



Policy Response Report

Section 8.2.3.4 (xi) of Dún Laoghaire-Rathdown Development Plan –
Development Capacity at

Clonkeen College, Blackrock, Co. Dublin

February 2018

Contents

1.	Introduction.....	1
2.	Catchment Area.....	2
3.	Population.....	5
4.	Family Cycle.....	7
5.	Future Provision of Educational Facilities within the Catchment.....	8
6.	Capacity of Existing Site.....	9
7.	Conclusion	12

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For and on behalf of GVA Planning and Regeneration Limited

1. Introduction

GVA has been commissioned by Clonkeen Asset Management Ltd. to prepare an analysis of the facilities at Clonkeen College, Blackrock, Co. Dublin and an assessment as to the requirement for additional educational facilities at the site, including the capacity of the lands to accommodate such further development. This is prepared in direct response to section 8.2.3.4 (xi) of the Dún Laoghaire-Rathdown Development Plan 2016-2022.

This Report analyses the capacity at Clonkeen College, having regard to population trends within Clonkeen Catchment, The Department of Education and Skills Forward Capital Programme and comparisons with similar education facilities.

This Report includes the following:

- An identification of an appropriate catchment for the school.
- An analysis of the population trends within that catchment and a comparison of same against relevant benchmarks.
- An assessment of the Department of Education and Skills Capital Programme and relevance to the subject site.
- An assessment of the development capacity of the site.

In summary, it is noted that:

- The number of young people and children under the age of 19 years in the selected catchment is less than the national average.
- The catchment consists of an ageing population with little immediate demand for further post-primary facilities.
- The site would not be seen as a high priority for the provision of new facilities due to recent expansion at the site.
- There remains significant potential for further expansion at the site due to its low plot ratio.
- The proposed residential development on adjoining lands will not restrict future expansion requirements having regard to the future needs of the school.

It should be noted that this Report has been prepared for information purposes only in order to facilitate a comprehensive assessment of the wider development lands by the Planning Authority. It does not purport to represent the position of Clonkeen College or its Board of Management and has been prepared without consultation with or agreement from same.

2. Catchment Area

In order to undertake an assessment of the likely future expansion requirements of the existing facilities it is important first to fully understand the demography of the local area, or reasonable "catchment" of the school.

The catchment area for this study has been derived from establishing the Electoral Divisions (EDs) located within an approximately 3 km radius of Clonkeen College. Figure 1 below provides a visual representation of the selected EDs that form the catchment area, which are as follows:

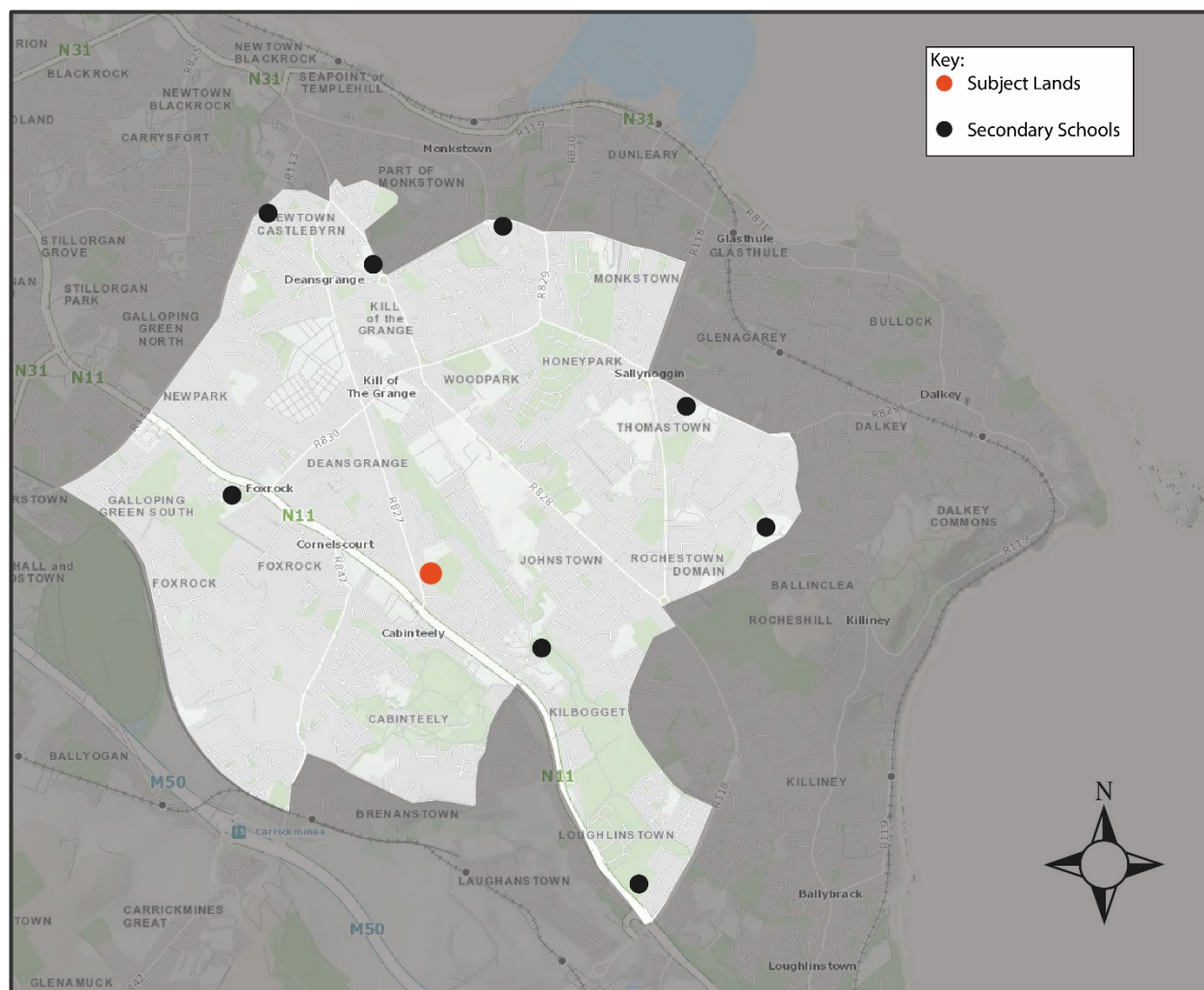
Table 1: Selected Electoral Divisions

- Ballybrack
- Blackrock-Newpark
- Blackrock-Monkstown
- Blackrock-Seapoint
- Blackrock-Templehill
- Blackrock-Stradbrook
- Cabinteely-Pottery
- Cabinteely -Kilbogget
- Cabinteely -Loughlinstown
- Cabinteely-Granitefield
- Dalkey-Avondale
- Dalkey Upper
- Dalkey-Colliemore
- Dalkey -Bullock
- Dalkey Hill
- Dún Laoghaire -Glasthule
- Dún Laoghaire -Glenageary
- Dún Laoghaire-Monkstown Farm
- Dún Laoghaire -Mount Town
- Dún Laoghaire - Salllynoggin East
- Dún Laoghaire - Salllynoggin WEST
- Dún Laoghaire-Salllynoggin South
- Dún Laoghaire-Salthill
- Dún Laoghaire -Sandycove
- Dún Laoghaire -East Central
- Dún Laoghaire -West Central
- Dundrum-Balally
- Foxrock-Carrickmines
- Foxrock-Beechpark
- Foxrock-Deansgrange
- Foxrock-Torquay
- Glencullen
- Killiney South
- Killiney North
- Stillorgan-Priory
- Stillorgan-Merville
- Stillorgan-Mount Merrion
- Stillorgan-Leopardstown

The identified catchment represents a realistic walking / cycling distance for the existing school and, having regard to the relative provision of other second level facilities in the wider area, is considered to be a reasonable catchment for the purposes of this assessment.¹

¹ We would note that it is not being suggested that all existing students originate from the catchment.

Figure 1: Clonkeen Catchment (not to scale).



Source: GVA mapping.

The selected catchment is also served by a number of other secondary schools, and it is useful to illustrate these and understand how they might contribute to education provision with the catchment.

The schools outlined in Figure 1 above are listed in Table 2 below. The enrolment of each school is derived from figures provided by the Department of Education and Skills regarding school enrolment for the 2016/2017 term.² Data regarding the capacity of existing schools is not available to the public and is not kept by the Department of Education and Skills. There are currently a total of 4,243 students enrolled in post-primary schools in the catchment.

² 'Post Primary Schools 2016/2017' - Department of Education and Skills [www.education.ie]

Table 2: Secondary Schools within the Catchment

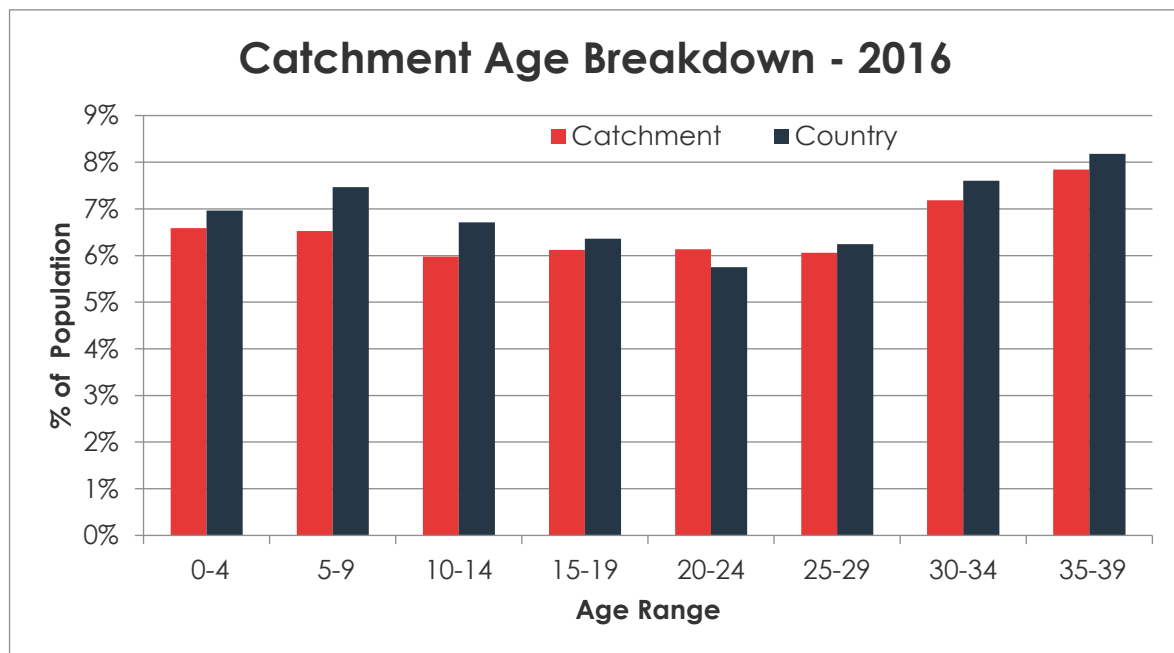
Secondary School Name	Postcode	Boys	Girls
Loreto College Foxrock	Dublin 18	0	561
St Laurence College	Dublin 18	158	145
Cabinteely Community School	Dublin 18	274	204
Rockford Manor	Co. Dublin	0	305
Rathdown School	Co. Dublin	0	275
St Josephs of Cluny	Co. Dublin	0	318
Christian Brothers College, Monkstown	Co. Dublin	450	0
Clonkeen	Co. Dublin	524	0
Newpark Comprehensive School	Co Dublin	439	409
TOTAL		1,939	2,304
		4,243	

3. Population

The identified catchment EDs allow for a forensic analysis of the demographic profile of same. Something that is critical in establishing future educational needs as family/ life cycles affect where demand might arise.

Analysis of Small Area Population Statistics (SAPS) for the identified catchment from Census 2016 show that the number of young people and children under the age of 19 in the catchment is less than the national average, evident in Figure 3 below.

Figure 2: Age Breakdown, Catchment & Country.



Source: Census 2016

An Ageing Population

On further examination of the catchment's age profile, it is clear that the catchment is characterised by an older age profile. In order to provide clear context, the portion of the population within the age cohort 40+ was calculated for both the catchment and for the entire country. These figures are outlined in table 3 below and when they are compared, a significant disparity is noted. The portion of the population aged 40+ is considerably higher within the catchment (47.57%) than the national average (44.73 %). This data confirms that the catchment contains an older population when compared to the national average.

Table 3: Portion of population aged 40+

	% of Population Aged 40+
Catchment	47.57%
Country	44.73%

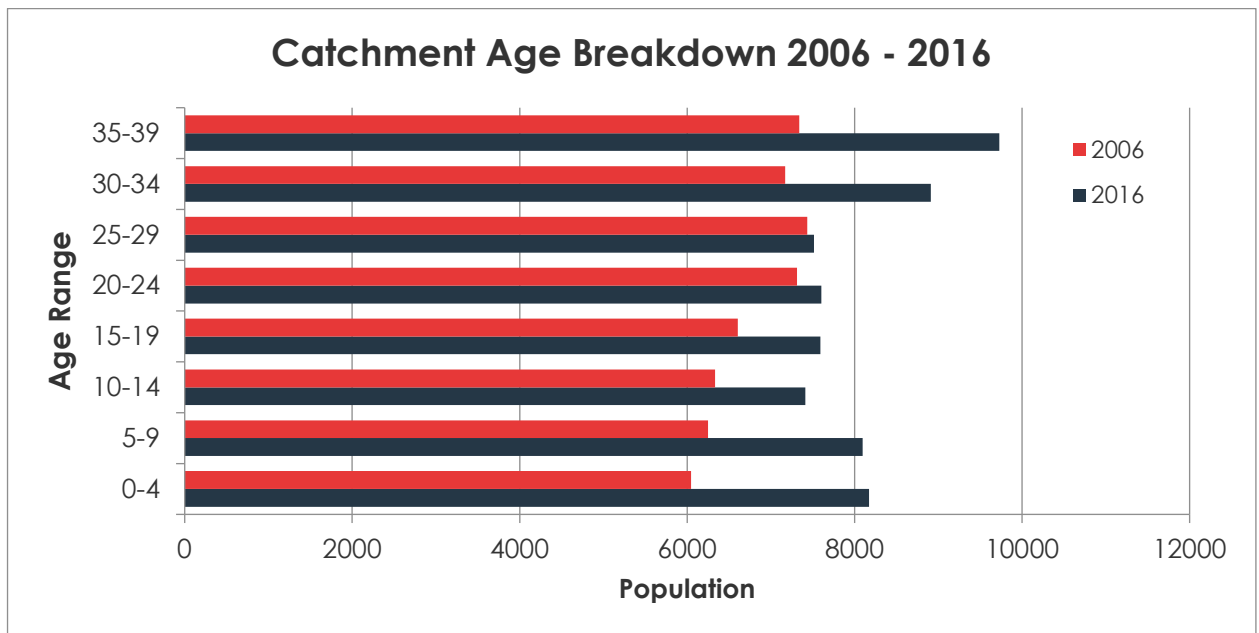
Further study of historical SAPS data show that the population within the 30-39 age cohort has increased by 28% in the last 10 years while the secondary school-going population of ages 10-19 has increased by 16% (see figure 3 and 4 below). The fact that the 30-39 age cohort is the fastest

growing age profile in the catchment coupled with the fact that the age cohort 40+ is already higher than the national average suggests the age profile of the catchment is moving towards a more mature age.

The fact that the 10-19 age cohorts within the catchment is growing at a slower rate compared to older age cohorts, particularly the 30-39 age cohort, is in line with the overall trend of an ageing population in the catchment.

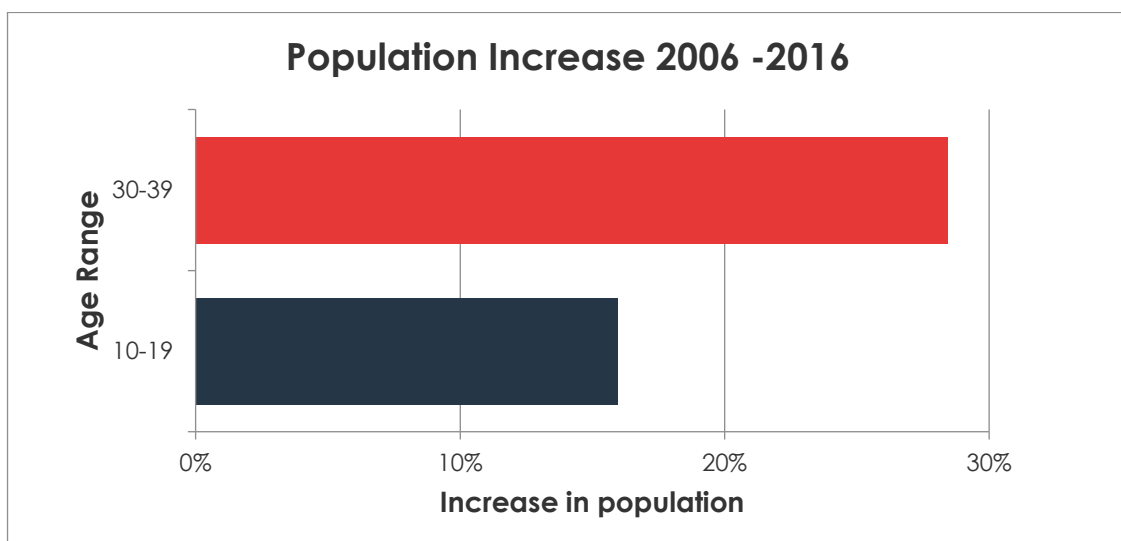
This is significant as the 10-19 age cohort represents the secondary-school going portion of the population and this data relating to this age group is important in determining where to locate educational facilities.

Figure 3: Clonkeen Catchment Age Breakdown, 2006 & 2016



Source: Census 2006, Census 2016

Figure 4: Catchment Population Increase 2006-2016.

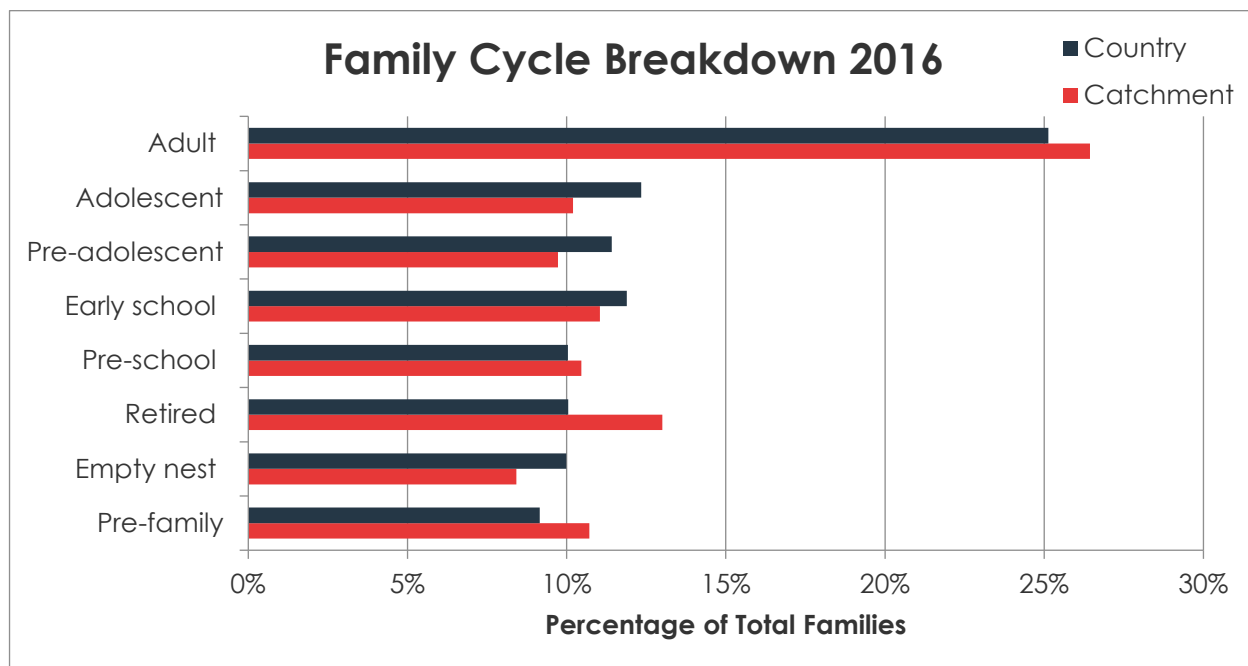


Source: Census 2006, Census 2016

Family Cycle

Of the 32,455 no. families living within the catchment area, the largest group of respondents indicated that they were "adult" (26.44%), which is defined in the Census³ as families where the oldest child is aged 20 years or over. The portion of families identified as "early school", "pre-adolescent" and "adolescent" within the catchment are each below the national average while the portion of "retired" families is considerably higher than the national average. This data provides further confirmation that the area is characterised by an ageing population which suggests it is a low priority for new post-primary facilities.

Figure 5: Family Cycle Breakdown 2016



Source: Census 2016

³ Small Area Population Statistics, Census 2016 [www.cso.ie/census]

4. Future Provision of Educational Facilities within the Catchment

The Department of Education and Skills List of Major Projects provides details of all new schools and school extensions in the state up to 2021. No new post-primary schools are to be established within the catchment area⁴, while the nearest post-primary school facility planned is Stepside/Ballinteer Educate Together Secondary School, scheduled for construction in 2018.

The lower than average portions of young people under the age of 19, the lower than average portion of families with young children and indications of an ageing population provides insight as to why the catchment is not a high priority for the establishment of new post-primary schools in the short term.

This is highlighted further in the document 'Summary of new schools to open in 2017 and 2018' in which neither the catchment nor the county of Dún Laoghaire- Rathdown is listed as "*Other areas where additional provision may be required*".⁵

Clearly, the Department of Education and Skills sees no immediate or long term need for new secondary schools in the area.

⁴ Department of Education and Skills - 'List of Major Projects'. [www.education.ie] (accessed 13/02/2018)

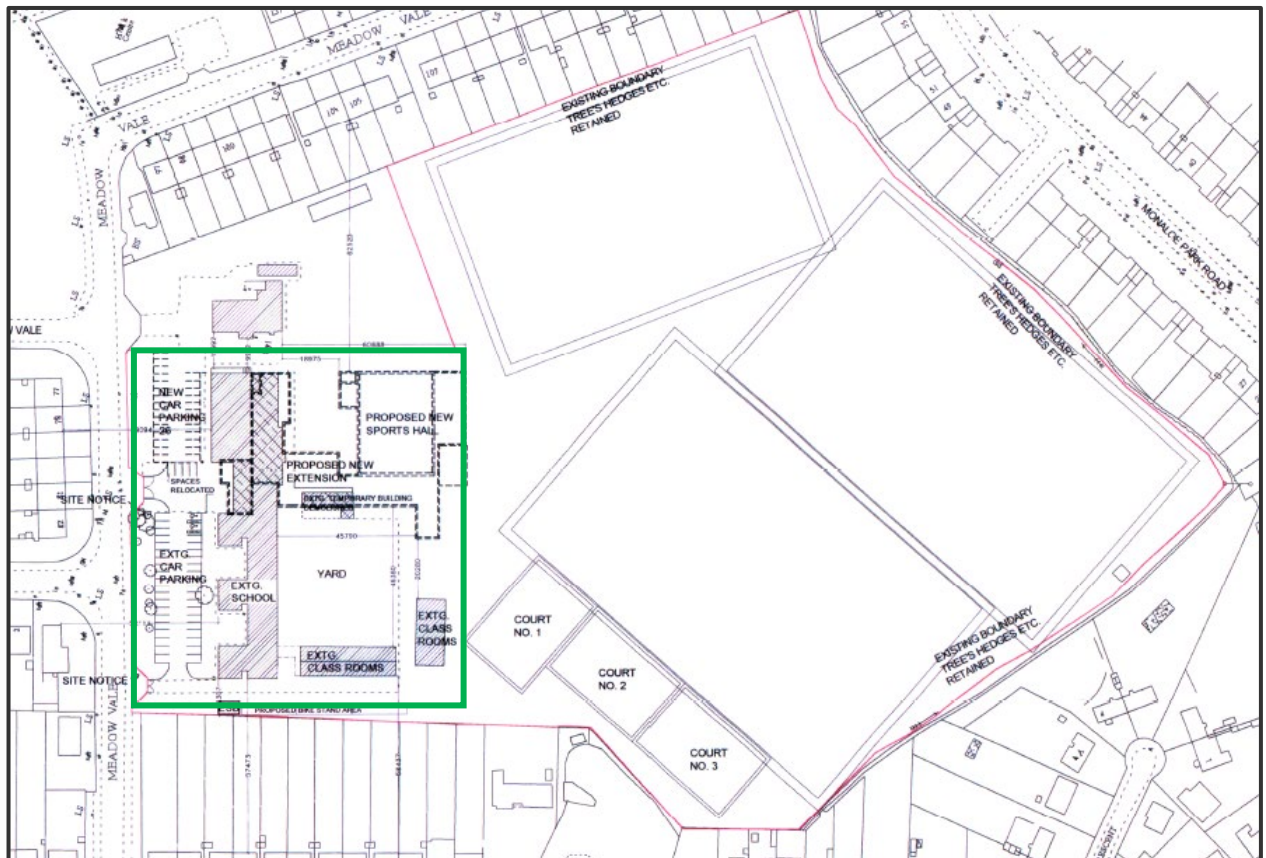
⁵ Department of Education and Skills - 'Summary of new schools to open in 2017 and 2018' [www.education.ie] (accessed 13/02/2018)

"A range of areas nationwide are experiencing increased demographic pressure and will be kept under ongoing review. The data at present indicates that new schools may be necessary in the years after 2018 at post-primary level in areas such as South Kildare; Enfield (Kilcock feeder area); Galway City; North-West Dublin City; the Dublin 13 & Dublin 17 area; Kinnegad (Killucan feeder area); and the Mallow and Fermoy areas in County Cork, and the Milltown area of Dublin at primary level."

5. Capacity of Existing Site

The site at Clonkeen College recently underwent a redevelopment of the main school buildings, permission for which was granted under Reg. Ref. D10A/0689. Figure 6 below is an extract of the Site Plan submitted under Reg. Ref. D10A/0689. For clarity, the area containing the school buildings have been outlined in green. This development has since been completed, bringing the total floor space to 6,057.44 sq. m. as stated on the Planning Application, on a total site area of 5.75 hectares.⁶

Figure 6: Extract of the site plan under Planning Reg. Ref. D10A/0689 showing proposed development at Clonkeen College



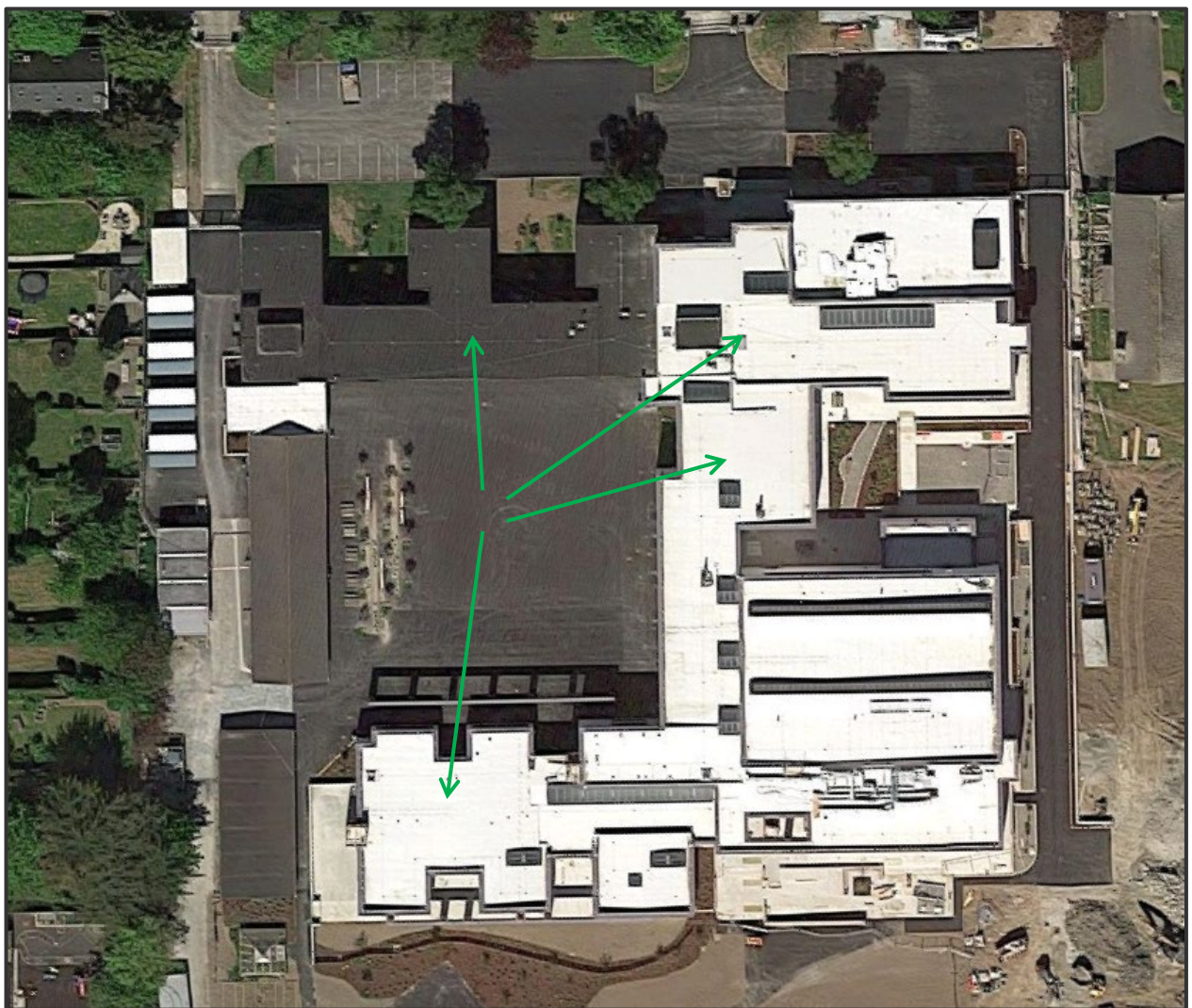
The main school buildings of Clonkeen College are located on a site area of approximately 1.48 ha (outlined in green in figure 6). The latest figures from the Department of Education and Skills show that 524 no. students are enrolled in the school as of the 2016/2017 term equating to approximately 11.56 sq. m of floorspace per student. In order to provide a context regarding potential capacity at the site, a comparison with a recent secondary school expansion plan is warranted. St. David's Secondary School Greystones, a school that has more students than Clonkeen (at 562 no.), recently received planning permission for expansion on a smaller site of just 1 ha, which will enable an increase to the existing student population to 750 (Wicklow Co. Co. Reg. Ref. 15/1318)

⁶ Planning Reg. Ref. D10A/0689

Although St. David's has more students than Clonkeen College and is located on a smaller site, it will cater for an even greater total number of students due to its higher proposed plot ratio of 1.1. In comparison, Clonkeen College currently has a relatively low plot ratio of 0.4, consisting mostly of two-storey buildings to the west of the overall site, outlined in green in Figure 6 above. The elevations of these two-storey buildings are shown on the elevational drawings submitted under Reg. Ref. D10A/0689, an extract of which has been attached as Appendix 1 to this Report.

This low plot ratio provides significant unused potential for further expansion at the site if it is ever required. By extending the existing buildings upwards, further facilities could be provided. Extensions up to 4 no. floors above ground could be achieved which would bring plot ratio closer in line with what has been achieved elsewhere. Examples of where this capacity could be achieved are highlighted in figure 7 below.

Figure 7: Clonkeen School Buildings, capacity potential.



Source: Google Maps 2018

It is submitted, therefore, that the proposed residential development of lands adjoining Clonkeen College will not restrict the future development needs of the school as the site on which the school buildings themselves are located has significant underutilised development capacity.

Table 4: Clonkeen College & St David's Greystones.

	Clonkeen College	St. David's Greystones
Site area (school buildings)	1.48 ha	1 ha
Floorspace	6,057.44 sq. m	11,006 sq. m ⁷
Students	524	562. (750 proposed)
Floorspace per student	11.56 sq. m	20 sq. m
Plot Ratio	0.4	1.1

Open Space

The site area excluding the proposed development lands is approximately 2.66 ha comprising approximately 1.2 ha of open space. This open space amounts to approximately 45% of the site area which is significantly above the 25% requirement for institutional lands, set out in the Dún Laoghaire-Rathdown Development Plan 2016-2022.

This open space includes a full size multi-purpose pitch which could be used for a range of activities. The school also has a significant playing hall which was built as part of the recent redevelopment at the site. There is also an internal courtyard providing a significant amenity space for the students.

The redevelopment of the lands to the south, therefore, would not leave the existing school bereft of amenities or facilities.

⁷ Planning Application Reg. Ref. 15/1318

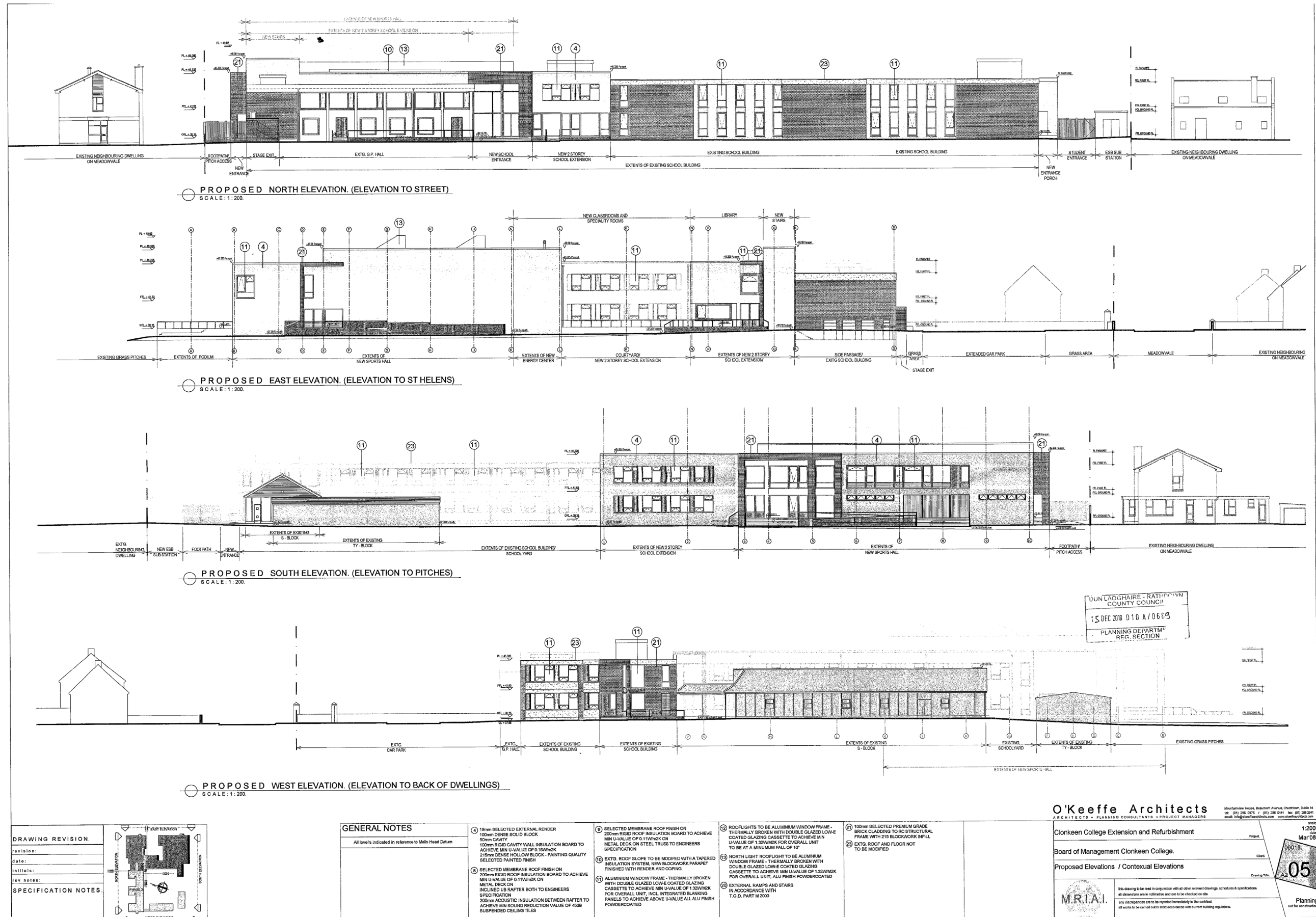
6. Conclusion

This Report has examined the population trends associated with the catchment of Clonkeen, The Department of Education and Skills Forward Capital Program and provides a comparison with a similar post-primary facility in order to determine the capacity at the site.

In summary this report has illustrated that:

- The population comprises a lower portion of young people aged 10-19 than the national average – therefore, the potential school going population is lower than average.
- The portion of older people aged 40+ is higher than the national average.
- The age cohort 30-39 has increased significantly more than the 10-19 age cohort in the period 2006-2016.
- The portion of families identified as “early school”, “pre-adolescent” and “adolescent” are each below the national average while the portion of “retired” families is considerably higher.
- The selected catchment is characterised by an ageing population.
- The area is a low priority for the provision of further post-primary facilities.
- Considerable capacity remains at the site due to its low plot ratio.
- The proposed residential development will not restrict future development needs at Clonkeen College due to the unused available capacity.

Appendix 1 Proposed development under Planning Reg. Ref. D10A/0689



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