

## SCHOOLS DEMAND ASSESSMENT – DUNDRUM CENTRAL

FOR ASSESSMENT OF PROPOSED PART 10 APPLICATION FOR LANDS AT  
CENTRAL MENTAL HOSPITAL, DUNDRUM, DUBLIN 14

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**DATE: SEPTEMBER 2024**

TOWN PLANNING CONSULTANTS



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## 1.0 EXECUTIVE SUMMARY

Dún Laoghaire Rathdown County Council, in partnership with the Land Development Agency, is making this Part 10 Application on a site of c. 9.7Ha at the Former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 (including parts of Dundrum Road and St Columbanus Road). The subject lands are comprised of zoned 'A' land adjoining the Dundrum Road (R117). The site is located c. 1km north of Dundrum Village and within c. 450 m of the LUAS Green Line station at Windy Arbour to the west by road.



**Figure 1.1: Indicative Site Location, as indicated by red line boundary, aerial view. (Source: ESRI Satellite Base Map, as mapped by Tom Phillips + Associates, 2024.)**

The proposed development will comprise 934 no. units, including 342 no. 1-bedroom units, 450 no. 2-bedroom units, 140 no. 3-bedroom units, and 2 no. 5-bedroom assisted living units as indicated in Table 1.1, along with the provision of a café (78sqm), restaurant (266sqm), 3 no. retail units (1,160sqm), medical unit (288sqm), childcare facility (716sqm), management suite (123sqm), and community centre (1,749sqm). See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation - Dundrum Central SHD		
Unit Type	No. of Units	% of Total
1-bedroom	342	36.6%
2-bedroom (3 person)	98	10.5%
2-bedroom (4 person)	352	37.7%
3-bedrooms (apartment)	134	14.3%
3-bedroom (duplex)	6	0.6%
5-bedroom (assisted living)	2	0.2%
<b>Total Units</b>	<b>934</b>	<b>100%</b>



Figure 1.2: Site Plan Proposed. (Source: Source: Dwg Ref. DCD-RAU-02-SW-ZZZ-DR-RAU-AR-1002, prepared by Reddy Architecture + Urbanism, 2024.)

### 1.1 Local Area Context

The subject site is located within the established residential area of Windy Arbour/Dundrum, c. 1km north of Dundrum Town Centre. Dundrum is identified as a ‘Major Town Centre’ within the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*.

The subject site is located on lands zoned for ‘Objective A’ within the *Dún Laoghaire-Rathdown Development Plan 2022-2028* (the Development Plan) to provide residential development and improve residential amenity while protecting the existing residential amenities. The site is located approximately 450m from the Windy Arbour LUAS Station by road and is served by Dublin Bus Routes at Dundrum Road, Goatstown Road, and Orbital routes at Bird Avenue and Taney Road (see Figure 1.2).

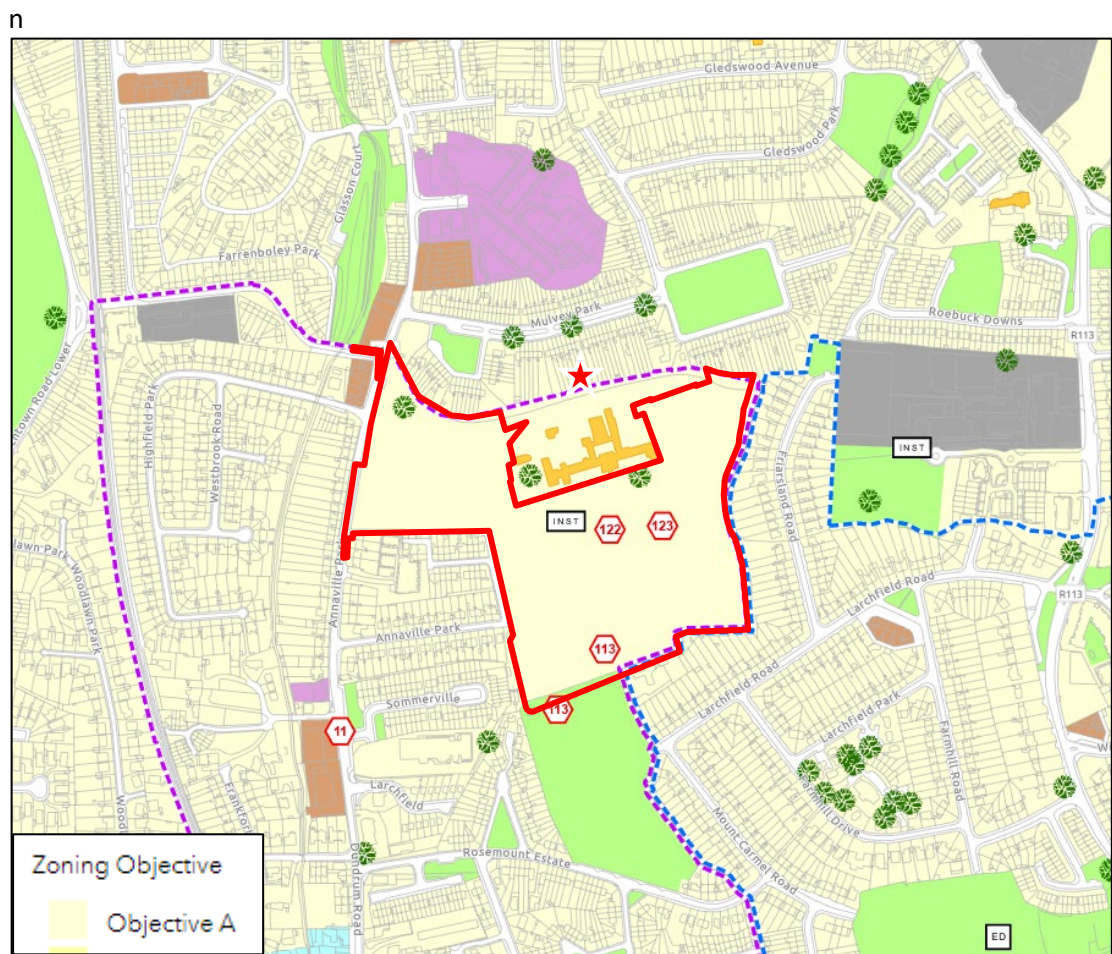


Figure 1.2: Land Use Zoning for the subject site (outlined in red), as extracted from the *Dún Laoghaire-Rathdown Development Plan 2022-2028* (as annotated by Tom Phillips + Associates, 2024).

## 1.2 Schools Demand Assessment

With respect to this development a *Schools Demand Assessment* has been undertaken for the Dundrum area to determine the existing level of school services provision and potential requirement for additional facilities at this location. An audit was undertaken by Tom Phillips + Associates utilising desktop methods in June to July 2024, which can be summarised as follows:

- The proposed development is likely to generate a total indicative population of 2,559 no. persons, of which an estimated 659 no. children will be school age (i.e., 257 no. primary and 211 no. post-primary school children), as per the most recent 2022 Census figures for Dun Laoghaire-Rathdown.
- The subject site is located within the Goatstown Stillorgan DLR School Planning Area (SPA) identified by the Department of Education and Skills (DES), where there are 9 no. primary schools and 4 no. post-primary schools currently in operation, with an enrolment of c. 3,259 primary school students and c. 2,524 post-primary school students.
  - The existing network of primary schools demonstrated moderate decline in enrolment in the recent period (c. -4.2% from 2018/19-2023/24) and is likely to experience decreased enrolment of c. 11.7% at the primary level to the year 2028 with respect to DoE projections.
  - The exiting network of post-primary schools demonstrated moderate growth in enrolment in the recent period (c. 6.1% from 2018/19-2023/24) and is likely to experience decreased enrolment of c. 2.7% at post-primary school level to the year 2028 with respect to DoE projections.
- The Department of Education has identified a requirement for 1 no. new primary school and 1 no. new post-primary school within the Goatstown Stillorgan DLR School Planning Area (SPA – see Figure 3.1 for SPA boundaries). Patronage for both these schools was awarded to Educate Together by the DoE in 2019 and both schools had opened in interim start-up accommodation as of September 2020. The permanent site for both these schools will be located a short walking distance from the subject site at the former Irish Glass Bottle Site, Goatstown Road, outside of the LAP area but within c. 450 of the southern boundary of the subject site.
- The *Dundrum Local Area Plan 2024* notes that were the full LAP to be built out a new 24 classroom primary school would be required Objective P1 of the LAP requires the retention of the former Notre Dame school site for educational purposes to serve that future need, see Section 5.3 below for more details.

It is considered that the future demand generated by the proposed development (i.e., 257 no. primary and 211 no. post-primary places) is likely be absorbed by the existing schools' network and other planned schools currently under development within the area.

## 2.0 DEMOGRAPHIC ANALYSIS

For the purposes of the demographic analysis, the study area comprises 2 no. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Division (ED) Study Area to which the subject site belongs, comprised of 8 no. ED's within a c. 1km radius<sup>1</sup> of the site; and
- 2) The larger Dún Laoghaire-Rathdown local authority (LA) administrative boundary.

These enumeration areas are identified in Figure 1.4 and provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

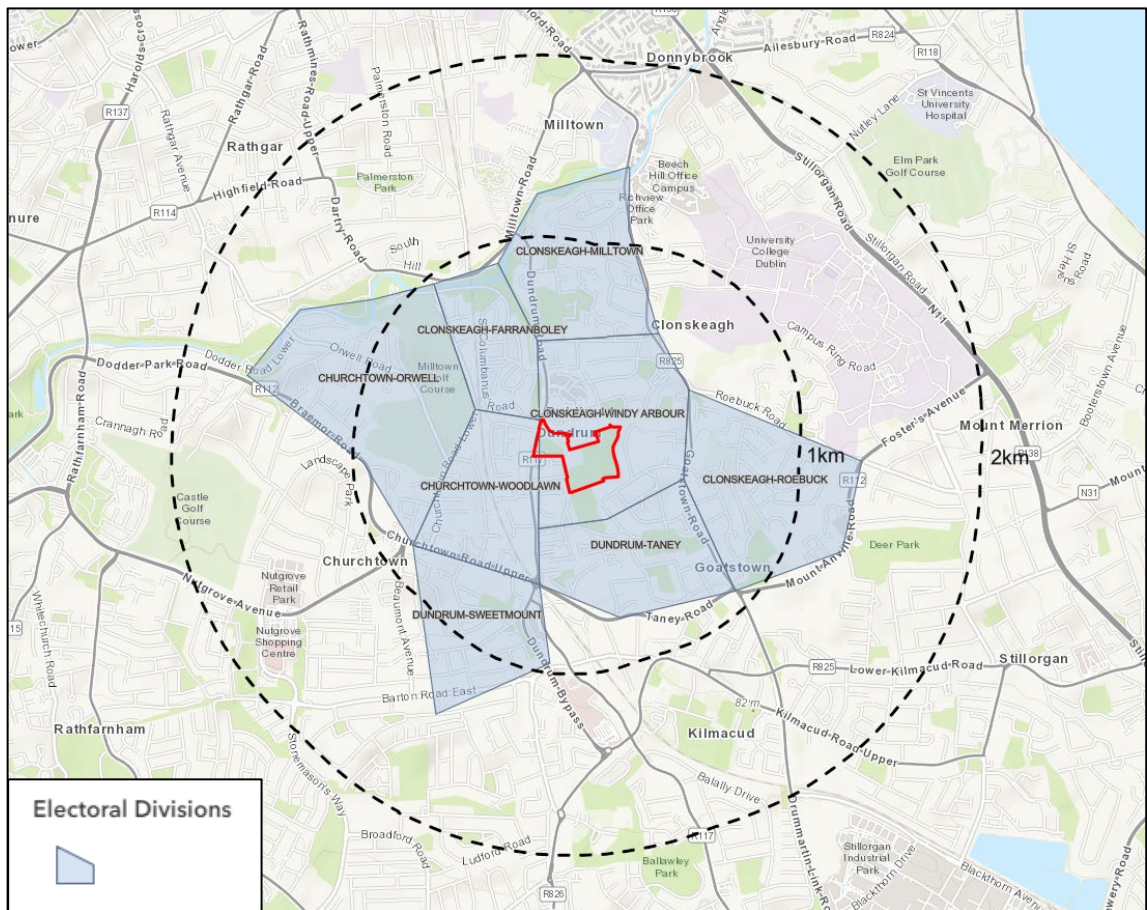


Figure 1.4: Extent of ED Study Area utilised in demographic analysis. Location of subject site within the ED Study Area indicated by red polygon. (Source: CSO/TPA, 2024.)

<sup>1</sup> ED Study Area comprised of the Electoral Divisions which have over 50% of their land area located within the 1km radius of the subject site.

The 1km ED Study Area is comprised of the following Electoral Divisions:

- Churchtown-Orwell (ID. 267045)
- Churchtown-Woodlawn (ID. 267046)
- Clonskeagh-Milltown (ID. 267055)
- Clonskeagh-Farranboley (ID. 267057)
- Clonskeagh-Roebuck (ID. 267058)
- Clonskeagh-Windy Arbour (ID. 267059)
- Dundrum-Sweetmount (ID. 267081)
- Dundrum-Taney (ID. 267082)

The subject site is located within the ‘Clonskeagh-Windy Arbour’ Electoral Division, which comprised some 3,020 no. persons at the time of the 2022 Census (see Table 2.1). The total population of the ED Study Area (comprising a c. 1km radius from the subject site) grew approximately 12.5% between 2016 and 2022, which is higher than the growth recorded in Dún Laoghaire-Rathdown and the state for the same period (7.3% and 8.1% respectively).

While the immediate area surrounding the subject site (represented by Clonskeagh-Windy Arbour ED) appears to be growing faster than the rest of the Local Authority at 19.8% (2011-2022), the larger ED Study Area is growing at relatively the same pace (18.8%) as the rest of the LA and State (13.4% and 12.2% increase respectively).

Level	Name	2011	2016	2022	5-yr	10-yr
ED	Clonskeagh-Windy Arbour	2,521	2,736	3,020	10.4%	19.8%
Study Area	c. 1km Radius	16,269	17,179	19,322	12.5%	18.8%
LA	DLR	206,261	218,018	233,860	7.3%	13.4%
State	Ireland	4,588,252	4,761,865	5,149,139	8.1%	12.2%

### **Age Profile**

The majority of the study area population falls within the Adult (24-64 years) age cohort, comprising 51.9% of the total population, which is slightly lower than the national average for this group. The ‘Young Adults’ (19-24 years) cohort comprise a higher portion of the population (9.4%) within the study area than elsewhere in the State (7.2%). The ‘Older Adults’ cohort (16.5%) for the study area is slightly higher than that of the state (15.1%). The remaining cohorts, ‘Preschool’ (0-5 years), ‘Primary’ (6-12 years) and ‘Secondary’ (5-12 years) each comprise less than 10% of the total study area population and were lower than their comparable national cohorts.





Age Cohort	ED Study Area	% Total	Ireland	% Total
Preschool (0-5 years)	1,300	6.7%	359,441	7.0%
Primary (6-12 years)	1,650	8.5%	504,158	9.8%
Secondary (13-18 years)	1,320	6.8%	421,720	8.2%
Young Adults (19-24 years)	1,822	9.4%	371,739	7.2%
Adults (25-64 years)	10,033	51.9%	2,715,766	52.7%
Older Adults (65+ years)	3,197	16.5%	776,315	15.1%
<b>Total</b>	<b>19,322</b>	<b>100%</b>	<b>5,149,139</b>	<b>100%</b>

## 2.1 Demand Generated by Proposed Development

The proposed development will comprise a maximum of 934 no. units of various typologies as indicated in Table 2.4. The average household size recorded by the 2022 Census was 2.74 no. persons per household<sup>2</sup>, which generates a total indicative population of 2,559 no. persons when applied to the proposed development. It is assumed that only 492 no. of the proposed units can reasonably accommodate families (2 bedroom (4-person) and 3-bedroom units).

Unit Type	No. of Units	% of Total
1-bedroom	342	36.6%
2-bedroom (3 person)	98	10.5%
2-bedroom (4 person)	352	37.7%
3-bedrooms (apartment)	134	14.3%
3-bedroom (duplex)	6	0.6%
5-bedroom (assisted living)	2	0.2%
<b>Total Units</b>	<b>934</b>	<b>100%</b>

The average number of children per family recorded in the State in Census 2022 was 1.34 children<sup>3</sup>, which generates an indicative population of 659 no. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development (492 no. units). Of this figure, an estimated 468 no. children would be considered school age (including 257 no. primary school children (aged 5-12 years) and 211 no. post-primary school children (aged 13-18 years)), as per the age cohorts recorded for Dun Laoghaire-Rathdown in 2022 (see Table 2.4).

<sup>2</sup> Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cpsr/censusofpopulation2022-summaryresults/householdsizeandmaritalstatus/#:~:text=Census%202022%20recorded%201%2C841%2C152%20private,average%2C%20which%20stood%20at%202.75.>

<sup>3</sup> Source: <https://www.cso.ie/en/csolatestnews/pressreleases/2023pressreleases/presstatementcensus2022resultsprofile3-householdsfamiliesandchildcare/#:~:text=Since%201996%2C%20the%20number%20of,33%2C509%20one%2Dparent%20father%20families.>



<b>Age Group</b>	<b>2022 Population</b>	<b>% of Total Cohort</b>
<b>Pre-school children (0-5 years)</b>	15,522	29%
<b>Primary school children (6-12 years)</b>	20,888	39%
<b>Secondary school children (13-18 years)</b>	17,111	32%
<b>All children (0-18 years)</b>	<b>53,521</b>	<b>100%</b>



Table 3.1: Recorded Enrolments for Primary Schools			
No.	Roll No.	School Name	2023/2024 Enrolment <sup>4</sup>
1	19922E	Our Lady's National School (Mixed)	204
2	19374W	Our Lady's Grove Primary School (Mixed)	431
3	19904C	Holy Cross National School (Mixed)	279
4	15284B	Taney National School (Mixed)	390
5	193190	St. Olaf's National School (Mixed)	574
6	17979A	SN Cnoc Ainbhil (Girls)	456
7	16893I	SN Naomh Lorcan (Boys)	414
8	17470I	St. Raphaela's National School (Girls)	412
9	16794G	St. Brigid's National School (Mixed)	99
<b>Total</b>			<b>3,259</b>

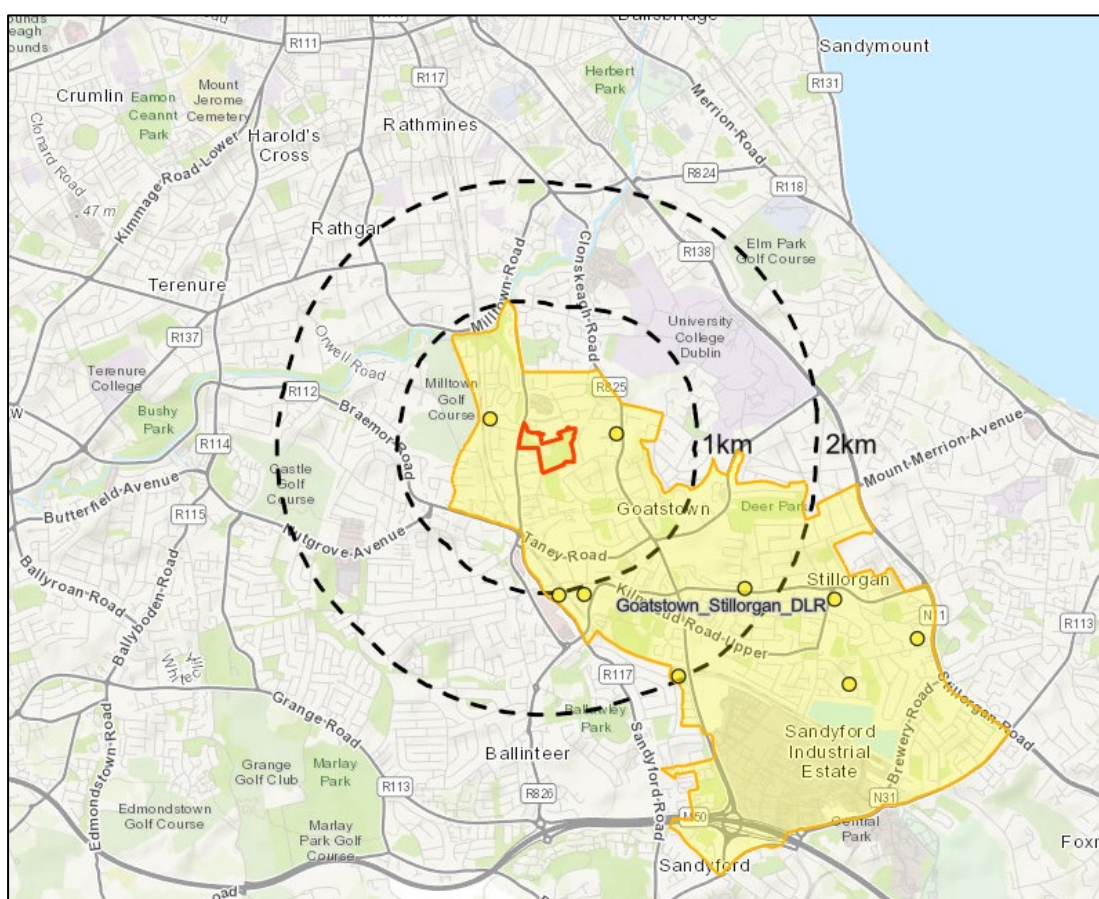


Figure 3.3: Location of primary schools within Goatstown Stillorgan DLR SPA. Location of subject development indicated by red boundary. Source: DES/TPA, 2024.

<sup>4</sup> Department of Education and Skills – This data is provisional and was published in February 2024. The source for this data is the National School Annual Census for 2023/2024, which is returned via the Post-Primary Online Database (P-POD). Data is anchored on the census date of 30th September 2023. Note that only schools aided by the Department of Education and Skills are included in this list.

### 3.2 Post-Primary Schools

The 4 no. post-primary schools identified within the Goatstown Stillorgan DLR SPA held a combined provisional enrolment of 2,524 no. students during the 2023/2024 school year, as per Department of Education and Skills (DES) records. Of this cohort, there were 3 no. all-girls schools, and 1 no. all-boys school. The post-primary school located nearest to the subject site (Our Lady’s Grove Secondary School) reported 291 no. female students in 2023/2024.

Table 3.2: Recorded Enrolments for Post-Primary Schools			
No.	Roll No.	School Name	2021/22 Enrolment <sup>5</sup>
1	60361V	St Raphaela's Secondary School (Girls)	628
2	60261R	St Benildus College (Boys)	903
3	60140F	Mount Anville Secondary School (Girls)	702
4	60891E	Our Lady’s Grove Secondary School (Girls)	291
<b>Total</b>			<b>2,524</b>

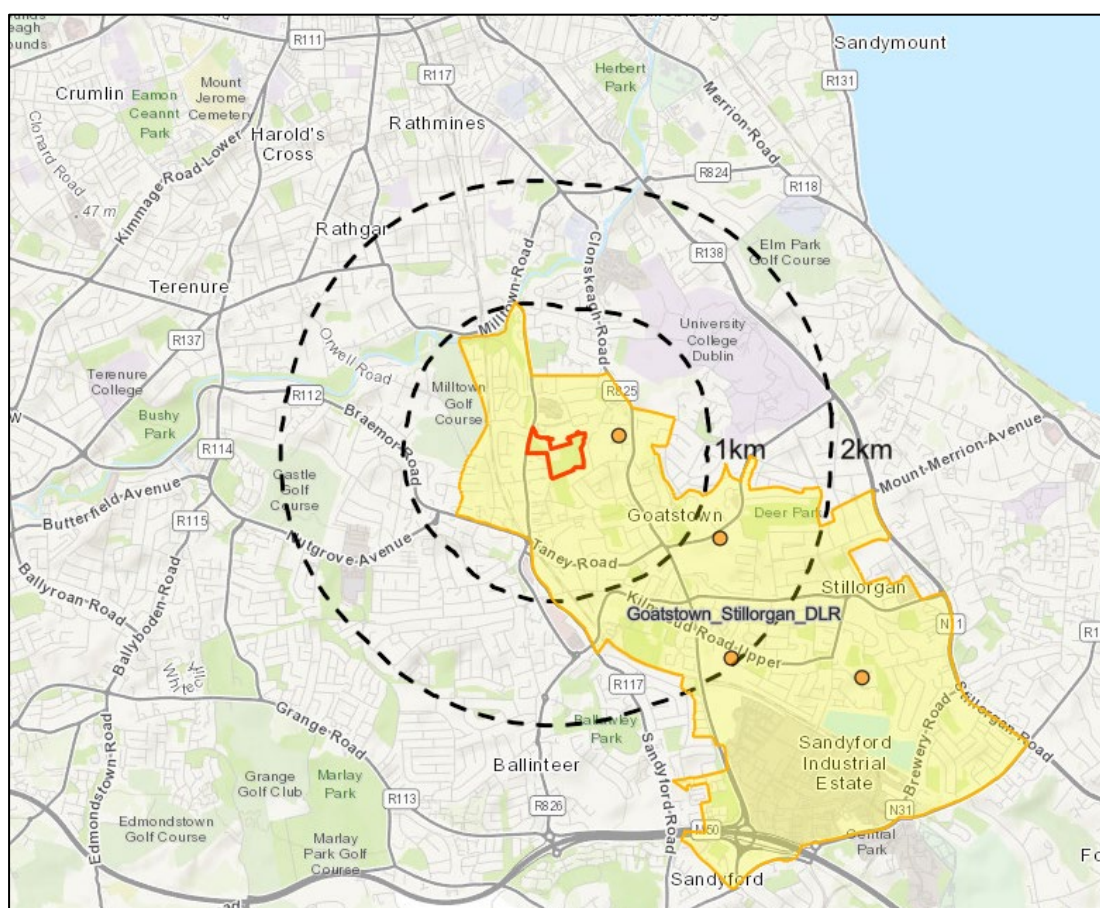


Figure 3.4: Location of post-primary schools within Goatstown Stillorgan DLR SPA. Location of subject development indicated by red star. Source: DES/TPA, 2024.

<sup>5</sup> Department of Education and Skills – This data is provisional and was published in February 2024. The source for this data is the National School Annual Census for 2023/2024, which is returned via the Post-Primary Online Database (P-POD). Data is anchored on the census date of 30th September 2023. Note that only schools aided by the Department of Education and Skills are included in this list.



### 3.3 Special Education Schools

We note that there are no special education schools located within the SPA. However, St. Peter's Special School is located within 2km of the subject site, in Rathgar. This school had a recorded enrollment of 60 students during the 2023/2024 academic year.

No.	Roll No.	School Name	2023/2024 Enrolment
1	18904U	St. Peter's Special School (Dublin 6)	60
<b>Total</b>			<b>60</b>

#### 4.0 HISTORIC ENROLMENT STATISTICS

Historic enrolment trends for the Goatstown Stillorgan DLR School Planning Area show general decrease at the primary school level for the historic 5-year interval (4.2% decrease), with an overall decrease in enrolments of 144 no. students from 2019/2020-2023/2024. Eight of the nine primary schools in the SPA reported a decline in enrolments for this period, including Our Lady’s National School located within c. 250m of the proposed development site, which saw a 19.7% decrease in enrolments.

<b>Table 4.1: Historic Change in Enrolment (Primary) in Recent 5-year Period</b>				
<b>Goatstown Stillorgan DLR SPA</b>		<b>Enrolment Year</b>		<b>Historic Change</b>
<b>Roll No.</b>	<b>School Name</b>	<b>19/20</b>	<b>23/24</b>	<b>5-year trend</b>
19922E	Our Lady’s National School	254	204	-19.7%
19374W	Our Lady’s Grove Primary School	439	431	-1.8%
19904C	Holy Cross National School	301	279	-7.9%
15284B	Taney National School	434	390	-10.1%
19319O	St. Olaf’s National School	509	574	11.3%
17979A	SN Cnoc Ainbhil	474	456	-3.8%
16893I	SN Naomh Lorcan	447	414	-8.0%
17470I	St. Raphaela’s National School	444	412	-7.2%
16794G	St. Brigid’s National School	101	99	-2.0%
<b>Total</b>		<b>3,403</b>	<b>3,259</b>	<b>-4.2%</b>

With respect to post-primary schools in the area, enrolment rates have broadly increased in the recent 5-year period (6.1% growth), as shown in Table 4.2, with all but 1 no. school recorded as having increased enrolments from 2019/2020-2023/2024. The secondary school closest to the subject site, Our Lady’s Grove Secondary School, is the only facility which demonstrated a decline in enrolments (c. 4.3% decrease) in the past 5 years.

<b>Table 4.2: Historic Change in Enrolment (Post-Primary) in Recent 5-year Period</b>				
<b>Goatstown Stillorgan DLR SPA</b>		<b>Enrolment Year</b>		<b>Historic Change</b>
<b>Roll No.</b>	<b>School Name</b>	<b>19/20</b>	<b>23/24</b>	<b>5-year trend</b>
60361V	St Raphaela's Secondary School	569	628	10.4%
60261R	St Benildus College	807	903	11.9%
60140F	Mount Anville Secondary School	698	702	0.6%
60891E	Our Lady’s Grove Secondary School	304	291	-4.3%
<b>Total</b>		<b>2,378</b>	<b>2,524</b>	<b>6.1%</b>

## 4.1 Future Growth Projections

The Department of Education and Skills (DES) reported in November 2021<sup>6</sup> that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2033, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020 (see Figure 4.1 overleaf).

At a primary school level, the latest statistical release<sup>7</sup> by the DES in this respect states:

*“While the results are presented for all six scenarios the Department believes that **the M1F2 scenario is the most likely outcome**. This assumes slightly higher than current rates of migration, and fertility to remain at 1.6. A return to higher fertility, the F1 assumption, is now thought to be highly unlikely while the low migration assumption, M3 (zero net migration) is presented for completeness only.*

*... Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”*

*[DES Enrolment Projections – Our emphasis.]*

It is anticipated that post-primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024 (see Figure 4.2 overleaf). The DES report<sup>8</sup> 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.***

*Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario.”*

*[DES Enrolment Projections – Our emphasis.]*

<sup>6</sup> Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040

<sup>7</sup> Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040 p.6

<sup>8</sup> Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040 p.11



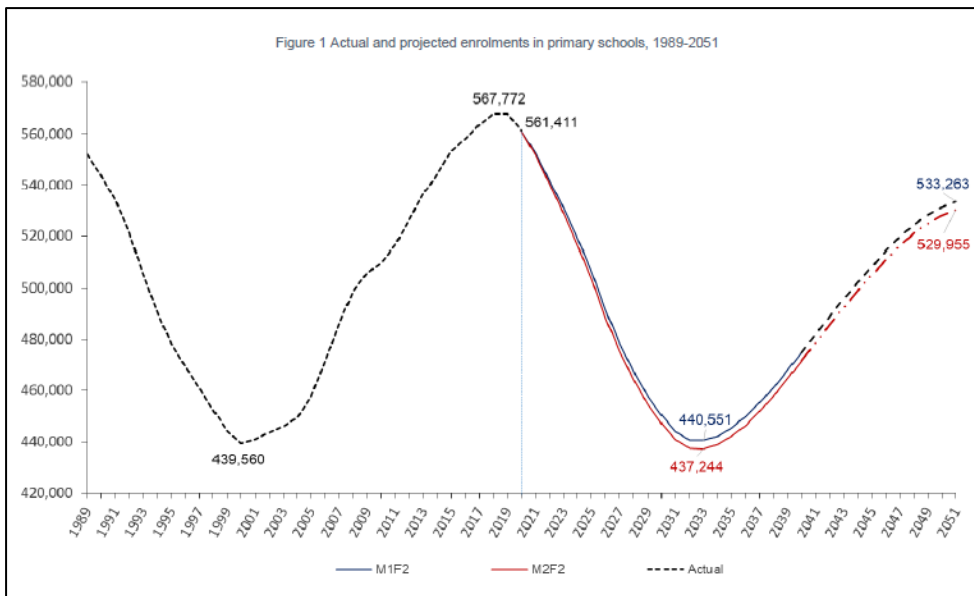


Figure 4.1: Actual and projected enrolments in primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2021.

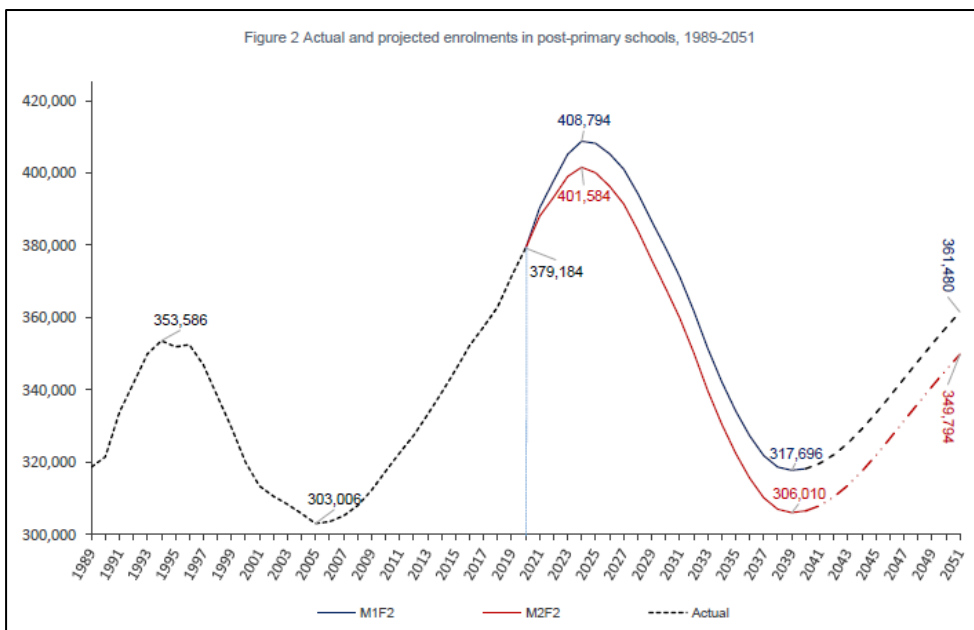


Figure 4.2: Actual and projected enrolments in post-primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2021.

### 4.1.1 Potential Impact on Local Schools

If the regional population projection from the ‘M1F2’ scenario<sup>9</sup> for primary schools is applied to the current enrolment figures within the study area a decrease of c. 11.9%<sup>10</sup> could be expected at the primary level by the 2023/2024 enrolment year, resulting in an estimated reduction of 388 no. students across the 9 no. existing schools. At the post-primary level, a decrease of c. 2.7%<sup>11</sup> could be expected by 2026/27, equivalent to 68 no. students across the 4 no. schools, as shown in Table 4.4. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the national population projections included in the DES report<sup>12</sup> and do not represent localized values.

	M1F2	M2F2
2020	561,411	561,411
2021	552,491	551,668
2022	542,192	540,662
2023	530,683	528,562
2024	519,526	516,932
2025	506,325	503,377
2026	492,180	488,994
2027	478,548	475,243
2028	467,373	464,065
2029	457,970	454,662
2030	450,345	447,037
2031	444,224	440,917
2032	440,781	437,473
2033	440,551	437,244
2034	442,368	439,061
2035	445,545	442,237
2036	449,881	446,574
2037	455,193	451,885
2038	461,280	457,972
2039	467,922	464,614
2040	474,888	471,581

**Figure 4.3: Projected enrolments in primary schools (M1F2, M2F2), 2021-2040. (Source: Department of Education, as annotated by Tom Phillips + Associates, 2024.)**

<sup>9</sup> The CSO’s Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department now anticipates that M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031. This is a change from the previous reporting, which utilised the M2F2 scenario (2019) and M2F1 scenario (2018).

<sup>10</sup> Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DES, November 2021) p.8*

<sup>11</sup> Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DES, November 2021) p.15*

<sup>12</sup> Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2020-2036 (DES, November 2021)*



	M1F2	M2F2
2020	379,184	379,184
2021	390,317	388,037
2022	397,837	393,286
2023	405,156	398,973
2024	408,794	401,584
2025	408,208	400,035
2026	405,297	396,324
2027	401,003	391,404
2028	394,329	384,104
2029	386,621	375,881
2030	379,192	368,051
2031	371,287	359,858
2032	361,856	350,246
2033	351,438	339,753
2034	342,109	330,423
2035	334,043	322,357
2036	327,240	315,554
2037	321,817	310,131
2038	318,625	306,939
2039	317,696	306,010
2040	318,169	306,484

Figure 4.4: Projected enrolments in post-primary schools (M1F2, M2F2), 2021-2040. (Source: Department of Education, as annotated by Tom Phillips + Associates, 2024.)

Goatstown Stillorgan DLR SPA	Enrolment Year		Future Trends (5-year)	
	2023/24	2028/29 <sup>13</sup>	% Change	Est. Change
Primary Schools (9 no. schools)	3,259	2,871	-11.9%	388
Post-Primary Schools (4 no. schools)	2,524	2,456	-2.7%	68

<sup>13</sup> Figure estimated using the projected decrease of c. 11.9% at primary level and decrease of c. 2.7% at post-primary level from 2023/2024 to 2028/2029 as per M1F2 scenario. See Footnote No. 10 above for reference.



## 5.0 PLANNED SCHOOL PROVISION

### 5.1 New Schools to be Established from 2019 to 2022

The Department of Education and Skills (DES) announced in April 2018 that more than 40 no. new primary and post-primary schools are to be established throughout the country by 2022<sup>14</sup>. We note that 1 no. new primary school (16 classrooms) and 1 no. new post-primary school (800 pupils) were identified for development within the Goatstown Stillorgan DLR School Planning Area at this time, however, the requirement for new schools will be subject to on-going review. Patronage for both these schools was awarded to Educate Together in 2019.<sup>15</sup>

The new primary school previously identified for the Goatstown Stillorgan DLR SPA Area (i.e., Goatstown Stillorgan ETNS), opened in September 2019 and the new post-primary school (i.e., Goatstown Stillorgan DLR ETSS) in September 2020, both in interim accommodation within the old Notre Dame site in Churchtown. As noted above the former Irish Glass Bottle Site at Goatstown Road has been chosen for the permanent location of these schools, in close walking distance to the subject site. A Planning Application has recently been submitted for the permanent primary and post primary schools at the former Irish Glass Bottle Site.

Ref.	Roll No.	School Name & Address	Status
103	20523U	Goatstown Stillorgan DLR Primary - Goatstown Stillorgan ETNS	Pre Stage 1
130	68366C	Goatstown Stillorgan ETSS	Pre Stage 1

### 5.2 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The current *Dún Laoghaire-Rathdown Development Plan 2022-2028* (the Development Plan) was adopted on 28<sup>th</sup> September 2024. The Development Plan states the following with regard to future schools' provision:

#### **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."*

<sup>14</sup> Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

<sup>15</sup> Sources: [https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/assessment-report-goatstown\\_stillorgan.pdf/](https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/assessment-report-goatstown_stillorgan.pdf/) and <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Post-Primary-Schools/2020/patronage-assessment-report-goatstown-stillorgan-2020.pdf/>

<sup>16</sup> Source: *Current status of large-scale projects being delivered under the school building programme* list published April 2024. (<https://www.gov.ie/pdf/?file=https://assets.gov.ie/236734/ba92fba1-2d82-4781-b226-fc4f640f0276.pdf#page=null>)

The Development Plan further states that in addition to new school development, the Council will support the appropriate development and/or redevelopment of existing schools within the County that will enhance existing facilities - including sports facilities - on site, subject to the requirements of the Department of Education.

Figure 5.1 below, as extracted from the Development Plan, indicates the location of future school sites, as identified by the County Council. A new school is earmarked for the Goatstown area.

Area	Map Number
Goatstown	1
Dún Laoghaire	3
Ballyogan	6 & 9
Blackrock	6
Sandyford	6
Kiltiernan	9
Woodbrook	14
Old Conna	14

Figure 5.1: Location of future school sites, as identified in the Dún Laoghaire-Rathdown Development Plan 2022-2028.

### 5.3 Dundrum Local Area Plan 2023

The *Dundrum Local Area Plan 2023* (the LAP) was adopted on 21<sup>st</sup> November 2023. The subject site is located within the boundary of the LAP.

We highlight that the Dundrum LAP boundary does not match that of the Goatstown Stillorgan DLR School Planning Area boundary.

Section 3.2.2.3 of the *Dundrum Local Area Plan 2023* outlines the following in relation to future school requirements for the LAP:

*“As part of the preparation of this LAP the Planning Authority have consulted with the Department of Education who have indicated that if full build out of the plan lands were to occur a new 24 classroom primary school would be required. In terms of post primary the Department envisage that any future school on the nearby Irish Glass Bottle sites could accommodate such needs.*

*Within the DLAP lands a number of sites could accommodate a primary school – the remainder of the former Notre Dame school site which currently temporarily accommodates the Goatstown Educate Together is considered an appropriate option having regard to the SNI land use zoning objective which pertains to the site.” [Our Emphasis.]*

Objective P1 in the LAP refers to the former Notre Dame site, the current temporary location for Goatstown Stillorgan Educate Together National School, which is to be retained for educational use:

**Objective P1 – School Provision**

*“It is an Objective to:*

- *Retain and/or provide for education use on lands within the former Notre Dame school site.*
- *To promote the use of urban typologies in the design of any education facilities on the site.*
- *Encourage linkages from any education facility into the green space at Finsbury Park.”*

The LAP outlines that all anticipated post-primary school provision could be accommodated at the Irish Glass Bottle Site. While additional primary school classrooms may be required, the former Notre Dame site will be retained for educational use and, as outlined in Section 5.3.1 below, it is also planned to provide a primary school at the Irish Glass Bottle site as part of a school campus development.

**5.3.1 Goatstown School Campus**

The location of the new school in Goatstown is indicated on the Development Plan ‘Land Use Zoning Map’ as shown in Figure 5.2 below, at the former Irish Glass Bottle Site.

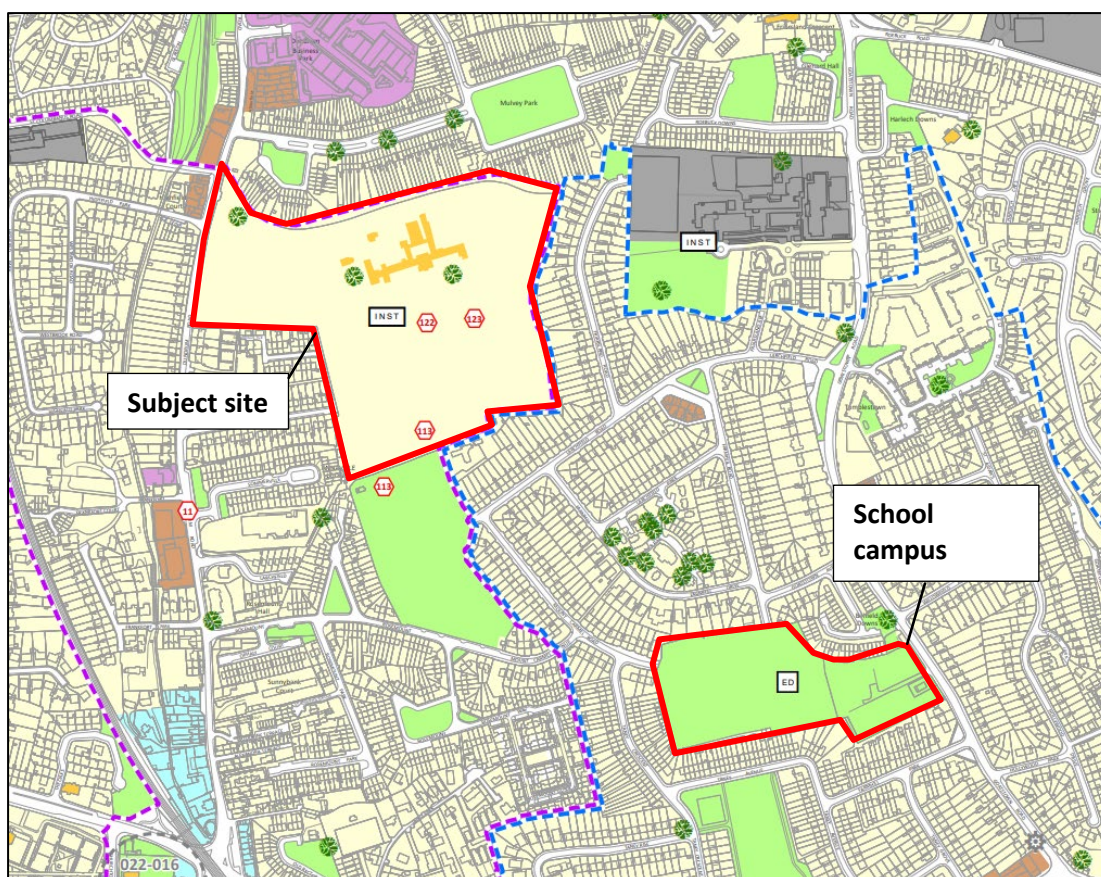


Figure 5.2: Extract from 'Land Use Zoning Map 1' of the *Dún Laoghaire-Rathdown Development Plan 2022-2028*, with the location of the former CMH lands and the location of the proposed educational campus highlighted. (Source: *Dún Laoghaire-Rathdown Development Plan 2022-2028*, as annotated by Tom Phillips + Associates, 2024.)

Permission was granted in March 2023 (Reg. Ref. D22A/0506) for a temporary post-primary school at the Irish Glass Bottle site. As of August 2024, Goatstown Stillorgan Educate Together Secondary School have moved into this temporary school accommodation and will operate from the site beginning in the 2024/2025 academic year.

A Planning Application (Reg. Ref. D24A/0619/WEB) for the permanent school campus was lodged with Dún Laoghaire-Rathdown County Council on 12<sup>th</sup> August 2024. The proposed school campus comprises a 16-classroom primary school and 1,000 pupil post-primary school. Both schools will have a general purpose hall and rooftop play space. The post-primary school will also include a PE hall. The wider school campus will include a large green space, school garden, outdoor play areas, central courtyard, 6 no. ballcourts, and outdoor gym area.

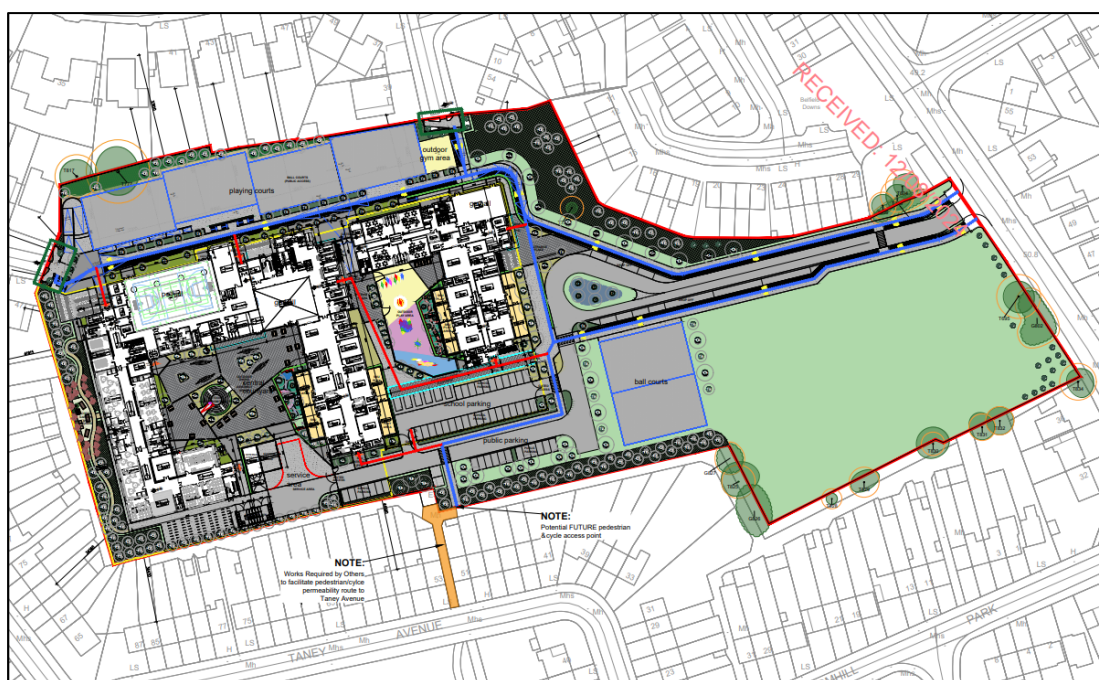


Figure 5.3: Extract from Dwg. No. P19-073K-RAU-10-00-DR-A-21000 'Site Masterplan' prepared by Reddy Architecture + Urbanism for Application Reg. Ref. D24A/0619/WEB, showing the proposed school masterplan for the former Irish Glass Bottle Site.

An update from the Department of Education<sup>17</sup> confirms that Goatstown Stillorgan Educate Together National School and Goatstown Stillorgan Educate Together Secondary School will be the future occupiers of this school campus.

<sup>17</sup>

<https://static1.squarespace.com/static/5f33b19df12f10066dfd4706/t/6283b0ee6886c929a9e74197/1652797678773/Department+of+Education+Update+on+Permanent+and+Interim+Accommodation.pdf>



## Connectivity

The provision of strong pedestrian and cycle connectivity through these sites was highlighted as a guiding principle within the *Dundrum Community, Cultural, and Civic Action Plan (2020)*.



**Figure 5.4: Vision for 'Windy Arbour-Clonskeagh', including the subject site and the Irish Glass Bottle Site (new school site), which shows the proposed pedestrian and cycle connections, as extracted from the *Dundrum Community, Cultural, and Civic Action Plan (2020)*.**

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)* also promotes the improvement of connectivity between new developments and schools:

### Section 4.4(1)(b)

*"New developments should connect to the wider urban street and transport networks and improve connections between communities, to public transport, local services and local amenities such as shops, parks and schools, where possible."*

As part of the school campus masterplan, a new access route is proposed at Mount Carmel Road. As the subject application provides for new pedestrian and cycle connection through the boundary to Rosemount Green to the south, the subject site and the new school site will be c. 450 m distance, a c. 5-minute walking distance.

The proposed development is therefore considered to accord with the *Dundrum Community, Cultural, and Civic Action Plan (2020)* and *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)* in this regard.

## 6.0 CONCLUSION

There are 9 no. existing primary schools and 4 no. post-primary schools currently operating in the Goatstown School Planning Area which encompasses the subject site. These facilities cater to a student population of c. 3,259 primary school students and c. 2,524 post-primary students, with the enrolments for the 9 no. primary schools decreasing by 4.2% in the last 5 academic years and the enrolment for the 4 no. post-primary schools increasing by 6.1% during the same period. With respect to future enrolments, we note that a c. 11.9% decrease in enrolments at the primary school level and a c. 2.7% decrease in enrolments at the post-primary school level is anticipated nationally from 2023/2024 to 2028/2029, with respect to the most recent projections published by the Department of Education and Skills (DES).<sup>18</sup>

The need for additional educational facilities within the county is established in the *Dun Laoghaire-Rathdown Development Plan 2022-2028* and the *Dundrum Local Area Plan 2024*, and a site located off Goatstown Road has been identified for the future provision of permanent primary and post primary schools. (The LAP provides that part of the former Notre Dame site will also be retained for a future school.)

We note that patronage for a primary and post primary school was awarded to Educate Together in 2019 and both facilities have opened in interim accommodation within the wider area as of September 2020. Permission was granted in March 2023 for a temporary post-primary school at the Goatstown Road site. A Planning Application was lodged in August 2024 for a permanent school campus including a 16 no. classroom primary school and 1,000 pupil post-primary school at the former Irish Bottle Site on Goatstown Road which will accommodate the temporary primary and post primary schools.

The subject application provides for the removal of the existing boundary wall between the site and Rosemount Green and the proposed active travel route will be brought to the southern site boundary. DLRCC will facilitate the extension of the active travel route to Larchfield Road/Mount Carmel Road as part of overall improvements to the interface between the subject site and Rosemount Green, which is consistent with the. *Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024*.

As the completion of the Goatstown Stillorgan ETNS and ETSS facilities will increase the availability of places for future students in the short- to medium-term by providing 16 no. new primary classrooms and 1,000 no. new post-primary school places within the school planning area. It is considered that the future demand generated by the proposed development (i.e., c. 468 no. school places - including 257 no. primary and 211 no. post-primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area.

Whilst there is are no special education needs schools within the subject School Planning Area, we note that Goatstown Stillorgan ETNS is proposed to provide 2 no. Special Educational Needs Units (SENUs) and Goatstown Stillorgan ETSS is proposed to provide 4 no. SENUs.

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<sup>18</sup> Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DoES, November 2021)*

## APPENDIX A: DESCRIPTION OF DEVELOPMENT AT CENTRAL MENTAL HOSPITAL, DUNDRUM, DUBLIN 14

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The proposed development comprises:

In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.

The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (618sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;
- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:

- 926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;
- 6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.
- 2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.

The development will also consist of 4,380 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);
- 1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;



- 3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (288 sq m) located at ground floor level at Block 02;
- A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;
- A management suite (123 sq m) located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access of Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.