



School Demand Assessment

**Proposed Strategic Housing Development on
Lands at Clongriffin, Dublin 13**

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1.0 Introduction

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, have prepared this School Demand Assessment Report, on behalf of the applicant, Gerard Gannon Properties, to accompany a planning application for a proposed Strategic Housing Development on lands at Clongriffin, Dublin 13.

The proposed development forms part of a wider masterplan for Clongriffin which consists of a mixed-use development comprising 1,950 no. residential units, with ancillary residential communal facilities and c.22,727.5 sqm. of commercial development which includes 3 no. childcare facilities, 30 no. retail units, 7 no. cafés/restaurants, 1 no. 8-screen cinema, 1 no. community centre, 1 no. mens' shed and 1 no. gym. The masterplan lands are divided into three separate planning applications, in accordance with the legislative provisions of the SHD process, such that two of which are SHD applications whilst the third application is being lodged to Dublin City Council.

This report is being submitted in support of the justification for the aforementioned planning applications and to provide a detailed assessment of the existing school provision within the subject area.

This report will provide an overview and details on the current existing school provision in Clongriffin and surrounding area, as well as the future capacity and demand arising from the proposed development. This assessment was carried out for the school period of 2018-2019. An overview of the pertaining planning policy and guidance is also provided.

The following planning policy and guidance documents have been reviewed for the preparation of this report:

- *Development Plans – Guidelines for Planning Authorities*, Appendix F – Provision for Schools and School Planning Guidelines (2007)
- *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities*, Department of Education and Science, and the Department of the Environment, Heritage and Local Government (July 2008)
- *Technical Guidance Document TCG-025 – Identification and Suitability Assessment of Sites for Primary Schools*, Department of Education and Skills (January 2012)
- *Technical Guidance Document TCG-027 – Identification and Suitability Assessment of Sites for Post Primary Schools*, Department of Education and Skills (January 2012)
- Clongriffin-Belmayne Local Area Plan 2012-2018 (extended until 2022)
- Dublin City Development Plan 2016-2022

It is worth mentioning that in addition to the aforementioned guidance documents, the assessment of current and future school demand for the area also includes the analysis of CSO data and of the schools located within Dublin 5, Dublin 13, and Dublin 17 area codes.

2.0 Planning Policy

2.1 The Provisions of Schools and the Planning System, A Code of Practice for Planning Authorities

This Code of Practice is part of a wider package of initiatives designed to facilitate the provisions of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development.

The following core objectives aim to provide an effective integration of the schools in relation to the planning system:

1. *Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
2. *The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and,*
3. *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.*

It is important to note that the document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it “*may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.*” Therefore, this report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

2.2 Dublin City Development Plan 2016-2022

Under the current Dublin City Development Plan, the subject lands are designated as a Strategic Development and Regeneration Area (SDRA), with a Key District Centre (KDC) designation also pertaining to the lands in closest proximity to the rail station. As per the SDRA 1 – Clongriffin-Belmayne (North Fringe) map, most of the eastern and central portion of the subject site is zoned for residential use (Fig. 2).

In relation to school and educational facilities, it is stated within the Development Plan that the planning authority will assist and liaise with the Department of Education and Skills (DES) in regard to schools provision, particularly in assessing future demands and identifying suitable sites and phasing arrangements. Any potential for shared facilities between schools and/or with public open spaces and community facilities is to be discussed with the DES as well. It is important to note that “*an efficient use of scarce urban land, responds positively to the streetscape and contributes to the identity of a neighbourhood*” is encouraged.



Fig. 1 – Dublin City Development Plan Zoning Map (SDRA1 and KDC1 designations indicated)

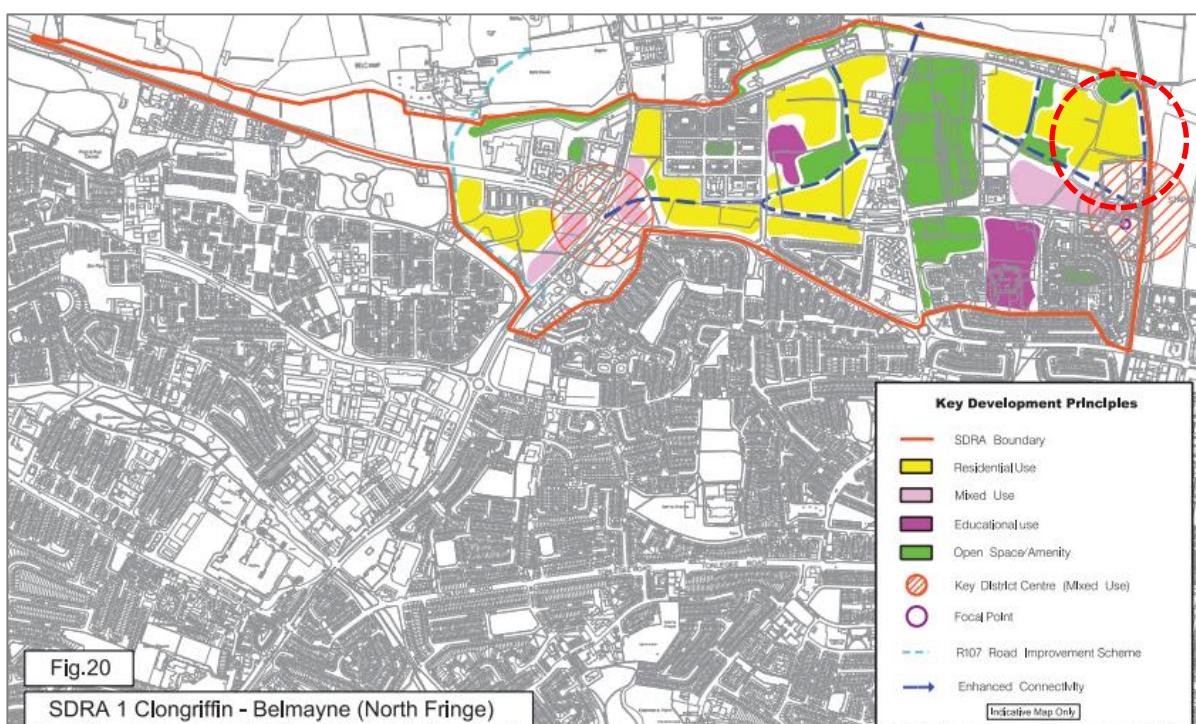


Fig. 2 – North Fringe Key Development Principles (site location circled in red)

2.3 Clongriffin-Belmayne Local Area Plan 2012-2018 (extended until 2022)

The Clongriffin-Belmayne Local Area Plan has identified the need for two permanent school sites to serve the existing and future population of the area. In assessing the future location for these schools, several considerations were taken into account, such as the proximity of the lands to the 'community hub', the adjoining road network, access to proposed green routes, its central location to a growing community, etc, and as stated in the LAP, a location close to these assets "*is optimal and remains an*

ideal site for educational use". This is in keeping with the supporting elements for an ideal location for educational use as stated within the LAP, in that the LAP supports:

"the concept of clustering of social infrastructure allowing accessibility and sustainability measures to be met. This concept lends itself to sharing of facilities. The need to provide accessible and open resources for the community can be achieved through shared facilities. A sports hall within a school would be an example of a space that can be shared for the community after hours."

As such, when considering the future allocation and delivery of new schools, the planning authority will have regard to:

- i. Existing educational facilities within immediate and wider proximity to the LAP area (note the Community Audit in Chapter 5).
- ii. Existing capacity of schools in the locality.
- iii. Future expansions plans and capacity to expand and/or consolidate new facilities on existing school sites in the locality.
- iv. Population trends in the established communities and expected future populations (school going age cohorts in particular) generated from developing areas in both the Dublin City Council and Fingal County Council local areas.
- v. The planned provision of new schools by the Department of Education, and reservation of sites for future educational uses, in both the Dublin City Council and Fingal County Council area within close proximity to the LAP area.

The LAP schools location map (Fig. 3) identifies one area which pertains to the lands subject to this application as a suitable location for a new educational facility. This is inconsistent with the designations contained within the Dublin City Development Plan mentioned above which identify that area as suitable for residential use, as illustrated in Fig. 2.

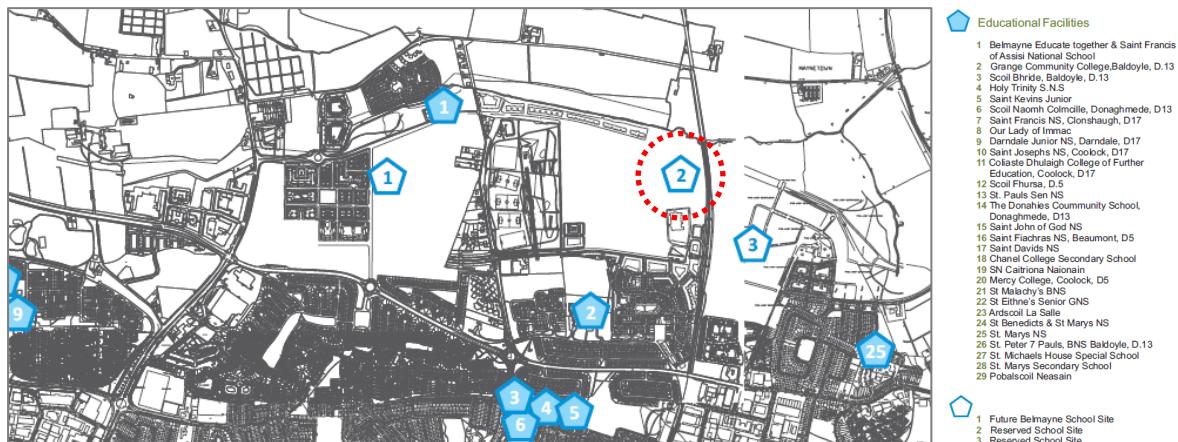


Fig. 3 – Clongriffin-Belgrave Local Area Plan (Block 8 reserved school site circled in red)

Downey Planning note that under provisions stipulated in the Planning and Development Act 2000 (as amended) (PDA 2000), when a Local Area Plan objective directly contravenes that of a Development Plan, the Development Plan must take precedence. Section 18(4)(b) states: "A local area plan may remain in force in accordance with paragraph (a) notwithstanding the variation of a development plan or the making of a new development plan affecting the area to which the local area plan relates except

that, where any provision of a local area plan conflicts with the provisions of the development plan as varied or the new development plan, the provision of the local area plan shall cease to have any effect". Considering that the Dublin City Development Plan was adopted in 2016 and that the Clongriffin-Belmayne LAP was prepared and adopted in 2012, it is submitted that the Development Plan supersedes the LAP, and therefore regard must be had to the designations identified within the Dublin City Development Plan 2016-2022.

3.0 Existing and Future Demands

3.1 Existing Primary and Post-Primary School Population

Based on CSO data for 2016, there was a total primary school-attending population of 717 children which represents 13.4% of the total population for Grange B. This figure, when compared to the 7.8% of the primary school-attending population of Dublin City, represents a significant proportion of the population. The 13.4% can be regarded as a considerable increase from the 478 children (8.9%) shown in the Census for 2011.

It is submitted that the primary school-attending population of 717 children living within the Grange B ED in 2016 amounts to an average of 89 children for each school year. Furthermore, there were 413 children in the pre-school age band in 2016, which represents an average of 82 children per each pre-school year. As such, the local demand for primary school places would decrease by an average of 7 spaces per year, assuming that an average of 89 children will leave the primary school system each year, while 82 children would enter the system.

As it currently stands, it can be considered that the demand for primary school spaces within the area significantly falls behind the actual provision when comparing the figures of the 717 children of primary school-attending age with the enrolment of 5,590 and capacity of 120. This could be due to a significant number of children traveling from other areas.

Meanwhile, the data differs for the post-primary school-attending population. In 2016, there was a total of 285 children, amounting to 5.3% of the total population for Grange B—showing a growth by 80 children from 2011. In the Dublin City area, 4.4% of the population were of post-primary school age in 2016. Therefore, there is a relatively average proportion of post-primary school-attending age children living in the area. Current trends show that the number of post-primary school age children will continue to grow in the short term.

The post-primary school-attending population of 285 children living within the Grange B ED in 2016 amounts to an average of 47 children for each school year. As previously stated, there were 717 children in the primary school age band in 2016, which represents an average of 89 children per each pre-school year. Therefore, it can be argued that the local demand for post-primary school places would increase by an average of 42 spaces per year, assuming that an average of 47 children will leave the primary school system each year, while 89 children would enter the system. This is in keeping with the Department of Education and Skills projections and current trends.

Based on the data and calculations shown above, it is considered that the existing demand for post-primary school spaces within the area exceeds the actual provision when comparing the figures of the

285 children of post-primary school-attending age with the pertaining enrolment of 2,567 and capacity of 455.

CSO Population and Families Data

It is worth noting that the **average number of children per family** remained at **1.38** in both 2011 and 2016 for the State, meanwhile Dublin showed an average of 1.17 for the 2016 Census. This figure varies slightly for the Electoral Division pertaining to the subject site (Grange B) with an average of 1.13 in 2011 and 1.27 in 2016.

Population in School-attending Ages, Grange B		
	Primary School (4-11)	Post-primary School (12-16)
Census 2016	717 children	285 children
Census 2011	478 children	205 children

Table 1 – Comparison of population change (data taken from the CSO Census Results).

Families by Size, Grange B				
	2 persons	3 persons	4 persons	5 persons
Census 2016	602	419	300	99
Census 2011	613	353	240	76

Table 2 – Comparison of number of families by size (data taken from the CSO Census Results).

Families Units with Children, Grange B			
	1 child	2 children	3 children
Census 2016	483	391	123
Census 2011	460	291	103

Table 3 – Comparison of family units with children (data taken from the CSO Census Results).

3.2 Existing Primary and Post-Primary Schools

Within the Clongriffin-Belmayne area, there are 23 no. existing primary schools and 7 no. post-primary schools, as listed in Table 2 and Table 3 of the Community and Social Infrastructure Audit submitted as part of this application (shown below as Table 4 and Table 5 respectively). In addition, 2 no. new schools have been granted for the Clongriffin-Belmayne area, as announced by the Department of Education and Skills in April 2018.

Primary Schools in Dublin 13 & Dublin 17 (source: schooldays.ie)

Name	Address	Enrolment	Available Capacity
St. Paul's Junior National School	Ayrfield, Malahide Rd, Dublin 13 (01 8470479)	Boys: 137 Girls: 97	Unknown
St. Paul's Senior National School	Ayrfield, Malahide Rd, Dublin 13 (01 8472810)	Boys: 117 Girls: 119	None
Belmayne Educate Together National School	Balgriffin Park, Belmayne, Dublin 13 (01 8296980)	Boys: 226 Girls: 223	None
Scoil Naisiunta Muireagus Josef	Bayside Sutton, Dublin 13 (01 8393682)	Boys: 228 Girls: 202	None
Saint Francis of Assisi Primary School	Belmayne, Balgriffin, Dublin 13 (087 7723622)	Boys: 210 Girls: 241	4
Saint Michael's House Special National School	College St., Baldoyle, Dublin 13 (01 8323043)	Boys: 27 Girls: 27	None
St Mary's National School	Grange Rd, Baldoyle, Dublin 13 (Amalgamated September 2013)	Boys: 0 Girls: 198	Unknown
Holy Trinity Senior National School	Grange Rd, Donaghmede, Dublin 13 (01 8474695)	Boys: 187 Girls: 179	30
Scoil Bhride Junior National School	Grange Rd, Donaghmede, Dublin 13 (01 8470014)	Boys: 218 Girls: 199	60
Saint Kevin's Junior National School	Newbrook Ave, Donaghmede, Dublin 13 (01 8475969)	Boys: 122 Girls: 90	None
Scoil Naomh Colmcille	Newbrook Rd, Donaghmede, Dublin 13 (01 8477300)	Boys: 81 Girls: 68	Unknown
Baldoyle Boys National School	Scoil Naisiunta Baile Duill Br Clochaise Baile Dubhghaill Ath Cliath 13 (Amalgamated September 2013)	Boys: 191 Girls: 0	Unknown
Mhuire Josef Junior School	Verbena Estate Dublin 13 (01 8326524)	Boys: 236 Girls: 196	Unknown
San Nicolas Myra	Kinsealy, Dublin 17 (01 8464033)	Boys: 87 Girls: 63	None
St. Joseph's National School	Macroom Rd, Bonnybrook, Dublin 17 (01 8475616)	Boys: 187 Girls: 157	Unknown
Malahide/Portmarnock Educate Together School	Malahide Rd, Kinsealy, Dublin (01 8455956)	Boys: 15 Girls: 21	Junior Infants: Full
Darndale National School	Our Lady Immac Sen Ns, Darndale, Dublin 17 (01 8470749)	Boys: 110 Girls: 90	None
Saint Francis Senior National School	Priorswood, Dublin 17 (01 8470656)	Boys: 91 Girls: 81	26
Saint Francis Junior National School	Priorswood, Dublin 17 (01 8470804)	Boys: 94 Girls: 102	Unknown
Darndale National School Junior	Belcamp Grove, Artane – Whitehall, Dublin 17 (01 8476643)	Boys: 98 Girls: 110	Unknown
Darndale National School	Belcamp Grove, Artane – Whitehall, Dublin 17 (01 8470749)	Boys: 98 Girls: 95	Unknown
Scoil Eoin National School	Greendale Rd, Kilbarrack, Dublin 5 (01 8323281)	Boys: 76 Girls: 65	Unknown
St. Benedict's and St. Mary's National School	Grange Park, Raheny, Dublin 5	Boys: 62 Girls: 69	Unknown

Table 4 – Available Primary Schools Capacity.

Secondary Schools in Dublin 13 & Dublin 17 (source: schooldays.ie)			
Name	Address	Enrolment	Available Capacity
Pobalscoil Neasain	Baldoyle, Dublin 13 (01 8063092)	Boys: 465 Girls: 222	None
St. Mary's Secondary School	Baldoyle, Dublin 13 (01 8325591)	Boys: 0 Girls: 312	15
Gaelcholaiste Reachrainn	Bothar Mhainistir Na Grainsi, Domhnach Mide, Baile Atha Cliath 13 (01 8770935)	Boys: 169 Girls: 212	Unknown
Grange Community College	Grange Rd, Donaghmede, Dublin 13 (01 8471422)	Boys: 138 Girls: 63	80
The Donahies Community School	Streamville Rd, Dublin 13 (01 8473522)	Boys+Girls: 540	360 (Built for 900 students)
Colaiste Dhulaigh	Barryscourt Rd, Coolock, Dublin 17 (01 8481337)	Boys: 147 Girls: 92	Unknown
Ardscoll La Salle	Raheny Rd, Raheny, Dublin 5 (01 8480055)	Boys: 123 Girls: 84	Unknown

Table 5 – Available Post-primary Schools Capacity.

The total enrolment for primary schools in the 23 no. existing schools is 5,590 pupils, and the current available capacity for these schools is **120 no. spaces**.

The total enrolment for post-primary schools in the 7 no. existing schools is 2,567 pupils, and the current available capacity for these schools is **455 no. spaces**.

As presented in the Community and Social Infrastructure Audit, and stated above, the available capacity within the catchment area of the proposed development is as follows:

- A total of *120 no. available spaces for Primary Schools*.
- A total of *455 no. spaces available spaces for Post-primary Schools*.

In addition to this, the 2 no. schools which are currently under construction for the Clongriffin/Belmayne area, located to the east of Belmayne Avenue, Belmayne, Balgriffin, Dublin 17 and granted under Reg. Ref. 3601/15, will provide with the following:

- *St. Francis of Assisi Primary School: 2-storey 16-classroom Primary School*
- *Belmayne Educate Together National School: 2 storey 16-classroom Primary School*

As such, it is envisaged that each school will provide for *480 no. spaces (16 classrooms x 30 students)*, resulting in a total additional provision of **960 no. spaces** for the area. Therefore, the available capacity will see a significant increase in numbers upon completion of these schools. Currently, the available capacity within the schools which were researched as part of the Community and Social Infrastructure Audit is **575 no. spaces** in total (not accounting for the additional *960 no. spaces* mentioned above), when adding the projected graduating population (*582 no. spaces*, Table 6 below) this figure increases to **1,157 no. available spaces** for the following enrolment year.

Educational Facilities Provision

	National Schools	Post-primary Schools	Total
Current Enrolment (Total spaces)	5,590	2,567	8,157
Available Capacity (Total spaces)	120	455	575
Unknown Capacity (No. of Schools)	11	3	14
Graduating Population per Year (average students moving to a higher level of education)	698	428	582

Table 6 – Primary and Post-primary Schools Comparison.

It is worth noting that due to the amount of schools for which available capacity was not obtained, Downey Planning has estimated an approximate capacity for schools with ‘Unknown’ capacity based on data obtained at the time of the assessment. These calculations can be found below and relate to both Primary and Post-primary schools.

With regard to primary schools, it is submitted that there are a total of 23 no. existing schools, of which 11 no. have ‘Unknown’ capacity, for a total available capacity of 120 no. spaces:

$$120 \text{ no. spaces} / 23 \text{ no. schools} = \mathbf{5.2 \text{ no. average available spaces}}$$

Therefore,

$$5.2 \text{ avg spaces} \times 11 \text{ no. ‘Unknown’ capacity schools} = \mathbf{57 \text{ no. approx available spaces}}$$

In relation to the existing post-primary schools, there are a total of 7 no. schools, however The Donahies Community School has been taken out of the calculations due to its significant capacity (as an average would not be fair when compared to the other schools). As such, out of the 6 no. existing schools there are 3 no. which have ‘Unknown’ capacity, and a total of 95 no. available spaces (after removing the data from The Donahies Community School), which provides:

$$95 \text{ no. spaces} / 6 \text{ no. schools} = \mathbf{15.8 \text{ no. average available spaces}}$$

Therefore,

$$15.8 \text{ avg spaces} \times 3 \text{ no. ‘Unknown’ capacity schools} = \mathbf{48 \text{ no. approx available spaces}}$$

In light of the above, it can be argued that the approximate available capacity of the existing primary schools in the area comprises **c.177 no. spaces**, and that the approximate available capacity of the existing post-primary schools in the area is **c.503 no. spaces**. Thus providing a total **680 no. spaces** and increasing the available capacity from 1,157 no. available spaces to **1,262 no. available spaces**.

For further details and additional information, please refer to the Community and Social Infrastructure Audit prepared by Downey Planning and submitted as part of this application.

3.3 Future Primary and Post-Primary School Demand

The *Preliminary Enrolment Results* published by the Department of Education and Skills data in December 2018, provide the current figures for enrolment throughout the country. The results show that enrolments rose by 9,799 across all primary and post-primary schools in September 2018 to a total of 922,458. Furthermore, the report states that small schools remain a distinctive feature of the primary education system in Ireland, with 708 schools having 60 or fewer pupils enrolled for the 2018/2019 school year.

The number of primary school entrants seems to have been reduced by the children enrolling in the second year of the Early Childhood Care and Education scheme which accepts children between the ages of 3 to 5 years and 6 months. In relation to post-primary levels, there has been a considerable increase in retention levels, with a retention rate to Leaving Certificate of all students of just over 91.2%

The *Projections of Full-Time Enrolment for Primary and Second Level (2018-2036)* provides several scenarios for the estimated future figures based on the study of present trends. The chosen scenario for the forecast was that related to M2F1, which encompasses a medium migration assumption and fertility rates remaining at current level.

It is important to note that projection figures may differ from the actual outcome, as can be seen in the projections released by the Department of Education and Skills in previous years when compared to actual figures. However, these assist in forecasting demand and have been taken into consideration for the purpose of this school demand assessment report.

Primary enrolments are set to rise by an additional 4,360 children by 2018 (reaching a peak of over 567,800 pupils) before beginning to reduce, a trend reflected in previous years (mid-1980s) where enrolments rose to a peak of 567,000 before beginning to reduce. Post-primary enrolments are also projected to rise by over 6,087 pupils by 2019 and continue to rise until 2024 (expected to be in excess of 402,176 pupils) before a decline in numbers can happen.

Any variation in the short term for primary enrolments is due to differences in migration assumptions, since fertility would have no impact in the short term. The post-primary projections are a direct continuous product of the primary enrolment estimates and it is considered more difficult to differentiate the flows out of the system by destination, as these flows also include dropouts, transfers to private schools and second-chance education. It is also important to note that post-primary students will travel slightly greater distances to attend secondary school compared to primary school, and thus migration would also affect the figures for future demand.

3.4 Proposed Development Demand

As stated above, there were 413 children in the pre-school age band in 2016, which provides for an average of 82 children entering the primary school system for each school year. In calculating the demand likely to be generated by the proposed development, the future demand for primary schools formula used by the Department of Education and Skills ($11.3\% \times \text{no. units} \times \text{avg household size}$) was applied.

The total number of units is 1,950 and the average household size in Ireland is **2.75** as per Census 2016 results. Therefore, the aforementioned formula applies as follows:

$$11.3\% \times 1,950 \times 2.75 = \mathbf{606 \text{ spaces for primary schools}}$$

Based on the calculation above, the proposed development of 1,950 no. residential units will generate a demand for an additional 606 no. primary school spaces. Thus increasing the total children entering the system to 1,019 children, or an average of 203 children each school year.

In 2016, there were 3,501 children in the primary school age band. This equates to an average of 437 children entering the post-primary school system each school year. As per the future demand for post-primary schools formula used by the Department of Education and Skills ($8.5\% \times \text{no. units} \times \text{avg household size}$), the following results were reached:

$$8.5\% \times 1,950 \times 2.75 = \mathbf{456 \text{ spaces for post-primary schools}}$$

Therefore, the proposed development of 1,950 no. residential units will generate a demand for an additional 458 no. post-primary school spaces. Thus increasing the total children entering the post-primary school system to 3,957 children, or an average of 494 children.

It is worth to note that there are significant levels of spare capacity in the immediate vicinity of the site in regard to educational facilities, and also that post-primary students will travel slightly greater distances to attend secondary school compared to primary school. Furthermore, the average number of children per family for the ED pertaining to the subject lands (Grange B) is below the State average at 1.27 (a marginal difference of -0.11) for 2016. Therefore, it can be argued that the actual demand arising from the proposed development would be lower.

The total available capacity, as stated in Section 3.2 of this report, is of 575 no. spaces in total and when adding the overall projected graduating population (582 no. spaces) this figure increases to **1,157 no. available spaces** (1,262 no. available spaces including the approximate capacity for schools with ‘Unknown’ capacity, as indicated in Section 3.2 of this report) for the following enrolment year. The proposed development, as per the above results, would need a total of **1,062 no. spaces**, which is within the available capacity. Therefore, it is considered that there is more than sufficient capacity within the area to cater for the proposed development.

4.0 New Schools Provision

The *Provisions of Schools and the Planning System* guidance document, emphasises that planning authorities ought to ensure that schools are “*fit for purpose in terms of their location, access to services and the provision of space for recreational and sports activities which can help to support an effective learning and development environment for children*”, in line with the DES requirements.

As such, new schools should be situated in a manner that provides ease of access from surrounding areas and which encourages sustainable modes of transport (i.e. public transport, walking, cycling). Furthermore, as stated in the Sustainable Communities and Neighbourhoods section of the Dublin City Development Plan 2016-2022, it is the policy of Dublin City Council:

SN11: “To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills’ Joint Code of Practice (2008).”

In April 2018, the Department of Education and Skills announced the creation of 42 new schools over the next 4 years (between 2019 to 2022), 26 of these new schools are at primary level and the remainder 16 new schools are at post-primary level. It is worth to mention that the patronage process for the 4 post-primary schools to be awarded in 2019 has recently been completed with Educate Together being the successful Patron.

Donaghmede_Howth_D13/Belmayne/Clongriffin	1,000 pupils	2019
GalwayCity & Oranmore (Regional Solution)	1,000 pupils	2019
Laytown & Drogheda (Regional Solution)	600 pupils	2019
Wicklow	600 pupils	2019

Fig. 4 – Patronage locations.

4.1 Proposed Location for Future School

As identified in Section 2.3 of this report, there is a zoning conflict between the Dublin City Development Plan 2017-2023 and the Clongriffin-Belmayne Local Area Plan 2012-2018 (extended until 2022) in relation to the designated use pertaining to Block 8 of the proposed development subject to this application. As such, the objectives for the school site in the Clongriffin-Belmayne LAP are inconsistent with the designations contained within the Dublin City Development Plan.

It is suggested in the LAP that the location of Block 8 is suitable for a school site. This suggestion comes from the Inspector’s Report for the parent application (PL29N. 131058) and created a condition as part of the granted planning permission under Condition 29, which states:

“Condition 29: A portion of omitted blocks numbers 08 and 26 shall be reserved for future use as a primary school until such time as it may be determined in writing by the planning authority that there is no need for such a facility.”

Reason: To comply with the provision of the North Fringe Action Area Plan in the interest of proper planning and development.”

Thus, the condition became a specific reservation within the LAP. It is worth to note that Block 8 is situated along the rail line to the northeast portion of the subject lands, and that Block 26 mentioned in the condition above has since received planning permission for a residential apartment development (granted under Reg. Ref. 2648/17). Downey Planning are of the considered opinion that the nature of this permission suggests the site is no longer deemed suitable for a future educational facility and the same would apply to Block 8.

The subject lands are zoned as a Strategic Development and Regeneration Area (SDRA) under the pertaining Development Plan, with a Key District Centre (KDC) to the southeast of the site. Furthermore, the Development Plan designates the area for the proposed Block 8 for *Residential Use* and identifies the lands to the north of the Grange Community College for *Educational Use*.

The lands to the north of the Grange Community College are in the ownership of the Department of Education and Skills and are appropriately sited close to the existing school, the playing fields, the leisure centre and Fr. Collin's Park. The same are located centrally to the wider community adjacent to excellent transport links and would create an educational hub at this central location south of Main Street, thus resulting in the concentration of services within the same area and reducing the impact of traffic. The use of Block 8 for a school, in an area which is isolated to the north east bounded by the railway line, would be unsuitable as it is removed from the services/amenities required for educational developments.

An indicative sketch proposal has been prepared for the site located to the north of the Grange Community College by CCK Architects and Urban Designers (Fig. 5 below) which confirms that the lands represent an ideal location for a school development and are of an appropriate size to accommodate same. This will provide an additional 480 no. spaces as the sketch indicates, 16 no. classrooms accommodating 30 no. pupils could be achieved on the lands.

The optimal location for a school within Clongriffin is not the Block 8 site but rather the lands to the immediate south of Main Street which adjoin the existing Grange Community School. Furthermore, the lands at Block 8 are appropriately zoned for residential development under the Development Plan and thus are more conducive for same.

Downey Planning are of the professional opinion that the Development Plan designation for the site south of Main Street is more consistent with the objectives of the Local Area Plan considering these lands are already in the ownership of the Department of Education and Skills. The area provides further multipurpose community facilities, access to playing fields, open space, and it is within reach of other facilities and public transport, thus proving to be a more suitable location for a school.

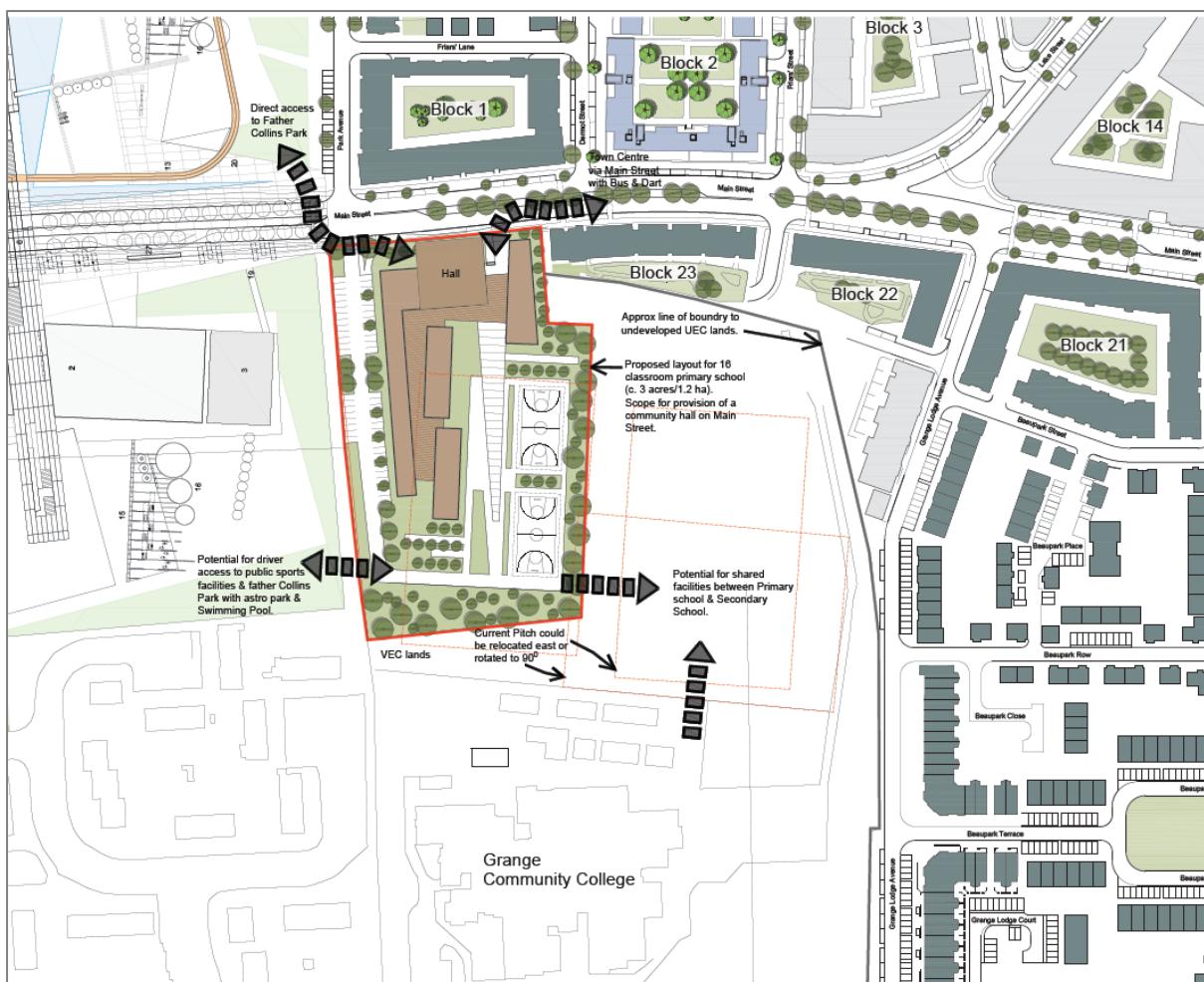


Fig. 5 – CCK Architects' Indicative Sketch Proposal for City Development Plan School Designation Site

Furthermore, it is important to note that access to the site would be facilitated by our client who currently owns the lands adjoining Main Street to the north of the suggested site and is willing to provide accessibility to the lands owned by the Department of Education and Skills should the need arise. As such, the possibility for a future new school on the lands north of the Grange Community College would benefit from direct access through Main Street, a safe drop-off area on Main Street and the proximity and accessibility to public transport and DART line which is within walking distance of the suggested site. It is also worth mentioning that the aforementioned site to the north of the existing school offers the opportunity of shared facilities for the schools and it is located within close proximity to existing high quality green infrastructure and social/community facilities for the benefit of the school-attending population. As well as this, Trinity Sports Club adjoins the Department of Education and Skills' lands and as such provides additional facilities for the enjoyment of students.

It must be noted that Downey Planning on behalf of the Applicant engaged with the Department of Education and Skills to discuss the educational requirements and intentions for Clongriffin during the pre-application consultation stage of this project. However, it was stated that the Department would not be in a position to meet private developers and accordingly a meeting could not be facilitated. At this juncture, it is important to highlight the Departments site acquisitions and site developments in the area in recent months. The Department are currently constructing schools within the local area and to our knowledge are pursuing expansion plans for existing schools. The applicant has not been contacted regarding the acquisition of a potential school site (i.e. Block 8) and noting the existing

capacity in existing schools, the recent acquisition of new school sites to provide additional schools, the school sites currently under construction in the area and indeed the existing zoned lands to the north of Grange Community College which could provide an additional school, it is submitted that the current proposal seeking planning permission for residential development is justified in this instance.

5.0 Conclusion

Downey Planning have prepared this School Demand Assessment Report on behalf of Gerard Gannon Properties, to accompany a planning application for a proposed Strategic Housing Development on lands at Clongriffin, Dublin 13. This report identifies the current capacity of the existing schools within the vicinity of the subject site and the demand for school spaces likely to be generated by the proposal, which forms part of a wider masterplan and consists of a mixed-use development comprising 1,950 no. residential units, with ancillary residential communal facilities and c.22,727.5 sqm. of commercial development which includes 3 no. childcare facilities, 30 no. retail units, 7 no. cafés/restaurants, 1 no. 8-screen cinema, 1 no. community centre, 1 no. mens' shed and 1 no. gym.

A review of the local area has identified the existing schools within the vicinity of the site and it shows a considerable amount of existing educational facilities with 23 no. primary schools and 7 no. post-primary schools. The available capacity for primary schools comprises 120 no. spaces, whereas there are 455 no. available spaces for post-primary schools, thus resulting in 575 no. available spaces in total. However, it is important to note that there will be an additional 960 no. spaces for the 2019 enrolment period with the completion of the 2 no. primary schools in the Belmayne area, and as such the figure for available capacity increases to 1,157 no. spaces (1,262 no. available spaces including the approximate capacity for schools with 'Unknown' capacity). Therefore, it is considered that there is adequate capacity in the area to cater for the proposed development.

The calculations based on the Department of Education and Skills school demand formula, resulted in the proposal generating a demand of 606 no. primary school spaces and 456 no. post-primary school spaces.

It is submitted that the quantum of available spaces in the area comprises 1,157 no. spaces. Based on the results shown above, the proposed development would need 1,062 no. spaces, which is well within the available capacity. Furthermore, the suggested optimal location for a new school would see an addition of at least 480 no. spaces, within the strategic location north of the Grange Community College. As such, the available capacity would be approximately 1,637 no. spaces. Downey Planning are of the considered opinion that there is more than sufficient capacity to cater for the proposed development and the surrounding area.

In relation to the location for a future school site, Downey Planning have highlighted some inconsistencies that exist between the Clongriffin-Belmayne LAP and the current Dublin City Development Plan. As stated within Section 4.1 of this report, the optimal location for a school within Clongriffin is not the suggested Block 8 site pertaining to the proposed development but rather the lands to the immediate south of Main Street which adjoin the existing Grange Community School. The lands at Block 8 are appropriately zoned for residential development under the Development Plan and thus are more conducive for same, it is considered that the Development Plan designation for the site south of Main Street is more consistent with the objectives of the Local Area Plan considering these lands are already in the ownership of the Department of Education and Skills. Furthermore, the area

provides further multipurpose community facilities, access to playing fields, open space, and it is within reach of other facilities and public transport, thus proving to be a more suitable location for an educational facility.

The Department are currently constructing schools within the local area and to our knowledge are pursuing expansion plans for existing schools. The applicant has not been contacted regarding the acquisition of a potential school site (i.e. Block 8) and noting the existing capacity in existing schools, the recent acquisition of new school sites to provide additional schools, the school sites currently under construction in the area and indeed the existing zoned lands to the north of Grange Community College which could provide an additional school, it is submitted that the current proposal seeking planning permission for residential development is justified in this instance.