

School Demand Report

For Development at Barberstown, Barnhill and
Passifyoucan, Clonsilla, Dublin 15

on behalf of Alanna Homes and Alcove Ireland Four Ltd.

July 2022



BARNHILL

GARDEN VILLAGE



McCUTCHEON HALLEY

CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Alanna Homes and Alcove Ireland Four Ltd.	
Project Title	Barnhill Garden Village SHD	
Document Title	School Demand Report	
Document Comprises	Volumes	1
	Pages (Including Cover)	25
	Appendices	1
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Checked by	Mairi Henderson	
Office of Issue	Cork	
Document Information	Revision	4
	Status	Final
	Issue Date	July 2022

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1. Introduction

Alanna Homes and Alcove Ireland Four Ltd. are applying for a Strategic Housing Development named Barnhill Garden Village, comprising the construction of 1,243 residential units, a creche, village centre, railway plaza providing access to Hansfield railway station; land set aside for a primary school, a public park of 5.6 hectares and a series of pocket parks throughout the development. The proposed development is in Barnhill, approximately 3 km south-west from Blanchardstown Centre, and approximately 18 km northwest from Dublin City Centre (see figure 1.1).



Figure 1.1: Location of Barnhill in context of wider area (proposed site marked with red x)

The purpose of this report is to provide an examination of the existing educational facilities located in the vicinity of the development site, along with the demand likely to be generated by the proposed development. In assessing the existing and future demand, we have carried out an analysis of the CSO data for the Blakestown / Blanchardstown Electoral Division, Fingal County, Dublin City and the State. We have also carried out an assessment of the location and enrolment numbers of both primary and post primary schools in the Blanchardstown area, adjacent to the proposed development. Survey work regarding the capacity and future expansion plans of the schools in the area have been undertaken to establish capacity figures independent of the statistical analysis.

A number of sources were consulted in the preparation of this report:

- www.education.ie and www.schools.ie were consulted to locate existing schools, enrolment figures and the number of classrooms

- Regional Projections of Full-Time Enrolments, Primary and Second Level, 2021 – 2036 report by the Department of Education, November 2021
- Census 2016 SAPMAP data
- Various school websites; and
- Survey of existing schools undertaken by McCutcheon Halley.

The report is set out as follows:

1. Introduction
2. Planning Policy Context
3. Existing School Provision
4. Existing and Future Demand
5. Conclusion

2. Planning Policy Context

2.1 The Provision of Schools and the Planning System – A Code of Practice

The guidelines by the Department of Education and Science and the Department of the Environment, Heritage, and Local Government (2008)¹ for the provision of Schools outlines the following core objectives for the effective integration of schools and development planning systems:

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

2.2 Fingal County Development Plan 2017-2023

The Fingal County Development Plan provides the framework for school provision as identified in the following Place Making (PM) objectives:

Objective PM77

Encourage the continued use and possible intensification of existing educational infrastructure where appropriate.

Objective PM78

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.

Objective PM79

Facilitate the development of additional schools, including Gaelscoileanna and Gaelcoláistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies. Such sites should be in proximity to public transport.

¹ Document available to view and download at <https://www.gov.ie/en/publication/338c98-the-provision-of-schools-and-the-planning-system/>

Objective PM80

Require new schools and other education centres to meet the Council's standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality and climate change. Such standards are to be considered and demonstrated in any application for an educational centre.

Objective PM83

Promote and encourage the multiple usage of school buildings so that school facilities are also available for use by the local community after school hours.

2.3 Barnhill Local Area Plan 2019

The Barnhill Local Area Plan (LAP) envisages provision of the primary school as part of Phase 2. Section 7.9 states in relation to Education / Community:

E1 Reserve a site c.1.14ha to provide for a primary school adjacent to the local centre. In the event that the DES indicate to the Planning Authority that a school reservation is no longer required the site will revert to a residential land use designation.

E2 Provide an open space to the south of the school site and facilitate complementary shared open space and car parking between the school and public open space.

E3 Ensure that residential development does not take place until such time as the developer has undertaken an Educational Needs Assessment which demonstrates to the satisfaction of the Planning Authority that there is adequate school provision for the needs generated by the proposed development.

The LAP refers to the existing primary schools within the area. They are Hansfield Educate Together National School (approximately 500m to north of the LAP area), St. Benedict's National School and Castaheany Educate Together National Schools (both approximately 800m to the north). A secondary school, Hansfield Educate Together Secondary School is located 600m to the north. The LAP states in Section 2.4:

Notwithstanding the level of educational facilities already existing in the area any new development at Barnhill will require a reservation of additional primary school facilities. Using the projected number of households and applying the formula used to calculate educational infrastructure requirements used by the Department of Education and Skills one new 16 classroom primary school would be required with the probability that the existing second level schools in the

locality could accommodate the anticipated increase in second level pupils.

The LAP notes that, given the anticipated level of population in the LAP lands, that the Department of Education and Skills (DES) advised that a primary school was required. The DES did not advise that a post primary school would be required.

2.4 Hansfield SDZ Planning Scheme, April 2006 (Fingal County Council)

The Plan for the Hansfield Strategic Development Zone (SDZ) reserves a 6 ha site for a school campus site in Zone 3, Ongar Road West. Any lands designated for schools and community use will revert to public open space, if not required. The plan envisages that there is sufficient demand within the SDZ lands to require a primary school in the area. Regarding post primary schools, the SDZ population will provide over half of the demand. The Planning Scheme notes that the majority of the SDZ is within easy walking distance of Clonsilla rail station which would provide the possibility of some reverse commuting from the rest of Blanchardstown and from the more dispersed parts of Meath. In Phase 1B, which allows for 501-1,000 dwellings, Primary School number 1 with a minimum of 8 classrooms will be required. In Phase 2, which allows for 1,001 – 2,000 dwellings, Primary School number 2 and a Post Primary School each with a minimum of 8 classrooms will be constructed.

2.5 Department of Education Consultation

During the preparation of the Barnhill Local Area Plan (BLAP), the Planning Authority consulted with the Department of Education and Skills (DES), who advised that a primary school would be required. Provision for a secondary school was not noted as a requirement by the DES during the preparation of the BLAP.

In preparation for the proposed development, the applicant contacted the DES to clarify their requirements in relation to reserving land for a future primary school, in accordance with the requirements of the LAP. A letter has been issued from the Department of Education noting that the applicant has contacted them with details regarding the site and confirming that they will engage in the application process. A copy of this letter is attached in Appendix 1.

2.6 Future Demographic Trends in School Age Population

In November 2021, the Department of Education published a report detailing future demographic trends that will impact the primary and post-primary student numbers. The 'Projections of Full-Time Enrolments – Primary and Second Level, 2021 – 2036' report assessed demographic trends which will impact the future population growth or school age children, including fertility rates, births and net migration on regional level and incorporates the additional component of internal migration.

Based on their research the Department of Education has determined that the number of primary school age children in the Dublin region peaked 2018. Since 2019, numbers have declined steadily, with the low point anticipated in 2033. (See Figure 2.1 for the National Trend).



Figure 2.1: Projected enrolment at primary level, 2021-2040 (Figure A.1 of 'Projections of Full-Time Enrolments – Primary and Second Level, 2021 – 2036' report)

The Report indicates that the Department considers the M2F2, black line, to be the most probable scenario.

From year 2020 to 2036 the expected decrease for the Dublin region is 24%.

The post-primary student projections are a continuation of the primary school population projection with the peak of post-primary enrolments anticipated in 2024 (See Figure 2.2).

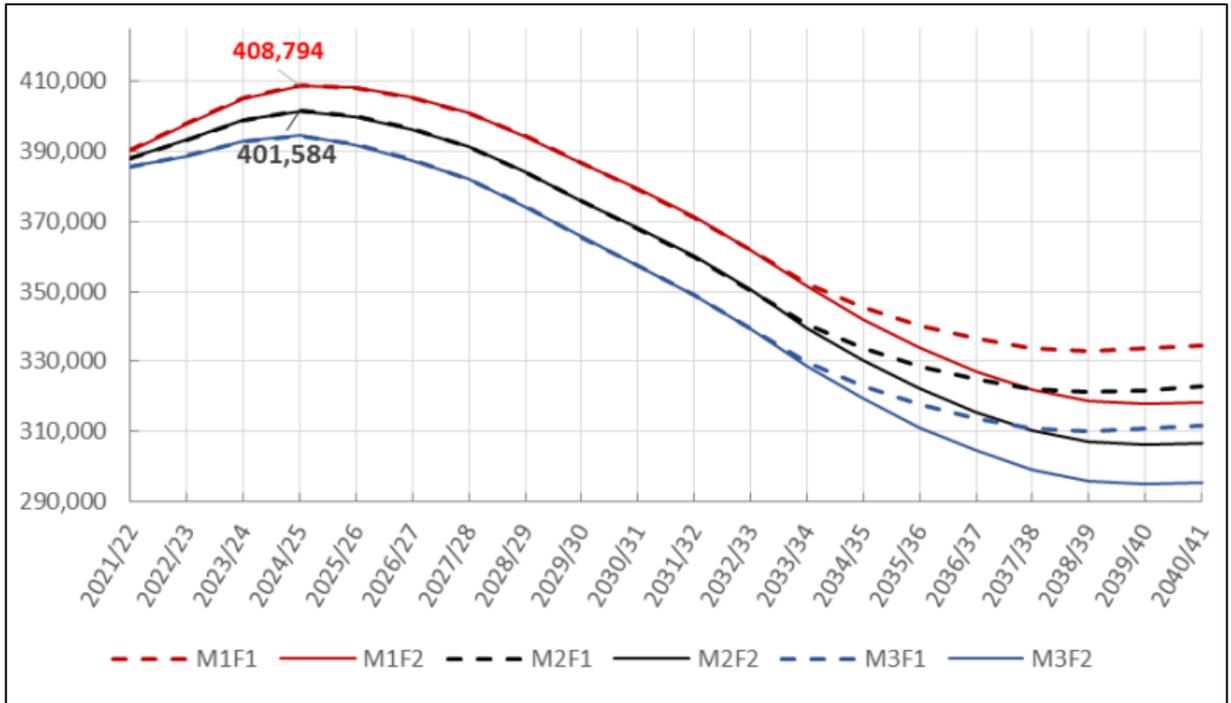


Figure 2.2: Projected enrolment at post primary level, 2021-2040 (Figure A.2 of 'Projections of Full-Time Enrolments - Primary and Second Level, 2021 - 2036' report)

As with the primary level projections the M2F2 scenario is considered the most likely by the Department with the post-primary school population peaking in 2024. Enrolment would begin to decrease marginally from 2025 and more dramatic falls from 2026 onwards.

From year 2020 to 2036 the change in post-primary enrolments in the Dublin region will see enrolments fall by 5.3%.

3. Existing School Provision

The study area is located adjacent to the Hansfield SDZ and proximate to the wider Blanchardstown area.

In order to ascertain school provision within the area, a study area of 1.5 km aerial distance from the site boundary has been the primary focus. This area is within comfortable walking distance. The wider Blanchardstown area has also been surveyed as it provides long established schools, accessible by public transport and within cycling distance. The distance measure is an approximate aerial distance from Hansfield train station, which is the boundary of phase 1 of the proposed development and ensures connectivity to the adjacent area.

The analysis identified:

- Four primary schools within the immediate study area of 1.5km and a further 11 primary schools within a 3km radius. The 2021/2022 enrolment of the 4 primary schools within the immediate study area is 2,288 and the enrolment of the other 11 schools is 5,269. As schools did not respond to a request by phone and email for capacity numbers, the reduction in numbers from the previous academic year was entered as the available capacity. If the numbers increased or remained the same, no capacity was recorded in lieu of a verified answer.
- Two post primary schools in the immediate study area of 1.5km and a further 4 post primary schools located within a 3km radius. The 2021/2022 enrolment of the 2 post primary schools within the immediate study area is 1,823 and the enrolment of the other 4 post primary schools is 3,488. The total capacity of the 6 post primary schools is 5,311. When schools chose not to respond to the survey, the reduction in numbers from the previous academic year was entered as the available capacity. If the numbers increased or remained the same, no capacity was recorded in lieu of a verified answer.

Third level educational facilities are also within reach of the site, at approximately 3.0 km and 5.0 km distance. Moreover, Dublin City provides a host of 3rd level facilities.

The location of the schools is captured in Figures 3.1 and 3.2, the findings are summarised in table 3.1.

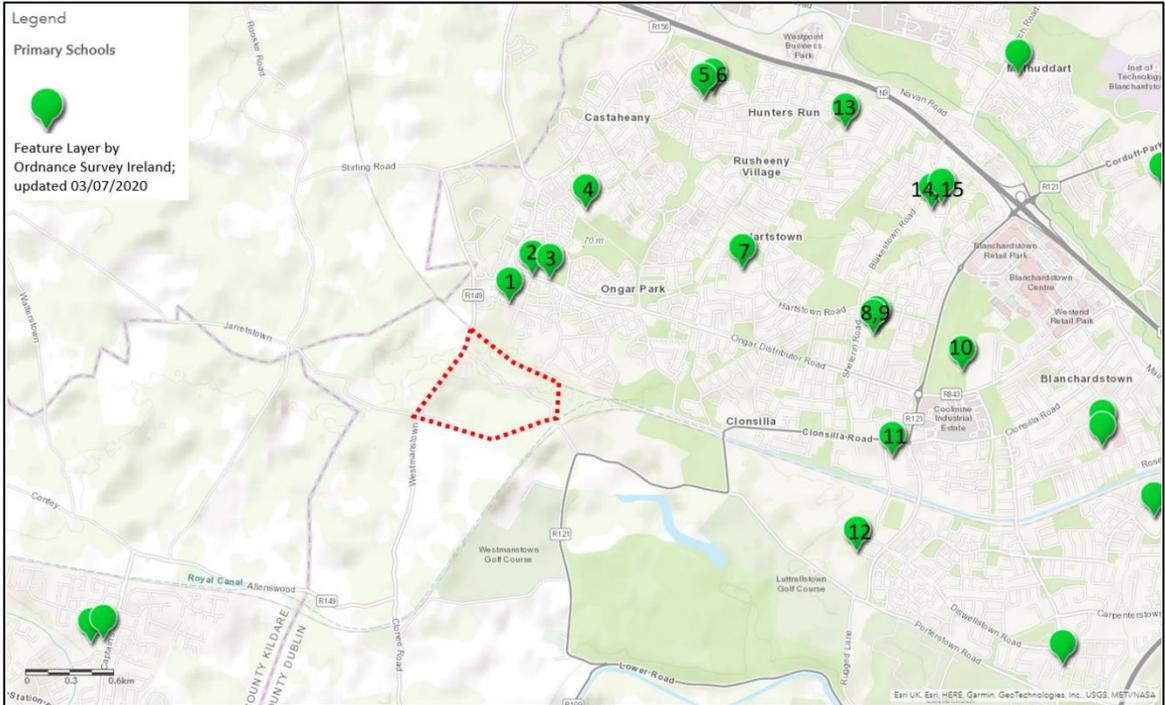


Figure 3.1: Primary Schools within 3 km radius from subject site (indicatively outline in red)

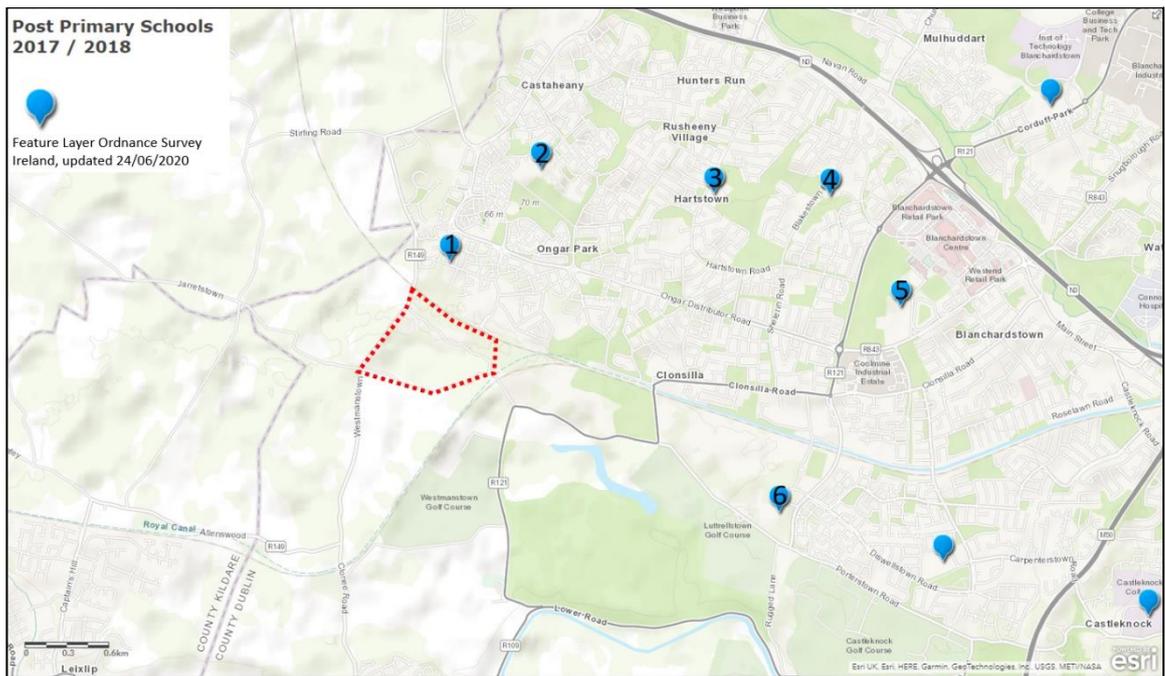


Figure 3.2: Post Primary Schools within 3 km radius from subject site (indicatively outline in red)

Table 3.1: School Enrolment and Capacity Figures

Primary Schools					
No.	Name	Distance from Site	Enrolment 2020/21	Enrolment 2021/22	Add. Capacity
1	Hansfield Educate Together NS	0.5 km	622	611	11*
2	Castaheany Educate Together National School	0.8 km	400	417	0*
3	St Benedicts National School	0.8 km	646	628	18*
4	Scoil Ghrainne	1.4 km	649	632	17*
5	Mary Mother of Hope Junior NS	2.5 km	426	430	0*
6	Mary Mother of Hope Senior NS	2.5 km	440	440	0*
7	St Ciaran's NS	1.6 km	643	612	31*
8	St Philip the Apostle Junior NS	2.5 km	249	231	18*
9	St Philip Senior NS	2.5 km	300	285	15*
10	SN Oilibheir	3.0 km	266	263	3*
11	St Mochta's NS	2.6 km	884	860	24*
12	Scoil Community National School	2.5 km	841	828	13*
13	Sacred Heart National School	2.7 km	801	775	26*
14	Scoil Nais Mhuire Sois	3.0 km	237	218	19*
15	Scoil Mhuire Sin	3.0 km	262	260	2*
Total enrolment			7,666	7,490	197*

*Capacity derived from Enrolment Records (Department of Education) in comparison to previous school year. If numbers increased or remained unchanged no capacity was assumed.

Post Primary Schools					
No.	Name	Distance from Site	Enrolment 2020/21	Enrolment 2021/2022	Additional Capacity
1	Hansfield Educate Together Secondary School	0.6 km	731	770	10 for 2021/2022 Additional 220 for 2022/2025 (capacity for total enrolment of 1000 students)
2	Coláiste Pobail Setanta College	1.4 km	1,040	1,053	0*
3	Hartstown Community School	2.3 km	1,087	1,087	0*
4	Blakestown Community School	2.9 km	425	443	0*
5	Coolmine Community School	3.1 km	1,000	991	64 (12 additional spaces will be opened in 2022/23)
6	Luttrellstown Community College	2.5 km	918	960	0*
	Total enrolment		5,201	5,304	74 (2021/22) 232 (2022/25)

*Capacity derived from Enrolment Records (Department of Education) in comparison to previous school year. If numbers increased or remained unchanged no capacity was assumed.

Further Education				
Blanchardstown Training Centre	Community	3.0 km	n/a	n/a
Technical University Dublin		5.0 km	5,000	n/a

4. Existing and Future Demand

4.1 Primary School Population

The proposed Barnhill Strategic Housing Development falls within the Blanchardstown / Blakestown Electoral Division (BB ED). Analysis of the existing demand for school places is based on the 2016 Census data available for BB ED.

The total primary school going population in the BB ED (5-12 years) in 2016 was 6,063 children. This is 15.6% of the total population in BB ED, see table 4.1.

The number of children of primary school age in BB ED grew by 787 children during the period 2011 to 2016. However, the number of children in the 0-4 year age group fell by 581, therefore the demand for primary school places will decline as this age cohort moves to primary school age. This figure is derived at by comparing Census 2011 figures (4,386 children) with Census 2016 figures (3,805 children) for the 0-4 age group. See table 4.1 and 4.2.

Table 4.1: Population Profile 2011 (Source Census 2011)

Area	Age 0-4	Age 5-12	Age 13-18	Age 19-34	Age 35-64	Aged 65+	Total Population
State	356,329	504,267	344,931	1,109,380	1,737,952	535,393	4,588,252
As percentage of total population	7.8%	11.0%	7.5%	24.2%	37.9%	11.7%	N/A
Fingal County	26,708	33,076	19,054	73,171	102,121	19,861	273,991
As percentage of total population	9.7%	12.1%	7.0%	26.7%	37.3%	7.2%	N/A
Dublin City	30,250	39,707	31,662	174,330	185,173	66,490	527,612
As percentage of total population	5.7%	7.5%	6.0%	33%	35.1%	12.6%	N/A
Blanchardstown Blakestown ED	4,386	5,276	2,400	10,406	12,732	857	36,057
As percentage of total population	12.2%	14.6%	6.7%	28.9%	35.3%	2.4%	N/A

Table 4.2: Population Profile 2016 (Source: Census 2016)

Area	Age 0-4	Age 5-12	Age 13-18	Age 19-34	Age 35-64	Aged 65+	Total Population
State	331,515	548,693	371,588	990,618	1,881,884	637,567	4,761,865
As percentage of total population	7%	11.5%	7.8%	20.8%	39.5%	13.4%	N/A
Fingal County	24,899	39,349	22,892	63,345	118,500	27,035	296,020
As percentage of total population	8.4%	13.3%	7.7%	21.4%	40%	9.1%	N/A
Dublin City	30,683	42,603	31,884	171,064	205,965	72,355	554,554
As percentage of total population	5.5%	7.7%	5.7%	30.8%	37.1%	13%	N/A
Blanchardstown Blakestown ED	3,805	6,063	3,375	8,745	15,550	1,356	38,894
As percentage of total population	9.8%	15.6%	8.7%	22.5%	40%	3.5%	N/A

Enrolment figures of recent years indicate that primary school enrolment peaked in 2018/19, with 7,890 children enrolled in the 15 primary schools surveyed. This was an increase of 593 children from the 2016 enrolment of 7,297 children. From 2018/19, the enrolment decreased every year with 7,490 children enrolled in the 2021/22 academic year, a difference of 400 children from the 2018/19 peak (see table 4.3).

Table 4.3: Primary School Enrolment 2016 – 2021 in Study Area

Primary Schools							
No.	Name	Roll Number	Enrolment 2016/17	Enrolment 2018/19	Enrolment 2019/20	Enrolment 2020/21	Enrolment 2021/22
1	Hansfield Educate Together NS	20383H	162	602	628	622	611
2	Castaheany Educate Together N.S.	20186F	424	419	405	400	417
3	St Benedicts National School	20231H	662	672	656	646	628
4	Scoil Ghrainne	20247W	595	687	663	649	632
5	Mary Mother of Hope Junior NS	20309S	465	440	442	426	430
6	Mary Mother of Hope Senior NS	20137P	468	456	446	440	440

Primary Schools							
7	St Ciaran's NS	19644C	747	672	659	643	612
8	St Philip the Apostle Junior NS	19601H	292	288	260	249	231
9	St Philip Senior NS	19643A	279	277	305	300	285
10	SN Oilibheir	19505L	262	243	266	266	263
11	St Mochta's NS	18778S	884	892	885	884	860
12	Scoil Choilm Community National School	20241K	663	858	875	841	828
13	Sacred Heart National School	19755L	847	843	847	801	775
14	Scoil Nais Mhuire Sois	19605P	271	276	257	237	218
15	Scoil Mhuire Sin	19694R	276	265	138	262	260
Total enrolment			7,297	7,890	7,732	7,666	7,490

These findings correspond with the Report of the Department of Education (refer section 2.6), which shows enrolment at Primary Level decreasing since 2018. The Report projected the rate of contraction for the Dublin region to be 24% between 2020 to 2036. The decline of enrolment numbers in the four years between 2018 – 2021 in the study area has been 5.07%.

4.2 Post Primary School Population

The total post primary going population (13-18-year-olds) in the BB ED in 2016 was 3,375 students – this is 8.7% of the total population in the electoral division. In Fingal County, 7.7% of the population were of post primary school age in 2016. There is, therefore, a slightly higher proportion (1%) of post-primary school aged children living in BB ED in comparison to Fingal County.

The number of children in the BB ED of post primary school age increased by 975 children during the period 2011 (CSO figure: 2,400) to 2016 (CSO figure: 3,375) (see table 4.1 and table 4.2).

The 3,375 children of post primary school age living in the BB ED in 2016, amounted to an average of 563 children for each school year (i.e. 6 school years comprising 1st year through to 6th year). If the post primary cohort is calculated comprising 5 school years (excluding transition year and allowing for some early school leavers) an average of 675 students applies for each school year.

In 2016, there were 6,063 children in the primary school age band – an average of 758 for each primary school year. In the short term, therefore, the local demand for post primary school places is going to increase, with an average of 195 places a year. This is calculated on the assumption that, on average, 563 students leave the post primary system each year, while 758 children enter the system.

If the post primary school time is calculated with 5 years, the local demand for post primary school places is going to increase, with an average of 83 places a year. This is calculated on the assumption that, on average, 675 students leave the post primary system each year, while 758 children enter the system.

As the number of students taking up transition year can fluctuate, it must be assumed that the likely increase of local demand for post primary school places is somewhere between 83 and 195 places a year. The difference in enrolment numbers of the surveyed post primary schools between 2016 and 2021 is 494, representing an average annual increase of approximately 99 students per year.

As noted previously, there was a decrease in the proportion of pre-school children during the inter-censal period 2011 to 2016 (of 581 children, 13.2%). If this trend continues, it will follow through to a decrease in the demand for post primary places in the medium term.

The recent developments within Hansfield SDZ have resulted in a significant growth in the population of the BB ED and corresponding demand for primary and post primary school places. There has been a corresponding growth in the provision of primary and post primary school capacity, with Hansfield Educate Together Collage, opened in 2016, providing new capacity for both levels. Castaheaney Educate Together National School opened with 3 classes in 2004 and has grown since 2008 to accommodate 16 classrooms (Fingal Planning Ref. F07A/0247).

Enrolment figures in longer established schools in the area have decreased in recent years. The greatest decreases of enrolment numbers between 2016 and 2021 apply to Coolmine Community School (83) and Blakestown Community School (70). Hansfield Educate Together Secondary School, however, has seen a steady increase in numbers from 276 in 2016/17 to 770 in 2021/22. This school has an overall capacity of approximately 1,000 pupils (Fingal Planning Ref. 13/4044). Luttrellstown Community College also added 230 pupils in the same period. (See table 4.4).

Table 4.4: Post Primary School Enrolment 2016 – 2021 in Study Area

Post Primary Schools							
No.	Name	Roll Number	Enrolment 2016/17	Enrolment 2018/19	Enrolment 2019/20	Enrolment 2020/21	Enrolment 2021/22
1	Hansfield Educate Together Secondary School	68101M	276	518	646	731	770
2	Coláiste Pobail Setanta College	76098W	1,074	1,103	1,053	1,040	1,053
3	Hartstown Community School	91339F	1,143	1,171	1,130	1,087	1,087
4	Blakestown Community School	91316Q	513	455	430	425	443
5	Coolmine Community School	91315O	1,074	1,029	1,024	1,000	991
6	Luttrellstown Community College	76130P	730	865	893	918	960
Total enrolment			4,810	5,141	5,176	5,201	5,304

According to the projections of the Department of Education and Skills (refer section 2.6), the enrolment numbers at second level will peak in 2024 and decline thereafter.

4.3 Future Primary School Demand

The proposed development consists of the construction of 1,243 additional dwellings within the study area.

In calculating the demand likely to be generated by the proposed development, this considers the formula used by the Department of Education and Science for calculating school demand. The report also assesses likely demand based on Fingal County Council demographic profile. The comparative figures are presented in table 4.4.

The current Department of Education formula for primary schools is:

$$12\% * \text{No. of Units} * \text{Average household size.}$$

Twelve percent represents the Department's projection on the proportion of the state's population that will fall within the age category 5-12. The total number of units in the proposed Barnhill development is 1,243 and according to the Census 2016 the average household size in Ireland in 2016 was 2.75. Therefore, the likely demand based on the Department of Education formula is:

$$12\% * (1,243 * 2.75) = 410$$

Fingal County and BB ED both have a younger demographic and larger household size than the state average. A further calculation has therefore been undertaken using the demographic breakdown for Fingal County, and assuming an average household size of 2.8. The average household size in Fingal County in 2016 was 3.0, however the National Planning Framework suggests that household size will decline from a state average of 2.75 to 2.5 by 2040. It is therefore considered appropriate to assume a future household size in Barnhill (at time of completion of the development) of 2.8, particularly as there are a high proportion of smaller family sized units within the mix of residential units proposed.

During pre-planning consultations, Fingal County Council requested that a conservative approach was taken in calculating likely demand for childcare and school services. An estimate of potential school demand using a household size rate of 3.0 has therefore also been undertaken. It is considered unlikely that this rate will be applicable to the future Barnhill Garden Village population, given the mix and size of housing units within the development. Nonetheless, the data is presented for consideration.

Using the projected household size of 2.8, and the proportion of Fingal County's population in 2016 that fell within the age profile of 5-12 of 13.3%, the demand for primary school places from the Barnhill development would be as follows:

$$13.3\% * (1,243 * 2.8) = 463$$

Therefore, taking a conservative approach the proposed development of 1,243 dwelling units is likely to generate a demand for an additional 410 to 463 primary school places.

Using the projected household size of 3.0, and the proportion of Fingal County's population in 2016 that fell within the age profile of 5-12 of 13.3%, the demand for primary school places from the Barnhill development would be as follows:

$$13.3\% * (1,243 * 3.0) = 496$$

Land has been set aside within the Barnhill development to provide for a primary school to accommodate a minimum of 16 classrooms, in line with the demand estimated by the Department of Education. However, the site could accommodate a 24-classroom school (on the basis of a 3-storey structure), if there proved to be a higher demand for primary spaces that projected by the Department.

The likely capacity of the school is approximately 384 children (assuming 16 classes at an average size of 24² children per classroom). If a 24-classroom school was provided the school would have capacity for 576 children.

The provision of a 16-classroom school would accommodate 78% of the highest estimated demand (496) of primary school spaces generated in the

² Based on average classroom sizes in 2020.

medium term by the proposed Barnhill Development. Assuming the lower projection (410) of primary school spaces generated by the proposed development, the 16-class-room school would accommodate 94% of the demand assuming the lower projection. If a 24-classroom school were to be provided, at the highest estimated demand, the school would have a spare capacity of 81 places.

Long term projections indicate a trend towards smaller household sizes and a reduction in the primary school going population as identified in the Census analysis. This is borne out by falling enrolment numbers in the primary schools in the study area and will allow those schools to cater for a possible shortfall of primary school places stemming from the proposed development.

It should be noted that the proposed development includes 153 one-bedroom apartment units and duplexes. If the one-bedroom units are excluded in line with the accepted approach to the delivery of creches, this will reduce the demand to 367 of pupils, provided that the current Department of Education formula for primary schools is applied and by applying the projected household size of 2.8 for Fingal County Council [$12\% * (1,091 * 2.8) = 367$]. The 16-classroom school projected as required by the Department of Education, would accommodate all this demand.

The future demand for school places within the catchment will be phased with the proposed 8 years delivery to complete the development.

The proposed scheme consists of 1,243 residential units being constructed in 5 phases. The projected demand for primary school places per year is summarised in table 4.5.

Table 4.5: Project Demand for Primary School Places

Year End	No. of residential Units {Cumulative}	Dep. of Education {Cumulative}	Census percentile calc. + 2.8 household size {Cumulative}	Census percentile calc. +3.0 household size {Cumulative}
2025	127	$12\% * (127 * 2.75) = 42$	$13.3\% * (127 * 2.8) = 47$	$13.3\% * (127 * 3.0) = 51$
2026	+133 {260}	$12\% * (133 * 2.75) = 44$ {86}	$13.3\% * (133 * 2.8) = 50$ {97}	$13.3\% * (133 * 3.0) = 53$ {104}
2027	+140 {400}	$12\% * (140 * 2.75) = 46$ {132}	$13.3\% * (140 * 2.8) = 52$ {149}	$13.3\% * (140 * 3.0) = 56$ {160}
2028	+236 {636}	$12\% * (236 * 2.75) = 78$ {210}	$13.3\% * (236 * 2.8) = 88$ {237}	$13.3\% * (236 * 3.0) = 94$ {254}
2029	+218 {854}	$12\% * (218 * 2.75) = 72$ {282}	$13.3\% * (218 * 2.8) = 81$ {318}	$13.3\% * (218 * 3.0) = 87$ {341}
2030	+232 {1,086}	$12\% * (232 * 2.75) = 77$ {359}	$13.3\% * (232 * 2.8) = 87$ {405}	$13.3\% * (232 * 3.0) = 93$ {434}
2031	+77 {1,163}	$12\% * (77 * 2.75) = 26$ {385}	$13.3\% * (77 * 2.8) = 29$ {433}	$13.3\% * (77 * 3.0) = 30$ {464}
2032	+81 {1,243}	$12\% * (81 * 2.75) = 25$ {410}	$13.3\% * (81 * 2.8) = 30$ {464}	$13.3\% * (81 * 3.0) = 33$ {496}

Year End	No. of residential Units {Cumulative}	Dep. of Education {Cumulative}	Census percentile calc. + 2.8 household size {Cumulative}	Census percentile calc. +3.0 household size {Cumulative}
TOTAL	1,243	$12\% * 1,243 * 2.75 = 410$	$13.3\% * 1,23 * 2.8 = 464$	$13.3\% * 1,243 * 3.0 = 496$

4.4 Future Post Primary School Demand

4.4.1 Demand from Proposed Development

As with the assessment of future demand for primary school places, the assessment of demand for post primary spaces considers both the current formula used by the Department of Education and Science and an assessment based on averages of the current demographic breakdown in Fingal. The proposed development consists of the construction of 1,243 additional dwellings within the study area.

The current formula for post primary schools used by the Department of Education and Science is:

$$8.5\% * (\text{No. of units} * \text{Average household size})$$

The likely demand based on the Department of Education formula is:

$$8.5\% * (1,243 * 2.75) = 291$$

Using the projected household size of 2.8, and the proportion of Fingal County's population in 2016, that fell within the age profile of 13-18 to 7.7 %, the demand for post primary school places from the Barnhill development would be as follows:

$$7.7\% * (1,243 * 2.8) = 268$$

Therefore, the proposed development of 1,243 dwelling units is likely to generate a demand for an additional 268 to 291 post primary school places.

If a household size of 3.0 is assumed, combined with the proportion of Fingal County's population in 2016, that fell within the age profile of 13-18 to 7.7 %, the demand for post primary school places from the Barnhill development would be as follows:

$$7.7\% * (1,243 * 3.0) = 287$$

If the 153 one-bedroom apartment units and duplexes are excluded in line with the accepted approach to the delivery of creches, the post primary cohort generated is 255.

This assumes the use of the Department of Education formula as follows:

$$8.5\% * (1,091 * 2.75) = 255$$

The Barnhill LAP (Section 2.4) did not identify a requirement for a post primary school within the development and stated that:

Using the projected number of households and applying the formula used to calculate educational infrastructure requirements used by the Department of Education and Skills one new 16 classroom primary school would be required with the probability that the existing second level schools in the locality could accommodate the anticipated increase in second level pupils.

The estimated requirement for approximately 268 to 291 post primary places would not be of a sufficient scale to support the development of a stand-alone secondary school for the development. It is noted that there is currently a space capacity of 230 places at Hansfield Educate Together Secondary School, and that this school will be the main provider of post primary school places for the Barnhill development. It is also likely that some families will choose to send their children to some of the other secondary schools in the area. When the one-bed units are excluded from the demand calculation, the projected demand of post primary school places is reduced to 255.

The future demand for school places within the catchment will be phased with the proposed 8 years delivery to complete the development.

The proposed scheme consists of 1,243 residential units being constructed in 5 phases. The projected demand for post primary school places by year is summarised in table 4.6.

Table 4.6: Project Demand for Post Primary School Places

Year End	No. of residential Units	Dep. of Education {Cumulative}	Census percentile calc. + 2.8 household size {Cumulative}	Census percentile calc. +3.0 household size {Cumulative}
2025	127	$8.5\% * (127 * 2.75) = 30$	$7.7\% * (127 * 2.8) = 27$	$7.7\% * (127 * 3.0) = 29$
2026	133	$8.5\% * (133 * 2.75) = 31$ {61}	$7.7\% * (133 * 2.8) = 29$ {56}	$7.7\% * (133 * 3.0) = 31$ {60}
2027	140	$8.5\% * (140 * 2.75) = 33$ {94}	$7.7\% * (140 * 2.8) = 30$ {86}	$7.7\% * (140 * 3.0) = 32$ {92}
2028	236	$8.5\% * (236 * 2.75) = 55$ {149}	$7.7\% * (236 * 2.8) = 51$ {137}	$7.7\% * (236 * 3.0) = 55$ {147}
2029	218	$8.5\% * (218 * 2.75) = 51$ {200}	$7.7\% * (218 * 2.8) = 47$ {184}	$7.7\% * (218 * 3.0) = 50$ {197}
2030	232	$8.5\% * (232 * 2.75) = 54$ {254}	$7.7\% * (232 * 2.8) = 50$ {234}	$7.7\% * (232 * 3.0) = 54$ {251}
2031	77	$8.5\% * (77 * 2.75) = 18$ {272}	$7.7\% * (77 * 2.8) = 17$ {251}	$7.7\% * (77 * 3.0) = 18$ {269}
2032	81	$8.5\% * (81 * 2.75) = 19$ {291}	$7.7\% * (81 * 2.8) = 17$ {268}	$7.7\% * (81 * 3.0) = 18$ {287}
TOTAL	1,243	$8.5\% * 1,243 * 2.75 = 291$	$7.7\% * (1,243 * 2.8) = 268$	$7.7\% * (1,243 * 3.0) = 287$

4.4.2 Cumulative Demand

The Environmental Impact Assessment Report (EIAR) which accompanies this application has identified that in combination with other proposed developments in the Hansfield area, there is a potential under provision of post-primary places in the medium to long term. This assumes that all the current permitted developments are fully built out. Refer to Chapter 12 of the EIAR for further detail of the cumulative assessment.

The cumulative deficit is estimated at around 201-252 places and would not be sufficient to support a stand-alone post-primary school. It is considered most likely that this demand will be met through extending the capacity of existing schools in the area. As a mitigation measure the applicants will submit regular reports to the Department of Education noting number of completed units, estimates of primary and post-primary demands arising and projections for future demand. This will help to inform the Department's future investment decisions in terms of increase the capacity of existing post-primary school facilities.

5. Conclusion

The research undertaken identifies 15 existing primary schools and 6 existing post primary schools in the research area of Blanchardstown. Growing population numbers in Blanchardstown are reflected in the rising number of children attending post primary schools. This is particularly evident in the vicinity of the proposed site, where post primary schools have expanded in response to the growing Hansfield population.

Most primary schools however have contracted in size, suggesting that the primary school age cohort has peaked. This is in line with census data, which shows a reduction in the number of the 0-4-year cohort, which has started to transfer to reduced demand in the primary school age cohort in the short term, and reduced demand at post primary school age in the medium term. Population trends also suggest smaller households.

Additional capacity within the 15 primary schools within the 3km radius from the site has been calculated at 197 school places.

Additional capacity within the 6 post primary schools within the 3km radius from the site has been determined to be 74 for 2021/2022 and 232 for the 2022 to 2025 academic years, following feedback from individual schools. The secondary school nearest the site (Hansfield Educate Together Secondary School) has additional capacity of 220 school places.

In order to estimate the projected school demand from the proposed development, the formula used by the Department of Education has been applied. Furthermore, additional calculations have been made to reflect the population distribution in Fingal County, as per the 2016 census, and to take a more precautionary approach in terms of future household size (calculations have been undertaken using the assumptions of 2.8 and 3.0 for future household size with Barnhill Garden Village). The resulting figures identify a likely projected population of 410 – 496 children of primary school

age (5-12 years). Between 268 – 291 students (13-18 years cohort) are expected to require post primary school places.

When the one bed units are excluded from the calculations in line with the accepted approach to the delivery of creches, the construction of 1,091 residential units results in the demand for 367 primary school places and 255 post primary school places. See Table 5.1.

Table 5.1: SUMMARY OF PROJECTED DEMAND FOR SCHOOL PLACES

Proposed Units	Projected Household Size	Projected Population
1,243	2.8	3,483

Age Group	Expected cohort number in development applying census percentile	Department of Education Formula for expected population cohorts	Demand Calculation for development excluding one bed units
Primary School	$13.3\% * 1,243 * 2.8 = 463$	$12\% * 1,243 * 2.75 = 410$	$12\% * (1,091 * 2.8) = 367$
Post Primary School	$7.7\% * 1,243 * 2.8 = 268$	$8.5\% * 1,243 * 2.75 = 291$	$8.5\% * 1,091 * 2.75 = 255$

In recognition of policy in the Barnhill LAP and in response to the projected capacity of surrounding primary schools, the proposed development reserves land for a primary school to provide for a primary school to accommodate a minimum of 16 classrooms. Assuming an average size of 24 children per classroom, this school could accommodate approximately 384 children. It would, therefore, accommodate 78% of the highest projected demand for primary school spaces generated by the proposed Barnhill Development. It is considered more likely that the demand for primary school spaces in Barnhill will be in the region of 367 units (disregarding one-bedroom units and assuming an average household size of 2.8). A 16-classroom school would accommodate all of this demand.

The land set-aside at Barnhill has capacity to accommodate a 24-classroom school if the Department of Education considered it necessary, which would provide 576 school places (assuming an average class size of 24). This would accommodate the highest estimate of primary school demand from the Barnhill development, with spare capacity.

Capacity in existing post primary schools is considered adequate for the projected increase of students in the 13-18-year cohort to be generated by the Barnhill development. On a cumulative basis, taking account of other permitted residential developments in Hansfield, there may be an under-capacity in post primary school places in the medium to long term. The under-capacity is estimated at around 201-252 places and would not be sufficient to support a stand-alone post-primary school. It is considered most likely that this demand will be met through extending the capacity of existing schools in the area.

Arising from the school demand report, the need for a new primary school has been identified and land will be set aside for a new primary school within

the proposed development. While the Department of Education estimated a need for a 16-classroom primary school, the land set-aside would accommodate a 24-classroom school if required.

The applicant will provide annual reports to the Department of Education on the progress of the development and associated school place demands, to inform the Department's future investment decisions at both primary and secondary level.

Appendix 1 – DoE Letter



20 April 2022

Re: Site zoned for potential school in Barnhill Local Area Plan 2019

To whom it may concern

There is a zoned school site to meet a potential future requirement for a school in Barnhill (south of Hansfield), Clonsilla, Dublin 15. The lands in question are subject to the Barnhill Local Area Plan 2019. This letter is to confirm that the owner of the zoned school site, Alanna Homes has been in contact with the Department to advise that they propose imminently to submit an SHD planning application on their lands. The Department will seek to engage with this planning application. Alanna Homes has expressed a willingness to enter into discussions with the Department about the longer-term development of a school on the zoned site.

Yours sincerely,


P.P. Alan Hanlon

Forward Planning Section