



SCHOOL DEMAND & CONCENTRATION REPORT

Coastal Quarter SHD 2 Planning Application

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School Demand &
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COASTAL QUARTER SHD 2 PLANNING APPLICATION

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1 INTRODUCTION

Shankill Property Investments Ltd (the Applicant) is seeking planning permission for residential development on lands within the former Bray Golf Course Lands, Bray. RPS Group Ltd. has been commissioned by the Applicant to prepare this School Demand & Concentration Report (report) to accompany an application for a proposed Strategic Housing Development (SHD).

This report provides an analysis of the projected school demand in the context of projected population demographics including prevailing household sizes in the surrounding area, and with consideration for relevant guidelines, policies and objectives that relate to the proposed scheme and concludes that the existing school provision in the area has sufficient capacity to cater for the demand arising from the subject development.

The report is presented in the following sections:

- Section 1 – Introduction**
- Section 2 – Site Context & Location**
- Section 3 – Planning & Education Policy Context**
- Section 4 – Study Area Profile**
- Section 5 – Audit of School Provision**
- Section 6 – Consideration of Need**
- Section 7 – Summary & Conclusions**

The current application seeks permission for a development comprising 586 no. residential units in a mix of apartments, duplexes and houses. In addition, a childcare facility, café, retail unit and 1 no. mixed use commercial unit are proposed along with all associated and ancillary development and infrastructural works, hard and soft landscaping, open spaces, boundary treatment works, ancillary car and bicycle parking spaces at surface, undercroft and basement levels. The proposed houses and duplexes range in height from 2 – 3 storeys with the proposed 4 no. apartment blocks ranging in height from 3 – 12 storeys. Block A will accommodate 162 no. Build-to-Rent (BTR) units. It is proposed that 274 no. units will be located within the administrative area of Dun Laoghaire-Rathdown County Council and 312 no. units will be located within the administrative area of Wicklow County Council. The childcare facility, retail, café and commercial unit will all be located in the administrative area of Wicklow County Council.

Planning permission was previously granted by Order of An Bord Pleanála (under reference ABP-311181) on part of the subject site for 234 no. residential units, a childcare facility, café and retail unit subject to a number of conditions. The current application incorporates the entire site again seeking permission for those elements of the development as previously permitted under ABP-311181 as well as permission for development on those parts of the site which were previously refused permission under ABP-311181 (these comprise the proposed Blocks A and B).

Accordingly, this assessment also has regard to the Opinion, Inspector's Report and Meeting Record issued by An Bord Pleanála following the Pre-application Meeting held in relation to the subject site consultation held in respect of (Ref. ABP-308291-20. In particular, that Opinion) which, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, notifies notified the prospective applicant that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, specific information should be submitted with any application for permission and which includes at item no. 7:

“School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.”

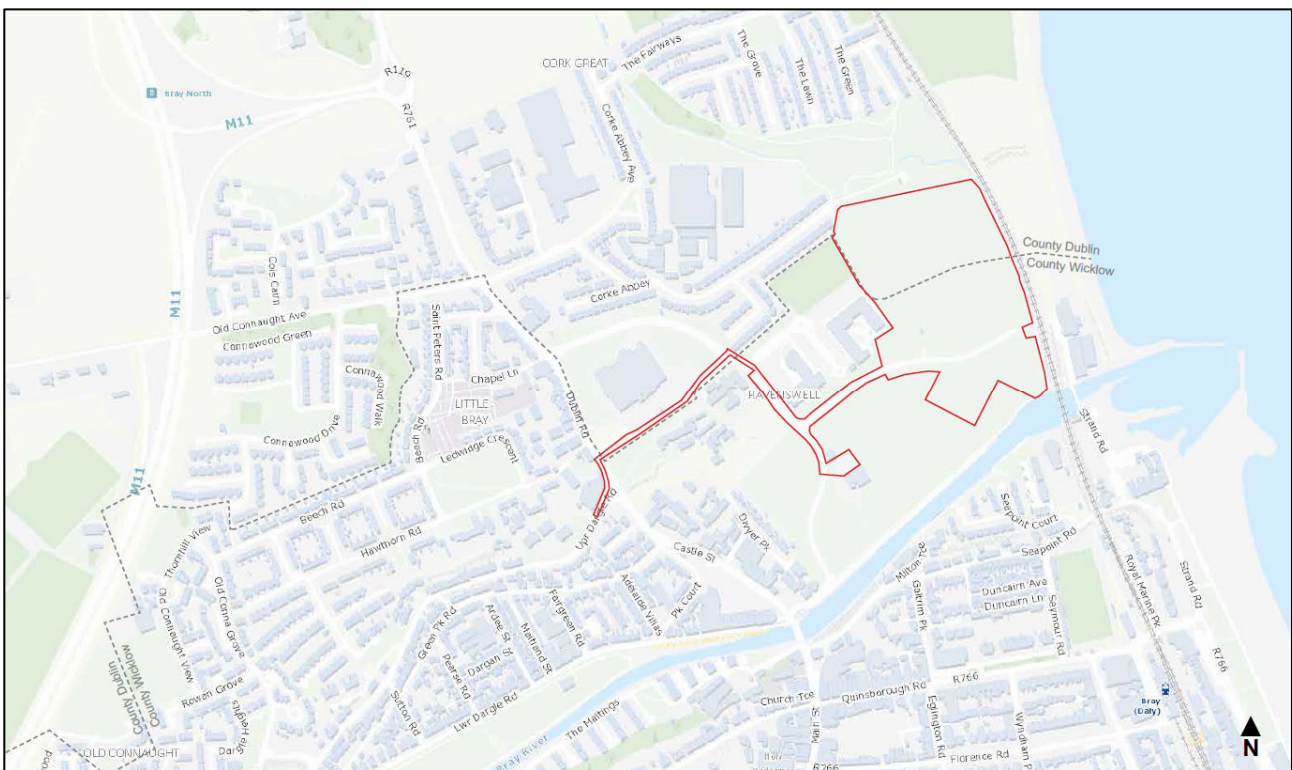
This school demand and concentration report also references any other relevant considerations which arose in the course of consultation with An Bord Pleanála in respect of ABP-311181.

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2 SITE CONTEXT & PROPOSED LOCATION

The total site area extends to 9.37ha and extends into four townlands (Cork Great, Ravenswell, Bray Commons and Little Bray). The Coastal Quarter is approximately 7.84 hectares. The townland boundary between Ravenswell and Cork Great also forms the county boundary between counties Dublin and Wicklow. The application site therefore straddles the administrative boundary of Dún Laoghaire-Rathdown County Council (DLRCC) and Wicklow County Council (WCC). Approximately 3.65 hectares are located within DLRCC and approximately 4.19 hectares are located within WCC.

The subject site is bounded by the DART line which provides Bray/Greystones-City-Howth/Malahide DART services and main rail line services to Wexford and Rosslare Europort. Coláiste Raithin and Ravenswell Primary School are immediately to the west of the subject site, beyond which is the Dublin Road along which regular public transport bus services operate. The River Dargle is south of the site with Bray town centre beyond the river. Bray provides an extensive range of residential amenities including, inter alia, retail, healthcare, schools, churches, sports, recreational and public transport facilities. The site location is illustrated on **Figure 2-1** below.



Source: Open Street Map, RPS annotation

Figure 2-1: Site Location (indicative subject lands outlined in red)

Residential units, a childcare facility, café, retail units, public open spaces, communal gardens, green links together with all necessary works will also be contained as part of the proposed development. A detailed development description is set out in the Planning Report and Statement of Consistency prepared by RPS accompanying this planning application.

The proposed development will consist of the construction of 586 no. residential units in a mix of apartments, duplexes and houses as detailed in **Table 2-1**.

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Table 2.1: Proposed of Residential Accommodation

Unit Mix by Bedroom		
Unit Size	Number of Units	Percent of Total
1-bedroom	238	40.6%
2-bedroom	238	40.6%
3-bedroom	98	16.7%
4-bedroom	12	2.0%
Total	586	100%

Source: Based on Glenn Howell Architects Schedules of Accommodation

3 PLANNING & EDUCATION POLICY CONTEXT

3.1 Project Ireland 2040

Project Ireland 2040 is the Government's long-term overarching spatial strategy for the future development of Ireland. The *National Development Plan* (NPF) and the *National Planning Framework* (NDP) combine to form *Project Ireland 2040*.

The NPF sets the vision and strategy for the development of our country, balanced across all of our regions, towns and cities, out to the year 2040. The NDP provides enabling investment to implement the strategy and promote balanced growth.

3.1.1 National Planning Framework

The NPF 2040 sets out the framework for spatial planning and provision of services to the existing and future population. With specific reference to education, the NPF 2040 notes that education, training and life-long learning are key enablers, around which personal fulfilment, a fair society and a successful nation revolve. The NPF acknowledged that the school system is experiencing pressures stating:

"The school's system is experiencing significant pressures in catering for additional student numbers in certain parts of the country where a high level of population growth has occurred, which is projected to continue until 2025. Equally, the viability of some schools has been questioned in other parts experiencing population decline."

3.1.2 National Development Plan

The NDP is a blueprint, setting out a strategic framework for public capital investment from 2018 to 2027 with a particular focus on the following Strategic Investment Priorities. With regard to school places the NDP states that:

"Over the years ahead, the delivery of additional permanent school places to meet demographic demand will continue to be prioritised. The expectation is that an average of 20,000 permanent school places will be delivered annually over the medium term."

The provision of school places in alignment with planned population growth will be supported by detailed demographic analysis at the level of the 314 school planning areas as defined by the Department of Education (DES). In this regard, the school building programme will align with NPF objectives in delivering, over time, more compact growth and a rebalancing of growth between the regions. In the interim period, the NDP states that the school building programme will continue to respond to existing and previously planned demographic growth, with the objective of ensuring a school place for every child.

The focus of the school-building programme will progressively shift from primary to post-primary level reflecting the fact that post-primary enrolments at the national level are not projected to peak until 2025. However, additional primary level provision will continue to be required to support housing provision, and will be essential to achieving the growth targets for the five cities.

With a new Government in place, the NDP completed a public consultation exercise 'Review to Renew' in February 2021. The renewed NDP will set out a capital investment framework until 2030.

Project Ireland 2040 seeks to prioritise the alignment of targeted and planned population and employment growth with educational investment. Strategic planning and investment in the provision of childcare, education and training are central to the Government's policy towards reinforcing the delivery of sustainable communities, promoting inclusion, and offering choice and accessibility to a high standard of education and ultimately unemployment.

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

The *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019 – 2031* (the RSES) sets out a strategic plan and investment framework to help shape the future growth and to better manage regional planning and economic development throughout the region. The RSES states:

“School provision is a key part of social infrastructure to be provided in tandem with housing provision.”

The RSES notes the importance social infrastructure plays in developing strong and inclusive communities and advises that it should be easily accessible by walking, cycling and public transport. The Dublin Metropolitan Area Strategic Plan (MASP) contained within the RSES supports the ongoing collaboration with regional stakeholders to ensure that social infrastructure such as an education, health and community facilities are provided in tandem with the development of strategic development areas.

3.3 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* (Sustainable Residential Development Guidelines) states:

“It is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities”

The proposed development consists of 586 no. residential units and as recommended this report is submitted to support the application by identifying the generated demand of the development and analyses the capacity of existing schools within the area.

3.4 Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008

The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008* (Provision of Schools and the Planning System Guidelines) was jointly published by departments within planning and education as part of their remit, it details the procedures adopted by planning authorities in considering school planning issues into the development process. This code sets out how the future demand is identified and mechanisms for site identification and acquisition.

3.5 Action Plan for Education 2019

In March 2019, the Government launched the *Action Plan for Education 2019*. This plan sets out investment commitments to primary, secondary and third level education facilities, combining the upgrade and extension of existing educational infrastructure and the provision of new buildings that will take place over the period 2019-2022.

3.6 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028* (DLR Development Plan) acknowledges that education is a critical driver of economic success and social progress in a modern society and that the availability of school places is a key concern when delivering new housing:

“No large developments over 100 residential units shall be permitted unless it can be demonstrated that adequate provisions for specified physical and social infrastructural requirements, including... first and second level schools”

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The DLR Development Plan has objectives which seeks to ensure appropriate provision of community infrastructure, including schools and education services stating:

“Policy Objective PHP7: Schools

It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.”

3.7 Wicklow County Development Plan 2016-2022

The *Wicklow County Development Plan 2016-2022* (Wicklow Development Plan) provides and controls the physical, economic, and social development of the County and includes a set out development objectives and standards for the development of land including, *inter alia*, housing, employment, and schools.

The Wicklow Development Plan notes the commitment of the planning authority to facilitate the provision of the best possible education facilities at pre-school, primary, secondary, and adult levels in conjunction with other departments including the Department of Education & Skills. The Wicklow Development Plan with specific regard to education and schools have set the following objectives:

- Objective CD6: *“To facilitate the provision of schools by zoning suitable lands in local plans capable of meeting the demands for projected populations. Prior to the identification of lands for primary and secondary school provision the Planning Authority shall consult with the Forward Planning and Site Acquisition and Management sections of the Department of Education”.*
- Objective CD7: *“Where lands are zoned for educational use, to facilitate the development of facilities that provide for linkages between schools types. For example, particular encouragement will be given to primary and secondary school campuses, the linking of pre-school services with primary schools and the linking of secondary schools with vocational training facilities.”*
- Objective CD9: *“Where practicable, education, community, recreational and open space facilities shall be clustered. However, schools shall continue to make provision for their own recreational facilities as appropriate.”*

3.8 Draft Wicklow County Development Plan 2022-2028

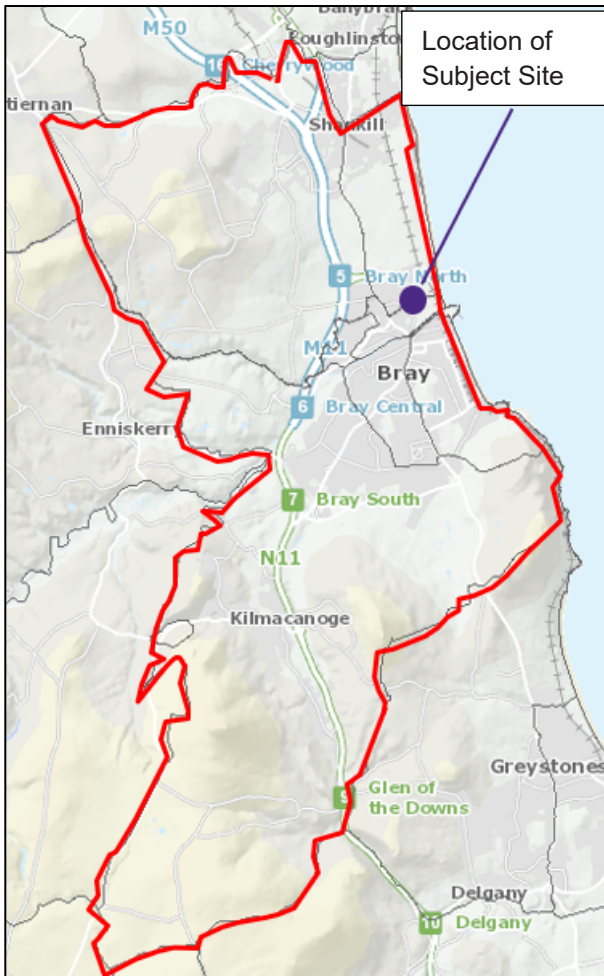
The Draft Wicklow County Development Plan 2022-2028 (Draft Wicklow Development Plan) notes the commitment of the planning authority to facilitate the provision of the best possible education facilities at pre-school, primary, secondary, and adult levels in conjunction with other departments including the Department of Education & Skills. The Wicklow Development Plan with specific regard to education and schools have set the following objectives:

- “CPO 7.10 To facilitate the provision of schools by zoning suitable and adequate land in local plans capable of meeting the demands of the projected population. Prior to the identification of lands for primary and secondary school provision, the Planning Authority shall consult with the Forward Planning and Site Acquisition and Management Sections of the Department of Education.”*
- CPO 7.12 Where lands are zoned for educational use, to facilitate the development of facilities that provide for linkages between schools types. For example, particular encouragement will be given to primary and secondary school campuses, the linking of pre-school services with primary schools and the linking of secondary schools with vocational training facilities.*
- CPO 7.14 Where practicable, education, community, recreational and open space facilities shall be clustered. However, schools shall continue to make provision for their own recreational facilities as appropriate.”*

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4 STUDY AREA PROFILE

In order to create a fair representation of education facilities within the Study Area, a 3km pedestrian radius was selected. This was examined at Electoral Division (ED) level. The study area is illustrated in **Figure 4-1**.



Source: Google Maps, RPS annotation

Figure 4-1: Study Area

With reference to the Provision of Schools and the Planning System Guidelines this report sets out the demographic profile and the geographical distribution of primary and secondary level school facilities of the study area.

4.1 Demographic Profile

Population figures from the Central Statistics Office (CSO) *Census of Population* recorded in 2016 were used to create a profile of the area surrounding the subject site, referred to as the Study Area. These were examined at ED level. The subject site falls within 2 no. Electoral Divisions, Bray No. 1 (CSO Area Code: 15003) in County Wicklow and Shankill-Shanganagh (CSO Code: 05062) in County Dublin. The EDs below were also included within the analysis:

- Rathmichael (Bray) (CSO Area Code 15006)
- Shankill-Rathmichael (CSO Area Code 05060)
- Bray No. 2 (CSO Area Code 15004)
- Bray No. 3 (CSO Area Code 15005)
- Kilmacanoge (CSO Area Code 15035).

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The population of the Study Area is provided is provided in **Table 4-1** accompanied by the population of the State, Dublin, Dún Laoghaire-Rathdown and Wicklow.

Table 4.1: Population of the State, Dún Laoghaire-Rathdown, Wicklow and the Study Area

Area	2011 Population	2016 Population	Change in Population 2011 – 2016 (%)	2022 Population	Change in Population 2016 - 2022 (%)
State	4,588,252	4,761,865	4%	5,123,536	7.6%
Dún Laoghaire-Rathdown	206,261	218,018	5%	-	-
Wicklow	136,640	142,245	4%	155,485	9.1%
Study Area	41,472	42,944	3%	43,479	2.8%
<i>Bray No.1</i>	1,746	1,839	5%	1,864	1.4%
<i>Shankill-Shanganagh</i>	5,334	5,488	3%	5,493	0.1%
<i>Rathmichael (Bray)</i>	2,380	2,415	1%	2,312	-4.3%
<i>Shankill-Rathmichael</i>	5,353	5,623	5%	5,716	1.7%
<i>Bray No.2</i>	6,192	6,414	3%	6,786	5.8%
<i>Bray No. 3</i>	6,424	6,459	1%	6,602	2.2%
<i>Kilmacanoge</i>	14,043	14,706	5%	14,706	2.1%

Source: CSO.ie

Within the study area it can be seen that population growth in the period 2011 - 2022 has been below the national average.

The change (%) in household sizes throughout the Study Area, State, Dún Laoghaire-Rathdown and Wicklow is provided in **Table 4-2**.

Table 4.2: Household Change in the State, Dún Laoghaire-Rathdown, Wicklow and the Study Area

Area	2011 Household Size	2016 Household Size	Change in Household Size (%)
State	2.7	2.7	1%
Dún Laoghaire-Rathdown	2.7	2.7	2%
Wicklow	2.8	2.9	1%
Total Study Area	2.7	2.8	2.3%
<i>Bray No. 1</i>	2.3	2.4	8.2%
<i>Shankill-Shanganagh</i>	2.9	2.9	0%
<i>Rathmichael (Bray)</i>	3.0	3.0	1.0%
<i>Shankill-Rathmichael</i>	2.8	2.9	2.8%
<i>Bray No. 2</i>	2.5	2.6	1.5%
<i>Bray No. 3</i>	2.7	2.7	0.6%
<i>Kilmacanoge</i>	3.0	3.0	1.9%

Source: CSO.ie

Between 2011-2016 household sizes within the Study Area have increased with the largest increase in household size within the Bray No. 1 ED (8.2%), at 2.4. The smallest increase in household size occurred in Bray No. 3 where the average household size still remained at 2.7 but increased by 0.6%. In Shankill-Shanganagh the average household size remained the same at 2.9.

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In 2016, the Study Area had an average household size of 2.8 which is higher than the State. The State's average household size increased by 1% but still remained at 2.7, by 2040 this is expected to decline to 2.5. Dún Laoghaire-Rathdown has a household size of 2.7 which increased by 2% over the 5 years from 2011-2016 and Wicklow's average household size increased from 2.8 to 2.9 (1%).

4.2 School Population Demographics

Typically, children attending primary school are within the 5-12 age cohort. Those attending secondary school are typically within the 13-18 age cohort. **Table 4-3** shows the profile of the Study Area with regard to the primary and secondary age groups in 2016 along with national and county levels. These figures are further analysed in the paragraphs below.

Table 4.3: Population of Primary and Secondary School Age Cohorts 2016

Area:	Total Population:	5-12-year olds:	5-12-year olds (%)	13-18-year olds	13-18-year olds (%)
State	4,761,865	548,693	12%	371,588	8%
Dún Laoghaire-Rathdown	218,018	21,302	10%	15,651	7%
Wicklow	142,245	17,984	13%	11,585	8%
Study Area	42,944	4,569	10%	3,592	8%
Bray No. 1:	1,839	170	9%	88	5%
Shankill-Shanganagh	5,488	617	11%	413	8%
Rathmichael (Bray)	2,415	287	12%	240	10%
Shankill-Rathmichael	5,623	650	12%	543	10%
Bray No. 2	6,414	564	9%	375	6%
Bray No. 3	6,459	576	9%	433	7%
Kilmacanoge	14,706	1,705	12%	1,500	10%

Source: CSO.ie

4.2.1 Primary School

Based on the CSO data for 2016 presented in **Table 4-3**, there was a total of 4,569 no. children of primary school age (5-12 years old) within the Study Area which represents 10% of the total Study Area population.

With 4,569 no. primary school aged children within the Study Area and based on an 8-year primary school cycle, there is an average of 571 no. pupils in each year of primary school.

Kilmacanoge is the largest ED with a population of 14,706 no. people and consequently has the largest primary school aged population with 1,705 no. children. Bray No. 1, the smallest ED, has a primary school population of 170 no. children.

Dún Laoghaire-Rathdown has 21,302 no. primary school children, but a smaller proportion per population with 10% of the total population being of primary school age. This is in comparison to 13% of the total population of Wicklow being of primary school age, 17,984 no. children.

Throughout the Study Area and separate EDs, the total percentage of primary school children ranges from 9% - 12%, this is in line with the State primary school population (12%).

4.2.2 Secondary School

Based on CSO data for 2016, there was a total of 3,592 no. children of secondary school age within the Study Area which represented 8% of the total population of the Study Area. Estimated on a secondary school cycle of 6 years, on average there are 599 no. pupils for each year of Secondary School within the Study Area.

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Again, Kilmacanoge had the largest number of those of secondary school age (13-18 years old), with 1,500 no. children. This equates to 10% of the total ED population (14,706 no people). In Kilmacanoge, Rathmichael (Bray) and Shankill-Rathmichael the secondary school aged cohort makes up 10% of the total population, this is higher than Dún-Laoghaire Rathdown with 7%, Wicklow and the State average of 8%.

Within the Study Area, there is a larger population of primary school aged children (5-12 years old), 4,569 no. children, in comparison to those of secondary school age (13-18 years old) with 3,592 no. children.

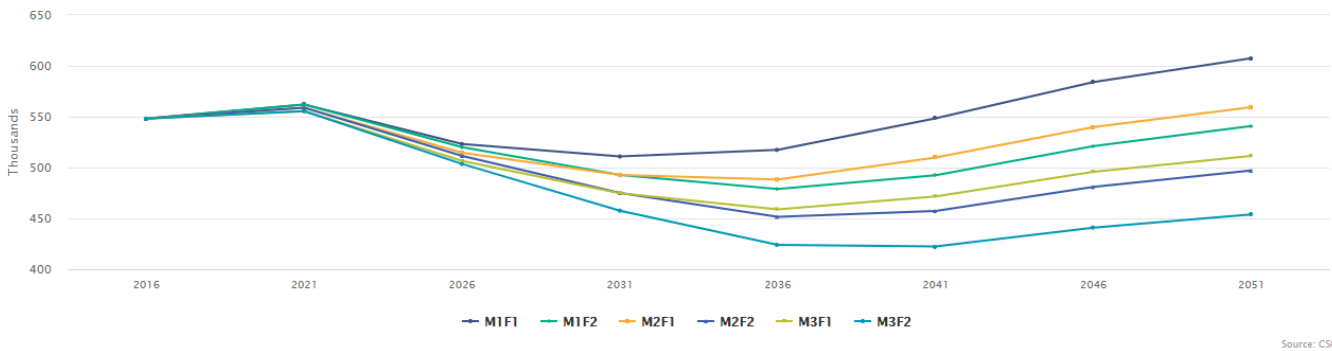
4.2.3 Projected School Population

The *Population and Labour Force Projects 2017 – 2051* prepared by CSO provide projected populations for selected age groups and corresponding dependency ratios which includes the school going populations 5-12-year olds and 13-18-year olds. The usual residential population of the State according the Census 2016 data was 4.74 million and this is projected to grow significantly under the six projection scenarios to 2051.

4.2.3.1 Primary School Pupils – Ages 5-12 years old.

Figure 4-2 shows the projected number of primary school pupils between 2016-2051.

Figure 4-2: Projected Primary School Pupils 2016-2051



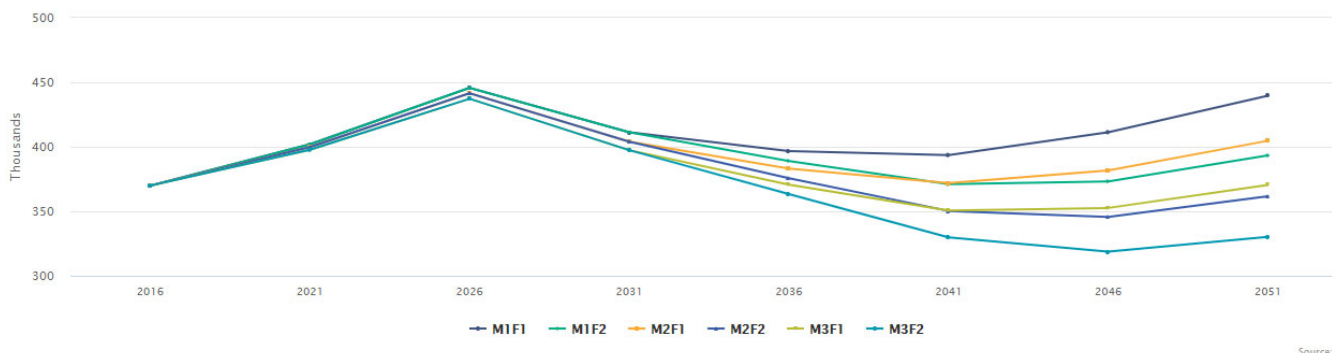
Source: CSO.ie

In 2016 there were 548,100 children in the 5-12 age group (11.5%) and the projected number is to increase from between 13,900 and 7,400 to 2021. This graphic shows that trends are likely to increase in the short term to 2021 before sharply declining until 2031 and 2036.

4.2.3.2 Secondary School Pupils – Ages 13-18 years old.

Figure 4-3 shows the projected number of primary school pupils between 2016-2051.

Figure 4-3: Projected Secondary School Pupils 2016-2051



Source: CSO.ie

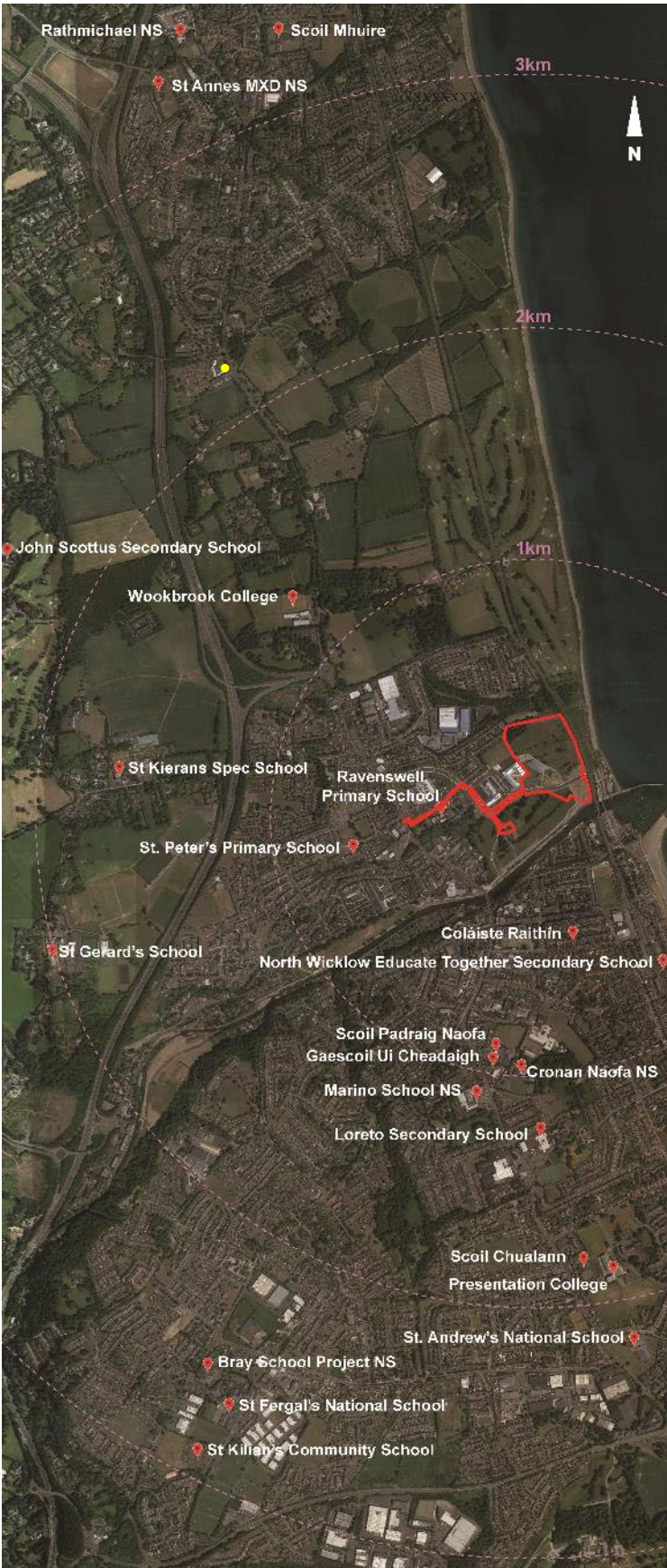
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In 2016, there were 369,000 persons in the 13-18 age group (7.8%) and the projected number is to increase by between 75,500 and 67,200 no. children until 2026. The largest increase is expected to be between 2021 and 2026 as the projected cohort of primary school children graduate to secondary level. This graphic shows a sharp increase in the short term until 2026 which gradually decline until 2040.

5 AUDIT OF SCHOOL PROVISION

Within the Study Area there are a total of 15 no. school facilities; 9 no. primary schools and 6 no. secondary schools. The location of those schools closest to the subject site are illustrated on **Figure 5-1**.

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Source: google maps, RPS annotation

Figure 5-1: Primary and Secondary Schools close to the Subject Site

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5.1 Primary Schools

There are 10 no. primary schools within the Study Area with a combined total of 3,351 no. pupils between the ages of 5-12 years. The closest primary school to the subject site is Ravenswell Primary School (330m), formerly known as Sisters of Charity National School and St. Philomena's Primary School. It is a mixed primary school catering for both male and female pupils with a total enrolment of 402 no. pupils. Ravenswell Primary School moved into a new school building in February 2020, and is accessed from Dublin Road, Bray. Other primary schools located in the Study Area are listed in **Table 5-1**.

Table 5.1: Primary Schools within the Study Area (3km Radius).

Primary School	Address	Enrolled Pupils (boys and girls)	Ave Class Size 2018/2019	Ave Class Size 2019/2020	Walking Distance
Ravenswell Primary School	Ravenswell, Bray, Co. Wicklow A98X8X7	Total – 402	20	20	330m
St. Peters Primary School	Hawthorn Road, Bray, Co. Wicklow A98YH93	Total - 159	28	20	1.2km
Gaelscoil Uí Chéadaigh	Bóthar Vevay, Bré, Co. Chill Mhantáin	Total – 231	27	28	1.5km
Scoil Chualann	Bóthar Vevay, Bré, Co. Chill Mhantáin	Total – 225	28	28	1.5km
St. Patricks Loreto Primary School	Vevay Road, Bray, Co. Wicklow A98F652	Total – 764	25	24	2.2km
St. Gerard's School ¹	Thornhill Road, Bray, Co. Wicklow A98R242	Total - 230	-	-	2.3km
St. Cronan's Boys' National School	Vevay Road, Bray, Co. Wicklow A98NW42	Total – 480	25	27	2.4km
St. Andrews National School	Newcourt Road, Bray, Co. Wicklow	Total – 211	26	26	2.7km
Bray School Project N.S	Killarney Road, Bray, Co. Wicklow A98 RT02	Total – 229	25	25	2.9km
St. Fergal's National School	Ballywaltrim, Bray, Co. Wicklow	Total - 420	-	-	2.8km
Total		3,351	26	25	Avg. 2.0km

Source: education.ie & <https://www.gov.ie/en/collection/class-size-information-at-individual-primary-school-level/>

Based on an 8-year primary school cycle, the average total for each school year is 419 no. pupils (3,351/ 8). In this regard, 419 no. primary school places should therefore become available as one-year group completes the school cycle and another year group commences.

Table 5-2 below shows the total number of pupils enrolled per over the past 6 years, since 2016 to present.

¹ Detailed information not available on Education.ie. Information based on <https://www.stgerards.ie/> on 28/04/2021

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Table 5.2: Total Number of Pupils Enrolled in Primary Schools within the Study Area 2015-2022

Primary School	No. of Pupils 2016-2017	No. of Pupils 2018-2019	No. of Pupils 2021-2022	Change between 2017-2022
Ravenswell Primary School	282	359	402	42.6%
St. Peters Primary School	163	164	159	-2.5%
Gaelscoil Uí Chéadaigh	202	216	231	14.3%
Scoil Chualann	234	222	225	-3.8%
St Patricks Loreto Primary School	797	802	764	-4.1%
St Cronan's Boys' National School	523	503	480	-8.2%
St. Andrews National School	224	210	211	-5.8%
Bray School Project N.S	238	240	229	-3.8%
St. Fergal's National School	438	428	392	-10.5%
Total pupils in the Study Area	3,101	3,144	3,093	0.3%

Source: education.ie & <https://www.gov.ie/en/collection/class-size-information-at-individual-primary-school-level/>

Note: Information on St. Gerard's School was not available on Education.ie or <https://www.gov.ie/en/collection/class-size-information-at-individual-primary-school-level/> and it has therefore not been included in the data shown in Table 5.2

The table shows numbers between 2016-2022 have overall been extremely consistent notwithstanding some more significant fluctuation in some schools.

5.2 Secondary Schools

There is a total of 7 no. secondary schools within the Study Area with a combined total of 3,084 no. pupils enrolled between the ages of 13-18 years old from the school year 2021/2022. The schools and enrolment numbers are presented in **Table 5-3**:

Table 5.3: Secondary Schools within the Study Area (3km Radius)

Secondary School	Address	Enrolled Pupils (boys and girls)	Walking Distance
North Wicklow Educate Together Secondary School	Dublin Road, Bray, Co. Wicklow A98EF88	323	1.1km
Coláiste Raithín	Bóthar Bhaile Átha Cliath, Bré, Co. Chill Mhantáin	329	300m
Woodbrook College	Dublin Road, Woodbrook, Bray, Co. Wicklow A98AW64	485	1.3km
St. Gerard's School	Thornhill Road, Bray, Co. Wicklow A98R242	584	2.3km
Presentation Catholic College	Putland Road, Bray, Co. Wicklow A98P270	719	2.4km
Loreto Secondary School	Vevay Road, Bray, Co. Wicklow A98C822	644	2.6km
St. Killian's Community College	Ballywaltrim, Bray, Co. Wicklow	397	3.2km
Total within the Study Area		3,481 pupils	1.7km

Source: <https://www.gov.ie/en/collection/post-primary-schools/#20212022>

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In 2013, it was announced St. Thomas' Community College was to close in 2015. The closure was phased to allow for alternative arrangements and to allow pupils finish their time at the college. The Bray Institute of Further Education Third-Level College is now operating on the same campus². Historic data on St. Thomas' is presented in Table 5.4 for completeness.

Based on a 6-year secondary school cycle the average total of 580 no. places (3,481 / 6) would become available as one-year group leaves and is entered by another.

Table 5-4 shows the total number of pupils enrolled since 2015 to the present.

Table 5.4: Total Number of Pupils Enrolled in Secondary Schools within the Study Area 2015-2022

Secondary School	No. of Pupils 2015-2016	No. of Pupils 2017-2018	No. of Pupils 2019-2020	No. of Pupils 2021-2022	Change between 2015/16-2020 (%)
North Wicklow Educate Together Secondary School	School opened in 2016.	119	226	323	171%
Coláiste Raithín	141	274	294	329	133%
Woodbrook College	328	360	412	485	48%
St. Gerard's School	338	545	551	584	72%
Loreto Secondary School	818	791	746	719	-12%
Presentation Catholic College	662	649	645	644	-18%
St. Thomas' Community College	1003	19	16	-	-
St. Killian's Community College	276	486	445	397	44%
Total Pupils in the Study Area	3,566	3,243	3,335	3,481	- 2%

Source: education.ie & <https://www.gov.ie/en/collection/post-primary-schools/#20212022>

Overall the number of pupils is relatively consistent. However there has been changes arising from the closure of St. Thomas' Community College and the opening of North Wicklow Educate Together Secondary School in August 2016.

² Source: Kildare and Wicklow Education and Training Board, independent.ie

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6 CONSIDERATION OF NEED

6.1 School Places Required

The proposed development comprises 586 no. residential units made up of 238 no. 1-bedroom units, 238 no. 2-bedroom units, 98 no. 3-bedroom units and 12 no. 4-bed units.

6.1.1 Primary School

The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008* assumes that an average of 12% of the population were expected to progress to primary education, based on the *National Population Projections and Regional Targets 2006-2020* (DEHLG February 2007). This proportion remains unchanged in 2016.

In calculating the demand likely to be generated by the proposed development, the future demand for primary school formula used by DES (12% x no. units x average household size) was applied.

$$12\%^1 \times 586 \text{ no. units} \times 2.75^2 = 193 \text{ no. primary school places}$$

1. 12% DES assumes that an average of 12% of the population were expected to progress to primary education.
2. National Average Household size 2016.

Based on the calculation above, the proposed development based on 586 no. residential units will generate a demand for 193 no. additional primary school places, based on an 8-year cycle this translates to 24 no. new school places required each year.

Within the proposed development there are 238 no. 1-bedroom apartments / duplexes which do not have the capacity to accommodate families with children. Applying the same logic as the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2020* with regard to childcare facilities, not including the 238 no. 1-bedroom apartments the formula mentioned above applies as follows:

$$12\%^1 \times 348^2 \text{ no. units} \times 2.75^3 = 115 \text{ no. primary school places}$$

1. 12% DES assumes that an average of 12% of the population were expected to progress to primary education.
2. (586 no. residential units less 238 1-bedroom apartments / duplexes = 348 no. residential units).
3. National Average Household size 2016.

Based on the above calculation the proposed development based on 346 no. residential units (excluding 1-bedroom apartments & duplexes) will generate the demand for 115 no. additional primary school places, based on an 8-year cycle this translates to 14 no. new school places required each year. This is considered to be a robust estimation of demand.

As discussed in **Section 5**, based on CSO statistics, an average of 366 no. primary school places should become available as one-year group completes the school cycle in existing schools within the Study Area.

6.1.2 Secondary School

Again, based on the *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008* it assumes that an average of 8% of the population were expected to present to secondary education. This proportion also remained unchanged in 2016.

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In calculating the demand likely to be generated by the proposed development, the formula used by the DES to calculate projection figures for secondary school education is applied; (8% x no. units x avg household size). The following results show:

$$8\%^1 \times 586 \text{ no. units} \times 2.75^2 = 129 \text{ no. secondary school spaces}$$

1. 8% DES assumes that an average of 8% of the population were expected to present to secondary education.
2. National Average Household size 2016.

Based on the calculation above, the proposed development of 586 no. units will generate a demand of an additional 129 no. secondary school spaces, which based on a 6-year cycle translates to an additional 22 no. spaces per year.

Excluding 1-bedroom apartment and duplex units as done above, the calculation is as follows:

$$(586 \text{ no. residential units} - 238 \text{ no. 1-bedroom apartments}) = 348 \text{ no. residential units}$$

$$8\%^1 \times 348^2 \text{ no. units} \times 2.75^3 = 77 \text{ no. secondary school places}$$

1. 8% DES assumes that an average of 8% of the population were expected to present to secondary education.
2. (586 no. residential units less 238 1-bedroom apartments = 348 no. residential units).
3. National Average Household size 2016.

Based on the above calculation the proposed development based on 348 no. residential units (excluding 1-bedroom apartments and duplexes) will generate the demand for 77 no. additional secondary school places, based on an 6-year cycle this translates to 13 no. new school places required each year. This is considered to be a robust estimation of demand.

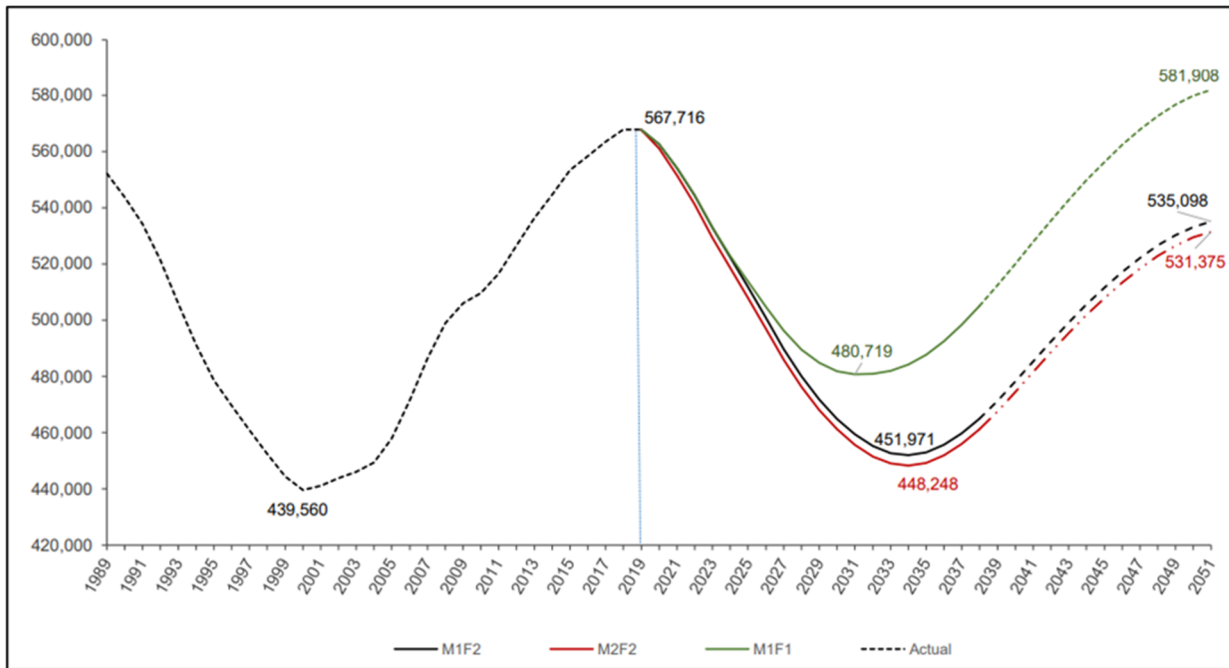
As discussed in **Section 5**, based on CSO statistics, an average of 514 no. secondary school places should become available as one-year group leaves existing schools in the study area and is entered by another one.

6.2 Demand and Provision of School Places

6.2.1 Primary School

Projections of full-time enrolment Primary and Second Level 2020-2038 published by the DES November 2020 states enrolment in primary schools across the State is virtually unchanged with 567,772 no. enrolments in 2018 to 567,716 no. enrolments in 2019. Enrolments in primary schools are projected to fall over the coming years to an expected total of 451,971 enrolments by 2034 across the State as shown in **Figure 6-1**.

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Source: education.ie, Projections of full-time enrolment Primary and Secondary School Level 2020-2038

Figure 6-1: Projected Enrolment Figures in Primary Schools 1989-2051

Given the time lag involved in construction and there subsequently being resident children of a school going age it is anticipated that the future school going population of the proposed development shall attend primary and secondary school in a time of underlying reduced demand for school places.

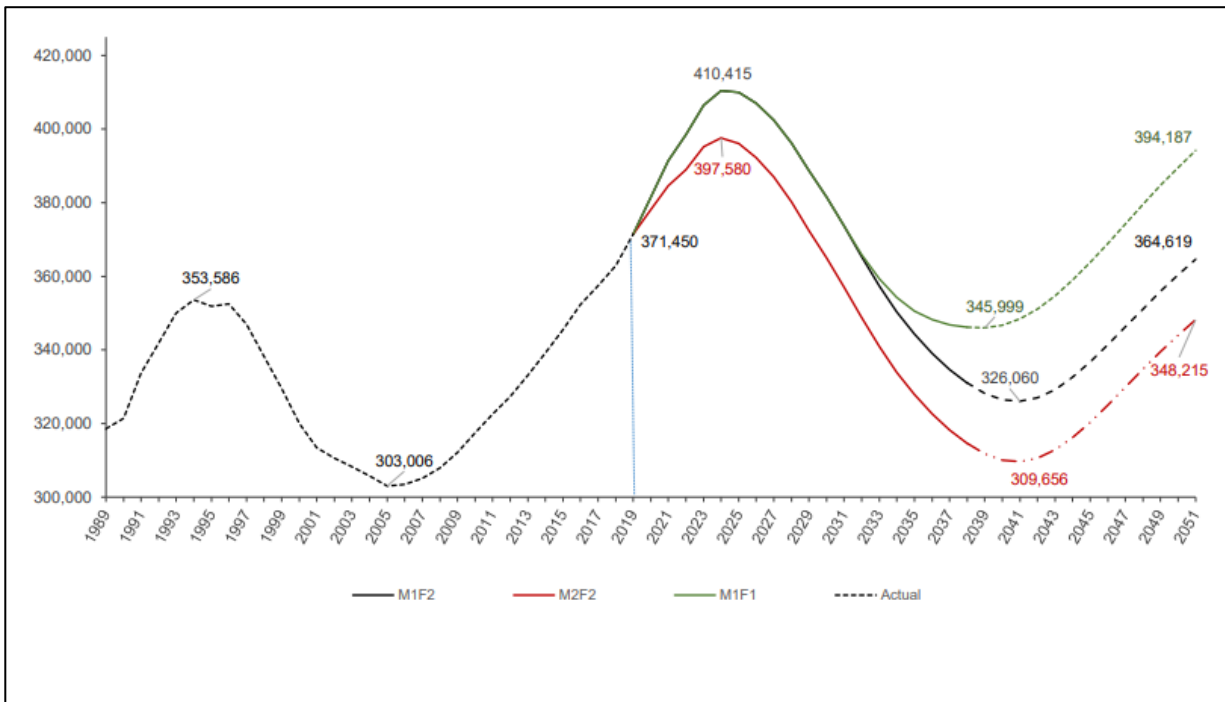
The total enrolment for primary schools within the Study Area was 2,701 no. pupils in 2022 which equates to 338 no. pupils within each school year. Based on an average population, for each year of primary school 338 no. places should become available as one-year group completes the school cycle and another year group commences.

The proposed development will generate an estimated need for 14 no. new primary school places (115 no. in total). These estimates are based on 2016 CSO statistics and is it highlighted that the NPF 2040 projects the average household size to decline to 2.5 by 2040, which will impact the level of school places required by the proposed development. It is also noted that the population projections released by the CSO as examined in **Section 4** of this report show that the primary school population will begin to constantly decline from 2021.

6.2.2 Secondary School

Secondary School projections, as stated in the *Projections of full-time enrolment Primary and Second Level 2020-2038*, states enrolments in post-primary schools have risen by 8% over the past five years and are projected to continue rising over the short term which will peak at 2024 with an estimated 410,415 no. enrolments across the State. As shown in **Figure 6-2**, the fall in secondary school pupil enrolments will be gradual from 2024 onwards.

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Source: CSO.ie, Projections of full-time enrolment Primary and Second Level 2020-2038

Figure 6-2: Projected Enrolment Figures in Secondary Schools 1989-2051.

The total enrolment for secondary schools within the Study Area was 3,084 in 2022 which translates (excluding St. Thomas’s) to approximately 479 no. pupils within each school year.

Based on an average population for each school year, 479 no. secondary school places should become available as one-year group completes the school cycle and another year group commences.

The proposed development will generate a total maximum need for 13 no. new secondary school places each year (77 no. in total). These estimates are based on 2016 statistics and is again highlighted that the NPF 2040 projects the average household size to decline to 2.5 by 2040, which will impact the level of school places required by the proposed development.

However, it is recognised that the population projections released by the CSO as examined in Section 4 of this report show that the secondary school population will begin a sharp increase up to 2026 but will decline in level thereafter, as the proposed development comes to be occupied.

6.3 School Provision

With respect to making provision for future school places, the DES has defined School Planning Areas and lists over 40 no. new schools to be established over 4 no. years, from 2019 - 2022. A new primary school with 8 no. classrooms is proposed within the Bray/ Woodbrook Shanganagh School Planning Area with an opening date of 2021, but this has been deferred with planning and preparation work currently ongoing.

In this regard the requirement for new schools and capital improvements is the subject of on-going review which includes monitoring school place provision in all areas.

6.4 Exceptional Circumstances

The Department of Education confirmed that as of 30th June 2022, 7,285 Ukrainian pupils have been enrolled in schools across Ireland. Out of that figure, 5,047 of these pupils have been accommodated in primary schools (total enrolments 554,788) while 2,238 pupils have enrolled in post-primary schools (total enrolments 391,698). The medium to long term demand for school places in Ireland and within the study area arising from the situation in the Ukraine is wholly unclear and beyond the scope of this study. However, it is noted that the current level of enrolment from recently arrived Ukrainians is 0.77% of the school going population.

7 SUMMARY & CONCLUSIONS

RPS has prepared this report on behalf of Shankill Property Investments Ltd. to accompany a SHD application on lands off Dublin Road and Ravenswell Road within the former Bray Golf Course lands, Bray, Co. Wicklow, and Co. Dublin. This report identifies the current levels of enrolment of existing schools within the Study Area, a 3km radius from the subject site, and analyses the demand for school spaces likely to be generated by the proposal of 586 no. residential units made up of 238 no. 1-bedroom units, 238 no. 2-bedroom units, 98 no. 3-bedroom units and 12 no. 4-bed units.

The NPF projects the average household size to decline to 2.5 by 2040. As the average household size declines the quantum of school places required by the proposed development and the existing community will also decrease. CSO projections also are for a decline in school going numbers up to the mid-2030s.

A review of the local area has identified the existing schools with a 3km walking distance from the subject site, and it shows there are a number of both primary and secondary schools in close proximity with 8 no. primary schools and 6 no. secondary schools to facilitate future demand generated by the proposed development. The site's accessibility to nearby public transport, including the DART and Dublin bus, this allows for a larger catchment of schools and allows for other schools outside of the Study Area to be easily accessible.

Using the same calculation as done in the *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008*, based on national average household size and proportion of school going children, it is estimated that approximately 14 no. primary school places and 13 no. secondary school places will be required per year. Existing primary schools in the Study Area will provide on average 419 no. primary school spaces per year and secondary schools will provide approximately 580 no. spaces per year, therefore it can reasonably be assumed there will be sufficient capacity to accommodate students generated by the proposed development, particularly in an overall context of projected future declining demand for school places.