



SCHOOLS DEMAND ASSESSMENT – CLONKEEN SHD

FOR ASSESSMENT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) ON
LANDS ADJOINING CLONKEEN COLLEGE BLACKROCK, CO. DUBLIN



PREPARED FOR:

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1.0 EXECUTIVE SUMMARY

Clonkeen Investments DAC is seeking permission for a potential Strategic Housing Development (SHD) on an infill site of c. 3.3 hectares, at lands adjoining Clonkeen College, Blackrock, Co. Dublin. The site is comprised of zoned 'Objective A' residential land adjoining the N11 Motorway to the southwest. The proposed development is located c. 250m east of Cornelscourt Shopping Centre, c. 500m west of the National Rehabilitation Hospital in Sallynoggin and c. 1km to the south of Deansgrange neighbourhood centre.



Figure 1.1: Indicative Site Location, aerial view. Source: GEP/TPA, 2021.

The proposed development will comprise 299 no apartment units of which 60 no units are duplex apartments, as indicated in Table 1.1, along with supporting residential amenities, which includes a crèche with a capacity for 50 No. childcare places. See Appendix A for full description of development.

Unit Type (including duplexes)	No. of Units	% of Total
1-bedroom	111	37.1
2-bedroom	150	50.2
3-bedroom	38	12.7
Total Units	299	100



1.1 Schools Demand Assessment

With respect to this development, Clonkeen Investments DAC have requested that a *Schools Demand Assessment* be undertaken for the Deansgrange area to determine the existing level of school services provision and potential requirement for additional facilities at this location.¹ An audit was undertaken by Tom Phillips + Associates utilising desktop methods in April 2021 that can be summarised as follows:

- The proposed development is likely to generate a total indicative population of 822 No. persons, of which an estimated 189 No. children will be school age (i.e., c.109 No. primary and c.80 No. post-primary school children), as per the most recent 2016 Census figures for Dun Laoghaire-Rathdown.
- The subject site is located within the Sallynoggin Killiney DLR/North School Planning Area (SPA) identified by the Department of Education (DoE), where there are 14 No. primary schools and 7 No. post-primary schools currently in operation, with an enrolment of c. 3,900 No. primary students and c. 2,600 No. post-primary students.
 - The existing network of schools demonstrated moderate growth at the primary level (c. 4%) and decline at the post-primary level (c. 7%) from 2015-2020 and is likely to experience decreased enrolment of c. 9% at the primary level and increased enrolment of c. 7.5% at post-primary level from 2020-2025 with respect to DoE projections for the Dublin region.
- The DoE has identified a requirement for 2 No. new primary schools and 1 No. new post-primary school within the Sallynoggin Killiney DLR/North SPA in the short-term establishment period (i.e., 2019-2022).
 - Patronage for both of the proposed primary schools was awarded to Educate Together in 2020/21 and the site acquisition process was underway for each development as of January 2021. The development of the post-primary school has been delayed to 2022; however, design works for this facility were also ongoing as of January 2021.

It is considered that the future demand generated by the proposed development (i.e., c.109 No. primary and c.80 No. post-primary places) is likely be absorbed by the existing schools' network and other planned schools currently under development within the area.²

¹ This Report should be read in conjunction with the GVA Planning 'Policy Response Report,' which assesses the expansion capacity of the adjoining Clonkeen College site.

² We note that the delivery of schools by the DoE may be delayed due to Covid-19. The DoE are a prescribed body of this planning application and may be able to provide updated information regarding any such delays in the area during consultation.

2.0 DEMOGRAPHIC ANALYSIS

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

- 1) The local Electoral Division (ED) Study Area to which the subject site belongs, comprised of 5 No. ED's within a c. 1km radius³ of the site; and
- 2) The larger Dun Laoghaire-Rathdown local authority (LA) administrative boundary.

These enumeration areas (identified in Figure 2.1) provide demographic information for the local and regional populations which are likely to be impacted by the subject development.



Figure 2.1: Extent of CSO enumeration areas utilised in demographic analysis, including the ED Study Area (shown in blue) and the larger Local Authority (shown in orange). Location of subject site within the Cabinteely-Pottery ED indicated by red polygon. Source: CSO/TPA, 2021.

The proposed development site is located within the 'Cabinteely-Pottery' Electoral Division (ED), which had a population of 4,997 No. persons at the time of the 2016 Census. There were some 16,771 No. persons living within a c. 1km radius of the subject site in 2016⁴. This area appears to have grown at a much slower pace than the rest of the Local Authority (LA) and State from 2006-2016 (c. 3% growth compared to c. 12%), but more comparably from 2011-2016 with c. 2-3% growth compared to the c. 4-6% increase recorded for Dun Laoghaire-Rathdown and the rest of Ireland (see Table 2.1).

³Comprised of the following 5 No. EDs which intersect a c. 1km radius from the site by an area of 20% or more: Cabinteely-Pottery, Cabinteely-Granitefield, Dún Laoghaire-Sallynoggin South, Foxrock-Beechpark and Foxrock-Carrickmines.

⁴ Comprised of the following 5 No. EDs which intersect a c. 1km radius from the site by an area of 20% or more: Cabinteely-Pottery, Cabinteely-Granitefield, Dún Laoghaire-Sallynoggin South, Foxrock-Beechpark and Foxrock-Carrickmines.



Level	Name	2006	2011	2016	5-yr	10-yr
ED	Cabinteely-Pottery	4,860	4,833	4,997	+3.4%	+2.8%
Study Area	EDs c. 1km Radius	16,369	16,409	16,771	+2.2%	+2.5%
LA	DLR	194,038	206,261	218,018	+5.7%	+12.4%
State	Ireland	4,239,848	4,588,252	4,761,865	+3.8%	+12.3%

The majority of the study area population falls within the 'Adult' (24-64 years) age cohort comprising 49% of the total population, which is slightly lower than the Local Authority average for this group (52%). The 'Older Adults' cohort forms a slightly higher percentage of the overall population within the ED Study Area than the rest of Dun Laoghaire-Rathdown, at 19% of the total population, with all other cohorts forming similar proportions to elsewhere in the Local Authority.

Age Cohort	ED Study Area	% of Total	LA Area	% of Total
Preschool (0-4 yrs)	978	6%	13,810	6%
Primary School (5-12 yrs)	1,699	10%	21,302	10%
Post-Primary School (13-18 yrs)	1,311	8%	15,651	7%
Young Adults (19-24 yrs)	1,321	8%	19,088	9%
Adults (25-64 yrs)	8,225	49%	113,498	52%
Older Adults (65+ yrs)	3,237	19%	34,669	16%
Total	16,771	100%	218,018	100%

2.1 Demand Generated by Proposed Development

The proposed development will comprise a maximum of 299 No. units of various typologies as indicated in Table 2.3. The average household size recorded by the 2016 Census was 2.75 No. persons per household⁵, which generates a total indicative population of 822 No. persons when applied to the proposed development. It is assumed that only the 188 No. proposed units of 2-bedrooms or more can reasonably accommodate families, which would comprise c. 517 No. persons within the development.

⁵ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>



Unit Type	No. of Units	% of Total
2-bedroom duplex	30	10%
3-bedroom duplex	30	10%
1-bedroom	111	37%
2-bedroom	120	40%
3-bedroom	8	3%
Total Units	299	100%

The average number of children per family recorded in the State in Census 2016 was 1.38 children⁶, which generates an indicative population of 259 No. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development. Of this figure, an estimated 189 No. children would be considered school age (including 109 No. primary school children (aged 5-12 years) and 80 No. post-primary school children (aged 13-18 years)), as per the age cohorts recorded for Dun Laoghaire-Rathdown⁷ in 2016 (see Table 2.4). With respect to these calculations, the development has the potential to generate an additional 822 No. persons within the area, including an estimated 189 No. school-age children (i.e., 108 No. primary school children and 80 No. post-primary school children), when the proposal is fully occupied.

Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	13,810 persons	27%
Primary school children (5-12 years)	21,302 persons	42%
Secondary school children (13-18 years)	15,651 persons	31%
All children (0-18 years)	50,763 persons	100%

3.0 CURRENT SCHOOLS' CAPACITY

The proposed development site is located within the Sallynoggin Killiney DLR/North School Planning Area (SPA) identified by the Department of Education (DoE), as shown in Figure 3.1, and is bounded roughly by Deansgrange and Dalkey to the north, the N11 motorway to the west and Loughlinstown to the south. This SPA comprises 14 No. existing primary schools and 7 No. post-primary schools and is adjoined by the feeder areas of Dun Laoghaire and Goatstown Stillorgan DLR to the north, Ballinteer Stepside DLR and Kiltiernan to the west and Ballybrack Shankill DLR to the south.

⁶ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/>

⁷ Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

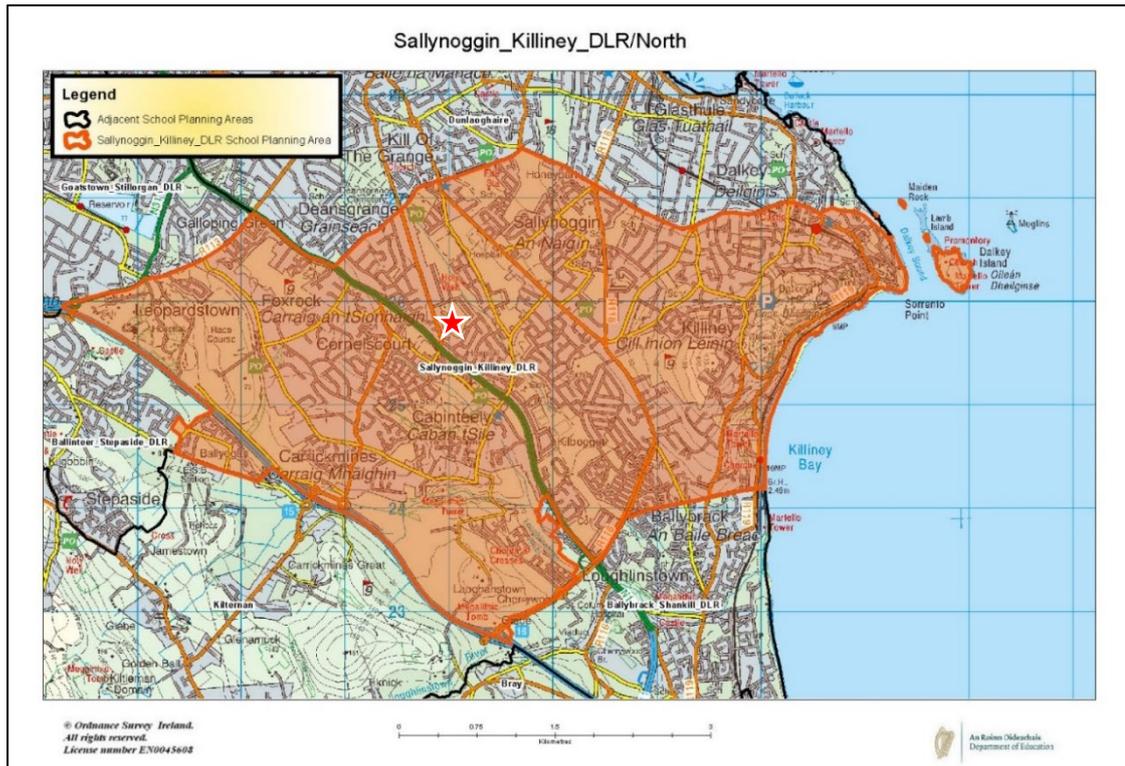


Figure 3.1: Extent of Sallynoggin Killiney DLR School Planning Area identified by the Department of Education. Location of subject site indicated by red star. Source: DOE/TPA, 2021.

3.1 Primary Schools

The 14 No. existing primary schools identified within the Sallynoggin Killiney DLR/North School Planning Area held a combined provisional enrolment of 3,933 No. students during the 2020-2021 school year as per Department of Education (DoE) records. We note that of this cohort, there were 10 No. co-educational (mixed) schools, 2 No. all-girls and 2 No. all-boys school identified. The primary schools located nearest to the subject site (St. Brigid's Boys NS, St. Brigid's Girls NS and Kill-O'-The-Grange NS) held a combined co-educational enrolment of 1,208 No. students in 2020/21. The newest facility, Cherrywood Educate Together National School (ETNS), opened for enrolments in September 2020.



Table 3.1: Recorded Enrolments for Primary Schools			
No.	Roll No.	School Name	2020/21 Enrolment⁸
1	16352U	St Brigid's Boys NS (Cornelscourt)	458
2	16353W	St Brigid's Girls NS (Cabinteely)	531
3	18886V	Kill-O'-The-Grange NS	219
4	19320W	Our Lady of Good Counsel Boys NS	391
5	19321B	Our Lady of Good Counsel Girls NS	433
6	19400U	SN Gleann Na gCaorach Iníon Léinín	227
7	19438W	Scoil Colmcille Senior	156
8	19612M	Dalkey School Project	234
9	19641T	Scoil Cholmcille Junior NS	159
10	19960M	St John's NS	181
11	19979K	St Kevin's NS	199
12	20060G	Monkstown Educate Together NS	455
13	20425U	Gaelscoil Shliabh Rua	285
14	20535E	Cherrywood ETNS (Opened 2020)	5
Total			3,933

We note that there are also 2 No. special education schools located within the SPA, Our Lady of Lourdes School and Carmona Special National School, with a combined enrolment of 49 No. students. The facility located closest to the proposed development site, Our Lady of Lourdes School, held a provisional enrolment of 12 No. students in 2020/21.

Table 3.2: Recorded Enrolments for Special Education Schools			
No.	Roll No.	School Name	2020/21 Enrolment⁹
1	18815V	Our Lady of Lourdes School	12
2	20121A	Carmona Special National School	37
Total			49

3.2 Post-Primary Schools

The 7 No. post-primary schools identified within the Sallynoggin Killiney DLR/North SPA held a combined provisional enrolment of 2,593 No. students during the 2020/21 school year, as per Department of Education (DoE) records. Of this cohort, there were 3 No. all-girls schools and 1 No. all-boys school. The post-primary school located nearest to the proposed development site (Clonkeen College) reported a provisional enrolment of 590 No. male students in 2020/21.

⁸ Department of Education – This data is provisional and was published in March 2021. Final data will be published in June 2021. The source for this data is the National School Annual Census for 2020/2021, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education are included in this list.

⁹ See Reference No. 5 above for detail.



No.	Roll No.	School Name	2020/21 Enrolment ¹⁰
1	60092U	Clonkeen College (Boys)	590
2	60260P	St Joseph Of Cluny Secondary School (Girls)	246
3	91330K	Holy Child Community School	247
4	60090Q	Rathdown School (Girls)	269
5	60262T	St Laurence College	258
6	60240J	Loreto College Foxrock (Girls)	512
7	91310E	Cabinteely Community School	471
Total			2,593

4.0 HISTORIC ENROLMENT STATISTICS

Historic enrolment trends for the Sallynoggin Killiney DLR/North School Planning Area show general growth at the primary school level for the historic 5-year interval (c. 4% increase), with an overall increase of 147 No. students. Two of the primary schools nearest to the subject site, St. Brigid's BNS and St. Brigid's GNS, recorded a moderate c. 11% and c. 3% decrease in enrolments, while Kill-O'-The-Grange NS increased by only 1 No. pupil from 2015/16 to 2020/21.

Sallynoggin Killiney DLR/North SPA		Enrolment Year		Historic Change
Roll No.	School Name	15/16	20/21	5-year trend
16352U	St Brigid's Boys NS (Cornelscourt)	513	458	-55
16353W	St Brigid's Girls NS (Cabinteely)	545	531	-14
18886V	Kill-O'-The-Grange NS	218	219	+1
19320W	Our Lady of Good Counsel Boys NS	432	391	-41
19321B	Our Lady of Good Counsel Girls NS	460	433	-27
19400U	SN Gleann Na gCaorach Iníon Léinín	232	227	-5
19438W	Scoil Colmcille Senior	200	156	-44
19612M	Dalkey School Project	240	234	-6
19641T	Scoil Cholmcille Junior NS	137	159	+22
19960M	St John's N S	153	181	+28
19979K	St Kevin's N S	161	199	+38
20060G	Monkstown Educate Together NS	438	455	+17
20425U	Gaelscoil Shliabh Rua	57	285	+228
20535E	Cherrywood ETNS (Opened 2020)	0	5	+5
Total		3,786	3,933	+147

¹⁰ Department of Education– This data is provisional and was published in March 2021. Final data will be published in June 2021. The source for this data is the National School Annual Census for 2020/2021, which is returned via the Post-primary Online Database (P-POD). Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education are included in this list.



With respect to post-primary schools in the area, enrolment rates have broadly decreased in the recent 5-year period (c. 7% decline), as shown in Table 4.2, with all but 1 No. school recorded as having declined in enrolments from 2015/16 to 2020/21. The secondary school closest to the subject site, Clonkeen College, is the only facility which demonstrated an increase in enrolments (c. 16% growth) in the past 5 years.

Sallynoggin Killiney DLR/North SPA		Enrolment Year		Historic Change
Roll No.	School Name	15/16	20/21	5-year trend
60092U	Clonkeen College	515	590	+75
60260P	St Joseph Of Cluny Sec. School	354	246	-108
91330K	Holy Child Community School	273	247	-26
60090Q	Rathdown School	307	269	-38
60262T	St Laurence College	279	258	-21
60240J	Loreto College Foxrock	575	512	-63
91310E	Cabinteely Community School	499	471	-28
Total		2,802	2,593	-209

4.1 Future Growth Projections

The Department of Education reported in November 2020 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2034, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020 (see Figure 4.1 overleaf). The latest statistical release¹¹ by the DoE in this respect states:

“While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome should migration remain strong, or M2F2 should migration soften over the coming years...”

Enrolments in primary schools in Ireland in 2019 stood at 567,716, down slightly on 2018 (567,772). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 451,971 by 2034. This is 115,745 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 464,984 by 2038, a rise of some 13,000 over the four years 2034 to 2038.”

[DoE Enrolment Projections – Our emphasis.]

¹¹ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038 (DOE, November 2020), p.7*



It is anticipated that post-primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024 (see Figure 4.1). The DoE report¹² states:

“Enrolments in post-primary have risen by 27,558 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 410,415 pupils, some 39,000 higher than in 2019.”

[DoE Enrolment Projections – Our emphasis.]

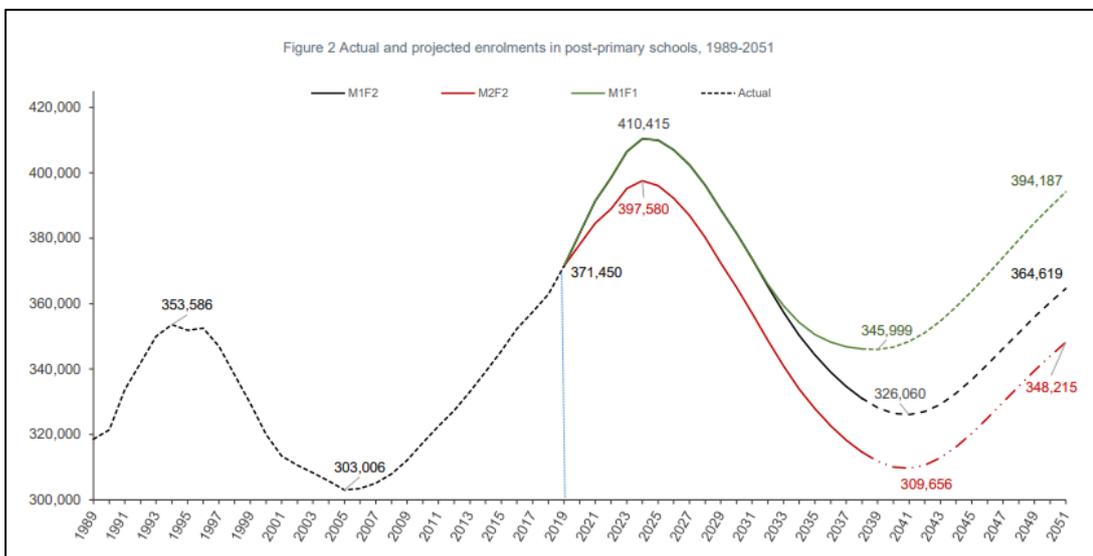
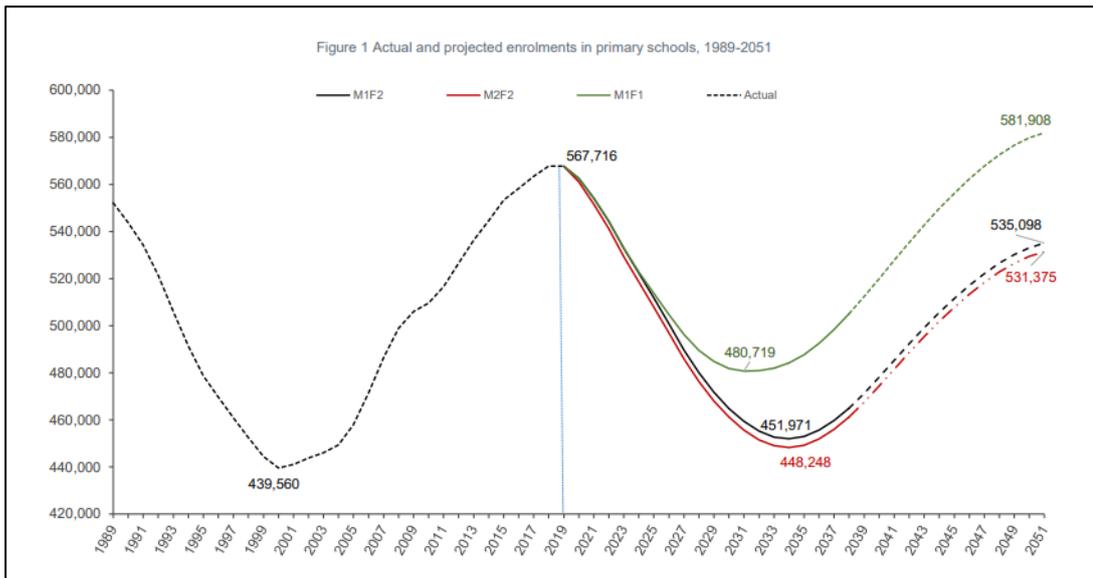


Figure 4.1: Actual and projected enrolments in primary and post-primary schools, 1989-2051, organized by growth projection scenarios created by the CSO. Source: DOE, November 2020.

¹² Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038* (DOE, November 2020), p. 12

4.1.1 Potential Impact on Local Schools

If the regional population projection from the ‘M1F2’ scenario¹³ for primary schools is applied to the current enrolment figures within the Sallynoggin Killiney DLR/North School Planning Area, a decrease of c. 9% could be expected at the primary level by the 2025/26 enrolment year, resulting in an estimated reduction of 354 No. students across the 14 No. existing schools.

At the post-primary level, an increase of c. 7.5% could be expected by 2025/26, equivalent to an additional 195 No. students across 7 No. schools, as shown in Table 4.4.

We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the national population projections included in the DoE report¹⁴ and do not represent localized values.

Sallynoggin Killiney DLR/North SPA	Enrolment Year		Future Trends (5-year)	
	2020/21	2025/26 ¹⁵	% Change	Est. Change
Primary Schools (14 No. schools)	3,933	3,579	9% decrease	-354
Post-Primary Schools (7 No. schools)	2,593	2,788	7.5% increase	+195

5.0 PLANNED SCHOOL PROVISION

5.1 *Dún Laoghaire-Rathdown County Development Plan 2016-2022*

The current *Dún Laoghaire-Rathdown Development Plan 2016-2022 (DLRC Plan)* was adopted on 16th March 2016 and will remain in force for the area until 2022. The *DLRC Plan* states the following with regard to future schools’ provision in *Policy SIC8*:

“It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County.”

[Section 7.1.3.3, DLRC Plan]

To this end, the Dun Laoghaire-Rathdown County Council (DLRCC) advocates for timely consultation with the Department of Education in the provision of educational facilities through the identification and reservation of potential school sites.

¹³ The CSO’s Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department now anticipates that M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031. This is a change from the previous reporting, which utilised the M2F2 scenario (2019) and M2F1 scenario (2018).

¹⁴ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038 (DOE, November 2020) - Table 4 and Table 7.*

¹⁵ Figure estimated using the projected decrease of c. 9.02% at primary level and increase of c. 7.48% at post-primary level from 2020 to 2025 as per M1F2 scenario. See Footnote No. 9 above for reference.

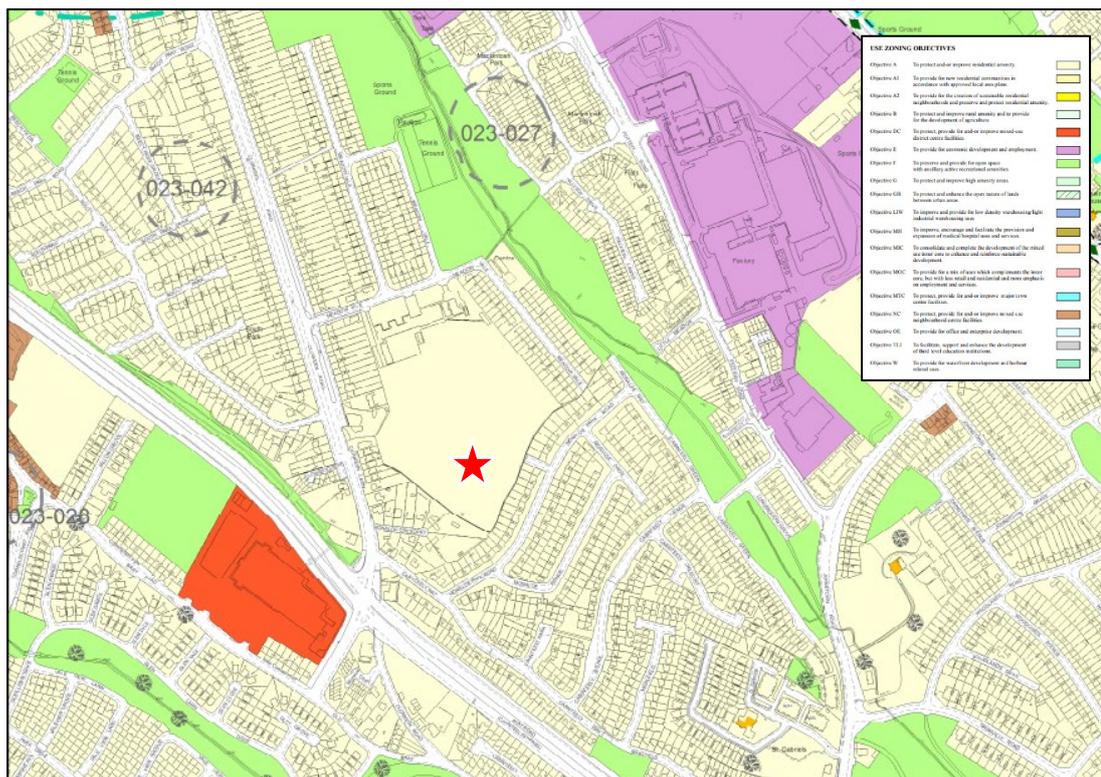


Figure 5.1: Extract from *DLRC Plan 2016-2022*, Land Use Zoning Map 7. Location of subject site indicated by red star. Source: DLRC/TPA, 2021.

Though no specific sites for educational facilities are identified within the Cabinteely/Killiney/Sallynoggin area of the *DLRC Plan* (to which the subject site belongs, see Figure 5.1 above), the following Specific Local Objectives (SLOs) for educational development, or the preparation of additional planning schemes which may involve educational development, are included in Section 9:

Table 5.1: Selected Specific Local Objectives from <i>DLRC Plan – Cabinteely/Killiney/Sallynoggin</i>	
Ref	Objective
28	To implement and develop the lands in Deansgrange in accordance with Deansgrange LAP.
30	To prepare a Local Area Plan for Sallynoggin.
29	To facilitate, support and enhance the development of the Dún Laoghaire Institute of Art, Design and Technology including all associated and supporting facilities. A range of uses will be facilitated on the campus lands to encourage and foster strong links between education, community and the business sector in the County.
52	To implement and develop the lands at Cherrywood in accordance with the approved Strategic Development Zone Planning Scheme.

Source: DLRC Plan 2016-2022, Section 9, Map 7 – Cabinteely/Killiney/Sallynoggin

With respect to SLO 52, we note that a number of sites for educational development are identified within the *Cherrywood Strategic Development Zone (SDZ) Planning Scheme* (as amended December 2018), equivalent to c. 7ha of land within the area (see Figure 5.1). The Cherrywood SDZ area is located c. 4km to the south of the proposed development site.

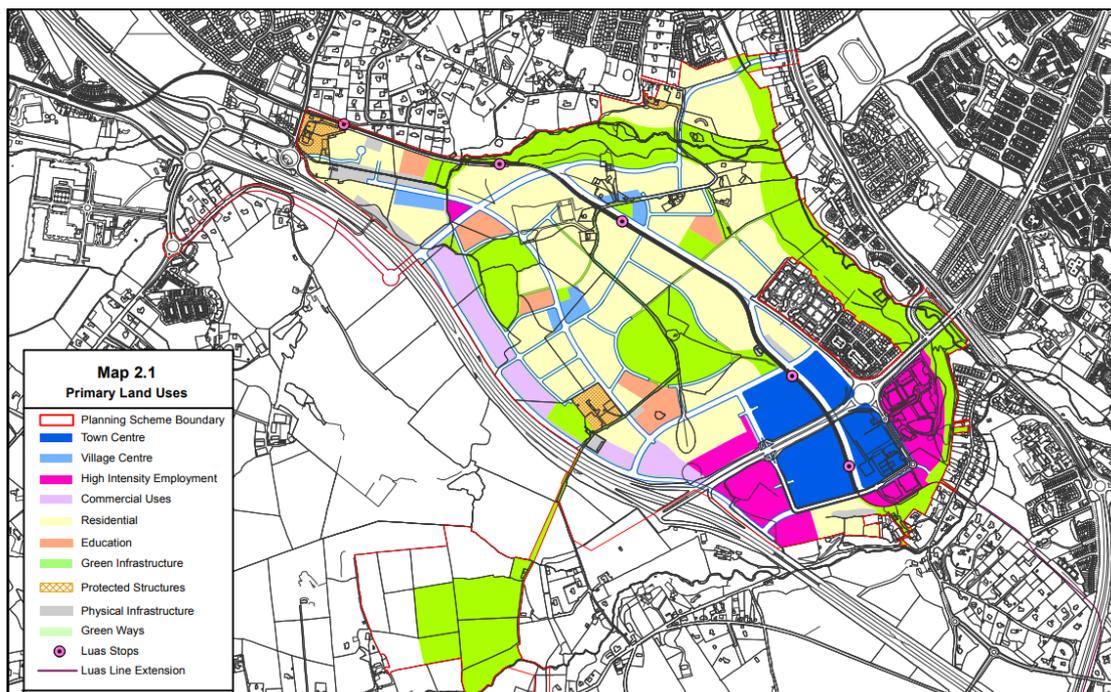


Figure 5.2: Land uses identified within the Cherrywood Planning Scheme (as amended December 2018). Educational sites shown in pale red. Source: DLRC, 2021.

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

5.1.1 Draft Dún Laoghaire-Rathdown County Development Plan 2022-2028

The *Draft Dún Laoghaire-Rathdown County Development Plan 2022-2028 (Draft DLRC Plan)* is currently on public display online from 12 January 2021 to 16 April 2021, and will replace the current DLRC Plan once adopted. With respect to educational development within the Local Authority area, the *Draft DLRC Plan* states the following in *Objective PHP7 – Schools*:

“It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development/redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.”

[Section 4.2.1.6, Draft DLRC Plan]

In support of this Objective, the *Draft DLRC Plan* also identifies a number of specific sites for future schools’ development within the Local Authority, following consultation with the Department of Education, as summarized in Table 5.2 below.

We note that no additional school sites are identified for the Cabinteely/Killiney/Sallynoggin area, to which the subject site belongs; however, new schools are proposed to be provided in Goatstown, Dun Laoghaire and Kiltiernan.

Area	Land Use Zoning Map Ref. Number
Goatstown	1
Dun Laoghaire	3
Ballyogan	6 & 9
Blackrock	6
Sandyford	6
Kiltiernan	9 ¹⁶
Woodbrook	14
Old Conna	14

Source: Draft DLRC Plan 2022-2028, Chapter 4, Table 4.1

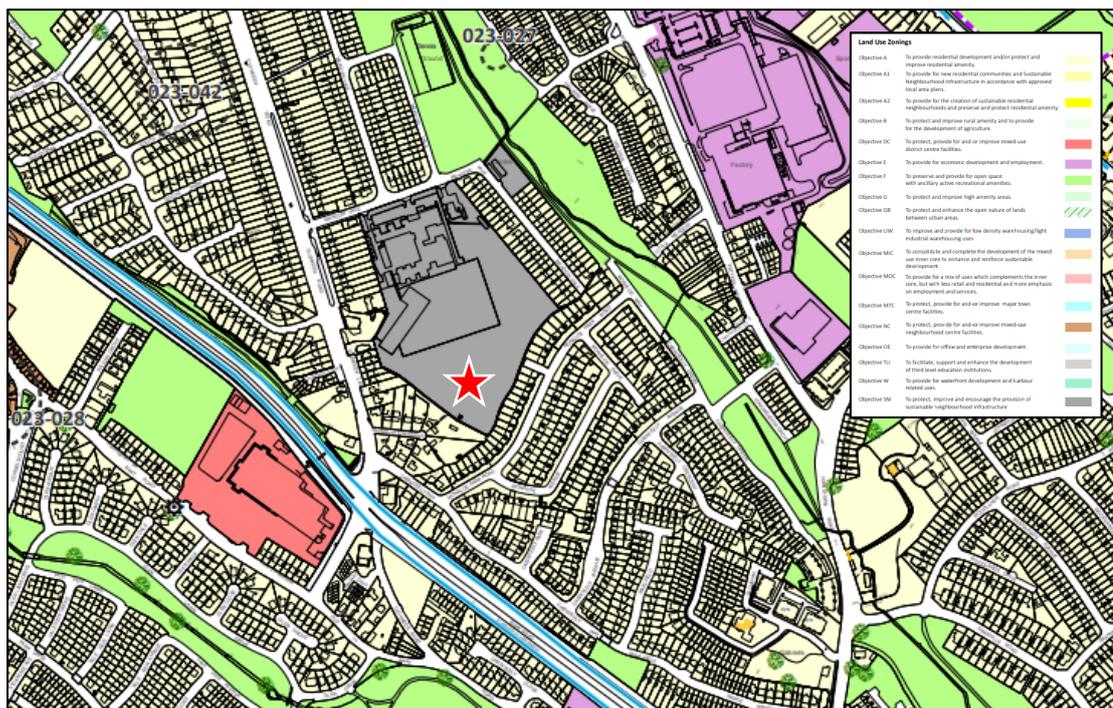


Figure 5.3: Extract from *Draft DLRC Plan 2022-2028*, Land Use Zoning Map 7. Location of subject site indicated by red star. Source: DLRC/TPA, 2021.

¹⁶ Note: The Department of Education have also recognised that there may be a need for another school in the Kiltiernan/ Glenamuck Local Area Plan area in addition to that indicated on Map No. 9.



The *Draft DLRC Plan* further states that in addition to new school development, the Council will support the appropriate development and/or redevelopment of existing schools within the County that will enhance existing facilities - including sports facilities - on site, subject to the requirements of the Department of Education, and that the efficient use of lands will be encouraged for both new schools and improvements to existing schools.

Other Specific Local Objectives (SLOs) for educational development, or the preparation of additional planning schemes which may involve educational development, are included for Cabinteely/Killiney/Sallynoggin in Chapter 14 of the *Draft DLRC Plan*, and have been reproduced in Table 5.3 for reference.

Ref	Objective
10	To retain, improve and encourage the provision of sustainable neighbourhood infrastructure facilities <i>[at various locations]</i> .
30	To facilitate, support and enhance the development of the Dún Laoghaire Institute of Art, Design and Technology including all associated and supporting facilities. A range of uses will be facilitated on the campus lands to encourage and foster strong links between education, community, and the business sector in the County.
69	To implement and develop the lands at Cherrywood in accordance with the approved/adopted Strategic Development Zone Planning Scheme (SDZ).

Source: Draft DLRC Plan 2022-2028, Chapter 14, Map 7 – Cabinteely/Killiney/Sallynoggin

5.2 ***New Schools to be Established from 2019 to 2022***

The Department of Education announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022¹⁷. We note that 2 No. new primary school (24 classrooms) and 1 No. new post-primary school (600 pupils) were identified for development within the Sallynoggin Killiney DLR School Planning Area (North and Cherrywood) at this time, however, the requirement for new schools will be subject to on-going review. Patronage for both of the proposed primary schools was awarded to Educate Together in 2020 (16 classrooms) and 2021 (8 classrooms).¹⁸

There were also 3 No. other new schools proposed to be developed by 2022 within the neighbouring feeder areas of Goatstown Stillorgan DLR and Booterstown Blackrock & Dun Laoghaire (Regional Solution), which will provide additional accommodation for 16 No. primary classrooms and 1,800 No. post-primary students (see Table 5.2).

¹⁷ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

¹⁸ Sources: <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/Establishing-a-New-School.html/>



Type	School Planning Area	Size	To Open
Primary	Goatstown Stillorgan DLR	16 classrooms	2019
Primary	Sallynoggin Killiney DLR/North	8 classrooms	2021
Primary	Sallynoggin Killiney DLR/Cherrywood	16 classrooms	2022
Post-Primary	Goatstown Stillorgan DLR	800 pupils	2020
Post-Primary	Boosterstown Blackrock & Dun Laoghaire (Regional Solution)	1,000 pupils	2021
Post-Primary	Sallynoggin Killiney DLR/Cherrywood	600 pupils	2022 ²⁰

With respect to other large-scale education projects in the vicinity of the subject site, there were 12 No. school facilities identified under the DOE school building programme currently under development (see Table 5.3), including 4 No. schools/expansions in the Sallynoggin Killiney DLR School Planning Area (i.e., Goatstown Stillorgan ETNS as well as the 2 No. new primary schools and 1 No. new post-primary school indicated in Table 5.2 above). We note that Goatstown Stillorgan ETNS opened in September 2019 in interim accommodation in Grafton House, Sandyford Industrial Estate²¹. The site acquisition process was ongoing for both of the primary schools proposed for Sallynoggin Killiney DLR as of January 2021, with ‘Stage 2a’ design works underway for the proposed post-primary school, now scheduled to open in 2022 (see Table 5.3).

¹⁹ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

²⁰ The establishment of the following schools were deferred from 2021 to 2022 by DOE in October 2020: Dublin2_Dublin4, Donaghmede_Howth_D13/Baldoyle/Stapolin, and Sallynoggin_Killiney_DLR/Cherrywood. Source: <https://www.education.ie/en/Press-Events/Press-Releases/2020-press-releases/PR20-10-16-1.html/>

²¹ Source: <https://goatstownstillorganetns.com/>



Ref.	Roll No.	School Name & Address	Status
79	19355S 20028K	Ballyowen Meadows SS, Beechpark, Stillorgan & Setanta SS, Stillorgan	Stage 3 (Tender Stage)
87	19949B	Muslim NS, Dun Laoghaire	Project Brief Stage
92	20400E	Ballinteer ET, D16	Stage 3 (Tender Stage)
96	20503O	Dun Laoghaire ETNS	Stage 2a (Developed Sketch Scheme)
101	20523U	Goatstown Stillorgan DLR Primary - Goatstown Stillorgan ETNS	School opened in September 2019 in interim start-up accommodation. Stage 2a (Developed Sketch Scheme)
104	20535E	Sallynoggin Killiney DLR Cherrywood Primary	School opened in 2020 in interim start-up accommodation. Site Secured. Stage 3 (Tender Stage)
107	68241F	Stepaside ETSS D16	Stage 2b (Detailed Design)
144	20543D	Sallynoggin Killiney DLR North Primary	School to open in 2021. Site Acquisition Process
145	20544F	Sallynoggin Killiney DLR Cherrywood Primary	School to open in 2022. Site Acquisition Process
161	68366C	Goatstown Stillorgan DLR Post Primary – Goatstown Stillorgan ETSS	School opened in September 2020 in interim start-up accommodation. Stage 2a (Developed Sketch Scheme)
164	68387K	Boosterstown Blackrock & DunLaoghaire Educate Together Secondary School (regional solution)	School to open in 2021. Stage 2a (Developed Sketch Scheme)
167	TBD	Sallynoggin Killiney DLR Cherrywood Post Primary	School to open in 2022. Stage 2a (Developed Sketch Scheme)

6.0 CONCLUSION

There are 14 No. existing primary schools and 7 No. post-primary schools currently operating in the Sallynoggin Killiney DLR School Planning Area to which the subject site belongs. These facilities cater to a student population of c. 3,900 No. primary school students and c. 2,600 No. post-primary students. The area has also demonstrated moderate levels of growth (c. 4%) at the primary level and decline (c. 7%) at the post-primary level in the recent 5-year period.

With respect to future enrolments, we note that a c. 9% decrease in enrolments at the primary school level and a c. 7.5% increase in enrolments at the post-primary school level is anticipated nationally from 2020 to 2025, with respect to the most recent projections published by the Department of Education.²³

The need for additional educational facilities within the county is established in the *Dun Laoghaire-Rathdown Development Plan 2016-2022*, but does not specifically identify sites for new schools within the Cabinteely/Killiney/Sallynoggin area, to which the proposed development site belongs. At a national level, 3 No. new schools are proposed to be delivered within the Sallynoggin Killiney DLR School Planning Area in the short term under

²² Source: *Current status of large-scale projects being delivered under the school building programme* list published 31 January 2021.

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

²³ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038* (DoE, November 2020)



the *2019-2022 DoE School Building Programme*, including 2 No. new primary schools by 2021 and 1 No. new post-primary school by 2022.

We note that patronage for both of the proposed primary schools was awarded to Educate Together in 2020-21 and the site acquisition process was underway for each development as of January 2021. The development of the post-primary school has been delayed to 2022; however, design works for this facility were also ongoing as of January 2021. A number of other educational facilities are also planned within the neighboring feeder areas of Goatstown Stillorgan DLR and Dun Laoghaire to the north and Kiltiernan to the west, to be delivered by 2022.

As the completion of the 2 No. new primary schools and 1 No. post-primary school proposed for Sallynoggin Killiney DLR School Planning Area will increase the availability of places for future students in the short- to medium-term by providing 24 No. new primary classrooms and 600 No. new post-primary school places within the school planning area by 2022, it is considered that the future demand generated by the proposed development (i.e., 189 No. places - including 109 No. primary and 80 No. post-primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area.



Appendix A: Description of Development

Clonkeen Investments DAC intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 3.3 ha, on a site located at Lands Adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin. The development, with a total gross floor area of c 33,851 sq. m, will provide 299 no. residential units and a 1 no. storey 353 sq. m childcare facility with dedicated play area 231 sq. m. The development will consist of 18 no. ground floor 3-bedroom duplex apartments and 18 no. 2 bedroom apartments above and 12 no. ground floor 2-bedroom apartments with 12 no. 3 bedroom duplex apartments above. The 60 no. duplex units are arranged in 6 no. three storey blocks. The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. 6 storey blocks over 1 no. storey basement; public open space, communal open space and private open space (including all balconies, terraces and individual unit gardens at all levels); 614 sq. m communal resident facilities including concierge and welcome area (195 sq. m), residents' flexible work facility (219 sq. m), residents' lounge (100 sq. m) and residents' gym area (100 sq. m).

The development will also provide for the demolition of the 2 no. storey office building ('St. Helen's', Meadow Vale - 470 sq. m) to facilitate new vehicular, pedestrian and cyclist access to the site, to the north of the proposed development via Meadow Vale.

The development will also include the provision of 2 no. designated play areas; internal roads and pathways; bin stores; 248 no. car parking spaces, including 167 no. at basement level and 2 no. shared vehicle (GoCar) spaces, 388 no. bicycle parking spaces, and 10 no. motorcycle parking spaces at basement and surface level; hard and soft landscaping; plant; boundary treatments including the repair and replacement of some existing boundary treatments; the provision of new surface water and foul drainage pipes and any required pipe diversion works or build over works; internal foul pumping station; a new internal access road and paths; changes in level; services provision and related pipework, ducting and cabling; electric vehicle charging points; 4 no. stormwater attenuation tanks; 1 no. ESB substation; photovoltaic panels; SUDS including green roof provision; signage; provision for future pedestrian access to Monaloe Park to the east of the development, including the provision of a pedestrian bridge, extending over the drainage ditch; public lighting and all site development and excavation works above and below ground.