

School Provision Report

In respect of

**Proposed Development at Former CIE Lands, 2-4
Carnlough Road, Cabra, Dublin 7**

Prepared for

Seven Cabra Limited

Prepared by

John Spain Associates

October 2019



39 Fitzwilliam Place, Dublin 2
Telephone: (01) 662 5803
E-mail info@johnspainassociates.com

1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Seven Cabra Limited, John Spain Associates have been instructed to prepare a School Demand and Concentration report in response to a detailed request in the Board's Opinion. The pre-application consultation opinion from An Bord Pleanála states pursuant to Article 285(5)(b) that the following specific information should be submitted with any application for permission stating:

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

- 1.2 The subject site comprises of approximately 3.89 hectares of brownfield lands. The site is bound to the north by the rear gardens of existing residential dwellings along Faussagh Avenue, to the south by Cabra Road, to the east by the Heuston / Connolly Railway line, and the west by the rear gardens of existing residential dwellings along Carnlough Road.
- 1.3 The site is a brownfield site and has the benefit of an extant planning permission, SHD Ref. ABP 300492. This application seeks to enhance of the principles set out in the previous permission by increasing the number of units and improving the quality of the residential development ad amenity spaces.
- 1.4 The site is located in close proximity to a number of public transport routes and is well served by the existing road network. The site is located off the Cabra Road which directly links to the Navan Road south west of the subject site. Cabra Road is designated as a Quality Bus Corridor (QBC) which provides for a high quality Dublin Bus transport route to the City Centre. The subject site is also located within 500m of the proposed Bus Rapid Transport (BRT) route which runs along the Old Cabra Road. This rapid bus route will link Blanchardstown to UCD through the City Centre.
- 1.5 The Cabra station for the recently opened Luas Cross City is situated approximately 600m east of the subject site. The Luas line links the subject site to the City Centre and the Luas network.
- 1.6 The site is also located adjacent to a potential railway station on the Phoenix Park Rail line.
- 1.7 The subject site is located within an established residential area which is characterised by a mix of unit types and sizes. The area is well served by existing services and facilities including retail units, shops, a public library, schools and sporting facilities.

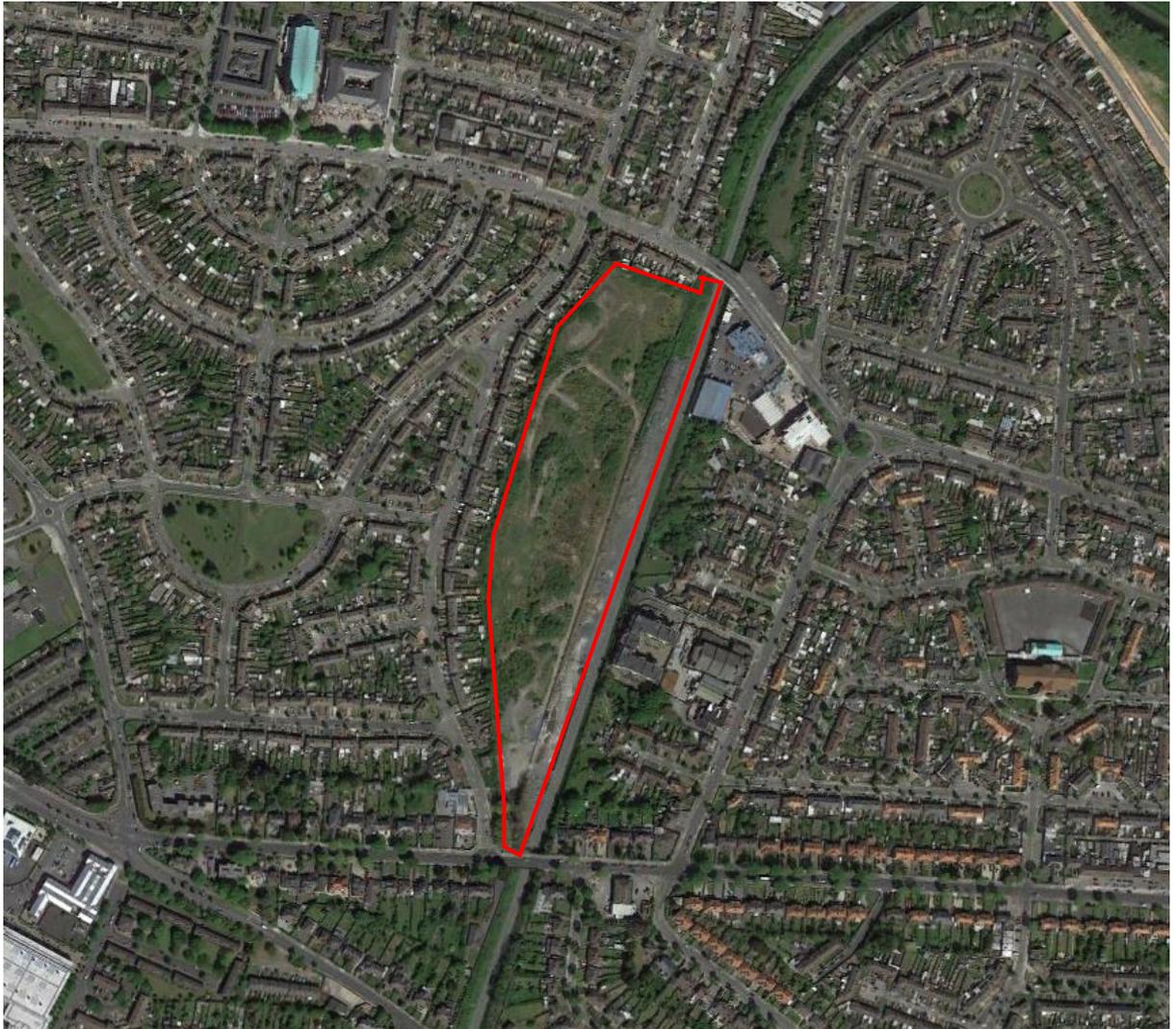


Figure 1: Location of the subject site outlined in red.

2.0 SCHOOL PROVISION ANALYSIS

- 2.1 *“The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008)”* published by the Department of Education and Science and the Department of the Environment, Heritage and Local Government, sets out best practice approaches that should be followed by planning authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.
- 2.2 In respect of identifying requirements for primary schools in the future, the *“Code of Practice”* outlines that the Department of Education and Science will assume that an average of 12% of the population is of primary school-going age.
- 2.3 In respect of secondary schools’ provision, the *“Code of Practice”* identifies that the procedure for establishing demand for new second-level schools may in some cases 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.

-
- 2.4 Planning Authorities are required to anticipate the demand for new schools' infrastructure using this methodology.
- 2.5 The "*Identification and Suitability Assessment of Sites for Primary and Post Primary Schools*" Guidance has been prepared to assist in the identification and the assessment for suitability of new sites for Primary Schools. The guidance is intended for use in conjunction with relevant design guidelines and technical guidance documents produced by the Department of Education and Skills and other appropriate stakeholders.
- 2.6 Whilst the technical guidance document provides helpful information on the physical suitability requirements of school sites, it does not provide assistance with determining when a school site may be required. This guidance is set out within the '*Provision of Schools and the Planning System*' code of practice document produced by the Department of Education and Science¹.
- 2.7 The Regional Spatial and Economic Strategy sets out population projections for Dublin as a whole. Based on the 2016 CSO statistics, the population of Dublin was 1,347,500, with a target projected increase to 1,489,000-1,517,500 by 2026. The CSO statistics from the 2016 census states that Dublin City had a population of 554,554. Taking account the 9.5% projected increase in population as stated in the RSES, the target population for Dublin City is expected to be 607,236 by 2026. As per the Department of Education and Science "Code of Practise" 12% of the population is assumed to be school going age, therefore a total of 72,868 are estimated to be in full time education in the Dublin City area by 2026.
- 2.8 The study area which takes account of approximately a 2km radius from the subject site comprises of a number of electoral divisions including, Arran Quay A, B, C, D, E, Innis Quay B, C, Cabra East A, B, C, Cabra West A, B, D and Ashtown A and B. The total population in these ED areas amount to 56,828 with a total of 6,271 of school going age, equating to c. 11.15% which is largely in line with the estimated 12% set out by the Department of Education and Science. Taking account of the 9.5% projected increase, the total population of the case study area will be 61,628 by 2026 with a total of 6,866 of school going age.
- 2.9 A review of the existing schools in the case study area has been carried out. The existing school capacity is based on the information provided on education.ie website. As indicated below, there are currently 18 no primary schools and 6 no. secondary schools located within a 2km radius of the proposed development. The total number of primary school pupils enrolled in the schools currently amounts to 3,900 with the total number of secondary school pupils amounting to 2,330 providing for a combined total of 6,230 of school going age.
- 2.10 There is currently no information available on the capacity of the schools identified, however assuming a 10% margin for capacity, the number of available spaces is likely to be 6,853 currently by completion year of 2021.

¹ Now the Department of Education and Skills



Figure 2.1 – Site Location with Primary Schools

Table 2.1 – Existing primary schools within the Area

Primary Schools within 2km of Proposed Development		
School	Enrolment 19/20	Type
S N Eoin Bosco NAI BUAC	215	Mixed
S N Eoin Bosco NAI BUACH	442	Mixed
Mary, Help of Christians G.N.S	423	Girls
St. Catherine's Infant School	146	Mixed
Dominican Convent Girls Senior School	216	Girls
Fionnbarra Noafa B.N.S	150	Boys
Broombridge Educate Together National School	74	Mixed
North Dublin Muslim NS Project	289	Mixed
Gaelscoil Bharra	211	Mixed
Christ the King I G	60	Girls
Christ the King Senior School	95	Girls
Christ the King B N S	116	Boys
St. Peters National School	461	Mixed
St. Gabriels N S	118	Mixed
Stanhope St Convent	347	Mixed
Scoil Na Mbrathar Senior School	164	Mixed

Presentation Primary School	137	Mixed
St. Mary's Primary School	240	Mixed
Total	3,900	



Table 2.2 – Existing secondary schools within the Area

Secondary Schools within 2km of Proposed Development		
School	Enrolment 19/20	Type
St. Dominics College	829	Girls
St. Declan's College	636	Boys
Cabra Community College	169	Mixed
Colaiste Mhuire	289	Mixed
St. Joseph's Secondary School	181	Girls
St. Pauls C.B.S	226	Boys
Total Overall	2,330	

2.11 It should be noted that the catchment area set out is relatively small with a only 2km radius of the site being represented. It is likely that a number of pupils will travel outside the catchment area to attend school. In this regard assuming approximately 10-15% of the projected population for the area travel outside the catchment, a total between 686 and 1,030 pupils will not need to be accounted for within the school capacity based on the 2026 population projections. This would therefore decrease the demand in the area

from 6,866 to 5,836-6,000 by 2026 which can be accommodated within the existing school provision in the area.

- 2.12 In addition, the proposed development at Carnlough Road provides for a total of 485 no. units comprising of 33 no. studios, 137 no. 1 bed, 271 no. 2 bed and 43 no. 3 bed units. Assuming only the 2 and 3 bed units will accommodate families, and assuming only 50% of these units will be occupied by families, a total number of 157 no. units within the proposed development could potentially generate the requirement for school services in the area. Based on the CSO census data for 2016, the average household size is 2.75 with the average number of children per family being 1.38. The total number of children generated within the scheme is therefore 216 assuming 50% of the 2 and 3 bed units only.
- 2.13 The proposed development provides for a creche facility within the site which can accommodate 70-117 no. childcare spaces. According to the CSO 2016 statistics for the case study area a total of 5.2% of the population are of creche going age and 11.2% of school going age. Taking the projected population for the development and taking account of the existing percentage of school going age and creche going age in the case study area, a total of 69 no. children within the creche age group and 146 no. children within the school going age group would be generated by the proposed development.
- 2.14 The proposed development can therefore accommodate the number of children requiring creche spaces within the development at completion year of 2021.
- 2.15 Having regard to the projected generated school population within the area (6,866) minus the number of pupils that are likely to attend school outside the catchment 10-15% (6,866 less 686 to 1,030 = 5,836 to 6,180) plus the additional pupils generated by the proposed development (146 plus 5,836 to 6,180 = 5,982 – 6,326) it is considered that the existing number of enrolment spaces within the catchment area (6,230) plus a 10% margin (projected increase in capacity by completion year 2021) (6,230 plus 10% = 6,853) can facilitate the projected population increase and the proposed development.
- 2.16 Therefore, the case study area can support the increase in population projected for the area surrounding the proposed development and subsequently generated by the proposed development and is therefore sufficiently served by school provision at completion year of 2021.

3.0 SUMMARY AND CONCLUSION

- 3.1 The pre-application consultation opinion from An Bord Pleanála states pursuant to Article 285(5)(b) that the following specific information should be submitted with any application for permission.
- 3.2 An analysis of the school demand and capacity in the area has been undertaken as part of this application and the review of existing primary and secondary school facilities within area has found that there is a significant number of primary and secondary schools in the area to cater for the projected future population increase in the area, and the proposed demand generated from the proposed development.
- 3.3 There is no definitive figure of how many additional school places in the 2 kilometre catchment of the subject site are currently available. However, the large number of facilities located nearby, and the analysis of enrolment figures between recent

academic terms suggest that there is a capacity to accommodate the expected number of school going children arising from the development.

- 3.4 Having regard to the above it is respectfully submitted that there is sufficient capacity in existing schools in the area to facilitate the proposed development.