



# School Demand Assessment

*In support of*

**Omni Plaza SHD at Omni Park, Swords Road, Santry,  
Dublin 9**

*On behalf of*

**Serendale Limited**

**August 2022**

**2-1120 RPT Santry\_School Demand Assessment**

# Document review and approval

## Revision history

Version	Author	Date	Revision
1	ZC	29.07.2022	1
2	ZC	04.08.2022	2
3	ZC	16.08.2022	3
4	ZC	22.08.2022	4

## This document has been reviewed by

	Reviewer	Date reviewed
1	AC	02.08.2022
2	AC	04.08.2022
3	AC	17.08.2022
4	AC	22.08.2022

## This document has been approved by

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## 1.0 Introduction

This School Demand Assessment has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of Serendale Limited, in support of a planning application for a Strategic Housing Development at the site located primarily to the north west corner of Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Swords Road, Dublin 9. This report provides a detailed review of the statutory, strategic and policy context that relates to the provision of educational facilities with the following aims:

- Outlining the existing range of schools within the Study Area.
- Describing the demand generated by the proposed development; and
- Offering insights into the capacity of the existing schools.

Based on the assessment results, it is considered that the school demand generated by the proposed development is likely to be accommodated within the existing school networks in the locality.

### 1.1 Purpose of this Report and Approach

The purpose of this report is to assess the capacity of existing schools in the study area with regard to the relevant planning policy and regard to the potential demand generated by the proposed development. It is imperative that a baseline is identified which would then allow demand estimations to be made based on demographic change and the associated impact of the proposed development. Therefore, a methodology for the assessment of educational facilities and schools has been developed in accordance with the directions provided in planning policy, and it involves the following steps:

1. Defining a Study Area;
2. Undertaking a study of the demographic composition of the population of the Study Area;
3. Determining the extent and provision of existing educational facilities and schools within the Study Area; and
4. Estimating the level of demand for schools that may arise from the development proposal.

The school demand assessment described in the following sections will follow this methodology as a structural framework. The existing supply of educational facilities and schools were assessed to establish the baseline scenario, followed by a demographic analysis that provides valuable insights into the characteristics of the population of the Study Area, prior to finally determining the potential demand generated by the proposed development.

### 1.2 Subject Site and Study Area

The subject site is located primarily to the north west corner of Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Swords Road, Dublin 9. The site lies approximately 5km (as the crow flies) north of Dublin City Centre.

The site primarily consists of the former Molloy & Sherry Industrial / Warehouse premises and lands generally to the north west corner of the Omni Park Shopping Centre including revisions to part of existing surface carpark to facilitate a new public plaza. The site is c.2.5 ha in size



and located primarily to the west of Lidl and to the north and east of the IMC Cinema within the Omni Park Shopping Centre and east of Shanliss Avenue.



Figure 1.1 Site Context Map

The School Demand Assessment has been carried out for the respective School Planning Area as identified by the Department of Education and Skills (DES). The study area for the demographic assessment is defined by a 2 km radius of the subject site. Given the urban location of the subject site, this catchment area forms a logical spatial area to set out the baseline data for the population and demographic assessment. The subject site is located within Whitehall-Santry School Planning Area as illustrated in Figure 1.2.

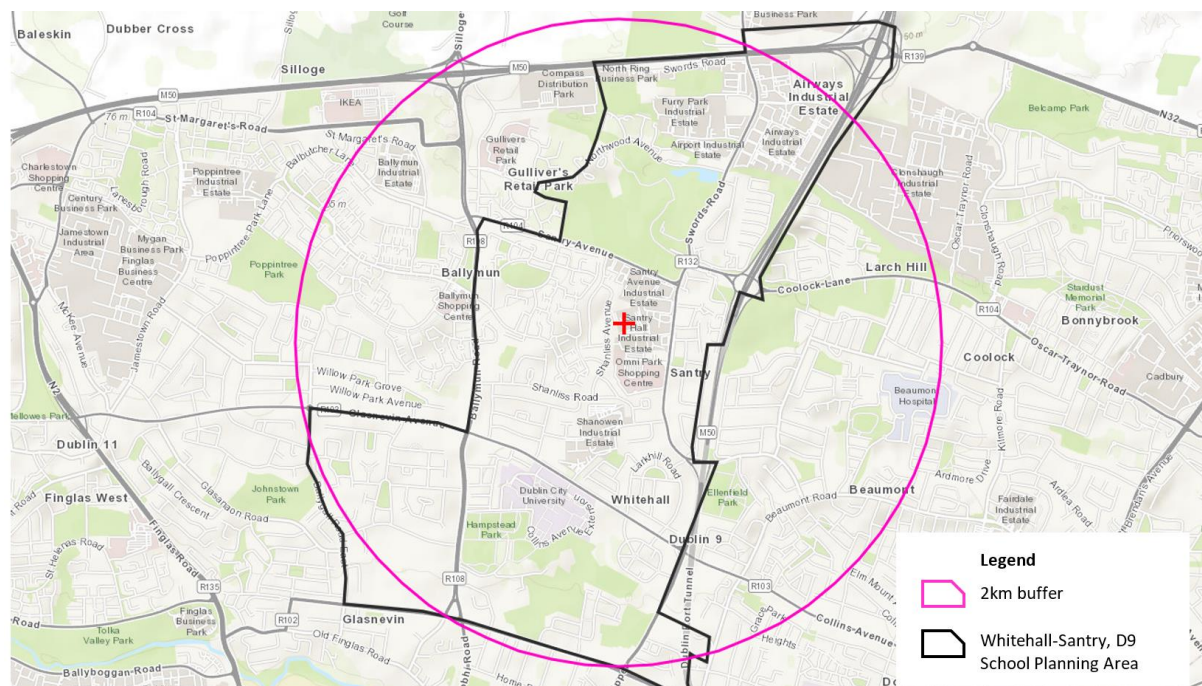


Figure 1.2 Demographic Study Area defined by 2km buffer and School Planning Area used for School Demand Assessment

### 1.3 Transportation and Accessibility

Current access arrangements to the subject site and existing industrial units are via an internal road serving the Santry Hall Industrial Estate. Primary access to the future scheme is proposed from Omni Park Shopping centre, 150m off Swords Road. A number of high frequency bus services (Route 16,16D, 33, 41, 41B, 41C and 41D) are currently available at 5minute intervals from Omni Park bus stop located 200m from the subject site along Swords Road.

Swords Road is a Quality Bus Corridor earmarked as BusConnects – Spine- A serving Dublin Airport. This will provide new and improved bus transport access to the subject site. The full programme for BusConnects Dublin includes a range of interlinked and complementary proposals including:

- **Management elements:** Redesigning the network to increase the number of homes, jobs and services with coverage, improving orbital accessibility and restructuring radial routes into spines;
- **Technological elements:** Introducing new ticketing systems to improve convenience and reduce dwell time at bus stops;
- **Fleet elements:** Introducing a 90-minute ticket to remove the financial penalty for interchanging between buses or changing mode during trips;
- **Infrastructure elements:** Creating infrastructure to separate buses and cyclists from other traffic to make sustainable travel a faster, safer and more reliable choice. Developing interchange hubs. Improving pedestrian facilities around bus stops.

An extract of BusConnects preferred route option for Santry is provided below.

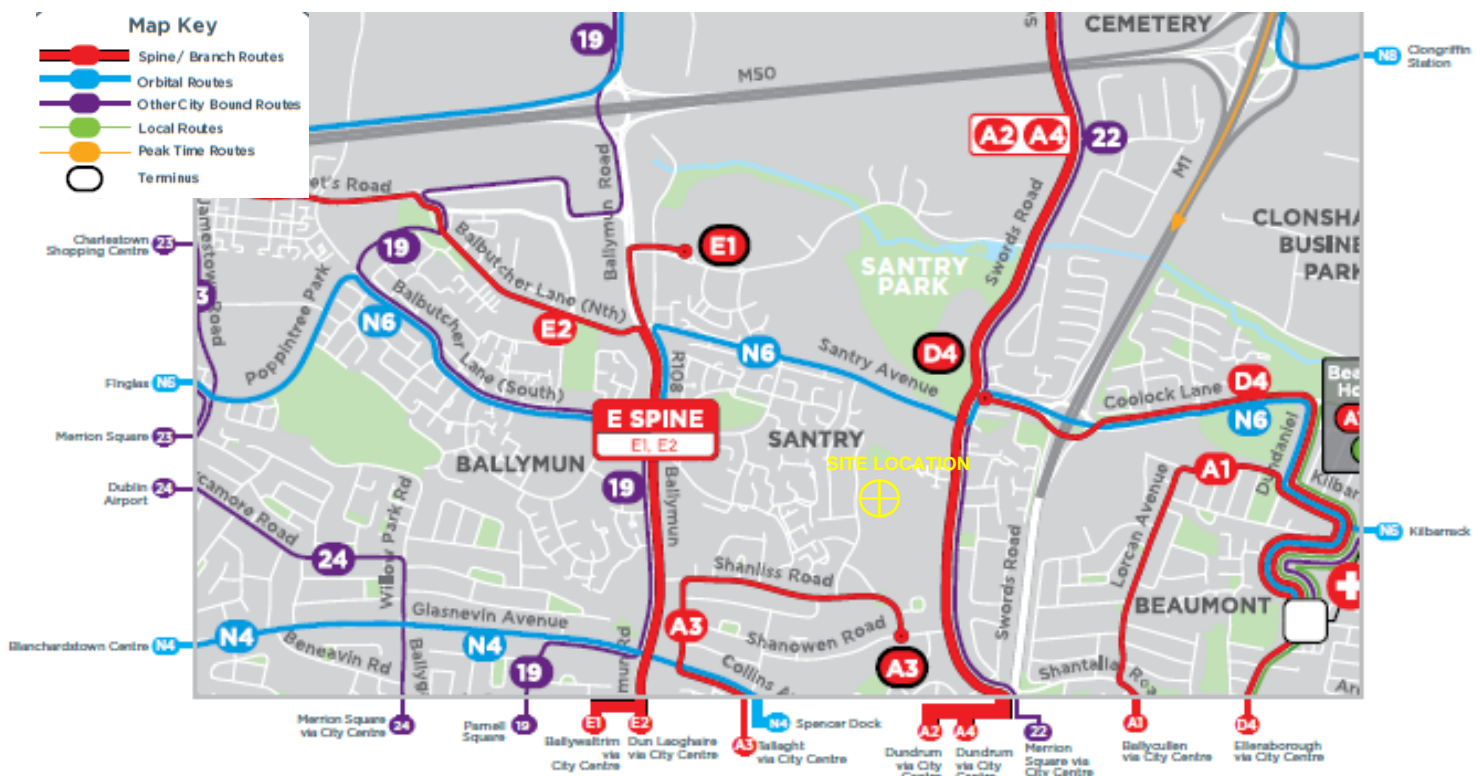


Figure 1.3 BusConnects preferred route option for Santry



## 1.4 Proposed Development

Serendale Limited intend to apply for permission for a Strategic Housing Development of 7 years in duration at this site located primarily to the north west corner of Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Swords Road, Dublin 9. The lands primarily comprise the former Molloy & Sherry Industrial / Warehouse premises and lands generally to the north west corner of the Omni Park Shopping Centre including revisions to part of existing surface carpark to facilitate a new public plaza. The site is c.2.5 ha in size and located primarily to the west of Lidl and to the north and east of the IMC Cinema within the Omni Park Shopping Centre and east of Shanliss Avenue. The development proposed includes the demolition of existing buildings; and the construction of 457 no. apartment units and commercial developments; arranged within four blocks ranging in height from 4-12 storeys over basement. Non-residential uses within the development will comprise of two retail/café/restaurant units, a community space, residential amenity space and a creche. The development will also include car and bicycle parking facilities, underground basement, public realm improvements as well as hard and soft landscaping.

Table 1.1 Composition of Residential Units.

Unit Type	No. of Units	% of Total
Studio	1	0.2%
1 Bedroom	221	48.4%
2 Bedroom	211	46.2%
3 Bedroom	24	5.3%
Total	457	100%



Figure 1.4 Extract of masterplan layout for the proposed development



## 2.0 Policy Context

For the purpose of this report, a range of national-level planning policy relating to schools and educational facilities, as well as the relevant Development Plan and Local Area Plan have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

### 2.1 National Planning Policy

#### National Planning Framework

The *National Planning Framework* (NPF), under Project Ireland 2040, forms the overarching framework for the spatial development of Ireland to 2040. A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities.

Given its focus on sustainable development, access to education is a strategic investment priority for the NPF '*National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services*' which seeks to provide good accessibility to quality education facilities, supported by compact growth in urban areas. The NPF envisages demand for school places to peak around 2025 based on ESRI projections that estimate population under the age of 15 to decline slightly in the long-term, decreasing by around 10% by 2040. Education is recognised as a key future growth enabler for Dublin in the NPF as it provides enhanced opportunity for development and diversification of existing communities.

Chapter 6, People Homes and Communities, of the NPF states that the "ability to access services and amenities, such as education and healthcare... and the prospect of securing employment" as intrinsic to providing a good quality of life for new and existing communities. National Policy Objective 31 targets investment in the provision of new and refurbished schools on well located sites within existing built up areas to meet the diverse needs of local population.

#### Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* outline the key principles which should be considered in the establishment of new residential developments. They recognise the significance of social infrastructure to quality of life and state that new development should take into consideration the social infrastructural needs of the community and the existing provision of same.

The Guidelines outline that an assessment of existing schools within the vicinity of the subject site to cater for such demand generated should accompany applications for substantial residential development (200+ no. units). A full School Demand Assessment is therefore necessary for guiding the proposed development.

This School Demand Assessment is fully consistent with the policy set out above. All existing educational facilities falling within the respective School Planning Area as identified by the Department of Education and Skills were assessed to understand the capacity of existing facilities to serve the current population and accommodate potential demand generated by the

proposed development scheme. We note that the proposal also includes a suite of communal amenities which will positively contribute to the amenity of the resident population once completed.

### **Action Plan for Education 2019**

The *Action Plan for Education 2019* is the most recently published Action Plan by the Department of Education and Skills (DES) and sets out the priorities of the Department. Goal 4 of the Action Plan aims to “*intensify the relationship between education and the wider community, society and the economy*”. A fundamental component of this goal is the provision of increased choices in school type and affording parents with greater options:

*“Action No. 51: Make progress towards increasing the diversity of school type, in order to offer parents more choice”.*

The DES is notably committed to increasing the number of non-denominational and multi-denominational schools with a view to reaching 400 by 2030. Furthermore, Goal 5 of the Action Plan seeks to “*lead in the delivery of strategic direction and supportive systems in partnership with key stakeholders in education and training*”. One of the core aspects of this goal is the capital programme of the Department, which is based on the National Development Plan 2018-2027. The capital programme represents a very substantial commitment of resources, in order to develop our physical learning infrastructure. A key strategic action of which 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.”*

The Action Plan clearly highlights the commitment of the DES to invest in education and training.

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

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demand 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 educations; and,
- The number of classrooms required in total derived from the above.

## **2.2 Regional Planning Policy**

### **Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES)**

The *Regional Spatial and Economic Strategy for the Eastern and Midland Region* (RSES) sets out a 12-year strategic development framework for the Eastern and Midland Region. Supportive of the implementation of the NPF, the RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region. It is a Regional Strategic Outcome, No. 12 to improve education and development of right skills to attract employment. The RSES envisages population surge to move up in the coming years with the number of secondary school age children peaking at 2026 and declining thereafter.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of education facilities, healthcare and community/recreational facilities as key to creating healthier places. In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports “ongoing collaboration between regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas”.

## 2.3 Local Planning Policy

### Dublin City Development Plan 2016-2022

The *Dublin City Development Plan 2016-2022* provides the overarching planning policy that applies to the area, having regard to the aforementioned ‘The Provision of Schools and the Planning System: A Code of Practice (2008)’. The Development Plan actively promotes achieving efficient use of scarce urban land especially with regard to many inner-city school sites. Dublin City Council actively works along Department of Education and Skills in forecasting demand, identification of sites and provision of new schools.

**Objective SNO2:** *To liaise with the Department of Education and Skills on the educational needs of the city to ascertain the need for new or expanding educational facilities in the city to service the growing population.*

**Objective SNO3:** *To actively assist and liaise with the DES in the provision of new schools where there is a demand for such and to facilitate any potential expansion of existing schools throughout the city.*

**Objective SNO4:** *To assist the Department of Education and Skills with regard to the provision of a new school site at the Smurfit Complex on Botanic Road or at another appropriate location in the locality.*

### Draft Dublin City Development Plan 2022-2028

Dublin City Council is currently in the process of making the new development plan. The Draft Development Plan for 2022-28 is undergoing the period of public consultation on the proposed material alterations which is set to conclude on 1<sup>st</sup> September 2022. The new plan emphasises on the demographic and geographic assessments in determining need for childcare facilities.

As per section 15.8.3 of the draft plan “*planning applications for over 50 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated and the capacity of schools in the vicinity to cater for such a demand*”

**QHSNO15 The Provision of Schools and the Planning System:** *A Code of Practice for Planning Authorities (2008) To seek to reserve lands for educational purposes, including the development of multi-campus arrangements where appropriate, in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and in close proximity to adjacent community facilities so that the benefits of co-location and possibility of sharing facilities can be maximised in accordance with The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities (2008).*

It is the policy and objective of the Draft Development Plan to work with DES to support the provision of new schools and the expansion of existing schools as per policy QHSN51 and objective QHSNO14. It is also suggested in the CE's Report on Public Submissions and added in the Proposed Material Alterations to protect and retain the existing school sites and areas required for future expansion as per objective QHSN51. It is considered that there are no material changes in the Draft Plan from the previous Plan that would trigger a requirement for a school to be delivered as a result of the proposed development.

### 3.0 Demographic Profile

The following section outlines the demographic profile of the Study Area which is defined by a 2km buffer of the site. As discussed in section 1.2 the 2km buffer was selected to give a good representation of the catchment area. The 2km catchment of the subject site intersects Dublin City Council boundary with Fingal County Council to its north. The baseline demographic profile for the Study Area was created by compiling 2011 and 2016 census data on 189 no. CSO Small Areas that fall within the two km buffer of the site. The demographic data is used to provide insight into the populations age profile, educational attainment, and economic status to best understand the baseline for the study area.



Figure 3.1 CSO Small Areas formulating Study Area



### 3.1 Population Trends

Table 3.1 Population trend across various administrative levels

Level	Detail	2002	2006	2011	2016	5-yr	10-yr
Study Area	c. 2 km radius	-	-	52,219	52,097	<b>-0.23%</b>	-
Electoral Division	Whitehall C	2,252	2,179	2,195	2,153	<b>-1.90%</b>	<b>-1.19%</b>
Local Authority	Dublin City Council	495,781	506,211	527,612	553,165	<b>4.8%</b>	<b>9.27%</b>
Region	Eastern & Midland	1,862,630	2,025,467	2,209,463	2,325,122	<b>5.23%</b>	<b>14.79%</b>
State	Ireland	3,917,203	4,239,848	4,588,252	4,757,976	<b>3.69%</b>	<b>12.22%</b>

Table 3.1 outlines the population trend as recorded in the Census 2002-16, as well as the percentage change in the 5-year and 10-year intervals. The population trend is varied across different administrative levels. The Study Area defined by 2km radius of the site experienced slight population decline (-0.23%) during the past 5-year period between 2011-16. The subject site belongs to Electoral Divisions Whitehall C the population to which also decreased -1.9% during the 5year period. Whereas Dublin City Council experienced a significant increase of 4.8% for the 5year period from 2011-16 and 9.3% during the 10-year period from 2006-16.

### 3.2 Population and Age Profile

Table 3.2 outlines the population of the Study Area as recorded during the Census 2011 and 2016, as well as the percentage change observed during this period. The Study are experienced slight decline by 0.23% during this period.

Table 3.2 Population Change for 2km catchment, 2011-2016

2011 (Number)	2016 (Number)	2011-2016 (Number)	Change	2011-2016 Change (%)
52,219	52,097		<b>-122</b>	<b>-0.23%</b>

Table 3.3 overleaf provides a detailed breakdown of the recorded population, categorised by age. The detailed breakdown of the age profile allows a more detailed overview of the specific cohorts that have experienced the greatest change.

Noticeable decline was observed in young adult age groups between 20-29 indicating population moving out of locality. However, increase in population aged between 30-60 years, indicate families and working age group moving into the locality to be closer to employment and services available here. Increase was also observed in above 75 age group indicating significant empty nesters moving into the locality possibly to downsize and be closer to services.

Table 3.3 Population by age category for the 2km catchment 2011-2016

Age Cohort	2011 (Number)	Percentage of 2011 Total	2016 (Number)	Percentage of 2016 Total
0-4	3,044	5.8%	3,018	5.8%
5-9	2,792	5.3%	2,963	5.7%
10-14	3,029	5.8%	2,754	5.3%
15-19	3,882	7.4%	3,400	6.5%
20-24	5,062	9.7%	4,816	9.2%
25-29	4,550	8.7%	4,194	8.1%
30-34	4,256	8.2%	4,148	8.0%
35-39	3,522	6.7%	4,032	7.7%
40-44	3,429	6.6%	3,231	6.2%
45-49	3,323	6.4%	3,323	6.4%
50-54	2,578	4.9%	3,188	6.1%
55-59	2,021	3.9%	2,525	4.8%
60-64	2,299	4.4%	1,886	3.6%
65-69	2,260	4.3%	2,058	4.0%
70-74	2,244	4.3%	2,033	3.9%
75-79	1,826	3.5%	1,946	3.7%
80-84	1,238	2.4%	1,479	2.8%
85+	864	1.7%	1,103	2.1%
<b>Total</b>	<b>52,219</b>	<b>100.0%</b>	<b>52,097</b>	<b>100.0%</b>

As illustrated above, the age structure of the population is predominantly working age. However, given the focus of this study, specific regard will be given to the age cohort of 5-18 years as it comprises the standard age range for primary schools and post-primary schools. As detailed in Table 3.3, over the five-year period, the number of people in the age cohort of 5-19 years decreased, from 9,703 people in 2011 to 9,117 people in 2016, representative of a slight decrease of 1%.

Table 3.4 Change in school going population within the 2km catchment

Age	Representation in 2011		Representation in 2016		Change
Junior/Senior Infant (Age 5-6)	1,618	2%	1,231	2%	<b>229</b>
Grade 1-6 (Age 7-12)	3,456	7%	3,367	6%	<b>-89</b>
Junior Cycle (Age 13-15)	1,926	4%	1,654	3%	<b>-272</b>
Senior Cycle (Age 16-18)	2,055	4%	2,013	4%	<b>-42</b>
<b>Total</b>	<b>8,527</b>	<b>16%</b>	<b>8,265</b>	<b>16%</b>	<b>-122</b>

Table 3.4 details the population change in the school going population for the Study Area. A slight increase was observed in the Junior Infant and Senior Infant categories from Age 5-6 between 2011-16. Population declined in all other age categories- with the Junior Cycle classes experiencing the maximum drop of 272 children.

### 3.3 Families and Households

The household size for the Study Area increased from 2.64 persons per households in 2011 census to 2.7 persons per households in 2016 census. During the same period the number of families with children in the study area rose by 198 units, growing to represent 44.16% of the total households in the study area. 41.1% of the total households within the Study Area had

children under the age of 18 years in the 2011 census. This share dropped to 40.6% in the 2016 census.

The chart below shows the distribution of types of households in the neighbourhood. The highest individual category of households in the catchment area was observed to be single persons, with an average of 24% representation in 2011 and around 23% in 2016. Followed by Married couple with children representing 22% in 2011 and 2016 census.

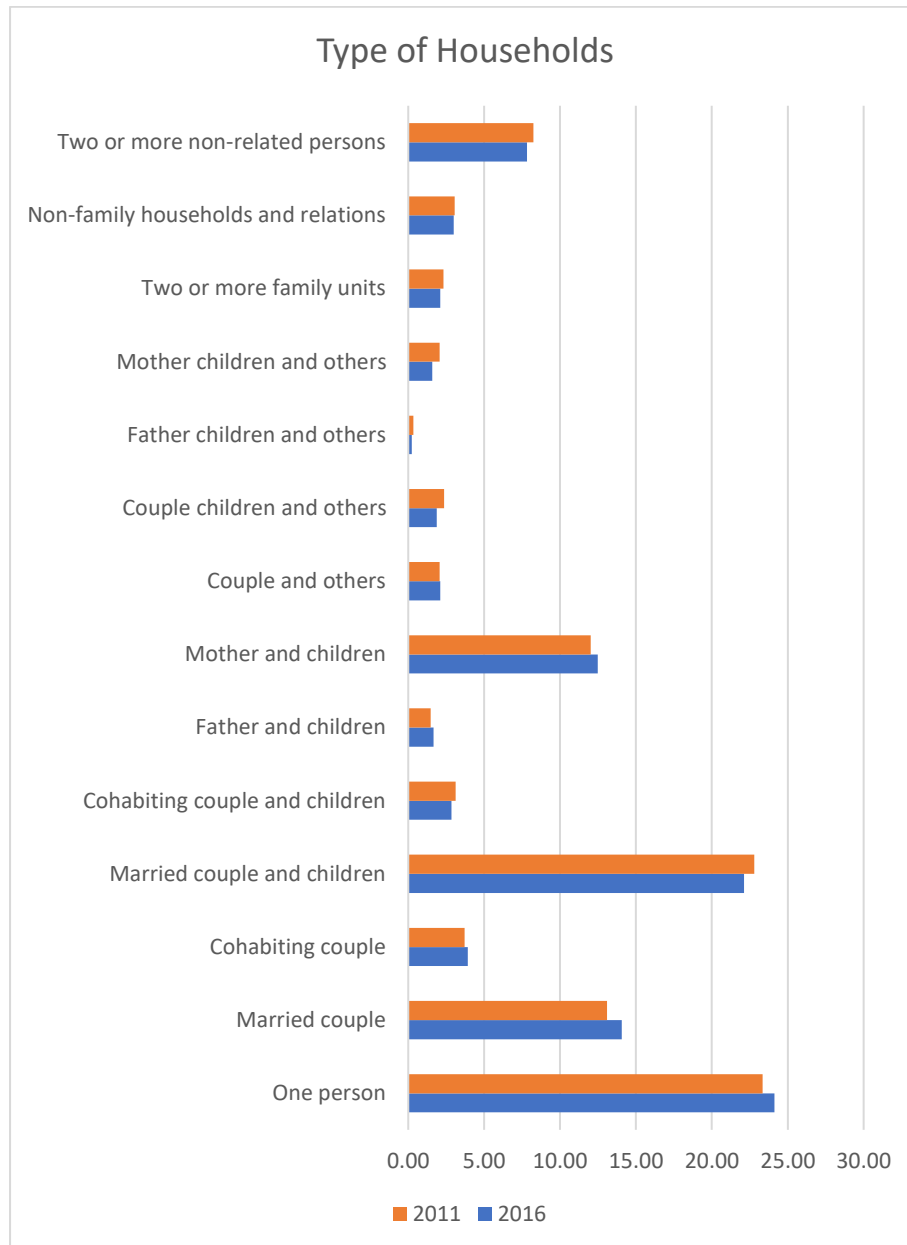


Figure 3.2 Type of Households within the Study Area

### 3.4 Make up of proposed development

Having ascertained the overall demographic trends as relevant to the age cohorts pertaining to the provision of primary schools and post-primary schools, the impact of the proposed

development in this context will now be examined. The total number of units proposed in the scheme is 457 including various typologies as indicated in table below.

Table 3.5 Proposed Schedule of Residential Units

Unit Type	No. of Units	% of Total
Studio	1	0.2%
1 Bedroom	221	48.4%
2 Bedroom	211	46.2%
3 Bedroom	24	5.3%
Total	457	100%

### Estimated Demand Generated by the Scheme

In arriving at the likely demand generated by the proposed development, the potential number of 5-18-year-old residents in the proposed development first needs to be established. The following indicators have been used to determine the population likely to be generated by the proposed development within this age cohort:

- Proposed unit mix and form of the development.
- Persons per unit proposed (determined by the proposed development and the local average household size established as 2.7 persons per unit<sup>1</sup> using the Census 2016); and
- Proportion of the population within the 5-18 years age cohort (percentage breakdown listed in Table 3.6).

Excluding studios and one-bedroom units that are unlikely to accommodate minors (under the age of 18years), leaves a total of 235 units that can be used to estimate the number of school-going residents in the development. The Census 2016 recorded the average household size for the study area catchment as 2.7 persons per unit. Applying this average household size to 235 units would generate a population of 635 persons when the development is developed and fully occupied. Distributing this population according to the existing demographic split -up for the study area catchment results in a projected occupancy of **103 children between the age of 5 and 18 years within the proposed development.**

Table 3.6 Potential number of residents in the age of 5-18 generated by the development

Item			Existing Population of Study Area / Settlement (2016)		Proposed Development Population
			Number	Percentage	Number
Residences/Households			18,567	-	235
Total Population			52,079	-	635
Average Household Size			2.7	-	2.7
Primary	Junior Infants	Age 5	622	1.19%	8
	Senior Infants	Age 6	609	1.17%	7
	First Class	Age 7	619	1.19%	8
	Second Class	Age 8	561	1.08%	7
	Third Class	Age 9	552	1.06%	7
	Fourth Class	Age 10	549	1.05%	7

<sup>1</sup> CSO statistics record a total of 50,079 no. residents in 18,567 no. private households.

	<b>Fifth Class</b>	<b>Age 11</b>	517	0.99%	6
	<b>Sixth Class</b>	<b>Age 12</b>	569	1.09%	7
	<b>First Year</b>	<b>Age 13</b>	554	1.06%	7
<b>Lower Secondary</b>	<b>Second Year</b>	<b>Age 14</b>	565	1.08%	7
	<b>Third Year</b>	<b>Age 15</b>	535	1.03%	7
<b>Transition Year</b>	<b>Fourth Year</b>	<b>Age 16</b>	594	1.14%	7
<b>Upper Secondary</b>	<b>Fifth Year</b>	<b>Age 17</b>	632	1.21%	8
	<b>Sixth Year</b>	<b>Age 18</b>	787	1.51%	10
<b>Total Aged 5-18</b>			8,265	15.87%	103

With respect to these calculations the development has the potential to generate additional 103 number of children aged between 5-18 years once the development is fully occupied and established. This includes 57 no. primary and 46 no. post primary school children.

### 3.5 Residential Planning Pipeline

An examination of the online planning register identified major residential planning applications (greater than 30 units) permitted within the site catchment since 2016. It should be noted that the existence of the abovementioned planning permissions does not necessarily lead to the development of same. Thus far, work has commenced on five of the residential planning permissions.

*Table 3.7 Residential Planning and Development Pipeline in the Study Area.*

Map ID	Reg. Ref.	Location	Units	Application Type	Status
1	2713/17	Santry Avenue and Swords Road, Santry, Dublin 9	137	Apartments	Commenced
2	4128/18	Shanowen Road, Santry, Dublin 9	46	Apartments	Plans Granted
3	6058/04/X3	Site adjoining 'Milners Square', Shanowen Road, Dublin 9	267	Apartments	Commenced
4	306075	Northwood Avenue, Santry, Dublin 9	331	Apartments	Plans Granted
5	F17A/0449	Mulhalls And Dun Mhuire, Coolock Lane, Santry, Dublin 9	28	Apartments	Plans Granted
6	F17A/0704	Junction of Northwood Avenue and Old Ballymun Road, Dublin 9	55	Apartments	Commenced
7	F18A/0421	Lands located at the south-eastern junction of Northwood Avenue & Domville Wood, (The Old Ballymun Road), Northwood, Santry, Dublin 9.	99	Mixed	Commenced
8	F19A/0401	Lands located at the southwestern junction of Northwood Avenue and Northwood Road, Northwood, Santry, Dublin 9	99	Mixed	Plans Granted
9	F19A/0419	Northwood, Santry, Dublin 9	78	Houses	Plans Granted
10	ABPREF303 358	SHD Swiss Cottage, Swords Road and Schoolhouse Lane	112	Apartments	Completed
11	3269/10/X1	Hartfield Place	374	Apartments	Plans Granted
12	F20A/0004	Lilmar Industrial Estate, Oak Avenue, Santry, Dublin 9	35	Apartments	Plans Granted
13	307011	Lands to the northeast of Omi Park Shopping Centre including vacant warehouse, Swords Road, Santry, Dublin 9	324	Apartments	Plans Granted
14	2569/21	Beaumont Road / Beaumont Grove / Grace Park Court / Ellenfield Road, Beaumont, Dublin 9.	99	Apartments	Plans Granted
<b>Total units</b>			<b>2084</b>		



## Omni Plaza SHD - School Demand Assessment

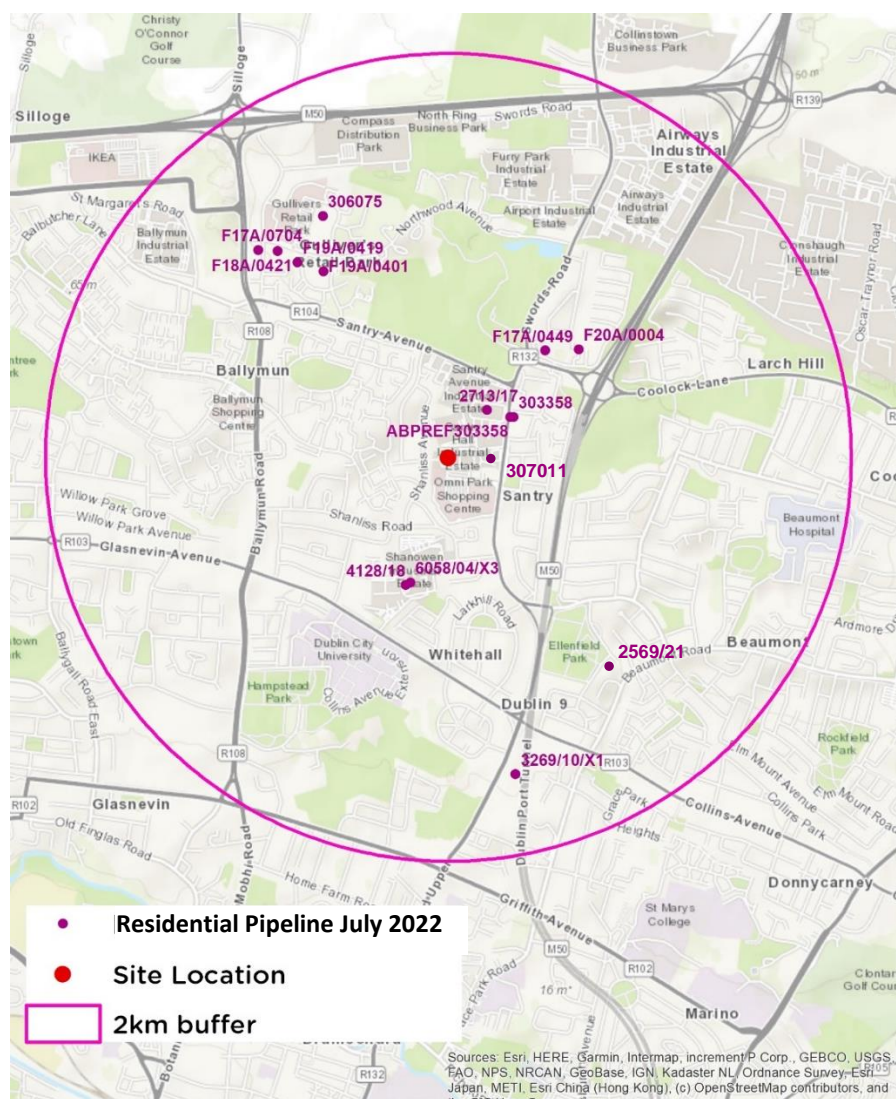


Figure 3.3 Location of major residential applications in pipeline

In total, 2,084 no. units are currently in the pipeline with development works commenced or recently completed on 670 no. units. When we exclude 1 bed units that are unlikely to house minors, there are 1,221 no. units that are currently in the pipeline for the study area. Calculating the school demand generated by these developments using the scenario set out in Section 3.4 gives us a total figure of 525 no. children aged between 5-18 years. This includes 292 no. primary and 233 no. post primary children. It should be noted that the major share of the developments identified are located at a considerable distance from the site and fall within different School Planning Areas and Local Authority boundaries.

Table 3.8 Potential number of residents in the age of 5-18 generated by the developments in the pipeline

Item	Existing Population of Study Area / Settlement (2016)		Pipeline Developments Population
	Number	Percentage	Number
Residences/Households	18,567	-	1,221
Total Population	52,079	-	3,297
Average Household Size	2.7	-	2.7

<b>Primary</b>	<b>Junior Infants</b>	<b>Age 5</b>	622	1.19%	39
	<b>Senior Infants</b>	<b>Age 6</b>	609	1.17%	39
	<b>First Class</b>	<b>Age 7</b>	619	1.19%	39
	<b>Second Class</b>	<b>Age 8</b>	561	1.08%	36
	<b>Third Class</b>	<b>Age 9</b>	552	1.06%	35
	<b>Fourth Class</b>	<b>Age 10</b>	549	1.05%	35
	<b>Fifth Class</b>	<b>Age 11</b>	517	0.99%	33
	<b>Sixth Class</b>	<b>Age 12</b>	569	1.09%	36
<b>Lower Secondary</b>	<b>First Year</b>	<b>Age 13</b>	554	1.06%	35
	<b>Second Year</b>	<b>Age 14</b>	565	1.08%	36
	<b>Third Year</b>	<b>Age 15</b>	535	1.03%	34
<b>Transition Year</b>	<b>Fourth Year</b>	<b>Age 16</b>	594	1.14%	38
<b>Upper Secondary</b>	<b>Fifth Year</b>	<b>Age 17</b>	632	1.21%	40
	<b>Sixth Year</b>	<b>Age 18</b>	787	1.51%	50
<b>Total Aged 5-18</b>			8,265	15.87%	525

In relation to the above-mentioned consented residential developments, it is important to note that the Planning Authority has assessed these residential planning applications and their potential demand for educational facilities in the determination of their grant of permission.

### 3.6 Summary of Demography

The current demographic trends for the Study Area demonstrate that the population has suffered slight decline between 2011 - 16 by 0.23%. During the same period the population for the Electoral Division, hosting the subject site, Whitehall C, suffered further decline in population by 1.9%.

Although the population of the school going cohort for the study area fell by 122 children between 2011 and 2016, their representation remained roughly the same during 2011 and 2016 census - c.16%. The average household size for the Study Area was observed to be 2.7 in the latest census. The number of households with children under the age of 18 dropped slightly to 40.6% in the 2016 census.

The proposed development consists of 48.4% 1 bed units and 0.2% studio units. It is unlikely that these units would host families with children. Hence, they have been removed from estimating the population of children that could be generated by the future development. It was therefore projected that the proposed development would likely include 103 no. children within the 5-18-year age group once fully developed and occupied. Combining this demand with the possible demand generated by developments currently in pipeline within the study area catchment, it is likely that the existing school network will be faced with an additional demand for c.628 no children. This includes 349 no. primary and 279 no. post primary children.

## 4.0 Schools Demand Audit

This Schools Demand Assessment provides details on the current and future capacity of existing and proposed schools in the subject area. The aim of the assessment is to understand the demand generated by the proposed development to the existing network of schools.

This section provides a profile of the existing supply of educational facilities and schools in the Study Area.

### 4.1 Existing Schools Network

The subject development site is located within Whitehall-Santry School Planning Area identified by the Department of Education and Skills (DES) as shown in the figure below. The Whitehall-Santry School Planning Area is bound by Beaumont- Coolock and Finglas East-Ballymun School Planning Area to the east and west respectively.

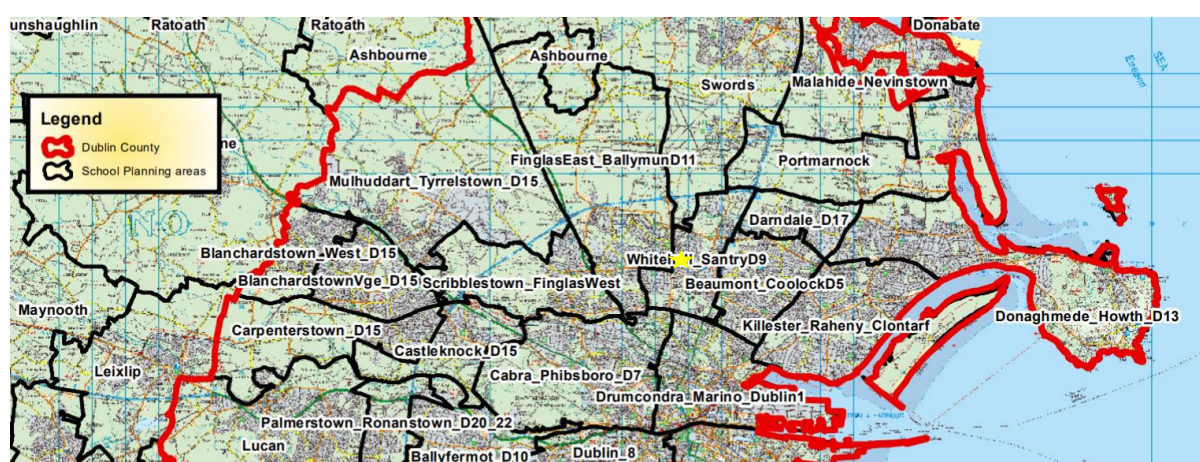


Figure 4.1 Extract of Dublin School Planning Areas Source: Department of Education and Skills.

In order to establish baseline information on existing primary and post-primary schools within the School Planning Area we undertook comprehensive desktop research exercise using publicly available information and sources. The Department of Education and Skills (DES) is the most appropriate source of information on schools nationally as it provides details on annual enrolment figures for all schools, future projection of enrolment figures, expansion and new school building projects. In this regard, the DES website provides the most definitive and accurate source of information on schools and the identification of facilities was made based upon their data. Review of existing schools within the Whitehall- Santry School Planning Area identified 10 no. primary schools, 5 no. post primary schools and 2 no. special needs schools. Figure 4.2 illustrates the location of each of the school identified within the School Planning Area.

### Consultation

As part of the assessment a manual audit of the 17no. schools identified within the Whitehall-Santry School Planning Area was undertaken as part of the Stage 2 submission to understand extent of capacity availability through phone calls and emails. The responses received are recorded within the right column of the Table 4.1. In total, of the 17 schools identified, 6 schools provided details of their existing capacity resulting in a response rate of 35%. Three of the primary schools and one post-primary school indicated that they have additional capacity available in the survey. In addition to these 17 schools, included in the assessment, there are



11 additional schools available within the 2 km radius of subject site that does not fall within the Whitehall-Santry School Planning Area identified by the Department of Education and Skills. The information gathered is based on the latest academic year and is therefore considered the most accurate dataset to inform future capacity within the existing network. Furthermore, at the time of writing, schools were closed for summer holidays and so it was not possible to undertake a subsequent survey in advance of the new academic year.

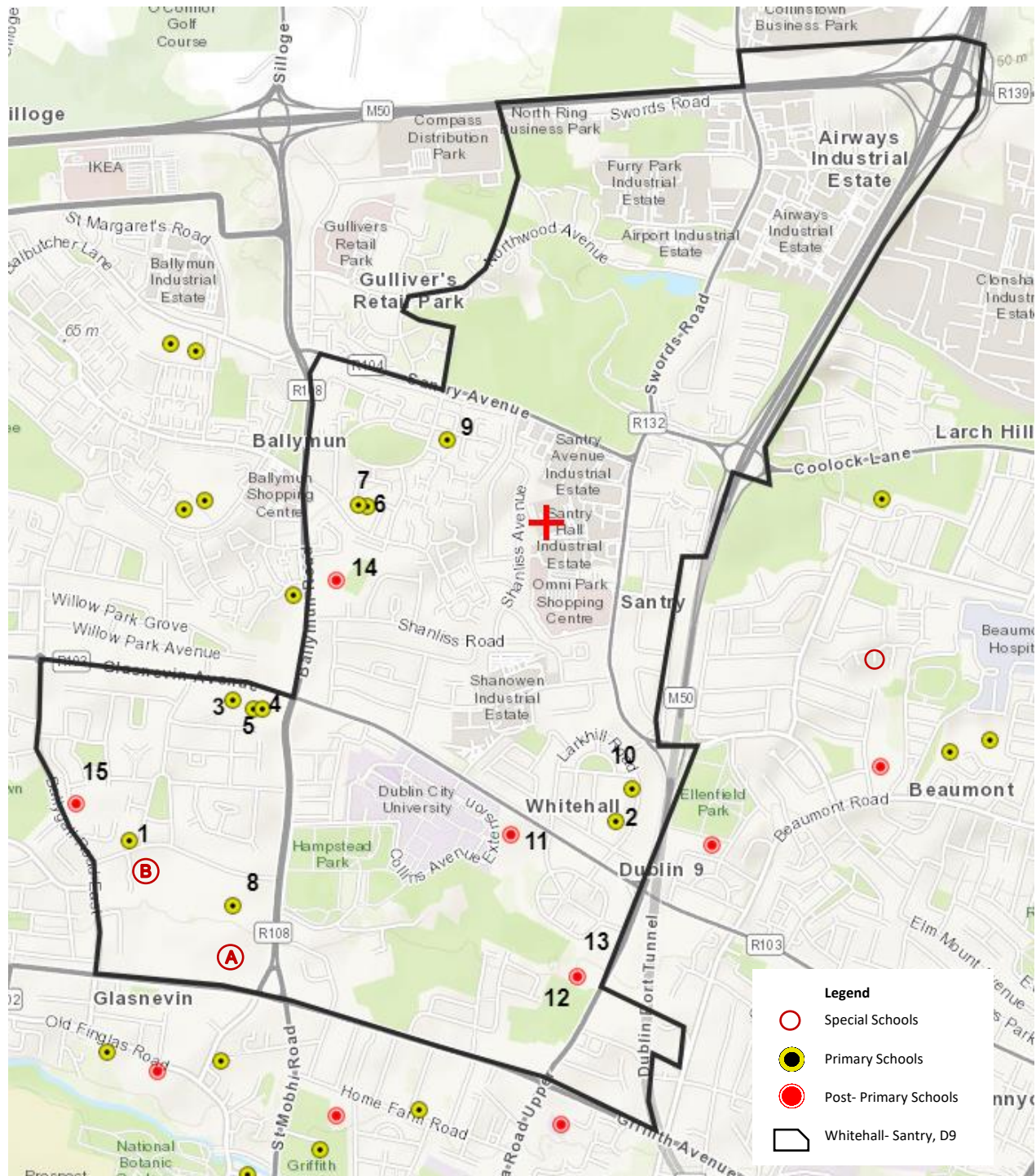


Figure 4.2 Existing school network identified within Whitehall- Santry School Planning Area Source: KPMG-FA, 2021.

## Primary Schools

10 no. of primary schools were located within the Whitehall-Santry School Planning area, their current enrolment figures are provided within Table 4.1 below the Map IDs provided are cross-referenced across Figure 4.2 to show the location of identified primary schools. Out of the 10 primary schools identified in this exercise, 4 no. are all- boys schools and 2 no. are all- girls schools. The primary schools identified had a total enrolment of 2,498 during the 2020-21 academic year.

Table overleaf provides information on each of the primary schools, their individual enrolment numbers for the academic year 2020-21 and current available capacity at schools. The nearest school to subject site is highlighted in the table in yellow.

Table 4.1 List of Primary Schools within the School Planning Area and recorded enrolments for 2020/21 academic year

Map ID	Primary School School Name	Roll No.	Enrolments for 2020/21	Capacity Available for 2021/22
1	SCOIL AN CROI NAOFA	04992R	438 (B)	<b>Capacity Available</b> (will also depend on the needs of the child)
2	SCOIL AN LEINBH IOSA BOYS SENIORS	17318C	277 (B)	No Response
3	BANTIARNA NA MBUANNA BOYS	18910P	203 (B)	No Response
4	BANTIARNA NA MBUANNA GIRLS	18911R	215 (G)	No Response
5	OUR LADY OF VICTORIES INFANT N S	19242F	216	No Response
6	SN NA MAIGHDINE MUIRE B	19302U	141 (B)	<b>10 spaces in infants and 17 in Grade 1-6</b>
7	VIRGIN MARY GIRLS NATIONAL SCHOOL	19303W	184 (G)	<b>Capacity Available</b> in some grades
8	NORTH DUBLIN NS PROJECT	19845M	226	No capacity available
9	GAELSCOIL BHAILE MUNNA	20015B	169	No Response
10	HOLY CHILD NATIONAL SCHOOL	20338C	429	No Response
<b>Total</b>			<b>2,498</b>	

Along with 10 primary school the School Planning Area has 2 Special Needs schools located within accessible distance of the site, Scoil Chiaráin Special School and St. Michael's house. Both schools are coeducational and had enrolled 186 students in the 2020/21 academic year.



Table 4.2 List of Special Schools within the School Planning Area and recorded enrolments for 2020/21 academic year

	Special Schools		Enrolments for	Capacity Available for
Map ID	School Name	Roll No.	2020/21	2021/22
A	SCOIL CHIARAIN SPECIAL SCHOOL	19325J	134	No Response
B	ST MICHAEL'S HOUSE BALLYMUN ROAD	18763F	52	No Response
Total			186	

## Post Primary Schools

Reviewing data published by Department of Education identified 5 no. post-primary school within Whitehall-Santry School Planning Area, including 3 mixed gender schools and 3 all-boys schools. Figure 5.2 shows the location of the post-primary schools within the School Planning Area numbered corresponding to the data set out in Table 4.2. In total the 5 post primary schools identified had a total enrolment of 2,314 students for the 2020-21 academic year.

Clonturk Community College, opened in 2016, currently shares its temporary campus with Plunket College. The school is currently planning for a more permanent location. Currently both the schools share access to sports facilities and pitches.

Table 4.3 List of Post Primary schools in the School Planning Area and recorded enrolments for 2020/21 academic year

	Post Primary School		Enrolment for	Available capacity for
Map ID	School Name	Roll No.	2020/21	2021/22
11	ST. AIDAN'S C.B.S.	60481I	719 (B)	No response
12	PLUNKET COLLEGE	70310K	40	<b>150 additional spaces available</b>
13	CLONTURK COMMUNITY COLLEGE	76394D	517	No response
14	TRINITY COMPREHENSIVE SCHOOL	81017A	503	No response
15	ST KEVIN'S COLLEGE	60581M	535 (B)	No capacity available in this academic year
Total			2,314	

## 4.2 Historic Enrolments and Trends

Table 4.4 below shows the change in overall enrolment figure associated with the 10 no. primary schools within the Study Area for 5 year intervals.

**Primary Schools:** It has been noted that the overall enrolment in the primary schools demonstrated low level growth with enrolments declining slightly over the last 5-year period, with a few schools experiencing substantial decline in the last 5 years. While overall enrolment across a 10year period increased by 282 children.

Table 4.4 Historic Enrolments in Primary Schools identified

Primary School		Enrolment Year			Historic Change	
Map ID	School Name	11/12	16/17	20/21	5-year	10-year
1	SCOIL AN CROI NAOFA	433	468	438	-30	5
2	SCOIL AN LEINBH IOSA BOYS SENIORS	211	265	277	12	66
3	BANTIARNA NA MBUANNA BOYS	188	201	203	2	15
4	BANTIARNA NA MBUANNA GIRLS	183	179	215	36	32
5	OUR LADY OF VICTORIES INFANT N S	214	281	216	-65	2
6	SN NA MAIGHDINE MUIRE B	145	142	141	-1	-4
7	VIRGIN MARY GIRLS NATIONAL SCHOOL	125	145	184	39	59
8	NORTH DUBLIN NS PROJECT	214	231	226	-5	12
9	GAELSCOIL BHAILE MUNNA	179	176	169	-7	-10
10	HOLY CHILD NATIONAL SCHOOL	324	415	429	14	105
Total		2,216	2,503	2,498	-5	282

**Post Primary Schools:** Enrolments in the post primary schools located in the Whitehall-Santry School Planning Area show an increase by 20% in the past 5 years. The 5year historic enrolment figures for post-primary schools is skewed by the recently established Clonturk Community College. When we exclude this school from the calculation it was found that there is a marked decline in enrolments (c.60 spaces or 3.2%) in the remaining four schools.

While enrolment at Clonturk Community College increased between 2016 and 2020, enrolment in Plunket College decreased considerably in both the 5year and 10 year period. Our engagement with the school established that there is current availability of 150 spaces for the next academic year 2021-22. This clearly indicates that significant capacity is already available within the existing network of post primary schools.

Table 4.5 Historic Enrolment in Post- Primary schools identified

Post Primary School		Enrolment Year			Historic Change	
Map ID	School Name	11/12	16/17	20/21	5-year	10-year
11	ST. AIDAN'S C.B.S.	650	706	719	13	69
12	PLUNKET COLLEGE	509	129	40	-89	-469
13	CLONTURK COMMUNITY COLLEGE	-	47	517	470	-
14	TRINITY COMPREHENSIVE SCHOOL	455	498	503	5	48
15	ST. KEVINS COLLEGE	466	524	535	11	69
Total		2080	1904	2314	410	-283

### Future Growth Projections

The Department of Education and Skills (DES) reported in July 2019 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in the previous year (2018) and fall gradually from 2019 onward, in line with revised migration and fertility assumptions for

the country as a whole (see Figure 4.3 overleaf). The latest statistical release<sup>2</sup> by the DES in this respect states:

*“For the country as a whole, **primary enrolments, which have risen substantially in recent years, are projected to have peaked in 2018**, when total enrolments stood at 567,772. This high point in 2018 came at the end of a sustained period of growth...**Enrolments are projected to fall by 134,000 pupils over the coming years (under the M2F2 scenario)<sup>3</sup>, reaching a low point of 433,795 by 2036**. Annual falls will average 10,650 pupils per year between 2021 and 2028.”*

*[DES Enrolment Projections – **Our emphasis.**]*

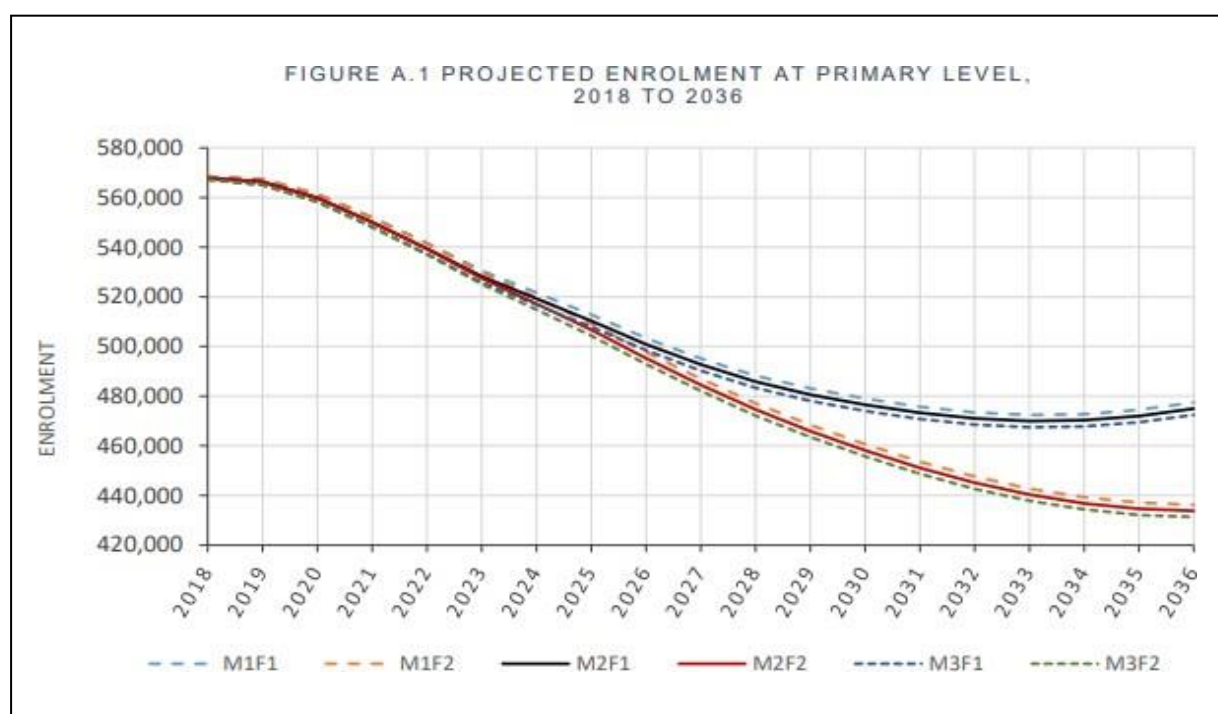


Figure 4.3 Projections of Enrolment at Primary Level, 2018–2036, organized by growth projection scenarios created by the CSO. (Source: DES, July 2019).

It is anticipated that post-primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024 (see Figure 5.4 overleaf). The DES report<sup>4</sup> states:

*...(post-primary) **enrolments will follow a pattern of distinct increases out to 2024 followed by one of decreases**. More specifically, **total enrolments will peak in 2024**, with marginal falls in 2025 before more dramatic falls from 2026 onwards.”*

*[DES Enrolment Projections – **Our emphasis.**]*

<sup>2</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2018-2036* (DES, July 2019), p.5

<sup>3</sup> M2F2 is a scenario which assumes a moderate level of inward migration (20,000), and a decline in the Total Fertility Rate (TFR) from 1.8 to 1.6 between 2016 and 2031.

<sup>4</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2018-2036* (DES, July 2019), p. 16

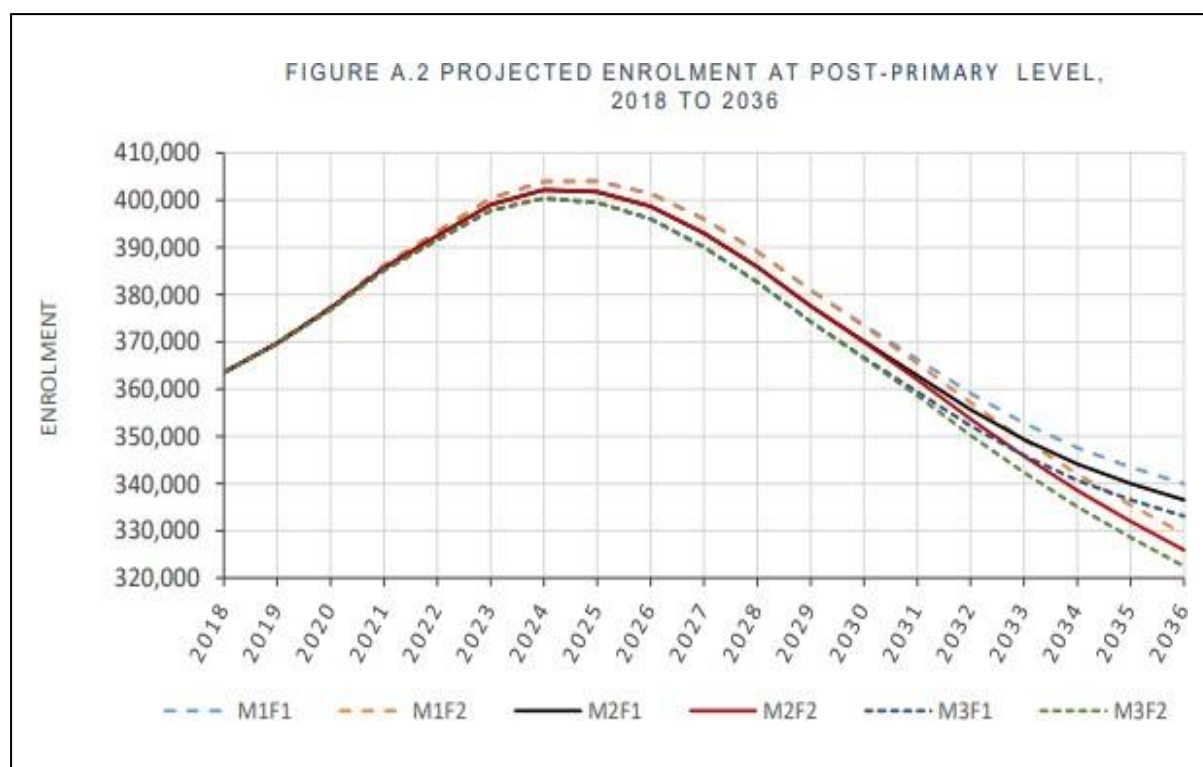


Figure 4.4 Projections of Enrolment at Post-Primary Level, 2018–2036, organized by growth projection scenarios created by the CSO. (Source: DES, July 2019).

### Potential Impact to Whitehall-Santry School Planning Area

Using the projected enrolment figures<sup>5</sup> for Dublin Region, produced within the Department of Education's publication *Regional Projections for full-time enrolments Primary and Secondary Level, 2019-2036*, we were able to extrapolate the future enrolment for the 2025-26 academic year for Whitehall-Santry School Planning Area.

Table 4.6 Projected Enrolment Trends 2020/21 to 2025/26

Whitehall-Santry SPA	Enrolment Year		Future Trends (5-year)	
	20/21	25/26 <sup>6</sup>	% Change	Est. Change
Primary Schools (10)	2,498	2,352	<b>-5.86% decrease</b>	<b>-146</b>
Post-Primary Schools (5)	2,314	2,565	<b>+10.83% increase</b>	<b>+251</b>

The report projects the enrolment figures in primary schools within the Dublin region to drop by 5.86% between academic years 2020/21 and 2025/26. Applying this future projection figure to the current enrolment figures within the Whitehall-Santry School Planning Area it is estimated that the enrolments in 10 primary schools identified in the assessment are set to reduce by 146 spaces by 2025/26 academic year.

<sup>5</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2019-2036* (DES, July 2019), Dublin Region - Table 3 and Table 7.

<sup>6</sup> Figure estimated using the projected decrease of c. -5.86% at primary level and increase of c. 10.83% at post-primary level from 2019 to 2024 as per M2F2 scenario.

At the post-primary level, the report projects the enrolment figures to increase by 10.83% between academic years 2020/21 and 2025/26. This would result in an increase of 251 children in the 5 post primary schools identified within the Whitehall-Santry School Planning Area by 2025/26 academic year. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the regional population projections included in the DES report and do not represent localized values.

### 4.3 Planned Facilities Network

#### Development Plan

The *Dublin City Development Plan 2016-2022* (DCDP) provides a holistic assessment of educational needs in association with the Department of Education and Skills (DES) forecasting demand and the identifying of suitable development sites. The council also has regard to the requirements of *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* (DES & DEHLG, 2008). It is required in both current Plan and the Draft Development Plan by Dublin City Council that planning applications for over 50 dwellings to be accompanied by a report identifying the demand for school places likely to be generated and the capacity of existing schools in the vicinity to cater for such demand.

With respect to the development of additional schools within the study area, the policies of Dublin City Council:

*Compliance with current Department of Education and Skills Technical Guidance. Current details of site norms, sizes, shapes may be amended from time to time by the Department of Education and Skills to reflect ongoing practice.*

*Seek to situate new schools within the existing/proposed catchment in a manner that aids ease of access from surrounding areas and encourages sustainable mobility by walking, cycling and public transport.*

*Urban typologies for new schools which achieve an efficient use of scarce urban land successfully address the streetscape or surrounding context.*

*-Section 16.16 of DCDP, 2016-22*

The current development plan has identified need for provision of a new school site at the Smurfit Complex on Botanic Road as per objective SNO4 of the current development plan. The Draft Development Plan for 2022-2028 is currently undergoing the period of public consultation on the proposed material alterations which is set to conclude on 1<sup>st</sup> September 2022. In the Chief Executive response to pre-draft consultation, he has recommended review of objective SNO4 of the DCDP as part of the preparation of Draft Development Plan (pg 97, *Chief Executive's Report on Pre – Draft Consultation Process*). It is noted that objective SNO4 was not transposed to the Draft Development Plan which has not made commitments to specific sites for new school provision. It is the policy and objective of the Draft Development Plan to work with DES to support the provision of new schools and the expansion of existing schools as per policy QHSN51 and objective QHSNO14. It is also suggested in the CE's Report on Public Submissions and added in the Proposed Material Alterations to protect and retain the existing schools sites and areas required for future expansion as per objective QHSN51.



## New Schools in Pipeline

The Department of Education and Skills (DES) announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022, the list of which has been last updated on 28<sup>th</sup> March 2022<sup>7</sup>. No new primary or post-primary schools are identified within the Whitehall-Santry SPA at this time, however, the requirement for new schools will be subject to on-going review. A new primary school has been established in 2019 within the neighbouring feeder areas of Swords/South School Planning Area. A new post primary school was established in 2019 at Belmayne which is within 15 minutes driving distance while another post primary school has been announced in 2021 in the same SPA of Donaghmede Howth D13. Additional provision of new post primary school was announced in 2022 in the neighbouring feeder areas of Drumcondra Marino Dublin 1.

Planning applications have been granted in Holy Child National School for 2 no. classrooms extension in 2020, Scoil Chiarain Special School for new two-storey school in 2021, St. Kevin's College for 2 no. classrooms extension in 2021 and Clonturk Community College for 18 no. classrooms extension in 2022. It suggested increased capacity for primary, post primary and special education in the vicinity of the subject site.

The major projects in the pipeline accessible from the subject site are listed in Table 4.7.

*Table 4.7 Status of Large-Scale Projects in Vicinity of Whitehall-Santry School Planning Area*

School Planning Area	School Name	Status
Whitehall-Santry	Holy Child National School	2 no. classrooms extension granted
Whitehall-Santry	Scoil Chiarain Special School	new two-storey school granted
Whitehall-Santry	St. Kevin's College	2 no. classrooms extension granted
Whitehall-Santry	Clonturk Community College	18 no. classrooms extension granted
Donaghmede_Howth_D13/ Baldoyle/Stapolin	Patron to confirm	Deferred
Drumcondra_Marino_Dublin1	Patron to confirm	Deferred

<sup>7</sup> Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>; <https://www.gov.ie/en/publication/2e535-new-schools-list-2019-2022/>

## 5.0 Conclusion

The subject site is located within Santry, Dublin 9, at a site located primarily to the north west corner of Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate. The site is located approximately 5km (as the crow flies) north of Dublin city centre. The proposed scheme has the potential to generate 103 no. school going children between 5-18 age group once the development is fully occupied and established. This includes 57 no. primary and 46 no. post primary school children. Combining this demand with the possible demand generated by developments currently in pipeline within the study area, it is likely that the existing school network is likely to be faced with an additional demand for c.628 no children. This includes 349 no. primary and 279 no. post primary children.

- The school demand assessment was conducted for the respective School Planning Area under which the site belongs. Many of the developments in pipeline included in the school demand assessment fall outside this School Planning Area and therefore are unlikely to contribute to the school demand of Whitehall-Santry School Planning Area.
- With respect to the most recent regional school enrolment projections for Dublin Region published by the Department of Education and Skills it is understood that primary school enrolments are set to decrease by 5.58% and post primary school enrolments are set to increase by 10.83% by 2025/26 academic year.
- The RSES envisages population surge to move up in the coming years with the number of secondary school age children peaking at 2026 and declining thereafter.
- In the event the proposed development is granted permission in 2022, it is unlikely that the development will be fully occupied and generate the maximum estimated school demand by 2026.
- There are no new schools planned within the Whitehall-Santry School Planning Area by 2022. However, new schools have been established in neighbouring SPA and several extension projects have been permitted to increase the capacity of existing schools within Whitehall-Santry SPA. Also, it is probable that with increasing future school demand the Department of Education and Skills would invest in improving school capacity here.
- Historical enrolment trends show low levels of growth in the Whitehall-Santry School Planning Area. This combined with the projected decline in student enrolments suggest that projected demand generated by the proposed development would be absorbed in the existing school network.

**In conclusion and for the reasons set out above, the school demand generated by the proposed development, is likely to be accommodated within the existing school networks in the locality.**

## Appendix 1

### Development Description

Serendale Limited intend to apply for permission for a Strategic Housing Development of 7 years in duration at this site located primarily to the north west corner of Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Swords Road, Dublin 9 D09FX31 and D09HC84. The lands primarily comprise the former Molloy & Sherry Industrial / Warehouse premises and lands generally to the north west corner of the Omni Park Shopping Centre including revisions to part of existing surface carpark to facilitate a new public plaza. The site is c.2.5 ha in size and located primarily to the west of Lidl and to the north and east of the IMC Cinema within the Omni Park Shopping Centre and east of Shanliss Avenue.

The proposed development comprises:

The demolition of existing buildings (including 2 no. ESB sub stations) and the construction of a mixed use residential (457 apartments) and commercial development ranging in height from 4 to 12 storeys over basement in four blocks, with internal residential amenity space, childcare facility, community building and two retail/café/restaurant units.

The overall residential unit mix proposed comprises: 1 no. studio apartment (c.0.2%), 221 no. 1-bed apartments (c.48%), 211 (c.46%) no. 2-bed apartments and 24 (c.5%) no. 3-bed apartments.

The residential Blocks are broken down as follows:

- Block A: comprises 83 No. units from 4 to 8 storeys in height;
- Block B: comprises 76 No. units from 4 to 8 storeys in height;
- Block C: comprises 165 No. units from 9 to 12 storeys in height;
- Block D: comprises 133 No. units from 10 to 11 storeys in height;

The proposed development will also provide for: 2 no. retail/café/restaurants totalling 430.9 sq.m; 1 no residential amenity space of 604.9 sq.m; 1 no. creche of 225.7 sq.m. (plus playground of 210 sq.m.); and 1 no. community space of 195.3 sq.m.

Public realm improvements and amenity facilities to include:

1. Upgrade of existing footpaths to provide 2 no. new shared surface access routes through the existing Omni Park Shopping Centre development providing direct access for pedestrians and cyclists to the subject development from the Swords Road and Omni Park Shopping Centre.
2. Provision of a new public plaza to the northeast corner of Omni Park Shopping Centre, providing access to the Swords Road including pedestrian and cyclist access route (as substantially permitted under planning permission ref: ABP-307011-20).
3. Provision of a new public plaza to the northwest corner of existing Omni Park Shopping Centre integrating the proposed development with the existing district centre lands, provision of which shall require amendments to existing carpark layout and a reduction of 104 no. existing commercial car parking spaces.
4. Public and communal open spaces (incl. 2 no. playgrounds) and internal communal residential amenity for the residential development and private residential amenity in the form of terraces and balconies to all elevations.

The development will include provision of access to a basement via a ramp to be located within the Omni Park Shopping Centre development proximate to the IMC Cinema. The provision of 768 no. bicycle parking spaces (504 at basement and 264 at surface).

The provision of 213 no. basement car parking spaces including 11 No. accessible spaces and 22 No. EV charging points. In addition, 7 no. motorcycle parking spaces are provided at basement.

The development also entails the reconfiguration of existing car parking to the northwest of Omni Park Shopping Centre with a net reduction of 104 no. commercial car parking spaces to allow for the provision of a new public plaza. Reconfiguration shall provide for the provision of 7 no. creche drop-off spaces and 6 no. carshare spaces to facilitate the proposed development.

Emergency services / servicing access to the rear of existing retail premises at Omni Park Shopping Centre from the Swords Road.

Provision of 5 no. ESB Substations including the relocation of an existing substation.

All associated and ancillary site development, demolition and clearance works, hoarding during construction, revisions to car parking within the Omni Park Shopping Centre, soft and hard landscaping, public realm works, public lighting and signage, ancillary spaces, plant including photovoltaic panels, water infrastructure, utilities and services.

An Environmental Impact Assessment Report has been prepared in respect of the application and accompanies this application.