160
St. Oliver Plunkett	Grove Road, Malahide, Co. Dublin	Boys: 480 Girls: 442
St. Andrews National School	Malahide, Co. Dublin	Boys: 116 Girls: 107
Malahide West ED		
John Paul II National School	Sonesta Malahide Co. Dublin	Boys: 374 Girls: 346
St. Sylvester's Infant School	Malahide, Co. Dublin	Boys: 205 Girls: 191
Total Maximum Potential Capacity		Boys: 2,730 Girls: 2,580
		Overall: 5,310

The Table above indicates that the existing primary schools within the Malahide area provide an overall capacity of 5,310 pupils, and although growth is occurring in overall primary school student numbers, there is still capacity in the area. It is, therefore, reasonable to conclude that capacity exists across the existing schools in the study area to accommodate the future population of primary school-going age generated by the proposed development.

3.1.2 Existing Post-primary Schools Capacities

As part of this Audit, Downey carried out an analysis of the provision and capacity of post-primary schools in the area. The database provided by Department of Education and Skills and Schooldays, as shown on the Figure 3 below, indicates that there is a total of 2 registered post-primary schools within the area.

Downey have assessed the DoES records in relation to details pertaining to these facilities, and contacted these schools to update the existing and available capacities, however, the level feedback was low. The relevant details are summarised in the Table 5 on the next page.

As illustrated in Table 5, latest available data indicates that the existing post-primary schools within the area provide for a total maximum potential capacity of 2,153 students for the 2021-2022 academic year.



Figure 3. Existing Post-primary Schools within the Area and 2km Radius of the Subject Lands

Table 5. Post-primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie)

	Roll No.	Name	Address	Enrolment 2021-22
Within 2 Km Radius of the Subject Lands	91325R	Malahide Community School	Broomfield, Malahide, Co. Dublin	Boys: 611 Girls: 621
	91324P	Portmarnock Community School	Carrickhill Road, Portmarnock, Co. Dublin	Boys: 514 Girls: 407
Total Maximum Potential Capacity				Boys: 1,125 Girls: 1,028
				Overall: 2,153

Details on enrolment of each post-primary school for each academic year since 2015 is outlined in the Table 6 below. As illustrated, the total enrolments in the 2 no. post-primary schools in the academic year 2015-2016 was 1,110 and this increased to 2,153 students, which indicates a growth rate of 93.9% over 2015-2022.

Table 6. Historical Trending of Post-primary School Enrolment in the Area (source: DoES)

School Name	Enrolment - Academic Year							% Change over 2015-2022
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
Malahide CS	610	1,222	1,230	1,215	1,219	1,204	1,232	+101.9%
Portmarnock CS	500	916	899	931	928	929	921	+84.2%

As shown on the Figure 4 below, the area experienced a sharp increase in the number of enrolments at post-primary level over 2015-2017 by recording an addition of 1,028 pupils. This notable jump is a result of Malahide Portmarnock Educated Together School opened in the Riase Centre, Feltrim Road, Kinsaley in 2017. The historical trending of enrolments was then followed by a slight decrease 2017 onwards.

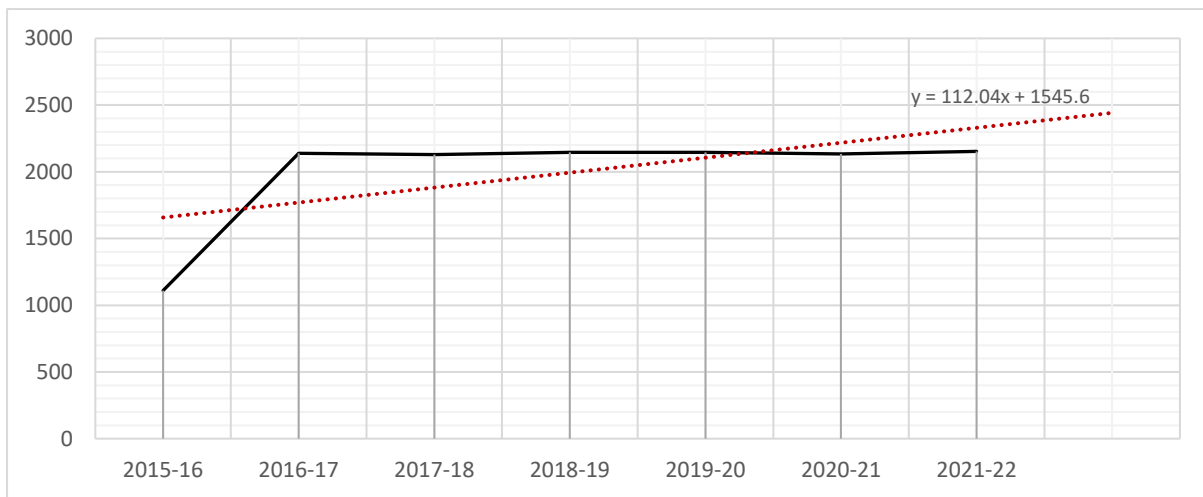


Figure 4. Post-primary School Enrolments in the Area since 2015 (source: DoES)

Similar to the primary schools' capacity study, regarding the geographical scope of the assessment, the Table above requires to be expanded to also include Malahide Portmarnock ETSS which is located in Riase Centre, Feltrim Road, Kinsaley. Therefore, as summarised in the Table below, the existing post-primary schools in the Malahide area are catering for a total of 2,360 pupils.

Table 7. Post-primary School within the Malahide Area (source: Tulsa.ie updated by Downey)

Name	Address	Enrolment
Malahide Community School	Broomfield, Malahide, Co. Dublin	Boys: 611 Girls: 621
Portmarnock Community School	Carrickhill Road, Portmarnock, Co. Dublin	Boys: 514 Girls: 407
Malahide Portmarnock ETSS	Riase Centre, Feltrim Road, Kinsaley, Co. Dublin	Boys: 123 Girls: 84
Total Maximum Potential Capacity		Boys: 1,248 Girls: 1,112 Overall: 2,360

3.1.3 Catchment Area of the Existing Schools

As part of the threshold for provision of childcare facilities, a spatial analysis of the catchment area of the existing schools within the Malahide area was also carried out. This is to identify the *walkable distances* from the schools, which is defined as 800 to 1,000m distances from the schools on the street network.

As shown on the Figure 5 below, existing schools are evenly distributed across the town, providing a good level of accessibility for the residents, except for the St. Marnock's which despite locating within the 2km radius of the subject lands, when its accessibility on the street network is investigated, shows no good level of walkability. Therefore, it is expected for the future residents to be more reliant on the other schools.

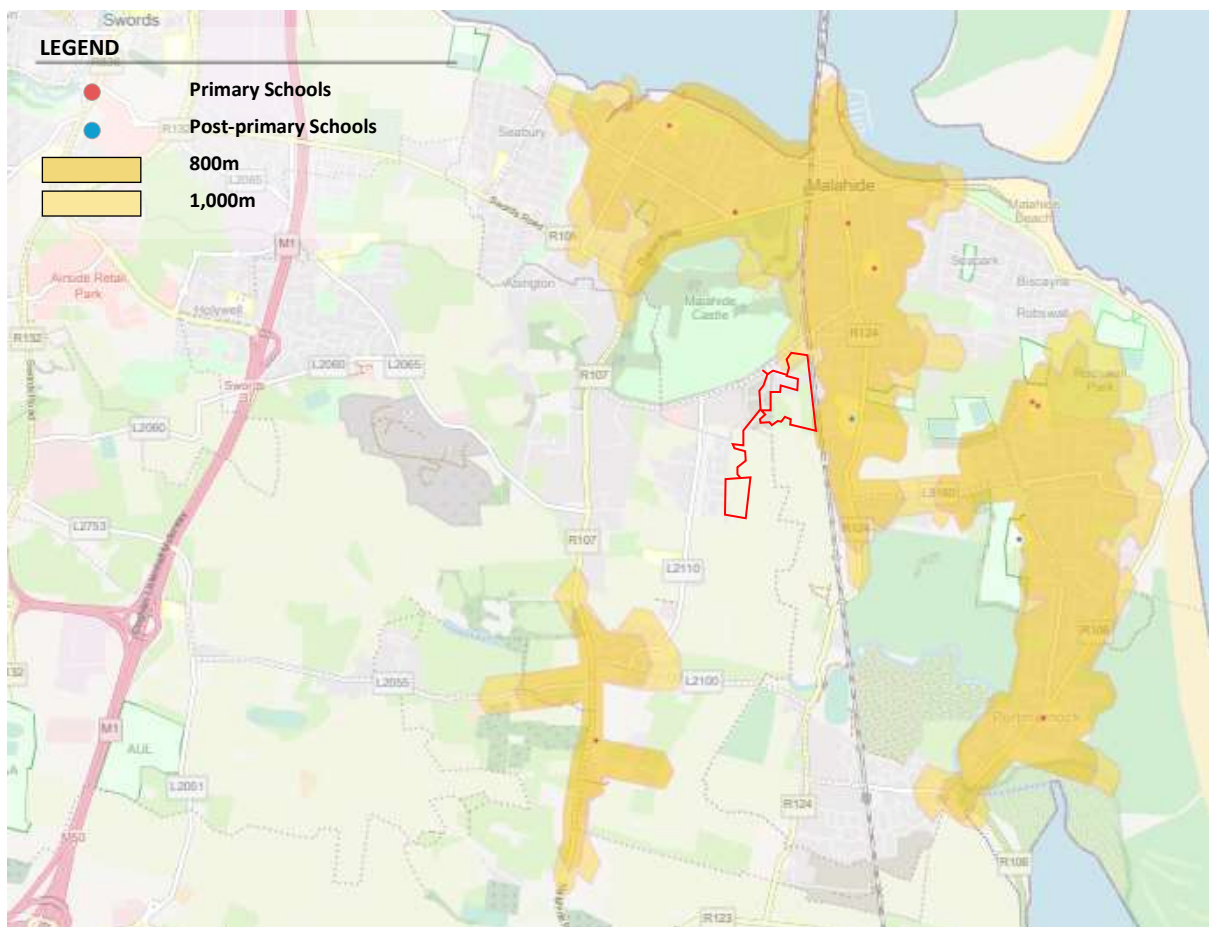


Figure 5. Walkable Buffer Zones from Existing Schools on Street Network, Malahide (approximate boundaries of the subject site outlined in red)

With respect to location of the subject site and as illustrated on the Figure 5 above, this catchment area provides a good level of accessibility to primary and post-primary schools via R124.

3.2 Educational Facilities in the Pipeline

It is understood by Downey that on 4th March 2022, a planning application for developing a new primary school on lands at Broomfield, Malahide was lodged to the Fingal County Council.

Registered under Reg. Ref. F22A/0105 and as per the statutory notice, *“The development comprises the building of a new 2 storey, 16 classroom primary school (roll number 20445D), including a multi-purpose hall, a 2 classroom special education needs unit, an associated staff car park, delivery/drop-off areas, ball courts/playgrounds, a litter bin/storage site, covered parking units for bicycles, boundary treatments, landscaping site lighting, a link to public services and all associated site works. The proposed project encompasses a new site access route to the estate road that already exists.”*

This is submitted to potentially further support the existing educational facilities in the area, catering for the wider community as well.

3.3 Future Demand

3.3.1 Demographic Profile of the Area

The demographic profile of the subject lands was examined using the Census 2016 result, as the latest Census available on the CSO website. With respect to the site location within the Kinsaley Electoral Division (ED), in the immediate vicinity of Malahide East and West ED's (Figure 6), these ED's were used in the following assessment. Census 2016 results show that Malahide Area's population stood at 23,199 in April 2016, which indicates an increase of 1,572 (7.3%) since the last Census in 2011. However, breaking down the growth across the ED's, Kinsaley had a considerably higher population growth (13.5%) than the growth rate experienced in the overall County, and this is followed by Malahide East with a growth rate similar as to the County (8.0%).



Figure 6. Subject Site Location within the Malahide Area

However, Malahide West recorded a declining growth rate decreasing by 124 persons over the intercensal period. It is important to note that the majority of the population in Malahide Area resides in Kinsaley, followed by Malahide East, therefore, it is expected for the overall area to be mainly affected by the demographic trends within these ED's. With regards to the growing population in

Malahide Area, an increasing demand for housing is expected in the area. A summary of the population changes between 2011 and 2016 can be seen in the Table below.

Table 8. Population Change in Malahide Area against the overall Stats for the County, 2011-2016

	Co. Fingal (Administrative Area)	Kinsaley ED	Malahide West ED	Malahide East ED
Census 2016	296,020	9,621	6,149	7,429
Census 2011	273,991	8,475	6,273	6,879
Actual Change	22,029	1,146	-124	550
Percentage Change	8.0%	13.5%	-2.0%	8.0%

Source: CSO StatBank

With an average household size of 2.8, there were 8,043 private households in the Malahide Area in 2016. As shown in the Table 9 below, nearly 67% of the households residing in this area in 2016 were small sized households ranging from 1- to 3-person households (5,370 households). It is noted that the average household size in the area slightly increased from 2.7 in 2011 to 2.8 in 2016. While average household size in Malahide West stood at 2.9 during the intercensal period and slightly increased from 2.6 to 2.7 in Malahide East, it increased from 2.6 to 2.9 in Kinsaley.

Table 9. Private Households in Malahide Area by Household Size, 2016

Size of household	Kinsaley ED	Malahide West ED	Malahide East ED	Total	%
1-person Households	538	349	546	1,433	17.8
2-person Households	911	683	904	2,498	31.1
3-person Households	632	351	456	1,439	17.9
4-persons Households	676	459	470	1,605	20.0
5-person and over Households	436	306	326	1,068	13.3
Total	3,193	2,148	2,702	8,043	-

Source: CSO StatBank

3.3.2 Primary and Post-primary School demand

The proportion of the population that are of primary school-going age are those children aged between 5 and 12 years old. Census 2016 recorded a total primary school-attending population of 2,746 within the assessment area, which represents 11.8% of the total population residing in the area. As illustrated in the Table 10 below, the overall area experienced an increase in the school-attending population over the intercensal period with Kinsaley ED recording the highest growth rate (53.2%).

Table 10. Primary School-age Going Population in the Assessment Area (5-12-year-old age cohort), 2011-2016

Assessment Area	ED ID	CSO 2016 5-12 years old	% Town Population	CSO 2011 5-12 years old	% Town Population	% Change 2011-2016
Kinsaley	4026	1,238	12.9	808	9.5	53.2
Malahide East	4029	867	11.7	666	9.7	30.2
Malahide West	4030	641	10.4	628	10.0	2.1

Source: CSO StatBank

As summarised in Table 4 (Section 3.1), there were 5,310 school places to cater for the primary school population in the assessment area during 2021-2022 academic year. By 2023, if this proportion of primary school age population remains constant with the figures and trends recorded over 2011-2016,

the primary school age population is expected to be 4,123¹ pupils in the study area, which is an increase of 1,377 pupils. Therefore, the number of children within the study area requiring school places would remain lower than the capacity of existing primary schools.

On the other hand, the proportion of the population that are of post-primary school-going age are those children aged between 13 and 18 years old. Census 2016 recorded a total primary school-attending population of 1,512 within the assessment area, which represents 6.5% of the total population residing in the area. As illustrated in the Table 11 below, there was a slight growth in the number of school-attending population in Kinsale ED (+0.18% growth rate), followed by a notable growth in Malahide East ED (+24.28% growth rate), and a considerable decline in Malahide West ED (-20.6% growth rate).

Table 11. Post-primary School-age Going Population in the Assessment Area (13-18-year-old age cohort), 2011-2016

Assessment Area	ED ID	CSO 2016 13-18 years old	% Town Population	CSO 2011 13-18 years old	% Town Population	Change 2011- 2016
Kinsale	4026	544	5.7	543	6.4	0.18
Malahide East	4029	517	7.0	416	6.0	24.28
Malahide West	4030	451	7.3	567	9.0	-20.46

Source: CSO StatBank

As summarised in Table 7 (Section 3.1), there were 2,360 school places to cater for the post-primary school population in the assessment area during 2020-2021 academic year. By 2023, if this proportion of post-primary school age population remains constant with the figures and trends recorded in the intercensal period 2011-2016, the post-primary school age population is expected to be 1,581² pupils in the study area, which is an increase of 69 pupils. Therefore, the number of children within the study area requiring school places would remain lower than the capacity of existing post-primary schools.

3.3.3 Demand Generated by the Proposed Development

The proposed development comprises 415 no. residential dwellings, comprising of a mix of houses and apartments. The breakdown of these units are as follows:

Table 12. Proposed Residential Mix Statistics

Dwelling Type	Bedroom Provision	No. of Units
Apartments & Duplex Units	1 Bed	45
	2 Bed	107
	3 Bed	11
Houses & Duplex Houses	3 Bed	192
	4 Bed	48
	5 Bed	12
Total no. of Units		415

¹ This is calculated by applying an annual growth rate of 0.089% to Kinsale ED, 0.05% to Malahide East ED, and 0.003% to Malahide West ED over the 2018-2022.

² This is calculated by applying an annual growth rate of +0.0003% to Kinsale ED, +0.0405% to Malahide East ED, and -0.0341% to Malahide West ED over the 2018-2022.

Excluding the 1-bedroom apartment/duplex units, this leaves a total of 370 no. units that can be deemed to accommodate families and therefore may generate demand for school places. As mentioned earlier, Census 2016 recorded an average household size of 2.8 persons per unit for the assessment area. Applying the average household size to 370 apartment/duplex units capable of accommodating families would generate 1,036 total residents within these units.

As per Census 2016, across the assessment area's population, 11.8% were in the 5-12 age cohort and 6.5% were in 13-18 age cohort. When the proportion of primary school-attending population applied to total number of potential residents in 2- to 5-bedroom units, *it is estimated that up to 122 children will be at this age cohort*. Applying the same methodology to the post-primary school-attending population, *it is estimated that 67 children of post-primary school age would reside within the scheme*.

3.3.4 Cumulative School Demand

As outlined above, the combined schooling needs of children from the proposed development would be 189 no. school places. With respect to the flux of population arising from the proposed scheme, the following provides an overview of the cumulative primary and post-primary school demand and the existing capacities to cater for this demand.

In terms of primary school needs within the assessment area, there are currently 5,310 school places to cater for primary school population of the area. In 2023, should the population follow the same growth path that 2011-2016 intercensal figures, the demand for primary school places will be 4,123 pupils. An additional of 122 potential pupils is expected to be derived from the proposed scheme. This suggests an overall of 4,245 pupils by 2023, which falls well below the actual enrolment figures mentioned above.

In terms of post-primary school needs within the assessment area, there are currently 2,360 school places to cater for post-primary school population of the area. In 2023, should the population follow the same growth path that 2011-2016 intercensal figures, the demand for primary school places will be 1,581 pupils. An additional of 67 potential pupils is expected to be derived from the proposed scheme. This suggests an overall of 1,648 pupils by 2023, which falls well below the actual enrolment figures mentioned above.

In light of the above, it is submitted that the current provision of educational facilities in the area can sufficiently cater the town's future population and the influx of population arising from the proposed development, and therefore, the scheme is considered to be consistent with the relevant policies and guidelines.

4.0 CONCLUSION

Downey have prepared this School Provision Assessment on behalf of Birchwell Developments Ltd., in support of this planning application for the proposed Strategic Housing Development on lands at Broomfield, Malahide, Co. Dublin. Planning permission is sought for the demolition of the former rugby clubhouse building on site and the proposed construction of 415 no. residential units; 1 no. childcare facility; and all associated site infrastructure and engineering works necessary to facilitate the development.

This Assessment investigates school capacities in two levels; First, identification of existing primary and post-primary schools within 1-2km radius of the subject lands accompanied with a walkability analysis of these schools, which is studied by defining multiple buffer zones in 800m to 1000m walking distances on the street network from these facilities. Second, identification of the existing schools within the assessment area comprising of Kinsaley, Malahide East, and Malahide West ED's and a study of their potential capacities to cater the area. This was then compared against the projection of school-attending age groups including 5-12 year olds and 13-18 year olds in the area in the academic year of 2023, which is based on the available data extracted from Census 2011-2016.

Having regard to the analysis of current schools' capacities and available demographic data in the assessment area, together with the emerging demand of the proposed development, it is concluded that there is generally sufficient capacity of both primary and post-primary schools in the area to cater for the future population and proposed development. It is important to note that the proposed development will also help to sustain existing facilities, assist in the completion of the Broomfield lands, and support a sustainable development of residential zoned lands within the assessment area.