



Schools and Childcare Demand Assessment

In respect of a Part 10 (s.175) Planning Application for a Proposed Mixed-use Residential- Led Development Located on lands at Cherry Orchard, Dublin 10

On behalf of The Land Development Agency in Partnership with Dublin City Council

October 2023

Document review and approval

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Contents

1	Introduction	1
1.1	Purpose.....	1
1.2	Approach.....	2
1.3	Subject Site and Study Area	2
1.4	Proposed Development.....	4
1.5	Report Structure.....	5
2	Policy Context	6
2.1	National Planning Framework: Project Ireland 2040	6
2.2	Sustainable Urban Housing: Design Standards for New Apartments (2023)	6
2.3	Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).....	7
2.4	Childcare Facilities: Guidelines for Planning Authorities (2001)	7
2.5	Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031.....	8
2.6	Dublin City Development Plan 2022-2028	9
2.7	Park West Cherry Orchard Local Area Plan 2019.....	10
2.8	Policy Approach for the Proposed Development.....	12
3	Demographic Profile.....	14
4	Schools Assessment.....	16
4.1	Existing Supply	16
4.2	Website Review of Schools.....	18
4.3	Historic Enrolments and Trends.....	18
4.4	Future Growth Projections	19
4.5	Potential Impact on Schools within the Study Area.....	21
4.6	Potential Demand Generated by the Proposed Development.....	22
5	Childcare Assessment	25
5.1	Supply	25
5.2	Resident Children	27
5.3	Proposed Childcare Facility	29
6	Conclusion	31

1 Introduction

This Schools and Childcare 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 The Land Development Agency, in partnership with Dublin City Council, in support of a planning application for a proposed development on a site of 6.27 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 4 in the Park West Cherry Orchard Local Area Plan 2019).

The report provides a detailed review of the statutory, strategic and policy context that relates to the assessment of demand for schools and childcare services with the aim to:

- Outline the range of schools and childcare services within the vicinity of the subject site;
- Determine if the existing schools and childcare facilities support the needs of the existing population; and
- Offer insights into the likelihood of the capacity of the existing services and facilities to support the future residents.

1.1 Purpose

The purpose of this Report is to provide an analysis of existing and proposed schools and childcare facilities within a defined study area, to determine the ability of these services to accommodate demand generated by the future population of the proposed development. The Report also provides further details on the creche facility that is proposed as part of this application and demonstrates its ability to accommodate additional childcare demand generated by the proposed scheme and future phases of development.

The Dublin City Development Plan 2022-2028 (Development Plan) under Section 15.8.3, sets out the requirement for the undertaking of a schools' assessment as part of planning applications for residential development as follows:

"...planning applications for over 50 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated in the vicinity to cater for such demand."

The Government's *Childcare Facilities: Guidelines for Planning Authorities (2001)*, instructs Local Authorities to set out objectives in their respective Development Plans relating to the provision of childcare facilities. The Guidelines recommend the **provision of at least 1 no. childcare facility for new residential developments of 75 no. units**. The focus of the Guidelines is to promote sustainable communities having regard to the scale and mix of units proposed for the scheme, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. **The Guidelines acknowledge that particular case-specific circumstances based on the aforementioned factors may lead to an increase or decrease in this requirement.**

In regard to childcare assessment, the Development Plan also, under Section 15.8.4, requires that an assessment of childcare facilities in the surrounding 1km radius of the proposed development should be included.

The proposed scheme in line with the above requirement has further provided for a creche facility of c. 672 sqm. with a capacity to accommodate c. 135 no. child spaces. This is considered sufficient to cater to both – demand generated by the proposed scheme as well as demand generated by the future phases of the development.

In relation the assessment of childcare facilities, the Development Plan requires that this be carried out for facilities in the surrounding 1km radius of the proposed and that, the analysis should have regard to:

- *The make-up of the proposed residential area, i.e., an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50 % approximately*

of the housing area will require childcare, how does the proposal contribute to the existing demand in the area).

- *The number of childcare facilities within walking distance (i.e., 1km) of the proposal.*
- *The capacity of each childcare facility and the available capacity by completion of the project.*
- *The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure*

1.2 Approach

The approach for the Schools and Childcare assessment is set out on the basis of the requirements under Sections 15.8.3 and 15.8.4 of the City Development Plan (also highlighted under Section 1.1 above). This report includes:

- a school's demand assessment identifying the demand for school places that is likely to be generated, by the proposed development and the available capacity within existing schools to cater for such demand; and
- an assessment of the existing childcare facilities within 1km distance surrounding the proposed development, including their capacity to cater to new and future demand generated; and details on the creche facility proposed under the scheme.

The Schools and Childcare assessment prepared herein accompanies a planning application for a residential development comprising of 708 No. apartment units (28 No. studio 263 No. one bed units, 368 No. two bed units and 49No. three bed units).

Further details and results of both, the Schools and Childcare Assessment has been outlined under Section 4 and 5.

1.3 Subject Site and Study Area

The subject site is located at Park West Avenue, Cherry Orchard, Dublin 10. It lies approximately 9.5 km west of O'Connell Street in the city centre and falls within the administrative area of Dublin City Council. The site is immediate west of Park West Avenue, Dublin 10, immediately north of the Park West and Cherry Orchard Train Station.

The site benefits from very good accessibility with its close proximity to numerous bus routes and the M50.



Figure 1.1: Site Context Map (subject site shown in red)

The catchment area for the purpose of this childcare assessment is defined by a 1km radius around the subject site (Figure 1.1). This definition of the study area has been informed having regard to the requirements set out under Section 15.8.4 of the Dublin City Development Plan 2022-2028 which requires that ‘an assessment of the childcare facilities in the surrounding 1km radius of the proposed should be included’ as part of community and social infrastructure audits.

Furthermore, it is considered prudent to illustrate the provision of existing schools and childcare facilities within a 750m catchment area from the application site to allow for consistency and alignment with the Community, Social and Cultural Infrastructure Audit that has been submitted as part of this application.

1.4 Proposed Development

The proposed development (GFA of c. 66,399sqm) involves the construction of a residential led mixed use scheme across 16 blocks contained within 9 buildings ranging in height from 4 to 15 storeys. The development includes the provision of 708no. residential apartments comprising 547no. cost rental and 161no. social / affordable units (28no. studio units, 263no. one-bed units, 368no. two-bed units and 49no. three-bed units, together with a convenience retail supermarket (2,523sq.m GFA), 7no. retail / commercial units (totalling 373sq,m GFA), community, arts and cultural spaces delivered across 13no. community and arts / cultural units (totalling 1,222sq.m GFA), and associated external events space and community gardens (1,157sq.m) and a childcare facility (672sq.m GFA) with associated external playing space (200sq.m) and all ancillary accommodation including sub stations, plant, refuse stores, cycle stores, and metre / comms rooms. The proposed development also includes the provision of landscaped public open space of 6,123 sq. m. including a public plaza, play space, outdoor fitness trail, communal amenity space of 5,596 sq. m. Private open space for the apartment units is achieved through the provision of balconies or terraces for all individual apartments.

The proposed development will also involve the provision of sufficient car parking (including accessible car parking) and bicycle parking spaces at undercroft and surface level throughout the development. The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, attenuation area, green and blue infrastructure including green roofs, PV panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.



Figure 1.2 Proposed Site Development Layout (Source: Van Dijk Architects and Conroy Crowe Kelly Architect and Urban Designers)

The Table 1.1 below provides the breakdown of the total unit mix.

Table 1.1 Breakdown of the Residential Units Proposed

Unit Types	Total units	% Total
Studio	28	4%
1-Bedroom	263	37%
2-Bedroom (3 persons)	52	7%
2-Bedroom (4 persons)	316	45%
3-Bedroom (5 person)	49	7%
Total	708	100%

The proposed development provides for a mix of other uses, which also includes a creche to accommodate demand generated for such services from future residents of the scheme. The proposed creche facility has a floor area of c. 672 sqm and associated outdoor play area of c. 200 sqm. Section 5.3 Provides further detail of the layout of the proposed childcare facility and demonstrates how it has been designed to accommodate demand not only generated by the proposed development but also future phases of development and the wider Cherry Orchard area.

1.5 Report Structure

This Report will comprise a further five sections:

- **Section 2** identifies the planning, schools, and childcare policy context within which this assessment is framed
- **Section 3** provides an overview of the population and demographic profile of the Study Area as well as a detailed analysis of the specific demand generated by the proposed development
- **Section 4** provides a detailed analysis of the existing supply of schools in the Study Area
- **Section 5** provides a detailed analysis of existing supply of childcare facilities in the Study Area
- **Section 6** provides conclusions on the school and childcare assessments carried out for the purpose of the proposed scheme.

2 Policy Context

For the purpose of this Report, national-level planning policy (including the Section 28 Guidelines) relating to the delivery of schools and childcare facilities, as well as the new *Dublin City Development Plan 2022–2028*, and key policy document for the Cherry Orchard local area, the *Park West Cherry Orchard Local Area Plan 2019*, 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 Framework: Project Ireland 2040

National Strategic Outcome 10, under the National Planning Framework sets out the need for:

“Access to Quality Childcare, Education and Health Services”

The NPF considers access to affordable and high-quality childcare an essential requirement for an equitable society, a thriving economy, and sustainable communities. Stating that childcare is a critical part of Ireland’s infrastructure, the NPF acknowledges that childcare provision in country is reaching capacity and that there is a requirement for new planning approaches and sustained investment.

“Investment in high quality, affordable childcare (including school-age childcare) and in Early Childhood Care and Education (ECCE) is critical both as an educational support for children, and as a prerequisite of job creation and labour market participation.” (p. 89)

In that regard, the Department of Children and Youth Affairs will be working toward a more effective childcare planning function, to monitor, analyse and forecast childcare demand and supply in order to identify and plan medium- to long-term capital requirements. This function will take account of demand side factors and the various options for childcare delivery (e.g., centre based and home-based provision) as well as working with the Department of Housing, Planning and Local Government and local authorities through the planning process more generally to ensure effective access to childcare provision as an integral element of the overall development process.

In relation to Education, the NPF notes that education, training, and life-long learning are key enablers, around which personal fulfilment, a fair society and a successful nation revolve. These factors are all considered central to sustaining economic success and building strong communities.

Education is considered to underpin growth in knowledge-based economies, as it is the main driver of technological innovation and productivity. A lack of skills and competencies limits access to good jobs and economic prosperity, increases the risk of social exclusion and poverty, and may hinder a full participation in civic and political affairs. Access to high standard of education is considered a priority now and, in the future, as it will have a major impact on people’s quality of life.

The National Policy Objective 31, sets out the following in line with the above:

- *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities*
- *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations*
- *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.*

2.2 Sustainable Urban Housing: Design Standards for New Apartments (2023)

The recently revised *Sustainable Urban Housing: Design Standards for New Apartments (2022)* specifies the requirement to provide 1 no. childcare facility (equivalent to a minimum of 20 no. child

places) for every 75-no. proposed residential units, albeit noting that any provision should be informed by the demographic profile of the area and the existing capacity of childcare facilities:

“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”

The Guidelines recognise the importance of locational context and demographic makeup and consequently provide an element of flexibility in the provision of childcare facilities, subject to sufficient demographic and/or geographical justification. In order to ensure an accurate reflection of future demand for childcare and school places, the Guidelines state that studio and one-bedroom units should not be included in any count that estimates the number of minors in a future development and this may also apply to a portion of units with 2 no. or more bedrooms (See Section 2.5, 4 and 5)

2.3 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)* also specifies the provision of 1 no. childcare facility for every 75 no. units pursuant to the local context, as follows:

*“When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, **the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas**”. [emphasis added]*

Source: *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) Section 4.5, pg. 26-27.*

The Guidelines “**recommend**” the provision of childcare facilities and do not require them; notably, they stipulate the importance of a local assessment to determine if there is a need to provide them.

The Guidelines additionally outline that an assessment of existing schools within the vicinity of the subject site to cater for such demand should accompany applications for substantial residential development (200+ no. units). Furthermore, they detail that the provision of health and community facilities should be determined according to the particular circumstances of the area.

2.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* state that 1 no. childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

*“Planning authorities should require the provision of at least one childcare facility for new housing areas **unless there are significant reasons to the contrary** for example, development consisting of single bed apartments or **where there are adequate childcare***

facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. **The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.** Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.”

[emphasis added].

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that “a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate” for new residential developments. However, they continue by clarifying that such Guidelines are exactly that – **guidelines and not a strict prescription or requirement** – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

2.5 Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031

Section 9.6 of the RSES sets out the need for ‘Access to Childcare, Education and Health Services’. Identifying the important role that Social Infrastructure plays in developing strong and inclusive communities, the RSES also notes that it is important for Social Infrastructure facilities to be easily accessible by walking, cycling and public transport.

With respect to Childcare and Schools, the RSES seeks to address misalignment in the Region across a range of factors including school provision, facilities, and child-friendly amenities. The provision of schools has been recognised as a key part of social infrastructure, the provision of which needs to align with / provided in tandem with housing.

It is expected that the number of children will continue to increase until the mid-2020s and decline only slowly thereafter. This means that the continued provision and enhancement of facilities and amenities for children and young people, such as childcare, schools, playgrounds, parks, and sportsgrounds, is a priority and will continue to be for the foreseeable future.

Provision of quality affordable childcare places is critical, both developmentally for children and also as an effective labour market intervention. Affordability of childcare is a factor, particularly so for low-income families, and is deemed as a barrier to employment.

The Regional Policy Objectives in support of the above are set out as follows:

Childcare, Education and Lifelong Learning

RPO 9.20: Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:

- Support the Affordable Childcare Scheme.
- Quality and supply of sufficient childcare places.
- Support initiatives under a cross Government Early Years Strategy.
- Youth services that support and target disadvantaged young people and improve their employability.

RPO 9.21: In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.

RPO 9.22: *To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life-long learning needs in the Region, and to support the further development of multi-campus Technological Universities to drive research and innovation.*

2.6 Dublin City Development Plan 2022-2028

The *Dublin City Development Plan 2022-2028* came into effect on 14th December 2022 and is the statutory Development Plan aimed at guiding future development within the administrative boundary of Dublin City Council.

Chapters 5 and 15 of the Development Plan outline the importance of good quality access to educational and childcare facilities and the contribution this can make to improved quality of life and social wellbeing. Sections 15.8.3 and 15.8.4 of the Plan set out the policy requirements pertaining to schools and childcare respectively.

Schools

Section 15.8.3 of the City Development Plan requires that planning applications for over 50 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated by the subject development and the capacity of existing schools within the vicinity of the application lands to cater for such demand. The Plan also notes that *"in the case of very large-scale developments (800+ units), the phased completion of the dwellings must be linked with the provision of new schools."*

A demand assessment of the existing schools within a 1km catchment of the subject site has been carried out with regard to the above requirement, the results of which has been set out under Section 4 of this Report. It should be noted that the Park West Cherry Orchard LAP has reserved a site for the delivery of a school having regard to the planned and phased development of the LAP lands. The proposed development, in terms of layout and scale is consistent with the vision of the LAP and has been contingently phased on the delivery of a school in terms of construction or occupation. It is considered, as outlined in Section 4 of this Report, that the proposed development is therefore compliant with relevant policy and demand for school places within Phase 1 of the scheme (which is the subject of this application) can be absorbed by the existing schools' network.

Childcare

The Development Plan also highlights how the delivery of good quality and fit-for-purpose neighbourhood-based and local childcare services play an integral part in the creation of sustainable communities. The Plan further notes how the provision of childcare facilities within new residential areas shall have regard to the capacity of the existing childcare network and the geographical distribution of existing facilities. In terms of development management standards governing future childcare provision, the Plan largely defers to the 2001 Guidelines recommending the delivery of one childcare facility per 75 units proposed with a pro-rata increase for residential development in excess of this threshold. **Policy QHSN55 on Childcare Facilities**, of the City Development Plan sets out the following:

"To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth."
(p. 164)

The City Development Plan also requires that an assessment of childcare facilities be carried within 1km radius of the surrounding area for proposals made, as part of the Community and Social Infrastructure Audit. It further notes that the analysis should also have regard to:

- The make-up of the proposed residential area, i.e., an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50 % approximately

of the housing area will require childcare, how does the proposal contribute to the existing demand in the area).

- The number of childcare facilities within walking distance (i.e., 1km) of the proposal.
- The capacity of each childcare facility and the available capacity by completion of the project.
- The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.

The childcare assessment for the purpose of this planning application has been carried out in line with the above requirement. The proposed scheme provides for a creche facility of c. 672 sqm. with a capacity for more than 90 child spaces. This is considered sufficient to cater to both – demand generated by the proposed scheme as well as demand generated by the future phases of the development.

In addition, the Plan also recommends that applicants engage with the ‘*Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth*’. The City Development Plan further notes that the Council will continue to work with the Dublin City Childcare Committee and the newly established childcare planning function within the Department of Children, Equality, Disability, Integration and Youth through the forward planning and development management processes in order to support the government’s objective to provide for sufficient high quality and affordable childcare services.

Having regard to the above, KPMG Future Analytics had a consultation meeting with the Dublin City Childcare Committee on the *22nd of June 2023*, to discuss the proposed creche facility under Phase 1 of the scheme having regard to the current provision within the area, size of the scheme and the estimated demand that the proposed development will generate. It was noted at this meeting that the proposed childcare facility has been designed with sufficient headroom to accommodate future phases of development and any additional demand within the Cherry Orchard area, a design approach which was welcomed by the Committee.

This Schools and Childcare Demand Assessment has been carried out having full regard to the above guidance/requirements as set out under the Dublin City Development Plan 2022-2028 in relation to assessing and the provision of childcare facilities.

2.7 Park West Cherry Orchard Local Area Plan 2019

The subject site is located within the wider Development Site 4 as identified in the Park West Cherry Orchard Local Area Plan, with the remainder of Site 4 together with the adjacent Site 5 forming part of future development proposals by the applicant for these lands.

Chapter 2 of the Park West Cherry Orchard Local Area Plan 2019 identifies the important role of community, education, recreation, and childcare facilities for the local area and sets out the key requirements in context of same.

The Local Area Plan 2019 identifies **St Ultan’s Primary School as the only primary school located within the Park West Cherry Orchard Local Area**. The school is said to form part of an integrated education and care facility offering a pre-school, care unit and after-school care in addition to the primary school curriculum, and it is widely recognised by the local community as the cornerstone of the community. Temporary accommodation has been provided on the school grounds over the past decade however **the school is operating at capacity and there is a demand for additional spaces at the school. The existing enrolment number is in the region of 420 pupils.**

In that regard, the Local Area Plan 2019 acknowledges that:

“The provision of schools is an integral part in the development of a compact and sustainable urban community “

Subsequently, Key Development Site 6 within the Local Area Plan 2019, has been identified as an opportune location for a school (see Figure 2.1):

“The Department of Education and Skills have identified that there is a need for a new primary school to serve the existing and future development of the Park West Area. A suitable location for the provision of a new primary school has been identified to the southeast corner of Site 6 addressing Park West Road.”

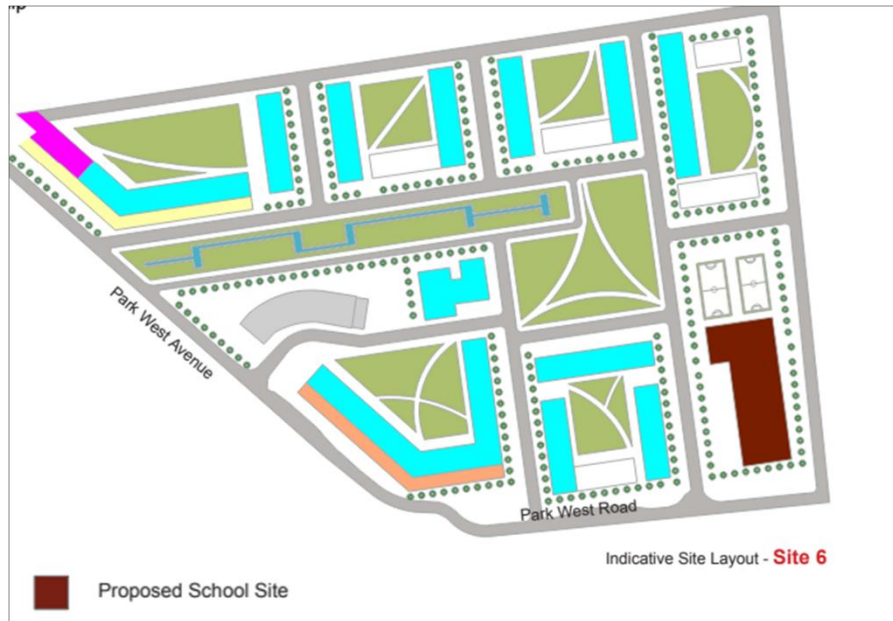


Figure 2.1 Proposed School Site within Key Development Site 6 under the Local Area Plan 2019.

The recently consented SHD application (Bord. Ref: ABP-312290-21) for the development of Site 6 of the LAP lands noted that the school identified in the LAP as catering for the existing and future development of the Park West area would be delivered under a future phase of development. The application documentation confirmed that discussions had commenced with the Department of Education and Skills, an approach which was deemed acceptable by the Board.

It is an objective of Dublin City Council:

CS8 *To seek the provision of additional community facilities including childcare, healthcare, place of worship and community centre, as an integral part of proposals for new residential development and having regard to existing facilities in the area.*

“Making Cherry Orchard Better” Area Action Plan 2017

In addition to the above, the Local Area Plan 2019 also refers to the 2017 ‘Making Cherry Orchard Better Plan’, which is a non-statutory Social, Economic and Infrastructure Action Plan was prepared in the South-Central Area Office of Dublin City Council in conjunction with the Ballyfermot Chapelized Partnership. The plan, which focuses on community, social, policing, education, and employment issues, was the subject of a detailed consultation and local engagement process.

The vision statement for this social and economic renewal action plan is:

“To create, at its heart, content, caring and vibrant sustainable community, which caters for the employment, community and environmental needs of existing and future generations.”

The Local Area Plan supports the implementation of this Plan.

The proposed scheme, in that regard, seeks to provide an accessible, inviting new neighbourhood which strengthens the choice of housing, creates new employment opportunities and enhance local, community services both for existing and future residents of the area.

2.8 Policy Approach for the Proposed Development

In line with the above National Guidelines, all the studio and one-bedroom units within the proposed scheme have been discounted in estimating the total number of minors (children aged 0-6 years) expected to reside within the development. It is further noted that this discounting of units may also apply to a portion of units with two or more bedrooms. Therefore, studios and all one-bedroom units, as well as a conservative proportion of the two-bedroom units (c.30%) have been excluded in the estimation of 0–6-year-old residents within the scheme (detailed in Table 2.1). This approach has been commonly accepted as a reasonable basis for assessing potential childcare demand arising from new developments, including on the recently consented Large Scale Residential (LRD) application at Milltown Park, Sandford Road, Dublin 6 (Reg. Ref: LRD6026/23-S3).

Table 2.1 Proposed Schedule of Residential Units

Unit Types	Total units	% Total
Studio	28	4%
1-Bedroom	263	37%
2-Bedroom (3 persons)	52	7%
2-Bedroom (4 persons)	316	45%
3-Bedroom (5 person)	49	7%
Total	708	100%

Therefore, **a total of 307no. units within the proposed scheme is estimated to include families with children living in them.** Table 2.2 illustrates the breakdown of unit mix considered.

Table 2.2: Total Units expected to generate children population within Phase 1 of the Proposed Scheme.

Unit Types	Total Units
2-bed	258*
3-bed	49
Total	307

* 70% of two-beds and all of the three-beds have been included in estimating the total units accommodating families.

The Development on Sites 4 and 5 of the Local Area Plan 2019 will be delivered across four Phases, with a mix of uses, predominantly residential (including cost rental, social and affordable units in Phase 1-3).

A breakdown of the total residential units under - cost rental, social and affordable units proposed for Phase 1-3 is provided in the below Table 2.3.

Table 2.3 Break down of typology of residential units proposed in Phases 1 to 3 of the Development

Phase	Cost Rental	Social and Affordable	Total Units
1	547	161	708
2	153		153
3	203	51	254
Total			1,115

In total, the Development will provide approximately 1,115 homes.

Given the total units mix within Phase 1 of the development, the number of units expected to generate children population has been derived as per Table 2.2. When this is applied to the average household size and the proportion of children in the 0–6-year age group (as per CSO 2022) within the Study Area, **the total demand generated for childcare spaces within Phase 1 of the scheme is c. 71 spaces.**

For Phase 2 and 3 of the development, it is noted that the unit mix break-down is not available at this stage of the development. Therefore, when the requirement under the Childcare guidelines of 20 spaces per 75 dwellings is applied – a combined total demand of 108 child spaces is generated for a total of 407 no. units across Phases 2 and 3. However, based on the requirements under the

Apartment Guidelines 2023, in relation to discounting of units, and assuming that there will be a similar proportion of unit mix in Phases 2 and 3, as in Phase 1 – **the estimated / indicative childcare demand from Phases 2 and 3 (after discounting the indicative proportion of studio, one and 30% two beds) would roughly be around 55-56 child spaces.**

The applicant and Design Team have had regard to this requirement and incorporated a childcare facility designed to accommodate a total demand of c. 135 child spaces. This would be more than sufficient to cater to 71 no. child spaces generated in Phase 1, as well as c. 56 no. child spaces in Phases 2 and 3, with c. 8 additional spaces available to cater to any additional demand within the scheme or in the surrounding area.

The approach to estimating the total demand generated for child spaces as well as the rationale for the proposed childcare facility within Phase 1 of the scheme has been set out in detail under Section 5 of this Report.

3 Demographic Profile

This section sets out the demographic profile of the Study Area and captures the subsequent trends within the different age-groups, with specific emphasise on the 0-18 age profile that is likely to create greatest demand for school and childcare places.

The Study Area for the purpose of this demographic analysis comprises 51 no. Small Areas (SAs) which encompasses the entirety of the subject site (Figure 3.1).

The analysis is, based on Census 2022 Small Area data in order to provide a consistent and accurate picture of the demographic profile of the study area. This is owing to the ED boundaries that the study area intersects covering a comparatively wider extent that would risk distorting the profile of the study area giving an inaccurate representation of projected future demand for school and childcare places.

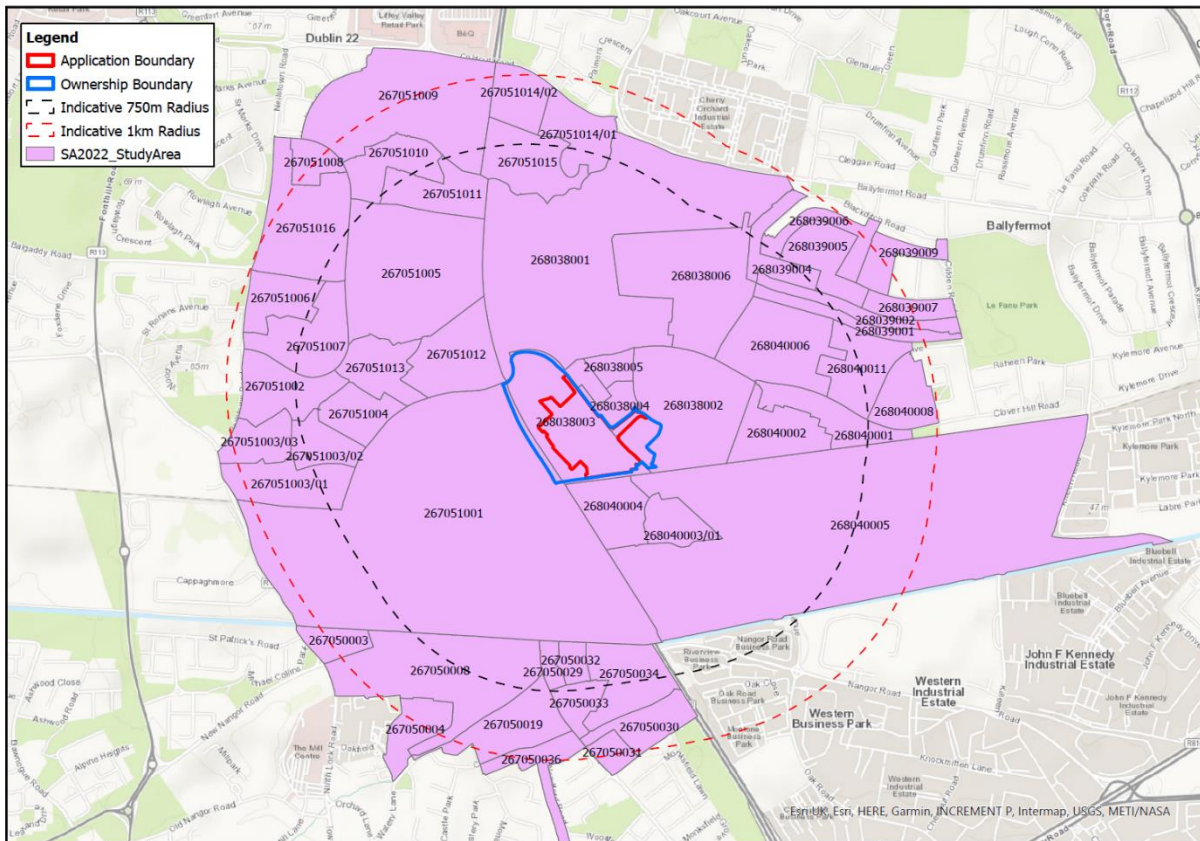


Figure 3.1 Extent of Study Area, which comprises of c. 51 Small Area Boundaries which cover a 750m-1km radius from the application site (shown in red). The Ownership Boundary is shown in blue on the map. (Source: CSO 2022, KPMG FA)

The Study Area catchment also aligns with the principle of the 15-minute walking city concept introduced within the new City Development Plan – which seeks to ensure that people’s daily requirements can be reached within 15-minutes by foot, bike, or public transport. In addition, Section 15.8.2 and 15.8.4 of the Development Plan (as outlined under Section 2) further require that:

- For the purposes of a community and social audits, the existing provision in the surrounding area covering a 750m radius should be identified
- For the purposes an assessment of the childcare facilities, the number of childcare facilities within walking distance (i.e., 1km) of the proposal should be identified.
- Section 15.8.3 (on Schools) also states that the schools’ assessment be carried out in accordance with the requirements for social and community audit.

The following section outlines the demographic profile of the study area in order to provide a baseline that can be used to estimate the number of children population (0-to-18-year-olds) that may reside in

the proposed development. This will enable us to identify any excess demand for schools’ facilities and childcare services. The breakdown of each age cohort at the study area level as per the Census 2022 data has been set out under Table 3.1.

Table 3.1 focuses on the proportion and change in the age cohort of 0-18 years within the study, as it comprises the standard age range that require schools and childcare services. Over the five-year period between 2016 and 2022, the percentage of the overall population made up by the 0-18 age cohort within the study area experienced an increase of c. 3%. Notwithstanding the growth, the overall composition of this cohort in comparison to the total population for the study area, has declined from c.27% in 2016 to around 26% in 2022. One reason for this decline could be the visibly significant decrease in the children population aged 0-6 years (c. 14%), specifically infants aged 1 (c. -30%) and 6 (c. -23%) years.

While there has been an increase in the 7-17-year-old children, with population aged 12 and 14 years experiencing exponential growth of 56% and 30%, with visible increases also in the children aged 9, 11, 13 and 15 years. Albeit this increase in the other age groups has not been sufficient to offset the overall drop in the composition of children between 0-18 years, as a proportion of the total population. This is reflective of there being no influx in children below 6 within the Study Area and this is also reflected in the data on ‘Family Cycle’, which demonstrates a 31% decline (highest) in the families at ‘Pre-school’ stage. Another reason for this could also be the result of existing communities aging in place and additional lack of substantial new housing development.

Table 3.1 Number and Percentage of the Total Population (within Study Area) Aged 0-6 by Year 2016-2022.

Age	2016 Population %	2022 Population %	% Change 2016-2022
0	1.3%	1.2%	-5.8%
1	1.7%	1.1%	-29.5%
2	1.4%	1.1%	-11.0%
3	1.6%	1.3%	-12.4%
4	1.4%	1.2%	-5.1%
5	1.4%	1.3%	-5.3%
6	1.7%	1.2%	-23.2%
7	1.5%	1.5%	7.6%
8	1.6%	1.5%	1.1%
9	1.3%	1.5%	20.9%
10	1.3%	1.4%	12.3%
11	1.3%	1.5%	26.5%
12	1.1%	1.7%	56.1%
13	1.4%	1.5%	15.1%
14	1.2%	1.5%	30.3%
15	1.3%	1.4%	15.9%
16	1.3%	1.3%	6.1%
17	1.4%	1.4%	8.3%
18	1.8%	1.4%	-17.7%
% Of Total Population	27.1%	25.8%	2.9%

As noted above, the study area has observed a c. 49% increase in the proportion of ‘Retired’ families (see Table 3.2), reflecting the growing aging population within the Study Area. The latest Census 2022 results also highlighted that at the overall State level, ‘the number and the proportion of persons aged 65 years and over is increasing and is projected to continue an upward trend over the next three decades.’

The analysis of the population age-group and data on family cycle demonstrate, that the Study Area is experiencing a decline (gradual for some age group while drastic for others) and hence, this will likely

reduce the current and future demand for childcare and educational places. This can specially be the case for school age children over the next few years – as the significant decline in infant population as per 2022, will likely result in there being lesser school age population growing up within the area. This trend is also reflected in the decline of c. 22% in the families at the 'Early School' stage of the family cycle.

It would also be prudent to note that as per the Census 2022, there has been an overall decline, nationally, in the average number of children per family from 1.38 in 2016 to 1.34 in 2022 representing a 26% decrease overall. The average number of children per family for the Ballyfermot-Drimnagh Local Electoral Area (LEA), in which the subject site is located, was recorded at around 1.31 per family as of Census 2022.

Table 3.2 Trends in the Family Cycle within the Study Area (CSO 2011, 2016)

No. of Families	2016	2022	2022%	% Change 2016-2022
Pre-family	359	316	7.3%	-12.0%
Empty nest	350	339	7.9%	-3.1%
Retired	201	299	6.9%	48.8%
Pre-school	461	319	7.4%	-30.8%
Early school	539	418	9.7%	-22.4%
Pre-adolescent	470	530	12.3%	12.8%
Adolescent	581	568	13.2%	-2.2%
Adult	1364	1,524	35.3%	11.7%
Total	4,325	4,313	100.0%	-0.3%

Having ascertained the overall demographic trends as relevant to children requiring schools and childcare facilities, the impact of the proposed development in this context will now be examined.

4 Schools Assessment

This section of the Report assesses the capacity of existing schools within the study area and will aim to identify any demand on the school network generated by the population uplift associated with the proposed development. The Report will also analyse how demand projections have been informed by the demographic profile set the capacity of existing schools in the vicinity of the application lands to accommodate projected demand.

4.1 Existing Supply

A total of 5 no. schools (4 no. primary and 1 no. post primary) were identified within the 750m-1km boundary of the site. These schools held a combined total enrolment of 1,620 no. students during the 2022/23 school year, as per the Department of Education (DES) records. We note that, of this provision, all 5 of the schools are co-educational (mixed) schools.

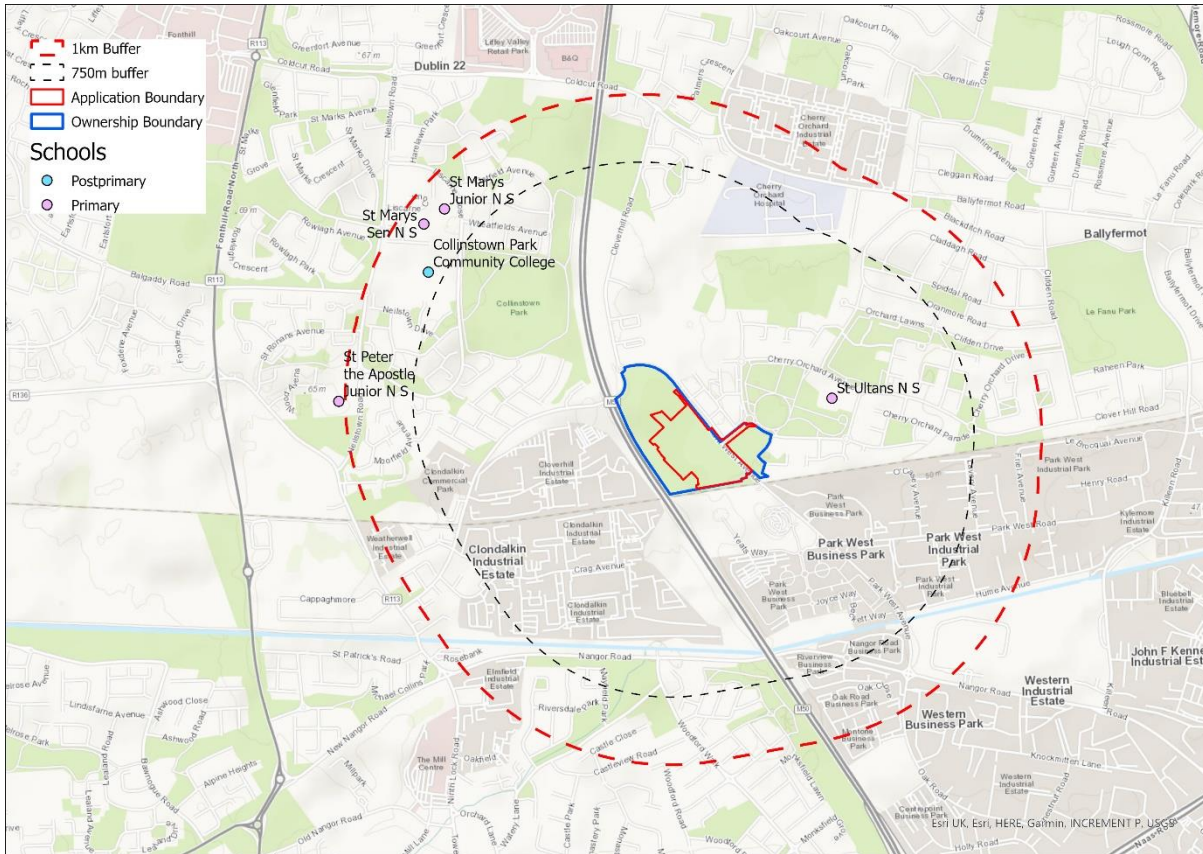


Figure 4.1 Primary and Post-primary Schools within the Study Area surrounding the Subject Site

Supplementary to the enrolment information acquired from DES, email and phone surveys were carried out in June 2023 by KPMG Future Analytics to determine the available capacity in the schools within the study area catchment.

4.1.1 Primary Schools

Table 4.1 and Table 4.2 below provide a detailed breakdown of DES enrolment figures and confirmed capacity for primary and post primary schools based on online and consultation data. It should be noted that a low response rate to such manual surveys is not atypical and reflects a common trend and an unwillingness of schools to disclose such information. Furthermore, it is unlikely that schools have detailed and longer terms capacity statistics available for a time when the proposed development is likely to be occupied.

Table 4.1: Recorded Enrolments for Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2022/23)	Available Capacity (phone and email surveys)
20092T	St Ultans N S	191	175	366	NA
19575J	St Marys Junior N S	91	98	189	NA
19647I	St Marys Sen N S	103	108	211	20
19624V	St. Peter the Apostle JNS	130	143	273	NA
Total				1,039	20

4.1.2 Post Primary Schools

There is 1 no. post-primary school located within the 1km catchment area which had a total enrolment of 581 students for the 2022/2023 as per the DES enrolment data. Collinstown Park Community

College indicated that their total enrolment capacity as of June 2023 is approximately 660 students. However, the school only indicated that they have a ‘minor availability for 2nd to 5th year classes’ and therefore, no definite assumption can be made on any available capacity for the school year 2023/24 academic year.

Table 4.2: Recorded Enrolments for Post-Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2022/23)	Available Capacity (phone and email surveys)
70041J	Collinstown Park Community College	271	310	581	Can accommodate 660 students - Minor availability for 2nd to 5th year.
Total				581	-

4.2 Website Review of Schools

In addition to the manual surveys that were undertaken, a review of the school websites was also carried out to capture any visible trend in enrolments through the admission notices made available by the schools for each academic year.

As per Section 63 of the Education (Admissions to Schools) Act 2018 (as amended), schools are required to publish an Annual Admissions Notice each year with key information about the annual admission process. This Act further states that, although the schools can decide when to run their admission process, they cannot begin accepting applications for admissions for the school year concerned before 1st October in the previous year.

Given that the above-mentioned time has lapsed, and most schools have concluded admissions, it was considered useful to reflect on the places made available for the upcoming academic year 2023/24 in order to confirm the general practice for capacity intake (albeit at entry level) for the schools within the study area. The schools generally publish information on their intake capacity at entry level, for ensuing academic year and the breakdown of the total places offered (and any waiting lists), for the previous year, in their admissions notices.

It is also noted that the Education (Admissions to Schools) Act 2018 was also amended to include that, “...Schools will be required by law to accept all applicants where they have places and if there are more applicants than places available, selection criteria will be required”. This came into effect in respect of applications made to schools from the 2021/22 school year onward.

Regrettably, the primary schools within the Study Area have not published their admissions notice on their respective websites which consequently limited the ability to gain a fuller understanding regarding intake numbers for the most recent academic years.

However, the admissions notice for the 1no. post primary school in the Study Area was published which confirmed availability of 120no. spaces for the 2023/2024 academic year which indicates strong capacity at post primary (entry) level that could absorb demand generated by the proposed scheme.

4.3 Historic Enrolments and Trends

Historic enrolment trends for the schools within the Study Area have been analysed, the results of which are presented in Tables 4.3 and 4.4 below. Declining enrolment numbers in 4 of the 5 primary schools within the Study Area is both reflective of the decline in children population within the Study Area (as noted in Section 3), which would then suggest that there could be some available capacity to accommodate additional demand for school places. Where a school has experienced increased enrolment numbers, this has largely been facilitated through the expansion of that school. Both the St Peter the Apostle JNS and Collinstown Park Community College have been extended since 2012 as

consented under planning permission reference numbers SD13A/0205, SD16A/0076 and SD21A/0065.

Table 4.3: Historic Enrolment (Primary)

Cherry Orchard		Enrolment Year				Historic Change	
No.	Roll No.	School Name	2012/2013	17/18	22/23	5-year	10-year
1	20092T	St Ultans N S	380	414	366	-48	-14
2	19575J	St Marys Junior N S	235	208	189	-19	-46
3	19647I	St Marys Sen N S	221	223	211	-12	-10
4	19642V	St. Peter the Apostle JNS	231	290	273	-17	42
Total			1067	1135	1039	-96	-28

Table 4.4: Historic Enrolment (Post-Primary)

Cherry Orchard		Enrolment Year				Historic Change	
No.	Roll No.	School Name	2012/2013	17/18	22/23	5-year	10-year
1	70041J	Collinstown Park Community College	368	574	581	+7	+213
Total			368	574	581	+7	+213

4.4 Future Growth Projections

The latest Department of Education and Skills (DES) report on ‘Projections of Full-Time Enrolment: Primary and Secondary level 2021-2040’ was published in November 2021¹. The report was developed during the then on-going COVID-19 pandemic and noted that *in the light of the uncertainty around impact of the pandemic on future migration and fertility patterns, this report should be viewed as interim and will be updated in 2022*. There has been no new projections report for 2022 or 2023 by the DES at the time of drafting this Community and Social Audit.

Primary Level

The DES interim report suggests that the enrolment figures for primary schools in Ireland should have reached peak levels in 2018 and are gradually expected to decline in all population scenarios, with the preferred M1F2 scenario² suggesting a low point of c. 440,000 pupils by 2033. This is considered 120,860 lower than current figures.

¹ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021).

² Given the strong inward migration in recent years, combined with falling fertility, the projected females used in the CSO report are taken from the M1F2 CSO scenario of population projections. M1 indicates steady inward migration for the lifetime of the model, while F2 indicates Total Period Fertility Rate (TPFR), which is expected to remain at 1.6 for the lifetime of the projections in line with the latest CSO data

The report in this respect, indicative of the onset of a decline in primary schools, states that, “Enrolments in primary schools in Ireland in 2020 stood at 561,411, down by almost 6,000 on 2019 (567,716) ...”. There is, however, an anticipated increase in enrolments, which is eventually projected to reach 474,888 by 2040, a rise of some 34,300 primary school pupils over a 7-year period (2033 - 2040). This is also in line with revised migration and fertility assumptions for the country (see Figure 1.1: Site Context Map (subject site shown in red)Figure 4.2).

With respect to the Primary Schools enrolments trend, the DES report³ states:

“Enrolments are projected to fall by 120,860 pupils over the coming years (under the M1F2 scenario), reaching a low point of 440,551 by 2033...

...The sharpest falls will be in the early period and will average 12,000 pupils per year between 2022 and 2028. Following the low point in 2033 enrolments will rise more slowly in 2034-2036 before accelerating in 2040 (+6,967).⁴

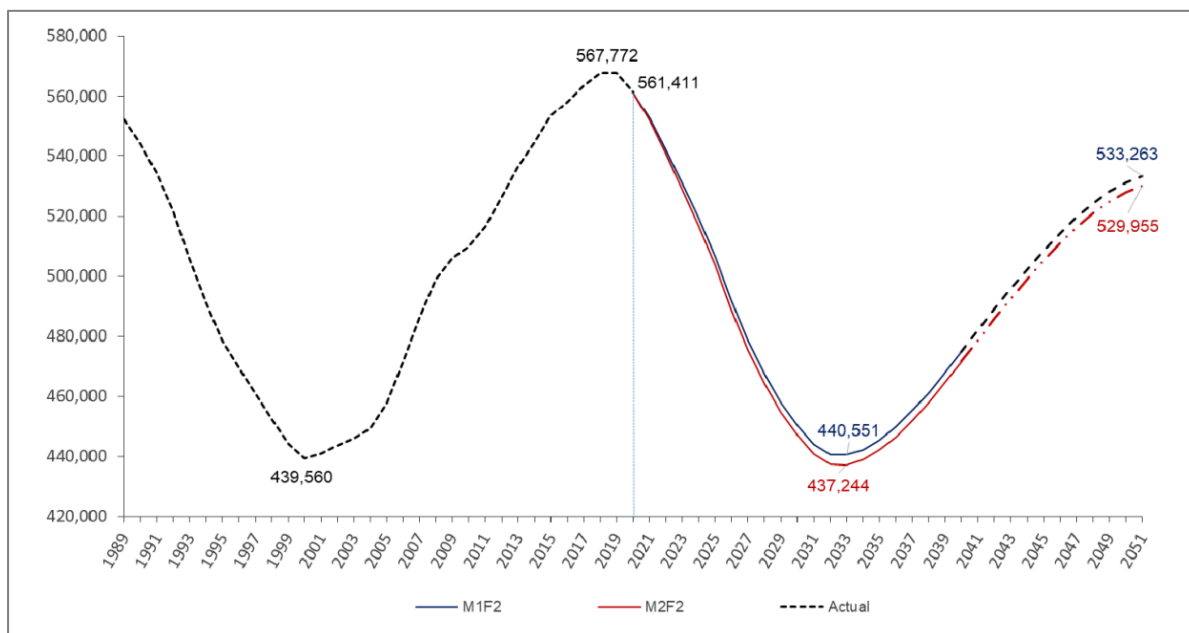


Figure 4.2: Actual and Projections of Enrolment at Primary Level. (Source: DES, Nov. 2021)

Post-primary Level

Post-primary schools experienced an increase of 8% (by 26,923) over the previous five-year period and this trend is expected to continue with the enrolments in post-primary schools expected to rise sharply in the coming years. The DES report notes that there is an expected additional increase of 11,133 pupils in 2021 than in 2020 and subsequently 7,520 pupils more in 2022. The enrolments in post-primary schools are likely to reach record levels in 2024, with a peak of c. 410,000 pupils, before falling gradually to c. 317,000 pupils by 2039 (see Figure 4.3). The DES report⁵ states:

“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.”

³ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021)

⁴ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021)

⁵ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), p.11.

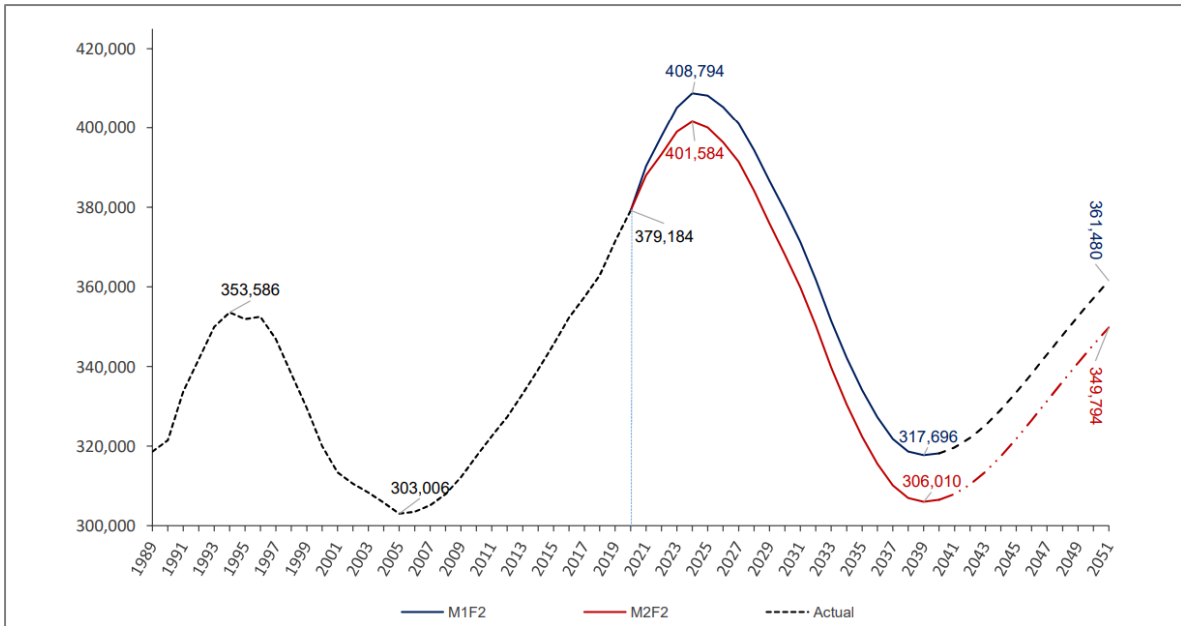


Figure 4.3: Actual and Projections of Enrolment at Post- Primary Level. (Source: DES, Nov. 2021)

The estimated historic trends and expected future projections for enrolments within the schools in the Study Area, reflect the projected findings on enrolments in both primary and post primary schools in that, there has been a gradual decrease in the enrolments of primary schools and increase in enrolments for post primary schools. It is therefore reasonable to assume that capacity in both primary and post primary schools will increase enabling demand for school places generated by the proposed scheme to be absorbed by the existing school network within the area.

The next section sets out the estimated change in future enrolments for schools within the Study Area, for the period leading up to 2027, using the projections as set out in the DES report on *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040*.

4.5 Potential Impact on Schools within the Study Area

Using the projected enrolment figures⁶ produced within the DES report on *Projections for Full-time enrolment: Primary and Second Level, 2021-2040*, future enrolments for the 2022-23 to 2027-2028 academic years (5-year period) for the existing Primary and Secondary schools were derived for the Study Area.

The report projects the national enrolment figures in primary schools to drop by 11.7% between academic years 2022/23 and 2027/28. When applied to the current total enrolment of schools within the Study Area, it is estimated that the total enrolments in the 4-no. primary schools identified in the school’s assessment are set to reduce by a combined 143 spaces by 2027/28 academic year.

At the post-primary level, the report projects the national enrolment figures to increase only marginally (+0.8%) in the next 5 years between academic years 2022/23 and 2027/28. This would result in an increase of around 6 children in the 2-no. post primary schools identified in the study area by 2027/28 academic year.

⁶ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040* (DES, November 2021), Table 4.

Table 4.5: Projected Enrolment Trends for the 5-year interval between 2022 and 2027

Cherry Orchard	Enrolment Year		Future Trends	
	22/23	27/28	% Change	Est. Change
Primary Schools (4)	1,039	896	-11.70%	143
Post Primary Schools (1)	581	575	0.80%	6

It is also noted that the change in the enrolment for the existing schools is only indicative of the potential enrolment in each school and is based on the national population projections set out in the DES report⁷. These projected enrolment figures, hence, may not be fully illustrative of the actual localised values.

Now that the historic and future trends for the schools within the Study Area has been established, the potential demand generated by the proposed scheme will be estimated to ideally whether the existing schools within and bordering the 750km-1km catchment are in a position to accommodate the subsequent demand.

4.6 Potential Demand Generated by the Proposed Development

The proposed development comprises a total of 708 no. units of various typologies as indicated in Table 4.6 below. The average household size recorded by the Census 2022 for 3 of the Local Authorities within the Greater Dublin Area (Fingal, SDCC and DCC), was 2.8 no. persons per household.

This combined average household size for the local authorities have been considered, given

- The proximity and subsequent access to the Subject Site from these local authorities,
- The likelihood that there will be some movement in the population from neighbouring jurisdictions into the Cherry Orchard area,
- The expected growth in overall population of the area⁸ in the medium to long term.

When the total of 708 no. units of the proposed scheme is multiplied by the average household size of 2.8, it generates a **total indicative population of c. 1,982 no. persons** that are expected to reside within Phase 1 of the development.

Table 4.6: Indicative Schedule of Residential Units for Proposed Scheme:

Unit Type	No. Units Proposed	% Total Development
Studio	28	4%
1-Bedroom	263	37%
2-Bedroom (3 persons)	52	7%
2-Bedroom (4 persons)	316	45%
3-Bedroom (5 person)	49	7%
Total	708	100%

However, when studio, one-bed and a conservative portion (30%) of two-bed units are excluded from calculating potential demand in line with the Guidelines on *Design Standards for New Apartments (2022)*, a total of **307no.** units proposed can be reasonably expected to accommodate families⁹ with children in the 0-18 age group (breakdown of two and three bed provided in Table 4.7).

⁷ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), Table 7*

⁸ The Cherry Orchard area has been identified for current and future regeneration and further development – which will generate related change in the population and hence the current average household size of the Study Area may not be fully reflective of the future change.

⁹ This excluding all studios, one-beds, and a conservative percentage (30%) of two-beds from the unit mix – in line with the Apartment Guidelines.

Table 4.7: Total Units expected to generate children population within Phase 1 of the Proposed Scheme.

Unit Types	Total Units
2-bed	258*
3-bed	49
Total	307

*70% of two-beds and all of the three-beds have been included in estimating the total units accommodating families

Therefore, proposed development, given an average household size of 2.8, would comprise an estimated **859** no. persons living in units that can hold families with children in the 0-18 age profile.

A further estimation of the total children of Primary and Post-Primary age groups expected to reside within the development has been derived. This is determined on the basis of children in this age group residing within the study area as per Census 2022 (See Table 4.8 below)

Table 4.8: Composition of Children Population in the Aged 0-18 years as per CSO 2016 data

Age Group	2022 Census Population	% Of Total Cohort
Pre-school children (0-4)	1,082	23%
Primary school children (5-12)	2,110	44%
Secondary school children (13-18)	1,563	33%
Total	4,755	100%

The total 0–18-year age profile (4,263) within the study area comprises c. 26% of the total study area population (18,398). This, when applied to the proposed units expected to generate families with children (859 no.), produces an indicative total of 223 children in the age group 0-18 years expected to reside within the proposed scheme.

Of the total 223 children, Table 4.9 below illustrates the estimated total number of Primary (5-12 years) and Secondary School (13-18 years) children expected to reside within the development. This has been estimated on the basis of the age-cohorts and their subsequent composition (as a percentage of 0-18 years old) within the Study Area.

Table 4.9 Estimated Primary and Secondary School Children generated within the proposed scheme

Age Group	% Of Total Cohort	Indicative Children Population within scheme under 5-12 and 12-18 Age Cohort
Primary school children (5-12)	44%	98
Post primary school children (13-18)	33%	74
Total		172

Therefore, an estimated total of 98no. primary school children and 74no. post primary school children are expected to reside within the development when the Phase 1 of the proposed scheme is fully delivered.

4.6.1 Summary of Schools Assessment

The comprehensive school’s assessment in the aforementioned Sections suggest that the proposed scheme has the potential to generate an additional c. 1,982 no. persons within the area, including an estimated 223 no. children between the age of 0-18 years of which **98 no. are expected to be of primary school age and 74 no. of post-primary age group.**

A total of 4 no. Primary and 1 no. Post-primary Schools currently exists within the 750m-1km of the Study Area, which have a combined total enrolment of 1,039 and 581 students, respectively. The phone survey observed that there is a total combined capacity of 20 no. spaces within 1 no. (out of 4

no.) Primary Schools and some limited number of spaces in the Post Primary school for the upcoming academic year 2023/24.

As highlighted in 4.2 the admissions notices for the primary schools have not been made available and hence no inferences can be made on the intake capacity of these schools, however the admission notice for the post-primary school indicated an intake level of 117 no. students, albeit at the entry level, which suggests that the school has the ability to accommodate incoming students.

A further analysis of the historic and future trends for the schools within the Study Area was carried out and included assessing trends in enrolment over the past 5-to-10-year period, to determine the previous and on-going enrolments within schools in the past and expectations for the future. The DES report on *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040* projects the national enrolment figures in primary schools to drop by 11.7% between academic years 2022/23 and 2027/28, ensuing a drop in enrolment of around 143 students. At the post-primary level, on the other hand, the report projects the national enrolment figures to increase, although marginally (+0.8%), in the next 5 years between academic years 2022/23 and 2027/28.

Although the consultation strategy did not provide any further clarity on immediate capacity, such lack of information does not reflect immediate availability of spaces within the schools in the Study Area nor is it indicative of their position to accommodate future children, particularly in the medium term when the subject scheme would become occupied.

5 Childcare Assessment

The purpose of this section is to assess the level of existing childcare facilities serving the proposed scheme within a defined catchment of 1km surrounding the subject site. This assessment has been carried out in line with the Government’s *Childcare Facilities: Guidelines for Planning Authorities (2001)* which instructs Local Authorities to set out objectives in their respective Development Plans relating to the provision of childcare facilities. The focus of the Guidelines is to promote sustainable communities having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. The Guidelines acknowledge that particular case specific circumstances based on the aforementioned factors may lead to an increase or decrease in this requirement.

The Dublin City Development Plan 2022-2028 under Section 15.8.4, in line with the Childcare Guidelines, further seeks to ensure that an adequate number of childcare facilities are provided to serve the city’s growing population. In order to meet this objective, both the Guidelines as well as the City Development Plan recommend the provision of at least 1 no. childcare facility for new residential units of 75 no. units.

5.1 Supply

This section of the Report provides a profile of the existing supply of childcare facilities in the Study Area in order to gain an understanding of the childcare facilities operating within a 1km boundary of the proposed scheme. Subsequently, a survey to determine the available capacity within the existing network has been carried out, and whether an additional childcare facility is required to accommodate demand generated by the proposed scheme.

5.1.1 Existing Childcare Facilities

As per the Tusla Enrolment Register¹⁰, a total of 7no. childcare facilities, which offer a range of services (full day, part time and sessional), were identified within the Study Area. These childcare services on offer reflect a demand for different types of childcare facilities and thus should be recognised as important contributors to achieving a viable childcare service.

The combined maximum intake in the childcare facilities serving the subject site is around 456 child spaces. Table 5.1 below provides the list of childcare facilities within the Study Area and their subsequent maximum intake capacity.

Table 5.1: Current Capacity of Existing Childcare Facilities in and bordering the Study Area.

Childcare Facility	Eircode	Service Type	Tusla Enrolments*
Babes in the Wood	D10 W297	Full Day	70
Cherryorchard Community Childcare Service Ltd.	D10 YV32	Full Day, Part Time, Sessional	130
Giraffe Childcare Park West	D12 T680	Full Day, Part Time, Sessional	96
Ronanstown CDP Creche	D22 XY06	Part Time	25
Saint Ultan’s Childcare Centre	D10 NY53	Full Day, Part Time, Sessional	83

¹⁰ Tusla is the most appropriate source for information on childcare facilities as it is the dedicated State agency charged with undertaking a comprehensive reform of child protection, early intervention, and family support services in Ireland.

Superstars Early Learning and Care	D22 C6R3	Full Day, Part Time, Sessional	52
Saint Vincent's Early Childcare Development Service	D10 A066	NA	NA
Total			456

* Source: Tusla (based on AM) ** Source: KPMG Future Analytics Consultation

Figure 5.1 below also illustrates the distance of each facility from the subject site.

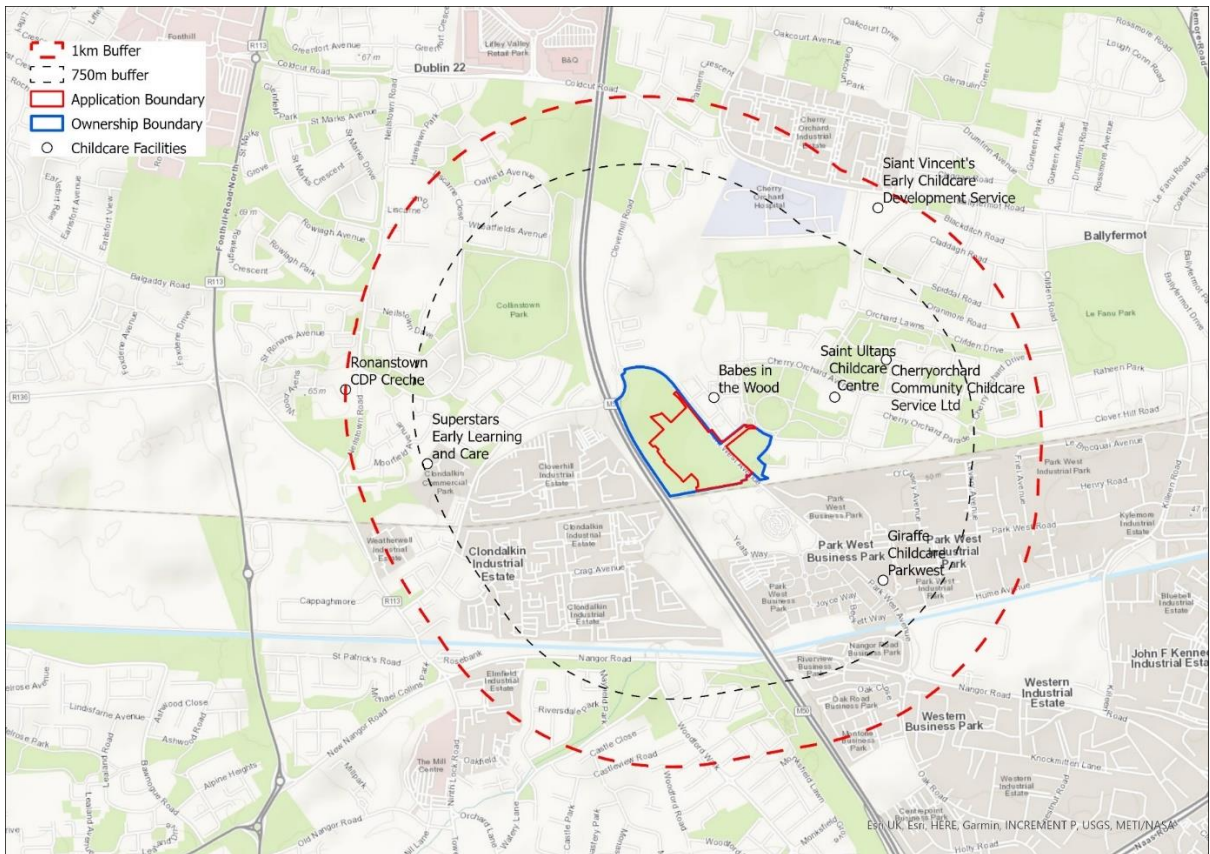


Figure 5.1: Existing Childcare Facilities in and bordering the Study Area.

It is submitted that the proposed development provides for a total of 708 no. residential units. In accordance with the Childcare Guidelines, which requires that a facility with a capacity to accommodate 20 spaces should be considered for schemes in excess of 75 residential units. In line with this requirement, the proposed scheme under Phase 1 would expect to generate c. 190 no. children requiring childcare services. However, based on guidance set out in the Apartment Guidelines 2023, not all the units proposed are expected to hold families with children requiring childcare. The total units under Phase 1, expected to generate families has been calculated at c. 307 no. units.

The applicant and Design Team, with due consideration to the total units proposed under Phases 1, 2 and 3 of the development, have had regard to the requirement for childcare facility, and incorporated a childcare facility designed to accommodate a total demand of c. 135 child spaces. This would be more than sufficient to cater to 71 no. child spaces expected to generate under Phase 1, as well as c. 56 no. child spaces expected under Phases 2 and 3 of the development. This also leaves c. 8 no. additional spaces available to cater to any additional demand within the development or in the surrounding area. A detailed explanation of how the childcare spaces has been calculated for both the proposed scheme (Phase) and the future Phase 2 and 3, is set out under Section 5.2 below.

As such the proposed childcare facility of c. 672 sq. m with associated outdoor play areas of around 200 sq. m GFA, is considered sufficient to service the current and future phases of the development

and also remains consistent with the requirements of the Childcare (2001) and Apartment (2023) Guidelines and the Development Plan.

5.2 Resident Children

The following section provides an assessment of the potential number of 0–6-year-olds that are expected to reside within Phase 1 of the proposed development and the expected demand this would generate for childcare services. The socio-economic profile for the study area has been analysed to reach an informed quantitative conclusion regarding the potential number of children in said age cohort that may reside in the proposed development.

5.2.1 Determining Resident 0–6-Year-Old Children

As highlighted in Section 2.2 and 2.8, studio and one-bedroom units are not required to be included in a future development’s unit mix as a means of estimating demand for childcare provision. In order to provide an accurate and realistic projection of future childcare demand, the Apartment Guidelines (2023) also make provisions to apply this approach in part or whole, to units with two or more bedrooms. As such, studios and all one-bedroom units, together with a conservative proportion of the two-bedroom units (30%) have been excluded in the estimation of 0–6-year-old residents.

Thus, the total number of units in the scheme which are included in this estimation amounts to a total of 307. These units are likely to have families with children residing in them. Table 5.2 and Table 5.3 illustrates the breakdown of the proposed units and the subsequent mix of units considered in the estimation of children population.

Table 5.2 Proposed Schedule of Residential Units

Unit Types	Total units	% Total
Studio	28	4%
1-Bedroom	263	37%
2-Bedroom (3 persons)	52	7%
2-Bedroom (4 persons)	316	45%
3-Bedroom (5 person)	49	7%
Total	708	100%

Table 5.3: Total Units expected to generate children population the Proposed Scheme.

Unit Types	Total Units
2-bed	258*
3-bed	49
Total	307

* 70% of two-beds and all of the three-beds have been included in estimating the total units accommodating families.

In order to determine the total number of children aged 0-6 years likely to be generated within the proposed scheme, the *average household size recorded by the 2022 Census for 3 of the Local Authorities within the Greater Dublin Area (Fingal, South Dublin County Council and Dublin City Council)* has been considered. The combined average household size for the 3 no. Local Authorities was 2.8 persons per households. This combined average household size for the local authorities have been considered, given:

- the proximity and subsequent access to the Subject Site from these local authorities,
- the likelihood that there will be some movement in the population from neighbouring jurisdictions into the Cherry Orchard area and
- the expected growth in overall population of the area, in the medium to long term.

In arriving at the estimated number of 0–6-year-old residents in the proposed development, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.8 persons per unit); and
- Proportion of the Study Area’s population within the 0–6 years age cohort (determined as 8.3% as per the Census 2016 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development.

Table 5.4: Methodology for Estimating the Number of Children Aged 0–6 Years in the Proposed Development (Phase 1).

Total Units*	Average Household Size	Residents (Number)	0-6 years (% of Total Population)	0-6 Years (Number)
307	2.8	860	8.3%	71

* Excluding All Studio, One-Bed Units and 30% of Two-Bed Units

5.2.2 Determining Size of Childcare Facility

As highlighted in Table 5.4 in Section 5.2.1, **the total number of children population aged 0-6 years expected to be generated by the proposed scheme in Phase 1, is c. 71 child spaces.**

The Guidelines on Childcare Facilities 2001 indicates that the minimum floor space per child should be c. 2.32sq. m and this is excluding kitchen, bathroom and hall, furniture, or permanent fixtures.

The Guidance also provides detailed floor space requirements for children under each specific age. This ‘floor area per child’ provided by the Guidance has been used to further calculate the floor area that might be occupied by children under all ages between 0-6 years.

Table 5.5: Calculation of Floor Space required for the Childcare Facility within the Scheme (under Phase 1)

Age of Child	% Population Age Group in the Study Area	Total Number of Population in each Age-group	Floor Area per child recommended (in sq. m.)	Total Floor Area (in sq. m.)
0	13.8%	10	3.7	36.21
1	13.1%	9	3.7	34.33
2	13.7%	10	2.8	27.27
3	15.2%	11	2.32	25.06
4	14.6%	10	2.32	23.99
5	15.2%	11	2.32	25.06
6	14.4%	10	2.32	23.78
Total	100.0%	71	-	195.71

Table 5.5 provides a rough estimate of the total floor space required for a childcare facility to accommodate c. 71 children, given the floor space per child and proportion of children population under each age. However, it should be noted that **this estimated floor space is exclusive of kitchen, bathroom and hall, furniture, or permanent fixtures.**

The total estimated floor space that would be required to accommodate demand generated for childcare spaces, including ancillary floorspace for kitchen, bathroom and hall, furniture, or permanent fixtures etc., would be approximately **400-500 sqm.** This scale is also consistent with other consented applications for childcare facilities including that on the neighbouring Site 6¹¹ and capable of accommodating up to 100 children.

Indicative Demand Generated in Phases 2 and 3

The high-level calculations for consideration of demand generated in Phases 2 and 3 is considered below. It should be noted that at the time of drafting this section the breakdown of units for Phases 2

¹¹ This Site was Granted planning permission by the Board in June 2022 under **ABP Ref. 312290** and proposed a creche facility of 410 sqm., with capacity of 84 child spaces.

and 3 were not finalised. Therefore, the approach to estimating the demand from Phases 2 and 3 assumes there will be a similar distribution of units proposed to be delivered. The total units proposed under Phase 2 is c. 407 units (153 no. low density units in Phase 2 and 254 no. units in Phase 3).

When all studio, one-bed and a conservative 30% of the two-bed units are discounted, the Phases 2 and 3 of the development is expected to deliver c. 242 no. (91 no. in Phase 2 and 151 no. in Phase 3) residential units with potential to hold families with children. Applying the same average household size and proportion of 0-6 years olds within the study area, we get a total of 56 no. children in the 0-6-year age group.

Table 5.6 Methodology for Estimating the Number of Children Aged 0–6 Years in Phases 2 and 3 of the Development.

Total Units*	Average Household Size	Residents (Number)	0-6 years (% of Total Population)	0-6 Years (Number)
242	2.8	678	8.3%	56

In that regard, it is considered that **the proposed creche facility of 672 sq. m., would have a total capacity of accommodating c. 135 child spaces.** This would be more than sufficient to cater to 71 no. child spaces generated in Phase 1, as well as an estimated c. 56 no. child spaces in Phases 2 and 3, with an addition c. 8 no. potential spaces available to cater to any additional demand within the scheme or in the surrounding area.

The following Section provides a description of the creche facility proposed under the Scheme, expected to cater to the entire Cherry Orchard Point Development.

5.3 Proposed Childcare Facility

The floor space for the proposed creche provided under the Proposed Scheme (Phase 1) is c. 672 sq. m. (see Figure 5.2 below). This facility has been designed to a size in excess of the standard requirement, and with consideration toward potential demand generated for childcare spaces within Phases 2 and 3 of the development. The proposed creche has a total capacity of c. 135 no. spaces.



Figure 5.2 Proposed Creche Facility within the scheme with a floor area of 672sqm and associated outdoor play area of 200 sqm (Source: Van Dijk Architect and Conroy Crowe Kelly Architects and Urban Designers)

It is considered that the excess space within the proposed creche facility is capable of catering to the children population generated within Phase 2 and 3 of the development, including any residual demand that may exist within the immediate surrounds, as demonstrated in Section 5.2.1.

With regard to provision of outdoor play area as part of the creche facility, there is no quantitative standards set in terms of a minimum or maximum floor space required for outdoor play areas to creche facilities. However, the Childcare Guidelines has a requirement that *“Adequate and suitable facilities for pre-school child to play indoors and outdoors during the day are provided, having regard to the number of pre-school children attending the service, their age and the amount of time they spend in the premises.”* It is noted that the proposed creche facility provides for an outdoor play area of c. 200 sq. m which is sufficient to cater for the proposed creche.

6 Conclusion

This Schools and Childcare Demand Assessment has assessed the likely demand generated for a childcare facility as a result of the proposed development which consists of a planning application for a Mixed-use Residential Development on a site of c. 6.27 hectares, located on lands at Cherry Orchard, Dublin 10. The development comprises of 708 no. apartment units comprising 28no. studio units, 263 no. one-bed units, 368 no. two-bed units (52no. two-bed three-person and 316no. two-bed four-person) and 49 no. three-bed units. The potential impact of the proposed development on schools and childcare facilities and the level of demand generated by it has been considered in the context of:

- The composition of the proposed development including unit mix and form;
- The demographics of the surrounding area; and
- The existing schools and childcare capacity within the area.

This assessment has identified the following in relation to the demand for schools and childcare facilities:

School Services

The proposed development is expected to generate an estimated demand for 223 no. children between the age of 0-18 years of which 98 no. are expected to be of primary school age and 74 no. of post-primary age group. A total of 4 no. Primary and 1 no. Post-primary Schools were identified within the 750m-1km of the Study Area, with a combined total enrolment of 1,039 and 581 students, respectively. The phone survey observed that there is a total combined capacity of 20 no. spaces within 1 no. Primary Schools and some limited number of spaces in the Post Primary school for the upcoming academic year 2023/24.

The Department of Education and Skills report on *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040*, however, does project that the national enrolment figures in primary schools are expected to drop by 11.7% between academic years 2022/23 and 2027/28, ensuing a drop in enrolment of around 143 students. At the post-primary level, on the other hand, the report projects the national enrolment figures to increase, although marginally (+0.8%), in the next 5 years between academic years 2022/23 and 2027/28.

Although the consultation strategy did not provide any further clarity on immediate capacity, such lack of information does not reflect immediate availability of spaces within the schools in the Study Area nor is it indicative of their position to accommodate future children, particularly in the medium term when the subject scheme would become occupied. It is also noted that in recognition of a potential shortfall in the number of existing schools, the Park West Cherry Orchard LAP has reserved a portion of Site 6 of the LAP, for the delivery of a school with regard to the planned and phased development of the LAP lands. The recently consented SHD application (Bord. Ref: ABP-312290-21) for the development of Site 6 of the LAP lands noted that the school identified in the LAP as catering for the existing and future development of the Park West area would be delivered under a future phase of development. The application documentation confirmed that discussions had commenced with the Department of Education and Skills, an approach which was deemed acceptable by the Board.

Childcare Facilities

The proposed childcare facility within Phase 1 of the Scheme (subject of this planning application) has been designed to accommodate a *total demand* of c. 135 child spaces. This is considered to be more than sufficient to cater to a total of 71 no. child spaces generated in Phase 1 of the scheme (which is the subject of this planning application), as well as accommodate c. 56 no. child spaces estimated to be generated in Phases 2 and 3 of the Development. In addition, there is also potential for c. 8-10 no. additional child spaces available, which can cater to any untapped demand within the scheme or in the surrounding area.