

Strategic Housing Development Planning Application

Schools Demand and Childcare Facilities Assessment
Alterations to Shoreline GA01 Lands Baldoyle, Dublin 13

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June 2021

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1 INTRODUCTION

The purpose of this Report is to assess the provision and need for schools places and childcare facilities in the area close to the proposed development at Baldoyle Stapolin Dublin 13. It has been prepared in support of a Strategic Housing Development application to An Bord Pleanála on behalf of The Shoreline Partnership. The subject application site (hereafter called 'the site') is located at Baldoyle, Dublin 13.

This Report has been prepared in response to the requirement of planning policy including *the Provision of Schools and the Planning System; the Childcare Facilities Guidelines (2001); the Baldoyle-Stapolin LAP; Fingal County Development Plan 2017-2023; Sustainable Residential Development in Urban Areas (2009); and, The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)*.

This Report should be read in conjunction with the other documentation (reports and drawings) accompanying this planning application.

1.1 Background

Childcare

The provision of childcare facilities is an important factor for economic and social wellbeing. *The National Anti-Poverty Strategy 2007-2016* states that the provision of childcare is essential to enable parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for both them and their children. Quality childcare can also make a significant contribution to child development in the early years of a child's life.

The Fingal County Childcare Committee supports a childcare infrastructure of 364 early childhood facilities that collectively employ in excess of 3,000 staff.

The requirement to assess the need for childcare facilities is set out in the *Fingal County Development Plan 2017-2023* and the *Childcare Facilities Guidelines (2001)*.

The following objectives relate to the provision of childcare facilities in County Fingal:

Objective PM74	<i>Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.</i>
Objective PM75	<i>Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the Childcare (Pre-School) Services) (No. 2) Regulations 2006.</i>
Objective PM76	<i>Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority.</i>

These requirements are a reflection of wider planning policy included within the *Childcare Guidelines for Planning Authorities, 2001* and the *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (December 2020)*.

Schools

This Report has been prepared in response to the requirements of Fingal County Council who will consider future school developments having regard to specific requirements of the Department of Education and Skills and guidance set out within *'The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, 2008'*. New schools shall be developed in areas where new/additional schools are required as identified by the Department and/or within existing school/ education sites.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant in this regard. Section 4.4 of the Guidelines state: *"that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand."*

1.2 Methodology

This Report is primarily a desktop based study, using freely available data and information services to assess the proposed development and its future population, in the context of nearby existing and proposed schools / childcare facilities.

The unit numbers and mix used in this report, reflect the future composition of the development's population. This information was used to indicate potential future school place and childcare demand arising from this proposed development, and in tandem with the composition of nearby developments, to reflect future demand in the area.

Information in relation to the existing childcare providers was obtained from TUSLA's register of early years published in December 2020.

Enrolment data was obtained from the most up to date Department of Education and Skills statistics available at the time.¹ Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.^{2 3}

Population data was obtained from the Central Statistics Office (CSO, 2016) and used to create a demographic profile of the immediate area.

1.3 Summary

The proposed development comprises approximately 882 no. units. The following table outlines the unit mix:

Size	Apartments	Houses	Total mix
Studios	38		38
1 bed units	209		209
2 Bed Units	439	7	446

¹ <https://www.education.ie/en/statistics/>

² <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/appendix-a-list-of-new-schools-2019-2022.pdf>

³ <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

3 Bed Units	61	96	157
4 bed units		32	32
Total	747	135	882
Excluding 1 bed units and studios	500	135	635

Table 1.1: Overview of unit mix and numbers in proposed scheme.

Childcare

Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

However the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)* state that:

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

The proposed scheme contains c.28% studios and one bed units which, as per the above, should be discounted in the calculation of the requirement for childcare provision, resulting in 635 no. 2, 3 and 4-beds as the basis for the calculation in the provision of childcare places. The application of 20 places for every 75 no. units would result in a requirement of 169 No. childcare places.

In addition to existing permitted (FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) under construction units (99 no. houses) this generates 734 no. residential units with a requirement for a corresponding 196 no. childcare spaces.

However, as set out further below (Section 2) Census 2016 confirms the average number of children per family nationally (CSO Census 2016) to be 1.38.

On this basis, the child population of the proposed development (including the permitted 99 no. units previously referenced) would equate to no. of applicable units (734) by average no. of children per family (1.38) giving an anticipated child population of c. 1,013. With an area specific percentage breakdown of population in 0-4 age group (see Section 2) of 9.55%, this indicates an upper limit of pre-school childcare potential requirement of c. 97 no. childcare places.

It is submitted that this assessment takes into account the upper limit of the potential requirement for childcare facilities, noting that not all families will avail of crèche facilities.

The provision of a crèche of 539sqm plus 123sqm outdoor space (equating to approx. 135 no. child spaces), in combination with existing, planned, and recently permitted childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

Schools

The proposed development comprises a large proportion of studio and one-bed units (c.28%) as a result it is considered the 2, 3 and 4-bed units will generate the demand for schools and childcare places. Using the same methodology as set out above and within *the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* we have discounted the studio and 1 bed units from consideration, with regard to demand for school place generation. In addition to the already permitted and under construction units previously referenced (99 no.), this gives a total number of applicable units of 734 no. for the purposes of child population calculations.

As detailed in Section 2.1 of this Report, based on the average household size of 2.3 for the nearby SAPs (CSO, 2016) (this figure may include some 1 bedroom apartments as CSO data does not distinguish) or the av. Household size of 2.8 as it applies to apartments and houses, the application of this average means the predicted population would be between c. 1,688 - 2055 persons for the purposes of childcare and education demand requirements.

Within 2km of the subject site there are 13 No. primary schools, and within 5 km there are 44 No. such schools. The total capacity of these schools is c.11,631. In 2016, approximately 12% of the national population was of primary school going age (05-12). The application of this rate to the projected population gives a likely demand of c.203-247 no. places for primary school children. This equates to c.1.7-2.1% of the capacity of schools in the area of c.11,631 (see section 4.1).

Within 5 km of the subject site there are 18 No. post-primary schools. While the current available spaces within these schools is not available information, they cater for c.9,074 No. pupils. In 2016, approximately 8% of the national population was of post-primary school going age (13-18). The application of this rate to the projected population gives a likely demand of c.135-164 no. places for post-primary school children.⁴ This equates to c.1.5-1.8% of the capacity of schools in the area of 9,074 No. pupils (see section 4.2).

Following a nationwide demographic exercise carried out by the Department of Education and Skills into the current and future need for primary and post-primary school places across the country, 1 No. primary school and 2 No. post primary schools are ear marked for future delivery in the wider area.

See Section 4.2.3 for further details of future provision in the area.

Considering the significant capacity of the schools in the 5km radius of the site and the future planned schools in the area, we submit that there is sufficient capacity to cater for the proposed development, and that these zoned lands have been considered by the Department of Education in their assessment for future school demand.

⁴ Census of Population 2016 - Profile 3 An Age Profile of Ireland:
<https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3/agr/>

2 SITE LOCATION AND CONTEXT

The subject site is located in Baldoyle, County Dublin approximately 10 km north east of the city centre. While the site is on the edge of the urban extent of Dublin City it is within the administrative area of Fingal County Council and is designated as an area for the future consolidation of Dublin City.

Clongriffin is located to the west of the subject lands beyond the DART and commuter train line and is a large scale emerging urban area.

The subject lands are primarily undeveloped, with the exception of a network of access roads traversing the lands. The lands are bound by the Dublin-Belfast train line serving a network of towns via the DART, to the west. The site is also bound by undeveloped areas to the north and east, subject of a separate planning application (PAC SHD Reg. Ref. 308743).

A currently undeveloped area lies directly to the north-east of the subject site with permitted development under FCC reg. Ref F11A/0290. The Baldoyle Racecourse Parkland is located further to the north. The Baldoyle Estuary is further east.



Figure 2.1: Subject site in the urban context (Source: Google Maps, 2021).



Figure 2.2: Subject site in the wider Dublin and Fingal Context (Source: Google Maps, 2021).

2.1 Population Profile

The subject lands are located in the Baldoyle Electoral District (ED) (CSO area code ED 04004) within Fingal County Council. The area has seen continued growth since the previous Census. As evidenced below, the ED is consistent with figures more widely seen in Fingal and Dublin City, and above that of the State, all of which have grown since 2011. Overall the Electoral Division (Table 2.2) has increased by 6.7% since 2011.

	2006	2011	2016
Population (Number)	5,939	7,050	7,524
Actual change since previous census (Number)	-432	1,111	474
Percentage change since previous census (%)	-6.8	18.7	6.7

Table 2.1: Electoral division population overview 2006-2016. (Source: CSO 2016).

	2011 ⁵	2016 ⁶	% change
Electoral District (see fig. 2.3)	7,050	7,524	6.7
Dublin City Council	527,612	554,554	5.1
Fingal County Council	273,991	296,020	8
State	4,588,252	4,761,865	3.8

Table 2.2: Subject Electoral Division compared with the Local Authority and State (Source: CSO 2016).

⁵ http://census.cso.ie/sapmap_2011/

⁶ <http://census.cso.ie/sapmap/>

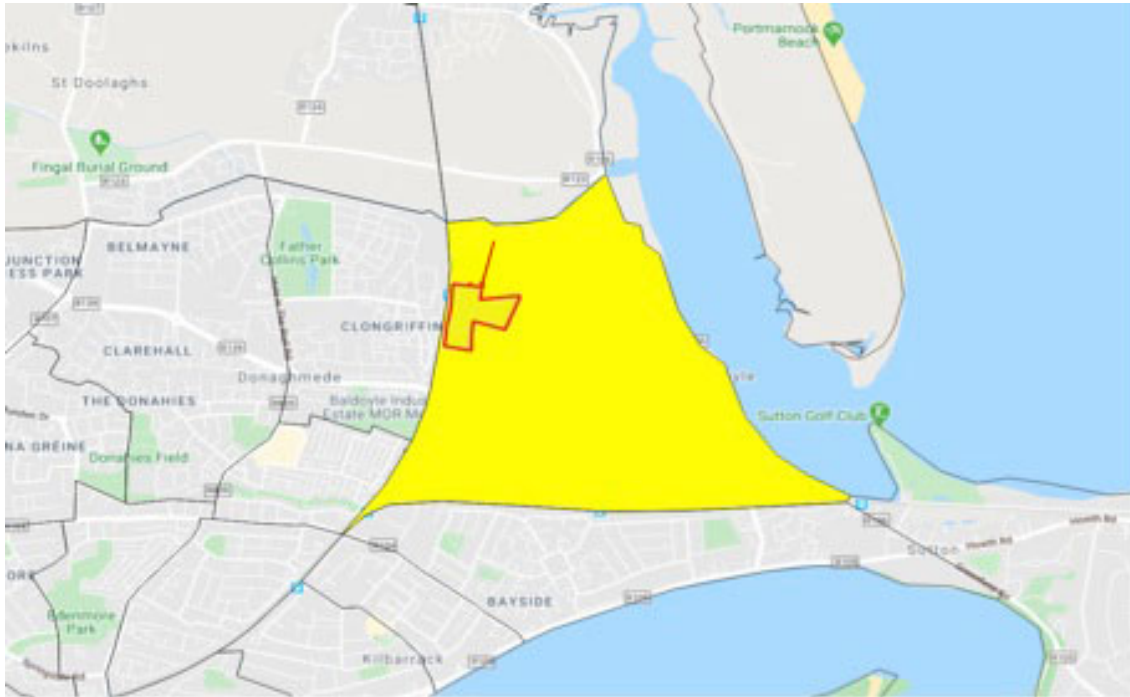


Figure 2.3: Baldoyle Electoral Division in the wider Dublin context (Source: CSO, 2016).

Small Areas Populations

For the purposes of this assessment we have considered the nearby Small Area Populations (SAPs). Within the immediate area (illustrated in figure 2.4 below) there are a total of 1,122 households with a population of 3,145. The average household size in this area is 2.8 people which is consistent with that of the State which is also 2.8 people, but when broken down further, for apartments the average household size is 2.3 people.



Figure 2.4: Satellite view of Small Area Populations used to create population profile of proposed development (Source: Google Maps 2021; CSO, 2016).

In order to assess the proportion of the population which require childcare and are of school going age, Census 2016 confirms the average number of children per family nationally (CSO Census 2016) is 1.38. In addition Table 2.3 below provides an overview of the age groups in the State.

Age Profile 2016	0-4		5-12		13-19	
	Total	%	Total	%	total	%
The State	331,515	7.0%	548,693	11.5%	371,588	7.8%
	Preschool		Primary		Post primary	

Table 2.3: Age profile. (Source: CSO, 2016)

Shoreline GA01 Lands at Baldoyle SHD

Schools Demand and Childcare Facilities Assessment

SAP REF	Households	Persons	Households	Persons	Households	Persons
	Total		Houses		Apartments/flat	
267004011	94	250	32	100	59	142
267004012	78	201	28	85	50	116
267004010	133	376	75	251	58	125
267004014	82	265	47	100	35	85
267004013	89	220	14	49	75	220
267004009	96	281	26	116	70	165
267004015	127	345	127	345		
267004016	92	236	92	236		
267004006	116	407	116	407		
267004023	108	343	108	343		
267004007	107	221	67	177	40	44
Total	1122	3145	732	2209	387	897
Average HH size	2.8		3.0		2.3	
0-4 Years	9.55%					

Table 2.4: Household size in nearby SAPs by apartment and houses. (Source: CSO, 2016)

Projected schools demand:

Type	Units	Average household size	projected population for schools demand
Apartments / houses	734*	2.3 / 2.8	1,688 / 2,055

* 635 No. units + 99 no. permitted under construction as per Section 1.3 and Section 2.2

Age Group	National %	Projected demand
5-12	12%	c.203-247
13-19	8%	c.135-164

2.2 Proposed Development Characteristics

The proposed development comprises 882 no. units. The following table outlines the unit mix:

Size	Apartments	Houses	Total mix
Studios	38		38
1 bed units	209		209
2 Bed Units	439	7	446
3 Bed Units	61	96	157
4 bed units		32	32
Total	747	135	882
Excluding 1 bed units and studios	500	135	635 (72%)

Table 2.5: Overview of unit mix and numbers in proposed scheme

The proposed development comprises a large proportion of studio and one-bed units (c.28%).

For the purposes of assessing the potential childcare and schools demand, we have discounted the 1 bed and studio units in line with methodology set out in Section 4.7 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020* (See Section 3.3 below).

In addition to existing permitted (FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) under construction units (99 no. houses) this generates 734 no. residential units for consideration.

Based on the average household size of 2.3 for the nearby SAPs (CSO, 2016) (this figure may include some 1 bedroom apartments as CSO data does not distinguish) or the av. Household size of 2.8 as it applies to apartments and houses, the application of this average means the predicted population would be between c. 1,688 - 2055 persons that will require access to school and childcare facilities.

This methodology is considered suitable for assessing the likely demand for child care and education places.

3 PLANNING POLICY

3.1 Fingal County Development Plan 2017-2023

3.1.1 Childcare

The proposed development notes the provisions in the Development Plan in regard to Childcare Facilities. The purpose of this Report is to assess the provision and need of childcare facilities in the area:

Objective PM74 *Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.*

Objective PM75 *Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the Childcare (Pre-School) Services) (No. 2) Regulations 2006.*

Objective PM76 *Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority.*

3.1.2 Schools

Fingal County Council will consider school developments having regard to specific requirements of the Department of Education and Skills and guidance set out within ‘*The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, 2008*’.

New schools shall be developed in areas where new/additional schools are required as identified by the Department and/or within existing school/ education sites.

Fingal County Council aims to work closely with the Department of Education and Skills under the Memorandum of Understanding for the acquisition of school sites to identify and procure school sites where a shortfall in school places is identified.

In September 2015, a €3.8 billion capital plan was announced by the Government. This funding is for investment in primary, secondary and third level education facilities, combining the upgrade and extension of existing educational infrastructure and the provision of new buildings over the period 2016 – 2021.

Objective PM78 *states: Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills, based on current population using the most up to date statistical data, anticipated additional growth based on residentially zoned land, taking into consideration the timelines of planning and constructing new school places, and in line with access to public transport.*

We note to the south of the LAP lands, an objective exists to provide a 'proposed school' at Grange Road. This designation corresponds with a recently permitted development under FCC Reg. Ref. F19A/0461 for a 16 classroom primary school at Myrtle Road, Baldoyle.

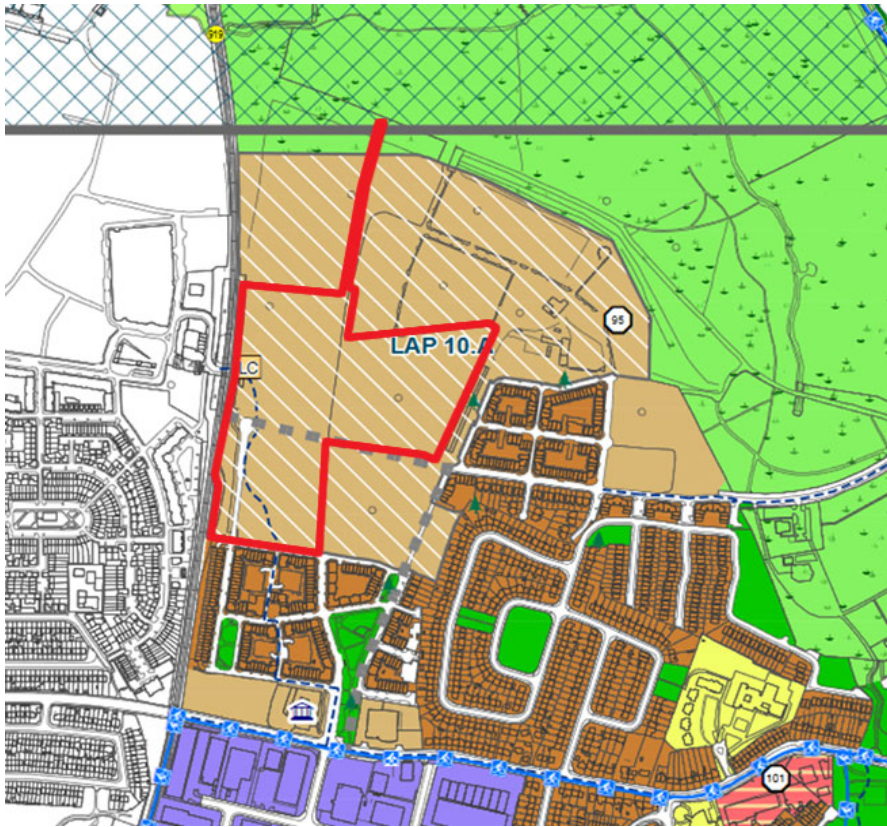


Figure 3.1: Extract from the Fingal Development Plan Zoning Map 10 (Source: FCC, 2019).

3.2 Baldoyle-Stapolin LAP 2013 (as extended)

The lands are subject to the Baldoyle-Stapolin LAP 2013-2019 which was extended for a further period of 5 years from the 12th May 2018 to the 11th May 2023. The LAP sets out a detailed strategy for the lands relating to a number of areas including 'Community and Education'.

The LAP states that while the area is currently well served by schools, both primary and post-primary, the Department of Education and Skills have requested that a site is retained for a 16-24 classroom primary school within the LAP lands to service future populations as new residential developments are completed in the medium to longer terms. To this end a site has been identified at the southwestern corner of the LAP lands which is bounded to the west by the rail line, to the south by Grange Road and to the north by the existing development at Myrtle. The proposed site will remain reserved, managed and maintained by the landowners and may be suitable for appropriate interim uses.

Section 4E.3 sets out requirements in relation to education facilities. The LAP sets out the following objectives:

Objective CI 10 *Support the provision of, or access to, adequate educational facilities for the local community including primary, post primary, third level outreach programmes and other training*

facilities in order to meet the needs of the widest range of residents within Baldoyle-Stapolin and its environs.

Objective CI 11 Support the provision of multi-use community facilities for the local community as part of any school provision in line with the Fingal Schools Model, if the requirement for such facilities remains outstanding at the time.

Fingal County Council consulted with the Department of Education and Skills as part of the preparation of the LAP and confirmed the requirement for land reservation for a future 16 classroom primary school within the Baldoyle-Stapolin LAP lands as well as an additional site in Clongriffin.

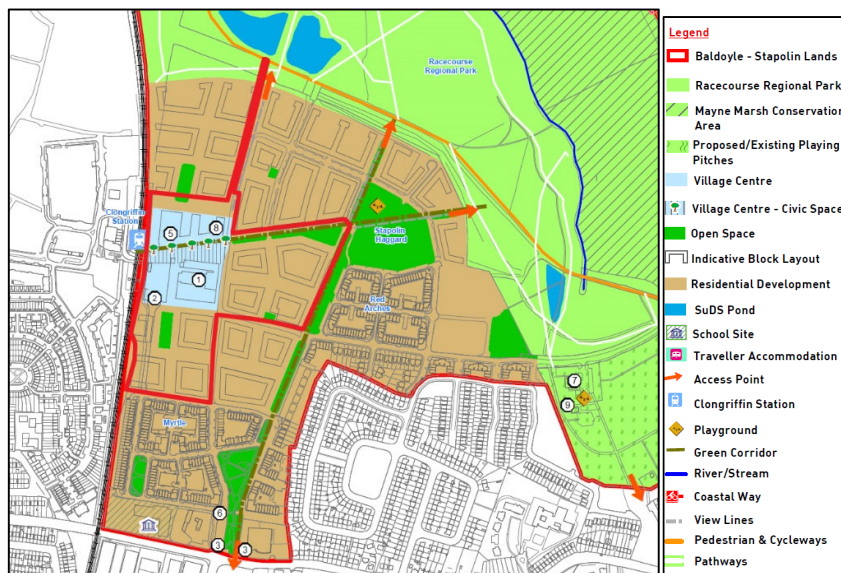


Figure 3.2: Baldoyle Stapolin LAP map. (Source: FCC, 2021.)

We note the LAP map indicates the future development of a school to the south of the LAP lands. This designation corresponds with a recently permitted school development under FCC Reg. Ref. F19A/0461 for a 16 classroom primary school at Myrtle Road, Baldoyle.

The delivery of this school at Grange Road negates Objective 8 of the LAP, which states: *Facilitate an alternative site to the Grange Road site for an urban type school as part of the village centre's mixed use development on the northern section of the village centre, **subject to the requirement for such being indicated by the Department of Education and Skills** within the next Capital Programme for Schools (i.e. the successor document to the 2012-2016 Capital Investment Programme for Schools).* Additionally, the LAP notes that the Department have advised that adequate capacity exists within existing schools to cater for existing and future needs with potential to increase capacity at existing sites if required.

Within the 'Phasing and Implementation' for Growth Area 2 and Growth Area 3, a school is identified as a 'requirement' however delivery is 'based on requirements indicated by Department of Education and Skills'. Furthermore, it is also set out that two alternative sites are identified for future need in the LAP, one along Grange Road and the other in the village centre, and states '*only one of these sites will be required*'. As the site at Grange Road has proceeded to permission for a school, then this site within the village centre is not deemed to be required.

3.3 The Provision of Schools and the Planning System

The Department of the Environment, Heritage and Local Government together with the Department of Education and Skills published the policy document “The Provision of Schools and the Planning System” in July (2008). This document was designed to facilitate the provision of schools and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition.

The Guidelines outline the following actions:

1. *Forecasting Future Education Demand*
2. *Planning for New Schools through Local Authority Development Plans*
3. *Location of Schools – Planning Considerations*
4. *Site Development Standards*
5. *School Development Proposals and the Development Management Process*
6. *School Site Identification and Acquisition*

In relation to Development Management the Guidelines require planning authorities to:

Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.

3.4 Childcare Facilities Guidelines for Planning Authorities (2001)

Childcare Facilities Guidelines for Planning Authorities published in June 2001 provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The Guidelines state that the local authority policies should focus on: *“The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities.”*

Section 2.4 discusses appropriate locations for childcare facilities:

New communities/Larger new housing developments. Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are *significant reasons* to the contrary such as *“development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.”*

The Guidelines also state: *The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.*

In this regard, Appendix 2 of the Guidelines note that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to: *the make-up of the proposed residential area.*

3.5 Sustainable Residential Development in Urban Areas (2009)

Schools

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant in this regard. Section 4.4 of the Guidelines state: *that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.*

This Report responds to the requirements of Section 4.4.

3.6 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)

The Sustainable Urban Housing (2020) Guidelines identify Central/Accessible Urban Locations which are suited to higher density development. The subject site falls within this category as it is a 'Site within reasonable walking distance to/from high capacity urban public transport stops' due to its immediate adjacency to the Clongriffin Dart Station.

1) Central and/or Accessible Urban Locations

Such locations are generally suitable for small- to large-scale (will vary subject to location) and higher density development (will also vary), that may wholly comprise apartments, including:

Sites within walking distance (i.e. up to 15 minutes or 1,000-1,500m), of principal city centres, or significant employment locations, that may include hospitals and third-level institutions;

Sites within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (such as DART or Luas); and

Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) to/from high frequency (i.e. min 10 minute peak hour frequency) urban bus services.

The ***Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)*** include specific guidance on childcare provision. This gives an indication of the revised approach currently evolving in relation to childcare facilities particularly in the context of the dated current guidelines. Section 4.7 of the Draft Guidelines state as follows:

'4.7 Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of

*childcare facilities and the emerging demographic profile of the area. **One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision** and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’ (Emphasis added).*

The proposed scheme contains c.28% studios and one bed units which, as per the above, should be discounted in the calculation of the requirement for childcare provision, resulting in 635 no. 2, 3 and 4-beds in addition to the existing permitted (FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) under construction units (99 no. houses) as the basis for the calculation in the provision of childcare places.

3.7 Better Outcomes, Brighter Futures – The national policy framework for children and young people 2014 – 2020 (DCYA, 2014).

Better Outcomes, Brighter Futures represents the first overarching national children’s policy framework comprehending the age ranges spanning children and young people (0 – 24 years). It adopts a whole of Government approach and will be underpinned by a number of constituent strategies in the areas of early years, youth and participation.

3.8 The Regional Spatial Economic Strategy (RSES)

The Regional Spatial Economic Strategy (RSES) states that it is important that Local Authorities work collaboratively with service providers and stakeholders including the local community to effectively plan for social infrastructure needs through Local Community Development Committees (LCDCs) and the Local Economic and Community Plans (LECPs) to identify social infrastructure needs and set out an agreed programme of social infrastructure provision with key stakeholders involved in that process.

In the formulation of LECPs Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure to consider the impact of factors such as an ageing population and the resulting demand for facilities. There are number of regional policy objectives (RPO’s) within the RSES which support the provision of and access to social infrastructure:

- **RPO 9.16:** *In areas where significant new housing is proposed, an assessment of need regarding school’s provision should be carried out and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.*

4 DEMAND ASSESSMENT

4.1 Proposed Development

Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

However the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)* state that:

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

As set out at Section 2.2 above, the proposed scheme contains c.28% studios and one bed units which, as per the above, should be discounted in the calculation of the requirement for childcare provision, resulting in 635 no. 2, 3 and 4-beds as the basis for the calculation in the provision of childcare places. The application of 20 places for every 75 no. units would result in a requirement of 169 No. childcare places.

In addition to existing permitted (FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) under construction units (99 no. houses) this generates 734 no. residential units with a requirement for a corresponding 196 no. childcare spaces.

However, as set out further in Section 2, Census 2016 confirms the average number of children per family nationally (CSO Census 2016) to be 1.38.

On this basis, the child population of the proposed development (including the permitted 99 no. units previously referenced) would equate to no. of applicable units (734) by average no. of children per family (1.38) giving an anticipated child population of c. 1,013. With an area specific percentage breakdown of population in 0-4 age group (see Section 2) of 9.55%, this indicates an upper limit of pre-school childcare potential requirement of c. 97 no. childcare places.

It is submitted that this assessment takes into account the upper limit of the potential requirement for childcare facilities, noting that not all families will avail of crèche facilities.

The provision of a crèche of 539sqm plus 123sqm outdoor space (equating to approx. 135 no. child spaces), in combination with existing, planned, and recently permitted childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

4.2 Childcare Services

As part of this Childcare Assessment we have surveyed the provision of Childcare Services in the area. For the purpose of this Assessment we have considered a catchment area of 2 km as a suitable study area.

We have surveyed the provision of Childcare Services in the area. Figure 4.1 below outlines the number and distribution of childcare facilities in the area. Within 2 km there are c.34 no. childcare facilities, all of varying scales of operation providing a total capacity of c.1,762 No places. Given the relatively low population density of the surrounding neighbourhoods there is a high number of childcare facilities in the area.



Figure 4.1: overview of existing and permitted childcare services within a 2 km radius from the subject site. (Source: Google Maps, 2021; adapted by BSM, 2021).

Table 4.1: Overview of childcare services within 2 km radius from the subject site.

Service Name	Address	Town	Age Profile	Service Type	No. Of Children Service Can Accommodate
1. Anchor Childcare Centre CLG	Racecourse Shopping Centre, Grange Rd, Baldoyle	Dublin 13	0 - 6 Years	Full Day	100
2. Bumblebee Montessori and Childcare	16-17 Churchwell Mews, Belmayne	Dublin 13	0 - 6 Years	Full Day	52
3. Children's Choice	31 Templeview Park, Clarehall	Dublin 13	0 - 6 Years	Full Day	34
4. Clever Kidz Preschool & Montessori	Donaghmede House, Newbrook Road, Donaghmede	Dublin 13	2 - 6 Years	Sessional	9
5. Drumnigh Montessori Primary School	Newbrook road c/o Scoil Cholmcille, Donaghmede	Dublin 13	2 - 6 Years	Part Time Sessional	64
6. First Steps Academy Crèche & Montessori Ltd.	The Hermitage, Balgriffin	Dublin 13	1 - 6 Years	Full Day Part Time Sessional	85
7. Fizzy Fingers	St Kevins Jnr School, Newbrook Avenue, Donaghmede	Dublin 13	2 - 6 Years	Sessional	22
8. Jolly Junior's Montessori & After School Club	38 Alden Drive, Bayside	Dublin 13	2 - 6 Years	Part Time	22
9. Jonix Educational Services	St. Benedict's & St. Mary's School, 30-68 Grange Park View, Donaghmede	Dublin 5	3 - 6 Years	Part Time	12
10. Kids Klubs Childcare Limited	Unit 15 , Bayside Shopping Centre, Sutton	Dublin 13	2 - 6 Years	Full Day Part Time Sessional	76
11. Kilbarrack Foxfield Preschool	Greendale Road, Kilbarrack	Dublin 5	2 - 5 Years	Sessional	98
12. Klear Ltd	Klear Adult Education Service, Swans Nest Road, Kilbarrack	Dublin 5	0 - 6 Years	Part Time	40
13. Leanai Oga	10 Br An Tsruthain Nua, Domhnachmide	Dublin 13	2 - 6 Years	Sessional	11
14. Links Childcare	Station Road	Portmarnock	0 - 6 Years	Full Day Part Time Sessional	85
15. Links Childcare	Seabrook Manor, Station Road	Portmarnock	0 - 6 Years	Full Day Part Time Sessional	120

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16. Lir Childcare Centre	St. Berach's Place, Swans Nest Avenue, Kilbarrack	Dublin 5	0 - 6 Years	Full Day	32
17. Little Rainbow	1 Holywell Avenue, Donaghmede	Dublin 13	0 - 6 Years	Full Day	75
18. Little Rainbows (Baldoyle)	16 Red Arches Avenue, The Coast, Baldoyle	Dublin 13	0 - 6 Years	Full Day Part Time Sessional	71
19. Little Rainbows (Sutton)	The Old Convent, Greenfield Road	Dublin 13	1 - 6 Years	Full Day Part Time Sessional	96
20. Lovable Me Preschool	63-64 Churchwell Drive, Belmayne	Dublin 13	2 - 6 Years	Sessional	22
21. Madeline's Pre-School	153 Grange Abbey Grove, Baldoyle	Dublin 13	2 - 6 Years	Sessional	20
22. Mead Day Care Centre	Donaghmede House, Newbrook Road, Donaghmede	Dublin 13	2 - 5 Years	Full Day Sessional	55
23. Merryvale Montessori School	Greendale Road, Raheny	Dublin 5	2 - 6 Years	Sessional	22
24. Mo's Montessori	Baldoyle Community Centre, Main Street, Baldoyle	Dublin 13	2 - 6 Years	Sessional	32
25. Naíonra Cois Bá	Mid-Sutton Community Ctre, Bayside Boulevard Nth	Dublin 13	2 - 6 Years	Sessional	19
26. One Step Ahead	St. Benedicts & St. Marys N.S., Grange Park, Raheny	Dublin 5	2 - 6 Years	Sessional	22
27. PipaLong Montessori	Trinity Sports and Leisure Centre, Hole in the Wall Road , Donaghmede	Dublin 13	2 - 6 Years	Sessional	44
28. St. Benedict's Creche	St. Benedicts Resource Centre, Swans Nest Road, Kilbarrack	Dublin 5	1 - 6 Years	Part Time	55
29. Stepping Stones Pre School	The Scouts Hall Newbrook Road , Donaghmede	Dublin 13	2 - 6 Years	Sessional	22
30. Sutton Little People	33A Baldoyle Road, Sutton	Dublin 13	0 - 6 Years	Full Day Part Time Sessional	34
31. The Kilns Creche & Montessori LTD	58 The Kilns, Station Road	Portmarnock	1 - 6 Years	Full Day	28
32. The Learning Circle	37 Myrtle Drive, The Coast, Baldoyle	Dublin 13	0 - 6 Years	Full Day Part Time Sessional	120
33. The Learning Circle Childcare	2 Beauparc Place, Clongriffin	Dublin 13	0 - 6 Years	Full Day Part Time Sessional	60
34. Tigers Childcare	20 St. Samson's Square, Balgriffin	Dublin 13	0 - 6 Years	Full Day Part Time Sessional	103
				Total	1,762

4.2.1 Future Provision

As part of this survey we have also considered other significant permitted schemes in the area which include the provision of a childcare facility thus contributing to the overall quantum of childcare places available.

The following applications are permitted but not yet built:

- Permitted Residential Application under SHD ABP-305316 (located to the west of the subject site referred to as 'Clongriffin SHD 1') provides for 2 childcare facilities at Block 27 and Block 6 (418 sqm)
- Permitted Residential Application under SHD ABP-305319 (located to the west of the subject site referred to as 'Clongriffin SHD 2') provides for a Crèche for 53 children (304 sqm.) at Block 4 (and other community facilities including Men's Shed 75 sqm).
- Permitted Crèche 516 sqm in size for 80 No. place (Reg. Ref. F16A/0412) subject of current alteration application; and
- Permitted Creche 430 sqm for a maximum of 95 children, to the north east of the site (Reg. Ref. F11A/0290).
- Proposed Pre-Application Consultation Request, application at GA03: SHD Reg. Ref. 308743-20 includes a crèche of 450 sqm (equating to approx. 90 no. child spaces).

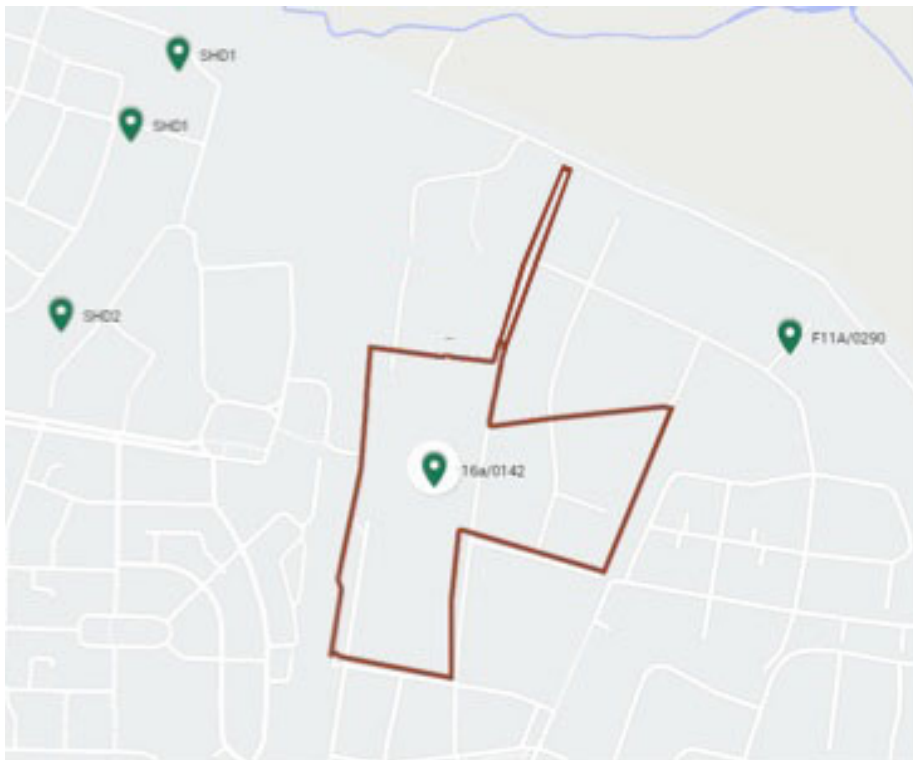


Figure 4.2: Indicating location of permitted but not yet built childcare facilities (Source: BSM, 2021).

4.2.2 Early Years Sector Profile Report 2018/2019

We contacted the Department of Children and Youth Affairs whom directed us to recently produced 'Early Years Sector Profile Report 2018/2019' (December 2019) which provides detail in relation to childcare capacity in the Country. Surveys carried out as part of this report illustrated that there are 206,301 children enrolled across early years services in the Country, 2% increase on the previous year with a national capacity for 218,745. 24% of services reported having at least one vacant place. Compared with 2017/18 the number of vacant places in the Country increased by 13% this year to an estimated 12,444.

While the number of vacant places for children aged over 3 years increased since the previous year (2017/2018), this figure continued to decrease for younger children (up to 3 years old). The average number of children per service is 47 No.

In relation to Fingal, Table 4.2 below illustrates capacity and vacancy.

County	Enrolled	Capacity	Vacant places	Vacancy rate
Dublin – Fingal	11,142	11,678	536	5%

Table 4.2: Illustration of enrolment and vacancy in Fingal. (Source DCYA / Pobal, 2019).

The survey respondents were asked to indicate if they had plans to increase the number of places their service offers. In response, 25% indicated that they intend to increase capacity, this is down from 26% of the previous year (2017/2018). Indicating sufficient capacity in their area.

4.2.3 Summary

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the existing (total capacity of c.1,762 No places) and permitted provision of childcare facilities; and the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facility is sufficient to meet the demand of the future population created by the proposed development.

The provision of a crèche of 539sqm plus 123sqm outdoor space (equating to approx. 135 no. child spaces), in combination with existing, planned, and recently permitted childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

4.3 Schools Demand Assessment

As part of this Schools Demand Assessment we have surveyed the provision of Primary and Post-Primary Schools in the area. For the purpose of this Assessment we have considered a catchment area of both 2km and 5 km as a suitable study area.

Using data publicly available from the Department of Education and Science this we have prepared a baseline of the provision of education facilities in the administrative area of Dublin City Council and Fingal County Council.

Figure 4.3 - Figure 4.6 illustrate the location of primary and post-primary schools in the area; and Table 4.3 – Table 4.4 below details nature and capacity of the schools in the area.

4.3.1 Primary Education

The primary education sector includes a range of school types, including: state-funded schools, special schools and private primary schools. The state-funded schools include religious schools, non-denominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools). The state pays the bulk of the building and running costs of state-funded primary schools.

Although children are not obliged to attend school until the age of six, almost all children begin school in the September following their fourth birthday. Nearly 40% of four-year-olds and almost all five-year-olds are enrolled in infant classes in primary schools (sometimes called national schools). Primary education consists of an eight year cycle: junior infants, senior infants, and first to sixth classes. Pupils normally transfer to post-primary education at the age of twelve.

Within 2km of the subject site there are 12 No. primary schools with a capacity for c.3,546 No. pupils; and within 5 km there are 44 in total No with a capacity of c.11,631 No. pupils.

These schools comprise 9 No. in Fingal County Council and 35 No. in Dublin City Council. Of these 37 No. are Catholic, 2 No. Church of Ireland, and 5 No. multi denominational.

As previously set out, based on the average household size of 2.3 for the nearby SAPs (CSO, 2016) (this figure may include some 1 bedroom apartments as CSO data does not distinguish) or the av. Household size of 2.8 as it applies to apartments and houses (as per Section 2), the application of this average means the predicted population would be between c. 1,688 - 2055 persons for the purposes of childcare and education demand requirements.

Within 2km of the subject site there are 13 No. primary schools, and within 5 km there are 44 No. such schools. The total capacity of these schools is c.11,631. In 2016, approximately 12% of the national population was of primary school going age (05-12). The application of this rate to the projected applicable population gives a likely demand of c.203-247 no. places for primary school children. This equates to c.1.7-2.1% of the capacity of schools in the area of c.11,631 (see section 4.1).

While the number of current available spaces is not available, each school's address, ethos and 2019-2020 enrolment data are included in Table 4.4 of this report for schools within 5 km of the subject site. Figure 4.1 / 4.2 maps the location of these schools.

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Official Name	Address (Line 1)	Address (Line 2)	Local Authority Description	Ethos Description	Female	Male	Total
BURROW N S	Howth Road	Sutton	Fingal County Council	Church Of Ireland	109	106	215
SCOIL NAOMH MEARNOG	Strand Road	Portmarnock	Fingal County Council	Catholic	288	342	630
ST BRIGIDS CONVENT N S	St.Brigid's Road	Killester	Dublin City Council	Catholic	422		422
ST FRANCIS JUNIOR NATIONAL SCHOOL	Clonshaugh Drive	Priorswood	Dublin City Council	Catholic	93	107	200
SCOIL ASSAIM BOYS SENIORS	Raheny	Dublin 5	Dublin City Council	Catholic		297	297
SCOIL AINE CONVENT SENIOR	All Saints Drive	Raheny	Dublin City Council	Catholic	363		363
NAISCOIL IDE	All Saints Drive	Raheny	Dublin City Council	Catholic	191	188	379
SAN NIOCLAS MYRA	Malahide Road	Kinsealy	Fingal County Council	Catholic	101	110	211
S N CAITRIONA NAIONAIN	Measc Avenue	Coolock	Dublin City Council	Catholic	145	103	248
SPRINGDALE N S	Lough Derg Road	Raheny	Dublin City Council	Church Of Ireland	121	121	242
ST MALACHYS B N S	Edenmore Park	Raheny	Dublin City Council	Catholic		160	160
ST EITHNES SENIOR GIRLS NS	Edenmore	Raheny	Dublin City Council	Catholic	87		87
ST MONICAS N S	Edenmore Park	Raheny	Dublin City Council	Catholic	45		45
CROMCASTLE GREEN B N S	Cromcastle Green	Kilmore West	Dublin City Council	Catholic		212	212
ST BRIGIDS BOYS N S	Howth Road	Killester	Dublin City Council	Catholic		350	350
SCOIL NEASAIN	Baile Harmain	Baile Átha Cliath 5	Dublin City Council	Catholic	123	129	252
HOLY TRINITY SEN N S	Grange Road	Donaghmede	Dublin City Council	Catholic	178	203	381
ST PAULS JUNIOR NATIONAL SCHOOL	Clonrosse Drive	Ard na Gréine	Dublin City Council	Catholic	125	101	226
SCOIL BHRIDE	Grange Road	Donaghmede	Dublin City Council	Catholic	218	192	410
OUR LADY IMMAC SEN N S	OUR LADY IMMAC SEN NS	DARNDALE	Dublin City Council	Catholic	104	89	193
ST KEVINS JUNIOR N S	Newbrook Avenue	Donaghmede	Dublin City Council	Catholic	87	110	197
SCOIL NAOMH COLMCILLE	Newbrook Road	Donaghmede	Dublin City Council	Catholic	99	118	217
ST PAULS SEN NS	AYRFIELD	MALAHIDE RD	Dublin City Council	Catholic	97	136	233
S N MUIRE AGUS IOSEF	Verbena Ave	Bayside	Fingal County Council	Catholic	194	237	431
ST FRANCIS SENIOR N S	Clonshaugh Drive	Priorswood,	Dublin City Council	Catholic	114	105	219
ST FINTANS NS	Carrickbrack Road	Sutton	Fingal County Council	Catholic	235	235	470
ST HELENS JUNIOR N S	Martello	Portmarnock	Fingal County Council	Catholic	166	191	357
ST HELENS SENIOR N S	Limetree Ave	Portmarnock	Fingal County Council	Catholic	157	174	331
ST JOSEPHS NS	Macroom Road	Bonnybrook	Dublin City Council	Catholic	156	191	347
ST DAVIDS N S	Kilmore Road	Artane	Dublin City Council	Catholic		285	285

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ST JOHN OF GOD N S	Kilmore Road	Artane	Dublin City Council	Catholic	168		168
SCOIL EOIN	Greendale Road	Dublin 5	Dublin City Council	Catholic	58	81	139
NORTH BAY EDUCATE TOGETHER NS	GREENDALE AVENUE	KILBARRACK	Dublin City Council	Multi Denominational	102	110	212
St Benedicts and St Marys National School	Grange Park	Raheny	Dublin City Council	Catholic	77	64	141
St. Francis of Assisi National School	Belmayne Avenue	Balgriffin	Dublin City Council	Catholic	229	226	455
Belmayne Educate Together National School	Belmayne Avenue	Dublin 13	Dublin City Council	Multi Denominational	221	216	437
Malahide / Portmarnock Educate Together National School	Malahide Road	Dublin 17	Fingal County Council	Multi Denominational	130	130	260
Stapolin Educate Together National School	Grange Abbey Road	Donaghmede	Dublin City Council	Multi Denominational	8	11	19
Killester Raheny Clontarf Educate Together National School	Killester Raheny Clontarf ETNS	C/O Suttonians RFC	Dublin City Council	Multi Denominational	3	4	7
St Laurence's National School	Brookstone Road	Baldoyle	Fingal County Council	Catholic	227	238	465
Gaelscoil Míde	Greendale Road	Kilbarrack	Dublin City Council	Catholic	112	127	239
Scoil Bhreandáin	McAuley Road	Artane	Dublin City Council	Catholic		157	157
Scoil Nais Íde Cailíní	Cromcastle Green	Kilmore West	Dublin City Council	Catholic	145		145
Scoil Chaitriona Cailíní	Measc Avenue	Coolock	Dublin City Council	Catholic	177		177
						Total	11,631

Table 4.3: Primary schools within a 5 km radius from the subject site. (Source: BSM, 2021).

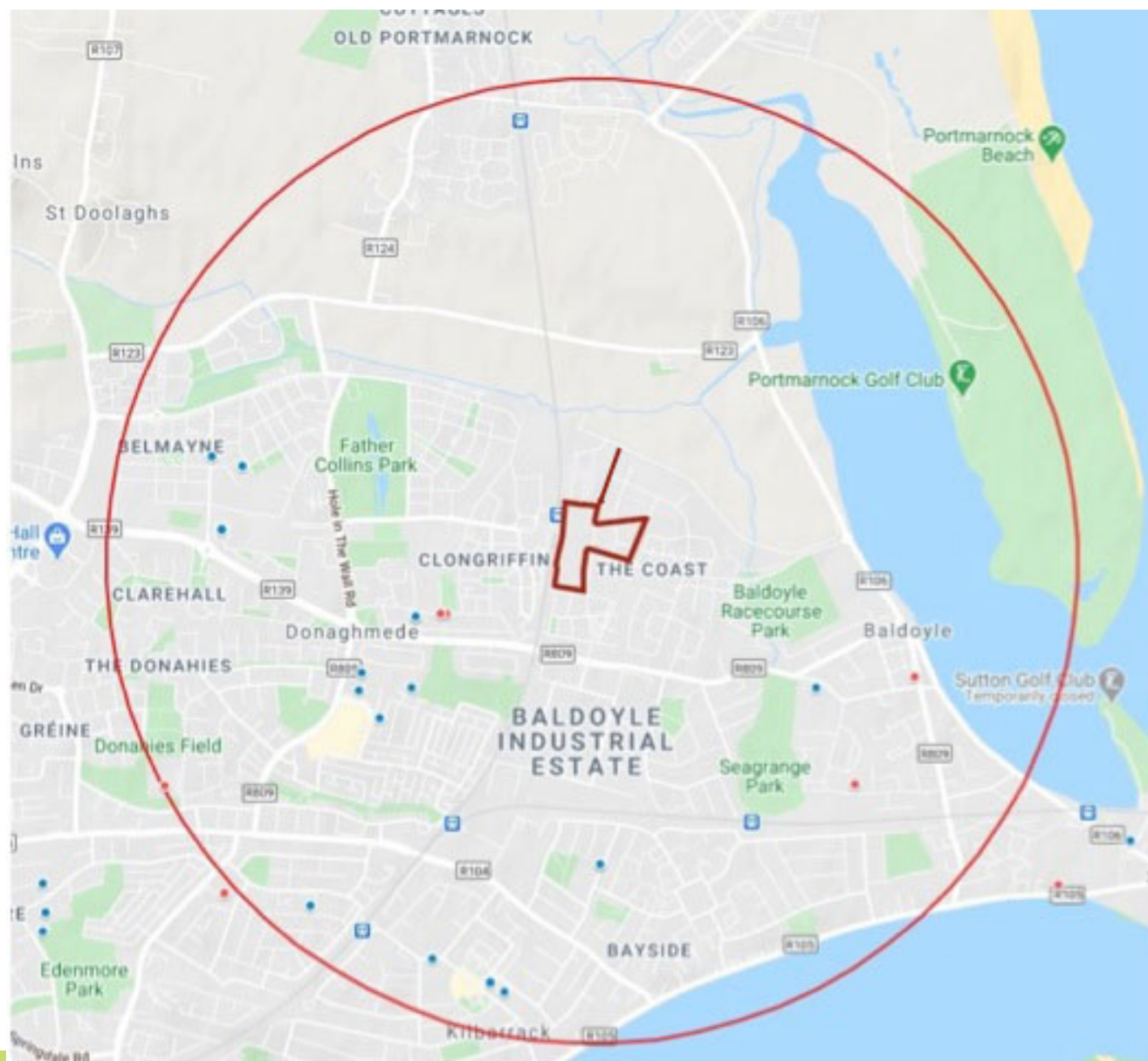


Figure 4.3: overview of primary schools (blue dots) within a 2 km radius from the subject site. (Source: Google Maps, 2019; adapted by BSM, 2021).

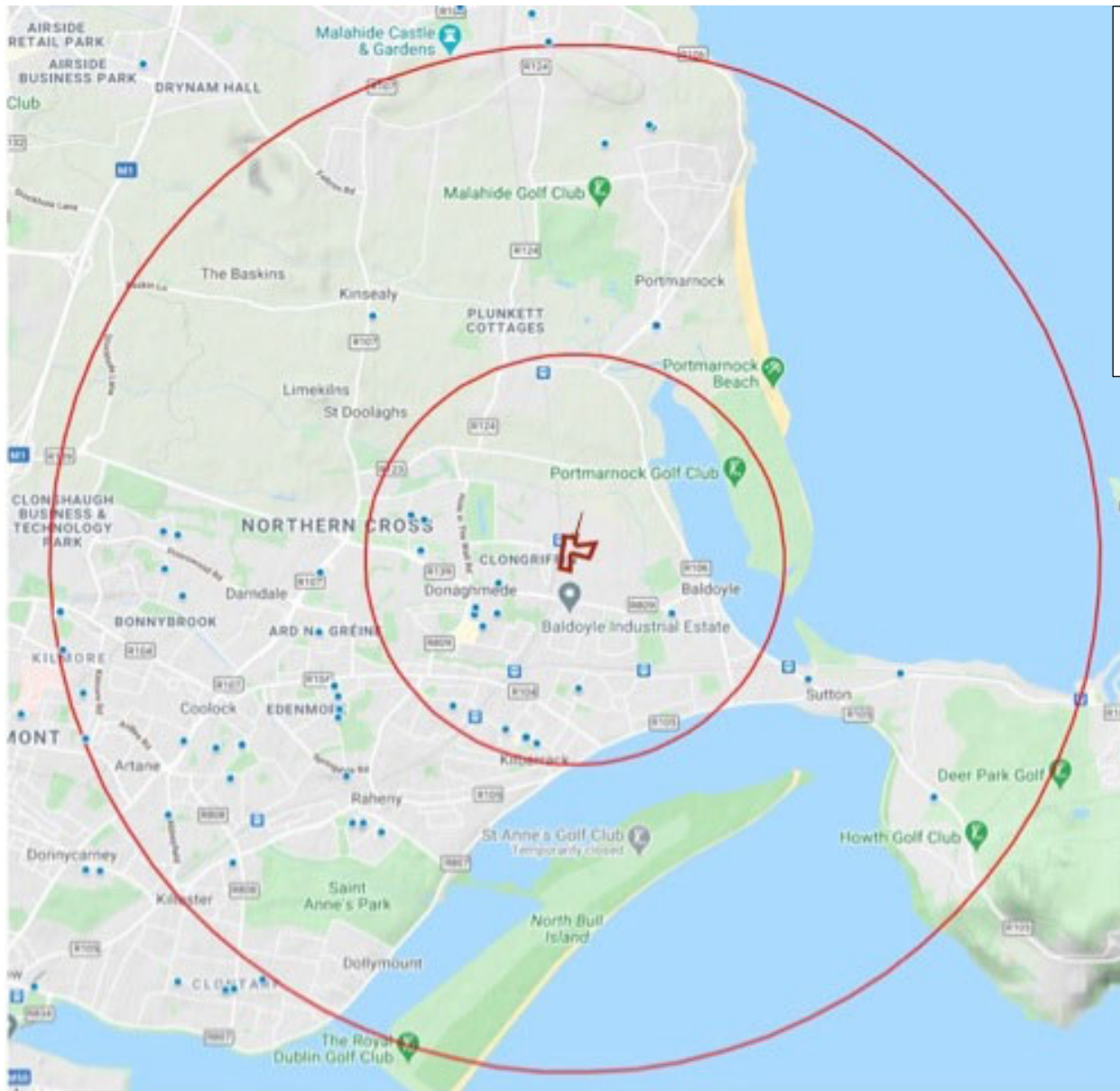


Figure 4.4: overview of primary schools within a 5 km radius from the subject site. (Source: Google Maps, 2021; adapted by BSM, 2021).

4.3.2 Post-Primary Education

The post-primary education sector comprises secondary, vocational, community and comprehensive schools. Secondary schools are privately owned and managed. Vocational schools are state-established and administered by Education and Training Boards (ETBs), while community and comprehensive schools are managed by Boards of Management.

Post-primary education consists of a three-year Junior Cycle (lower secondary), followed by a two or three year Senior Cycle (upper secondary), depending on whether the optional Transition Year (TY) is taken.

Students usually begin the Junior Cycle at age 12. The Junior Certificate examination is taken after three years. The main objective of the Junior Cycle is for students to complete a broad and balanced curriculum, and to develop the knowledge and skills that will enable them to proceed to Senior Cycle education. The Senior Cycle caters for students in the 15 to 18 year age group. It includes an optional Transition Year, which follows immediately after the Junior Cycle.

We have surveyed the number of schools in Fingal County Council and Dublin City Council as these schools are likely to serve the future residents of the proposed development.

Within 2 km there are 6 no. schools which cater for 2,313 No. pupils; and within 5 km of the subject site there are 18 No. schools catering for 9,074 no. pupils.

Each school's address, ethos and 2019-2020 enrolment data are included in Table 4.4 of this report. These 18 no. schools comprise 9 No. Catholic schools, 8 No. inter / multi denominational and 1 No. Church of Ireland.

Within 5 km of the subject site there are 18 No. post-primary schools. While the current available spaces within these schools is not available information, they cater for c.9,074 No. pupils. In 2016, approximately 8% of the national population was of post-primary school going age (13-18). The application of this rate to the projected applicable population gives a likely demand of c.135-164 no. places for post-primary school children.⁷ This equates to c.1.5-1.8% of the capacity of schools in the area of 9,074 No. pupils.

Table 4.4 below lists post-primary schools within 5 km of the subject site. Figure 4.5 / 4.6 maps the location of these schools.

⁷ Census of Population 2016 - Profile 3 An Age Profile of Ireland:
<https://www.cso.ie/en/releasesandpublications/ep/p-cp3oy/cp3/agr/>

Official School Name	Address 1	Address 2	Local Authority	School Gender - Post Primary	Ethos/Religion	FEMALE	MALE	TOTAL (2019-20)
St Pauls College	Sybil Hill	Raheny	Dublin City Council	Boys	CATHOLIC		591	591
Árdscoil La Salle	Raheny Road	Raheny	Dublin City Council	Mixed	CATHOLIC	72	94	166
Manor House School	Watermill Road	Raheny	Dublin City Council	Girls	CATHOLIC	688		688
St Marys Secondary School	Baldoyle	D13 W208	Fingal County Council	Girls	CATHOLIC	274		274
Chanel College	Coolock Village	Malahide Road	Dublin City Council	Boys	CATHOLIC		569	569
St Marys Secondary School	Brookwood Meadow	Killester	Dublin City Council	Girls	CATHOLIC	319		319
Mercy College Coolock	St Brendan's Drive	Malahide Road	Dublin City Council	Girls	CATHOLIC	427		427
St. Fintan's High School	Dublin Road	Sutton	Fingal County Council	Boys	CATHOLIC		704	704
Santa Sabina Dominican College	Greenfield Road	Sutton	Fingal County Council	Girls	CATHOLIC	669		669
Sutton Park School	St Fintans Road	Sutton	Fingal County Council	Mixed	CHURCH OF IRELAND	172	199	371
Grange Community College	Grange Abbey Road	Donaghmede	Dublin City Council	Mixed	INTER DENOMINATIONAL	112	168	280
Coláiste Dhúlaigh	Barryscourt Road	Coolock	Dublin City Council	Mixed	MULTI DENOMINATIONAL	74	81	155
Donaghmede Howth Educate Together Secondary School	Grange Abbey Road	Dublin 13	Fingal County Council	Mixed	MULTI DENOMINATIONAL	18	12	30
Gaelcholáiste Reachrann	Bóthar Mhainistir na Gráinsí	Domhnach Míde	Fingal County Council	Mixed	INTER DENOMINATIONAL	236	207	443
The Donahies Community School	Streamville Road	Dublin 13	Dublin City Council	Mixed	INTER DENOMINATIONAL	224	243	467
Portmarnock Community School	Carrickhill Road	Portmarnock	Fingal County Council	Mixed	INTER DENOMINATIONAL	408	520	928
Malahide Community School	Broomfield	Malahide	Fingal County Council	Mixed	INTER DENOMINATIONAL	614	605	1,219
Pobalscoil Neasáin	Baldoyle	Dublin 13	Fingal County Council	Mixed	INTER DENOMINATIONAL	306	468	774
							total	9,074

Table 4.4: Post-primary schools within a 5 km radius from the subject site. (Source: BSM, 2021).

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Figure 4.5: Overview post-primary schools within a 2km radius of the subject site. (Source: Google Maps, 2021; adapted by BSM, 2021).

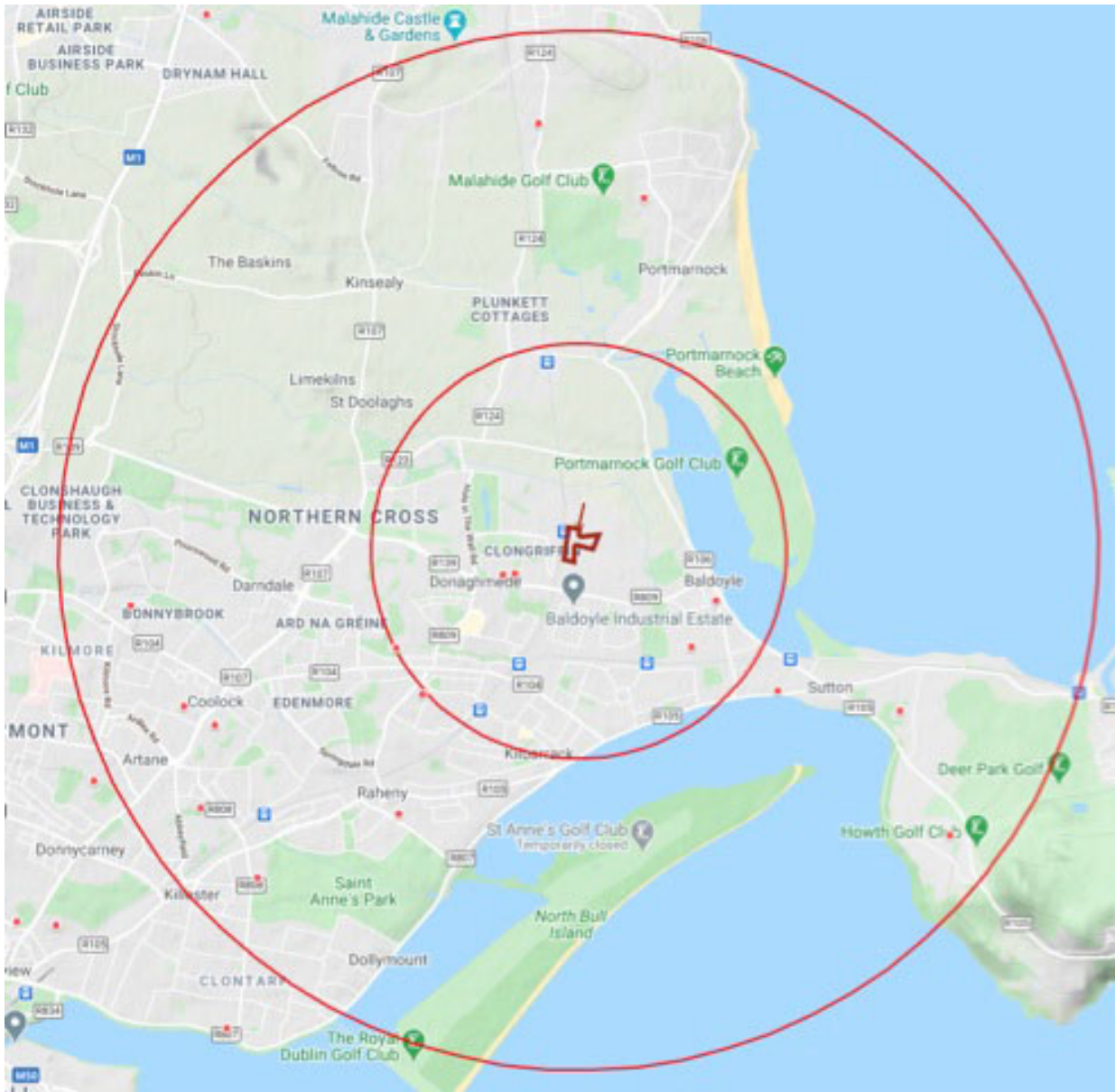


Figure 4.6: Overview post-primary schools within a 5km radius of the subject site. (Source: Google Maps, 2021; adapted by BSM, 2021).

4.3.3 Future Provision in the Area

Following a nationwide demographic exercise carried out by the Department of Education and Science into the current and future need for primary and post-primary school places across the country, the Minister announced plans in April 2018, for the establishment of 42 new schools over the following 4 years (2019 to 2022). 26 of these schools are intended for primary level and 16 at post-primary level. However the requirement for new schools is kept under on-going review and in particular would have regard to the impact of the increased rollout of housing provision to meet balanced regional development as outlined in Project Ireland 2040.

We note the following schools earmarked for the wider area.⁸

Primary

School Planning Area	School Size*	Year to Open	Status (as of November 2019) ⁹
Donaghmede_Howth_D13	16 classrooms	2019	School opened in September 2019 in interim start-up accommodation. Stage 2B (Detailed Design)

Post-primary

School Planning Area	School Size*	Year to Open
Donaghmede_Howth_D13 / Baldoyle / Stapolin	800 pupils	2021
Donaghmede_Howth_D13 / Belmayne / Clongriffin	1,000 pupils	2022

The above schools are not yet permitted and their current status is an early ('project brief') in the development process according to the Department website.

The above reflects that the future demand created by the zoned lands has been considered in such exercises and will be catered for in nearby schools.

As the proposed development is located on lands already zoned, the potential future population has been taken into account in the demographic exercise undertaken by the Department of Education and Skills.

4.3.4 Planning Activity

We note the following planning history in relation to the provision of schools in the area – all granted permission (see Fig. 5 below for locations) including:

- **DCC Reg. Ref. 2600/20:** Granted part three storey, part two storey post primary school in Belmayne.

⁸ <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/appendix-a-list-of-new-schools-2019-2022.pdf>

⁹ <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

- **FCC Reg. Ref. F19A/0461:** 16 classroom Primary School granted 6th January 2020 at Myrtle Road, Baldoyle, Dublin 13 (immediately south of the proposed development).
- **DCC Reg. Ref. 3009/19:** A temporary post-primary school at Belmayne Avenue, Belmayne, Balgriffin, Dublin 13.
- **DCC Reg. Ref. 3048/17:** 38 No. classroom building at Gaelcholaiste Reachrann, Grange, Donaghmede
- **DCC Reg. Ref. 3601/15:** 2 no. 2 storey 16 Classroom Primary Schools (completed) at Belmayne Avenue, Belmayne, Balgriffin, Dublin 13.

It is also noted that a Condition attached to the recently granted SHD planning permission in Clongriffin (SHD Reg. Ref. 305316) omitted 114 No. units for the future potential development of a school at this location, in consultation with the DES. Should this need not arise the lands will revert back to residential use.

Reg. Ref.	Description	Decision
2600/20	The development will consist of the construction of a part three storey, part two storey post primary school in Belmayne - Roll Number 68346T - including PE Hall, 4 classroom Special Education Needs Unit and all ancillary site works. The main wings of the building will create a frontage on both Main Street and Belmayne Avenue. The design also includes staff car parking (36 spaces), bicycle parking (300 spaces), delivery access, drop off areas (3 spaces), pedestrian access, and bicycle lane. Vehicular access will be from Belmayne Avenue. The project includes the construction of six (6) external ball courts, landscaping, ESB substation and all associated site works and connections to public services.	Granted 4 th February 2021 Final Grant Date: 4th February 2021
FCC F19A/0461	Three storey 16 classroom Primary School building in Baldoyle (Roll Number 20519G), including a two classroom SEN base. The design also includes a general-purpose hall, support teaching spaces and ancillary accommodation, external junior play areas, secure SEN hard and soft play area and a sensory garden. The proposed project also incorporates associated car parking, access road, pedestrian access, bicycle lane, construction of 2 no. external ball courts, landscaping, connection to public services and all associated siteworks.	Granted 6 th January 2020 Final Grant Date: 6th January 2020
DCC 3009/19	The development will consist of the provision of 2 schools. A temporary post-primary school by way of construction of 3no. single storey prefabricated buildings (c 239 sq.mtrs & 341.5 sq.mtrs & 318 sq.mtrs) and a primary school of 2no. single storey prefabricated buildings (c 282 sq.mtrs & 181 sq.mtrs) on a defined site area (c. 2.152Ha) to be enclosed within a 2.4mtrs high welded mesh fencing and access gates with associated site works including provision of new site entrance, car parking, drop off area and hard surface play areas and landscaping. Temporary permission for a period no longer than 5 years is being sought.	Granted 11- Nov-2019 Final Grant Date: 14th January 2020
DCC 3048/17	Dublin and Dun Laoghaire Education and Training Board, intend to apply for planning permission for construction of a two storey post primary school building (6,966 sq.m gross floor area) with associated external signage for Gaelcholaiste Reachrann, Grange, Donaghmede. The constituent elements of the new school building comprise: (a) a two storey 38 No. classroom building including lecture and workshop rooms and 3 No. pastoral offices; (b) two	Granted 08-Nov-2017 Final Grant Date: 18th

	storey general purpose element including assembly hall / dining area, administration offices and meeting room at ground floor; staff room, library and music room at first floor; (c) double height multi-use hall, (for school and community use) with associated changing / storage / toilet / fitness room & ancillary areas at ground floor; (d) Site development works including new vehicular / pedestrian & cycle access arrangements separated from existing Grange Community College, car and bus set-down spaces; 60 No. standard car parking spaces, 3 No. universally accessible parking spaces and 108 No. cycle parking spaces; (iii) 4 No. outdoor hard play courts; (iv) external store (50 sq. m.) with external covered area (30 sq. m.), ESB substation (23.5 sq. m.) opening onto Grange Abbey Road. The proposed development also includes removal of existing Gaelcholaiste Reachrann temporary accommodation buildings at the rear of Grange Community College and replacement with 3 No. Hard Play Courts; hard & soft landscaping (including boundary treatments, school garden and site attenuation) and associated site development and services works all on site at Grange Community College, Grange Abbey Road, Donaghmede, Dublin 13.	December 2017
DCC 3601/15 / 3398/15 (completed 2019)	2 no. 2 storey 16 Classroom Primary Schools with a total combined floor area of approximately 5500m2 and all ancillary works. The site works to the school grounds will consist of the provision of new access roads, a new entry exit layout to each school, associated car parking spaces, bicycle parking, ball courts, associated landscaping, boundary treatments and all ancillary site works.	Granted 16-May-2016 Final Grant Date: 16 th May 2016



Figure 4.7: overview of school planning activity in the area (Source: Google Maps, 2021; adopted by BSM, 2021.)

Summary

There are a large number and type of both primary and post-primary schools in the North Dublin area. The future needs of the population have been considered in both the phasing of the Local Area Plan and the Department of Education and Skills' demographic calculations of future need.

Given the existing capacity of primary and post-primary school places within a five km catchment (11,631 no. and 9,074 no. respectively) the projected population of school going age of the proposed development represents a small proportion of existing capacity.

Considering the planning activity in the area, in particular the recently granted application under FCC Reg. F19A/0461 (for a 16 classroom primary school immediately south of the proposed development within LAP lands) it is set out that there is sufficient capacity in the area to cater for the future residents of the proposed development.

5 CONCLUSION

The proposed redevelopment of the lands at Baldoyle represents an opportunity to deliver a new development offering a quality living environment, respectful of its context, site topography, and site character, in close proximity to public transport.

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the existing (total capacity of c.1,762 No places), planned and permitted provision of childcare facilities; and the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facility is sufficient to meet the demand of the future population created by the proposed development.

The provision of a crèche of 539 sqm (equating to approx. 135 no. child spaces), in combination with planned, recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

We submit that a school is not required in the proposed development given the current provision of schools in the area; the future pipeline; the demographic profile and the expected demand to be generated by the development.

The proximity of the site to suburban areas, and its highly accessible nature on rail and bus routes, mean that there are many primary and secondary schools to accommodate the future residents of the proposed development of school going age.

We consider the proposed development to be fully in accordance with Government guidance in relation to: Fingal County Development Plan 2017-2023 policies and objectives; the Provision of Schools and the Planning System; the Childcare Facilities Guidelines; the Baldoyle-Stapolin LAP; Sustainable Residential Development in Urban Areas; and, The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020).

APPENDIX 1: SMALL AREA'S AGE PROFILE

Age Group	4023	4006	4007	4016	4015	4013	4014	4009	4010	4012	4011	Totals
0	9	4	2	1	2	5	4	5	8	8	7	55
1	9	5	3	3	0	9	13	5	9	4	5	65
2	4	5	1	1	4	7	9	8	7	5	7	58
3	6	7	3	4	3	6	5	2	14	7	10	67
4	3	4	1	0	4	7	9	5	9	6	4	52
5	6	15	2	3	4	2	5	5	13	4	5	64
6	7	6	2	2	1	4	7	9	7	8	4	57
7	7	9	2	2	2	3	6	1	7	2	1	42
8	6	5	2	2	6	3	5	10	9	2	4	54
9	4	9	3	2	5	3	1	12	9	2	5	55
10	3	6	2	0	2	5	3	4	6	3	6	40
11	3	3	1	5	5	1	5	2	8	1	2	36
12	3	3	2	2	4	1	3	7	4	3	2	34
13	5	8	2	1	4	0	3	1	3	4	5	36
14	1	9	0	0	3	2	2	7	3	3	2	32
15	4	7	2	3	1	1	0	3	2	1	2	26
16	8	13	5	5	3	1	0	7	0	2	1	45
17	5	10	2	2	1	0	1	4	3	2	2	32
18	10	12	1	3	6	0	1	2	1	1	3	40
19	4	6	4	2	4	2	4	4	1	1	2	34
20-24	21	29	12	10	16	5	12	11	13	11	11	151
25-29	15	20	7	9	10	28	15	17	29	5	20	175

Baldoyle GA01 SHD
Schools Demand and Childcare Facilities Assessment

30-34	19	16	8	9	14	33	32	43	46	27	45	292
35-39	22	29	16	10	14	43	62	44	58	37	34	369
40-44	34	27	13	14	26	14	28	26	69	23	29	303
45-49	24	50	16	16	19	14	11	13	18	10	9	200
50-54	38	42	11	16	20	11	3	10	8	4	9	172
55-59	23	23	13	15	17	4	1	2	2	3	4	107
60-64	8	12	11	14	12	3	1	3	5	5	3	77
65-69	7	6	22	18	27	0	0	2	1	3	1	87
70-74	8	1	23	28	61	0	0	1	2	1	1	126
75-79	1	2	13	26	25	1	0	1	3	0	1	73
80-84	3	4	8	6	11	0	0	0	0	0	2	34
85+	4	1	8	3	3	0	0	0	0	0	0	19
Total	334	408	223	237	339	218	251	276	377	198	248	3109
										Total 01-04		297
										As % of total population		9.55%