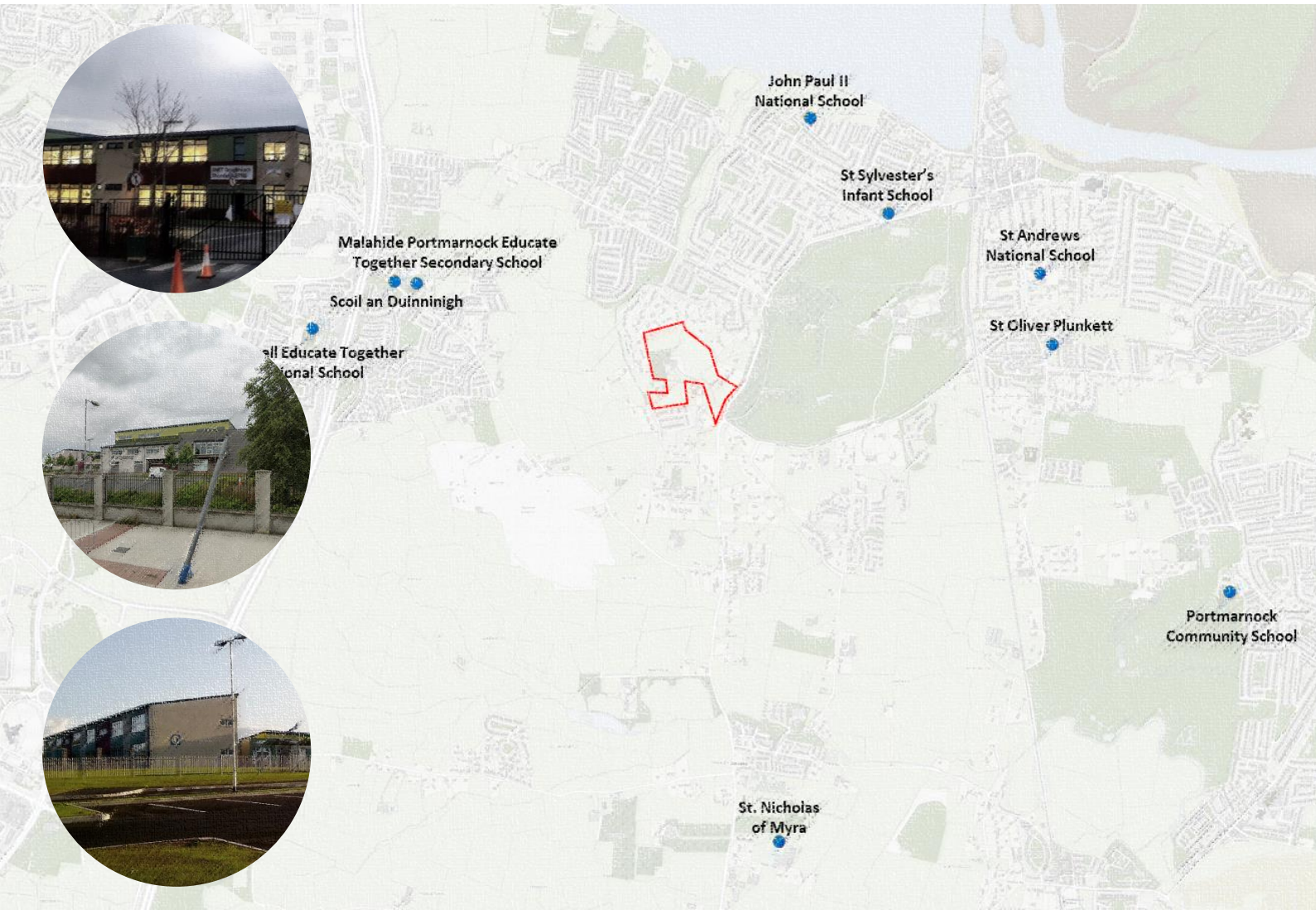


SCHOOL DEMAND ASSESSMENT REPORT



Proposed Strategic Housing Development

on Lands at Auburn House (Protected Structure),
Little Auburn and Streamstown off the R107 Malahide
Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin

Applicant: Kinwest Ltd.

April 2022

TABLE OF CONTENTS

1.0	Introduction	4
2.0	Planning Policy Context	5
2.1	Action Plan for Education	5
2.2	Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009	5
2.3	The Provision of Schools and the Planning System: A Code of Practice 2008	5
2.4	Fingal Development Plan 2017-2023	6
2.5	School Building Programme	7
3.0	School Provision Assessment	7
3.1	Existing Educational Facilities	8
3.1.1	Existing Primary Schools Capacities	8
3.1.2	Existing Post-primary Schools Capacities	10
3.1.3	Catchment Area of the Existing Schools	12
3.2	Future Demand	13
3.2.1	Primary and Post-primary School demand	14
3.2.2	Demand Generated by the Proposed Development	16
3.2.3	Cumulative School Demand	16
3.3	Additional School Provision	17
4.0	Conclusion	18

© Downey 2022

Downey Planning Document Control			
	Name	Date	Version
Prepared by	Lorna O'Sullivan MIPI Graduate Planner	02/03/2021	DRAFT_V_01
	Elahe Saki MIPI Consultant Planner	14/03/2022	DRAFT_V_02
Approved by	Donal Duffy MIPI	04/04/2022	FINAL_V_02

Director

D C W N E Y

1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Childcare Provision Assessment on behalf of the applicant, Kinwest Ltd. to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands at Auburn House (a Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin.

The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling, and the construction of 368 no. new residential dwellings units (87 no. houses, 238 no. apartments, and 43 no. duplexes), providing for an overall total of 369 no. residential units along with 1 no. childcare facility.

This report is being submitted as part of the response to section 8 of the Fingal County Council's written opinion letter issued on 29th November 2019 (PPSHD/017/21), outlining *"as part of the previous application a number of letters of objections received express concern over the lack of available school places within the Malahide Area. It is considered that the applicant should be requested to undertake an assessment of the current capacity levels of the surrounding educational facilities and provide the results within an audit report to An Bord Pleanála."* The letter goes on in section 8 to add, *"the applicant should be requested to undertake an assessment of the current capacity levels of the surrounding educational and childcare facilities and provide the results within an audit report."* As such, this report will provide a detailed assessment of the existing educational facilities within the subject area, as well as the future demand arising from the proposed development, thus assessing the current capacity of the surrounding environs. It is important to note that a Childcare Provision Assessment has also been prepared by Downey as part of response to the foregoing item, which is enclosed under a separate cover within this SHD application.

This report will provide an overview and details on the current existing school provision in the locality and surrounding environs, as well as the future capacity and demand arising from the proposed development. The following planning policy and guidance documents have been reviewed for the preparation of this report:

- *Development Plans – Guidelines for Planning Authorities, Appendix F – Provision for Schools and School Planning Guidelines (2007),*
- *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, Department of Education and Science, and the Department of the Environment, Heritage and Local Government (July 2008),*
- *Technical Guidance Document TCG-025 – Identification and Suitability Assessment of Sites for Primary Schools, Department of Education and Skills (January 2012),*
- *Technical Guidance Document TCG-027 – Identification and Suitability Assessment of Sites for Post Primary Schools, Department of Education and Skills (January 2012), and*
- *Fingal Development Plan 2017-2023.*

It is worth mentioning that in addition to the aforementioned guidance documents, the assessment of current and future school demand for the area also includes the analysis of CSO data and of the schools located and/or planned within the area.

2.0 PLANNING POLICY CONTEXT

2.1 Action Plan for Education

Goal 4 of the Department of Education and Skills (DoES) 2019 *Action Plan for Education* aims to “intensify the relationship between education and the wider community, society and the economy”. A fundamental part of this goal is the provision of increased choices in school type, affording parents of children with greater options.

Action 51 aims to “make progress towards increasing the diversity of school type, in order to offer parents more choice”. DoES commitment 10.3.2, arising from the Programme for a Partnership Government, is to increase the number of non-denominational and multi-denominational schools with a view to reaching 400 by 2030.

Goal 5 is to “lead in the delivery of strategic direction and supportive systems in partnership with key stakeholders in education and training” and methods through which this can be achieved is via the delivery of appropriate infrastructure for learning environments. The capital programme, at €941 million for 2019, represents a very substantial commitment of resources, in order to develop the physical learning infrastructure.

Strategic Action 1 is to “implement the National Development Plan 2018-2027 and Project Ireland 2040 in respect of the schools’ sector, higher education and further education and training”.

Action 84 seeks to “implement the ‘National Development Plan 2018-2027’ in respect of the primary and post-primary school sectors”. One of the indicators that will be used to measure the progress of Goal 5 during 2019 is the number of primary and post-primary schools.

2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009

Under the chapter entitled *planning for sustainable neighbourhoods* the provision of certain key community facilities is discussed, with both schools and childcare forming essential elements. As new residential developments can lead to a demand for school places, it is vital that the “timely provision of new school buildings” is planned for.

Furthermore, it is stated that “no substantial residential development should proceed without an assessment of existing school capacity or the provision of new school facilities in tandem with the development”. In addition, the Guidelines recommend that development applications with over 200 units should be accompanied by a report that assess the likely school-place demand generated, and the existing capacity. It is submitted that the following report addresses this requirement.

2.3 The Provision of Schools and the Planning System: A Code of Practice 2008

This Code of Practice is part of a wider package of initiatives designed to facilitate the provisions of schools and schools-related infrastructure within the planning system and in line with the principles

of proper planning and sustainable development. The following core objectives aim to provide an effective integration of the schools in relation to the planning system:

1. *Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
2. *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,*
3. *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.*

It is important to note that the document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it *“may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.”*

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- *The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);*
- *The current school-going population based on school returns;*
- *The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and,*
- *The number of classrooms required in total derived from the above.*

Therefore, this report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

2.4 Fingal Development Plan 2017-2023

It is stated within the County Development Plan, *“educational Facilities have an important role to play in developing sustainable and balanced communities as well as encouraging families to live in the County... Fingal County Council will continue to work closely with the Department of Education and Skills under the Memorandum of Understanding for the acquisition of school sites to identify and procure school sites where a shortfall in school places is identified. Communication between the Council and different patron bodies will assist in allowing the Council to ascertain demand for schools that are based on very wide catchment areas, or which do not use a catchment area approach.”*

It also adds that *“the Memorandum of Understanding, previously known as the Fingal Schools Model, is designed to codify practice in relation to cooperation between the Department of Education and Skills and Local Authorities in the acquisition of sites suitable for the construction and development of buildings for educational purposes. Based on the school planning projections of the Department of*

Education and Skills, the Council identifies and acquires appropriate sites on behalf of the Department where schools with enhanced sporting, community and arts facilities will be built to the benefit of both the school and the wider community.”

In terms of accessibility to educational facilities, *“it is important that schools are located on easily accessible sites. The continued use and possible intensification of existing social infrastructure including schools is encouraged and is consistent with the consolidation strategy of the Plan.”*

Stated under **Objective PM77** of the Development Plan, the Council seeks:

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

Stated under **Objective PM78** of the Development Plan, the Council seeks:

“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.”

It is noted that the subject site has not been identified as a school site within the County Development Plan.

2.5 School Building Programme

The DoES provide details on planned construction projects for new school facilities. As per the latest report published in February 2022, the following were mentioned on the list.

Table 1. Current Status of Large-scale Projects Being Delivered under the School Building Programme in Swords

No.	Roll No.	School Name	Current Project Status
1	20445D	Malahide/Portmarnock ETNS	Stage 2a (Developed Sketch Scheme)
2	68308L	Malahide & Portmarnock ETSS	On site

Source: DoES, February 2022

It is noted that the foregoing educational facilities are all operating currently, and therefore were included within the following assessment.

3.0 SCHOOL PROVISION ASSESSMENT

In accordance with current guidelines, the following provides a detailed examination of local need for educational facility at the subject lands at Auburn House. Accordingly, latest data was captured from Department of Education and Skills and Schooldays for existing educational facilities in the locality and they were examined in detail. However, it was found that these are often outdated and/or not

necessarily an accurate reflection of current provision in the area. Therefore, in order to provide for a more accurate assessment, a survey of different educational facilities in the area was carried out by contacting these facilities, seeking numbers of current school goers registered for the academic 2021-2022 school year, as well as the available capacity of each facility. It is important to note that not all the schools decided to participate in the assessment. Therefore, where proprietors did not participate or could not be contacted, figures from the most recent datasets are referenced. In accordance with the childcare guidelines, the assessment is set out as follows:

- The existing educational facilities, including primary and post-primary schools in the vicinity of the subject lands, and their spatial distribution in the area,
- Catchment area of the existing educational facilities, and
- The emerging demand for educational facilities including the future demand in the town and the generated demand from the proposed development.

3.1 Existing Educational Facilities

3.1.1 Existing Primary Schools Capacities

As part of this Audit, Downey carried out an analysis of the provision and capacity of primary schools in the area. The database provided by Department of Education and Skills and www.schooldays.ie, as shown on the Figure 1 below, indicates that there is a total of 7 registered primary schools within the area with St. Nicholas of Myra also expected to cater the lands, as it is situated 2.2km (3minute driving distance) from the lands.

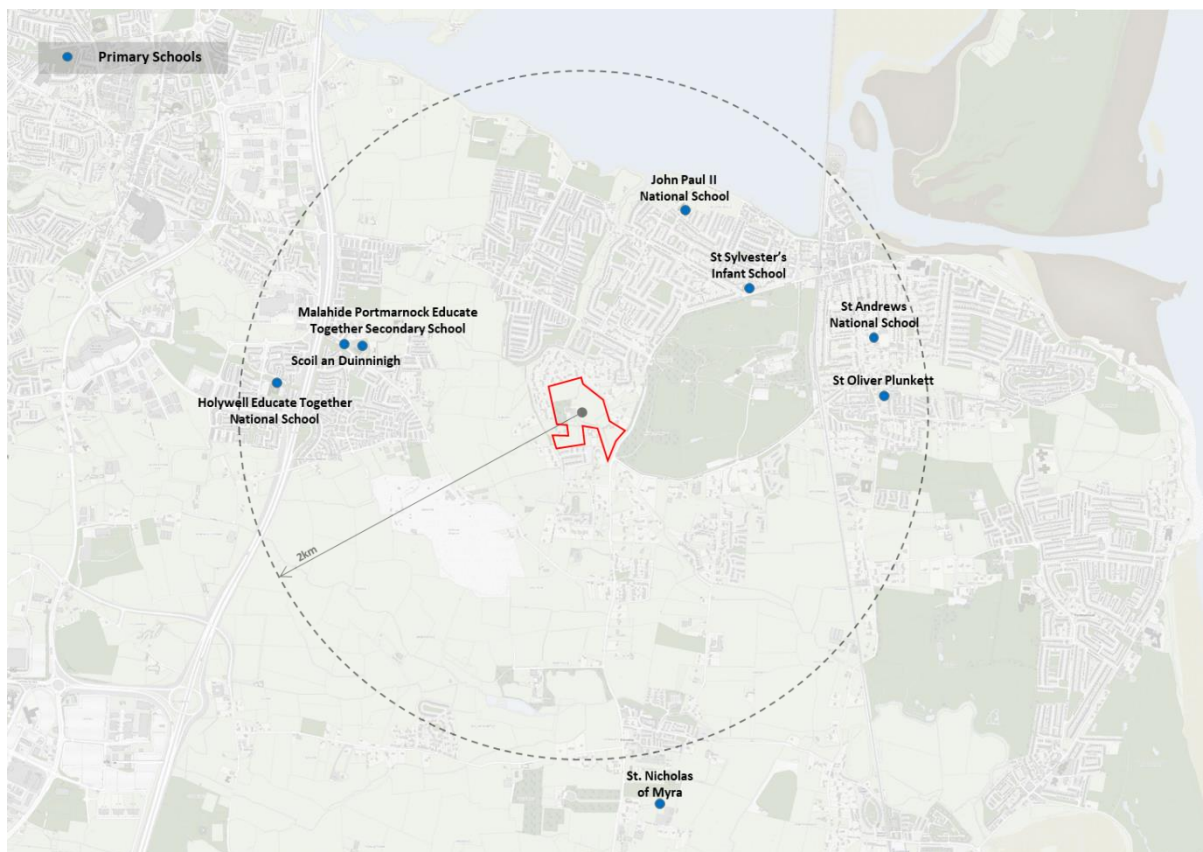


Figure 1. Existing Primary Schools within the Area and 2km Radius of the Subject Lands

Downey have assessed the DoES records in relation to details pertaining to these facilities and contacted these schools to update the existing and available capacities. However, the level of feedback was considerably low. The relevant details are summarised in the Table 2 below.

Table 2. Primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie)

	Roll No.	Name	Address	Enrolment (2021/22)
Within the 2km radius of the subject lands	17914S	St. Oliver Plunkett	Grove Road, Malahide, Co. Dublin	Boys: 480 Girls: 442
	19627C	John Paul II National School	Sonesta, Malahide, Co. Dublin	Boys: 374 Girls: 346
	17928G	St. Sylvester's Infant School	Malahide, Co. Dublin	Boys: 191 Girls: 205
	11583O	St. Andrews National School	Malahide, Co. Dublin	Boys: 116 Girls: 107
	19898K	Gaelscoil An Duinninigh	Draighnean Feltrim Sord Co Baile Atha Cliath	Boys: 197 Girls: 232
	20348F	Holywell Educate Together National School	Holywell Road, Swords, Co. Dublin	Boys: 373 Girls: 313
	20445D	Malahide/Portmarnock Educate Together School	Malahide Road, Kinsealy, Co. Dublin	Boys: 169 Girls: 179
	17785K	St. Nicholas of Myra	Kinsealy, Co. Dublin	Boys: 103 Girls: 99
Total Maximum Potential Capacity				Boys: 2,003 Girls: 1,923 Overall: 3,926

Details on enrolment of each primary school for each academic year since 2015 is outlined in the Table 3 below. As illustrated in the Table, the total enrolments in the 8 no. primary schools in the academic year 2015-2016 was 3,403 pupils, and this has constantly increased up to 3,926 pupils in the on-going academic year 2021-2022. Of the overall enrolments, 2,003 enrolments were recorded for boys and 1,923 enrolments for girls.

Table 3. Historical Trending of Primary School Enrolment in the Area (source: DoES)

School Name	Enrolment - Academic Year							% Change over 2015-2022
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
St. Oliver Plunkett	927	928	929	927	916	917	922	-0.54%
John Paul II National School	680	706	723	739	736	726	720	5.88%
St. Sylvester's Infant School	450	432	422	414	410	401	396	-12.00%
St. Andrews National School	237	236	234	224	223	221	223	-5.91%
Gaelscoil An Duinninigh	424	426	449	449	450	433	429	1.18%
Holywell ETNS	499	566	616	652	677	675	686	37.47%
Malahide/Portmarnock ETS	36	86	148	207	260	307	348	866.67%
St. Nicholas of Myra	150	165	187	206	211	202	202	34.67%

As shown on Figure 2, the overall trend of number of enrolments over 2015-2022 demonstrates a notable growth rate of 15.4% for this period. This historical trending shows that except for a slight decline of 1 no. pupil over 2019-2021, the overall enrolments in the foregoing schools were constantly growing.

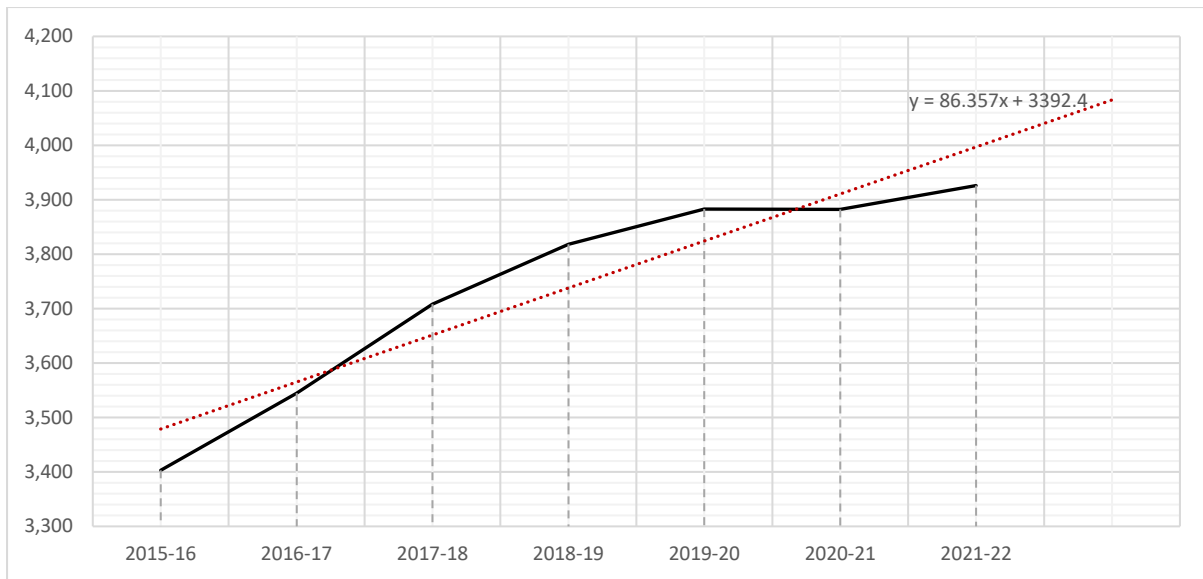


Figure 2. Primary School Enrolments in the Area since 2015 (source: DoES)

Breaking this trend down into each school, then St. Sylvester's Infant School has experienced the greatest decline recorded at a rate of -12%, followed by St. Andrew's National School (-5.9%) and St. Oliver Plunkett (-0.5%). However, the rest of the schools experienced a growth in their number of enrolments. This is recorded to be +866.6% for Malahide/Portmarnock Educate Together School, followed by Hollywell Educate Together School (+37.4%) and St. Nicholas of Myra (+34.6%). It is noted that amongst all these schools, the greatest share of enrolments recorded to be for St. Oliver Plunkett with an overall total of 922 no. pupils enrolled in the on-going academic year of 2021-2022. This is followed by John Paul II National School (720 no. enrolments) and Hollywell Educated Together National School (686 no. enrolments).

3.1.2 Existing Post-primary Schools Capacities

As part of this Audit, Downey carried out an analysis of the provision and capacity of post-primary schools in the area. The database provided by the Department of Education and Skills (DoES) and www.schools.ie, as shown on the Figure 3 below, indicates that there is a total of 2 registered post-primary schools within a 2km distance from the development site. In addition, the Fingal Community College is located 4.5km away from the lands which is an 8-minute driving distance. Therefore, the assessment suggests that there are three post-primary schools located in an accessible distance from the to cater the proposed scheme.

Downey have assessed the DoES records in relation to details pertaining to these facilities and contacted these schools to update the existing and available capacities. However, the level feedback was low. The relevant details are summarised in the Table 4 below.

As illustrated in Table 4, the latest available data indicates that the existing post-primary schools within the area provide for a total maximum potential capacity of 2,360 students for the on-going academic year of 2021-2022. Of which, 1,248 no. enrolments were recorded for boys and 1,112 no. enrolments for girls.

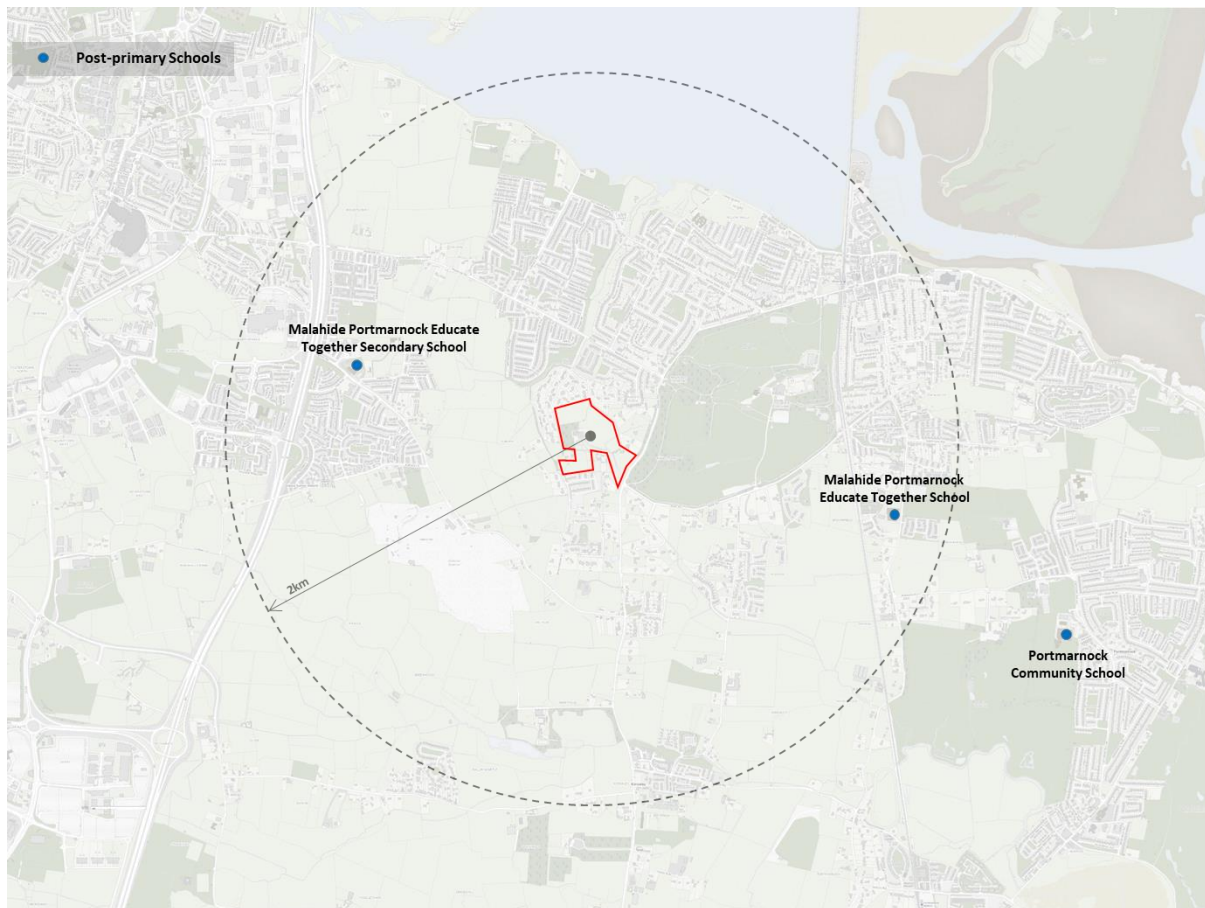


Figure 3. Existing Post-primary Schools within the Area and 2km Radius of the Subject Lands

Table 4. Post-primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie)

	Roll No.	Name	Address	Enrolment (2021/22)
Within 2 Km Radius of the Subject Lands	91325R	Malahide Community School	Broomfield, Malahide, Co. Dublin	Boys: 611 Girls: 621
	68308L	Malahide Portmarnock ETSS	Riasc Centre, Feltrim Road, Kinsealy, Co. Dublin	Boys: 123 Girls: 84
	91324P	Portmarnock Community School	Carrickhill, Road Portmarnock, Co. Dublin	Boys: 514 Girls: 407
Total Maximum Potential Capacity				Boys: 1,248 Girls: 1,112
				Overall: 2,360

Details on enrolment of each post-primary school for each academic year since 2015 is outlined in the Table 5 below. As illustrated, the total enrolments in the 3 no. post-primary schools in the academic year 2015-2016 was 1,110 and this increased to 2,360 students, which indicates a growth rate of 9.2% over 2015-2022.

Table 5. Historical Trending of Post-primary School Enrolment in the Area (source: DoES)

School Name	Enrolment - Academic Year							% Change over 2015-2022
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
Malahide CS	610	1,222	1,230	1,215	1,219	1,204	1,232	102.0%
Portmarnock CS	500	916	899	931	928	929	207	-58.6%
Portmarnock CS	-	-	-	15	67	114	921	6040.0%*

* This figure is calculated for 2018-2022, from the year when the school came into operation.

As shown on Figure 4, the area experienced a sharp increase in the number of enrolments at post-primary level over 2015-2017 by recording an addition of 1,028 pupils. This notable jump is a result of Malahide Portmarnock Educate Together School opened in the Riasc Centre, Feltrim Road, Kinsealy in 2017. The school is currently enrolling at a limited capacity as it is in temporary accommodation and will fully open in 2027/2028 to cater for approximately 1,000 no. pupils. The historical trending of enrolments was then followed by a slight decrease from 2016-2018 and had increased since. As shown on the Figure, this is expected to further grow, when applying a linear projection method (red dashed line on the Figure 4 below).

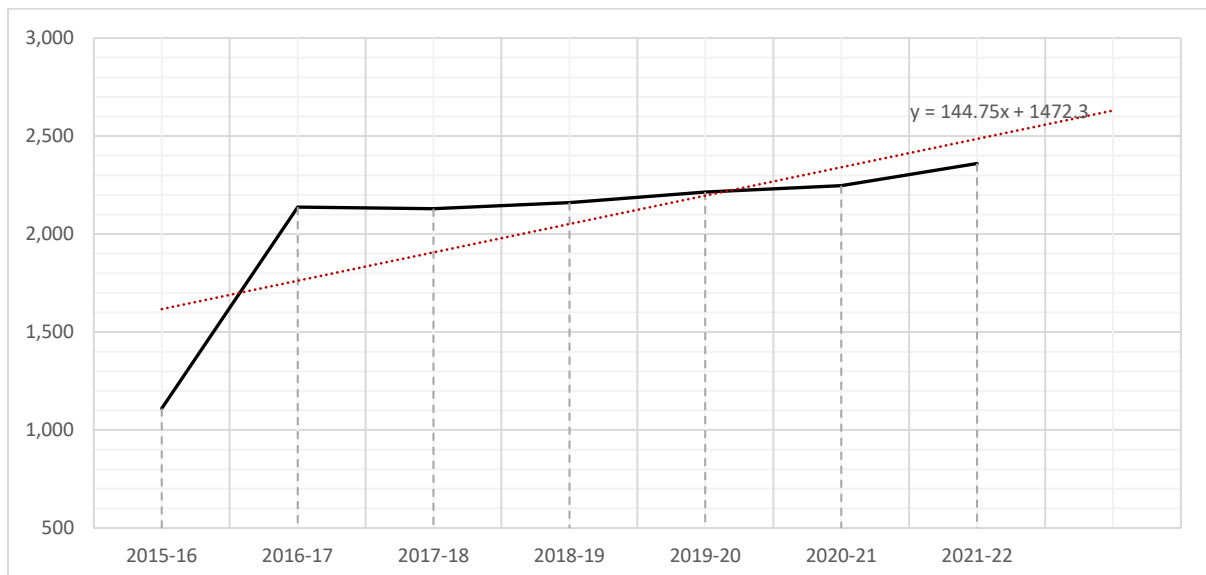


Figure 4. Post-primary School Enrolments in the Area since 2015 (source: DoES)

3.1.3 Catchment Area of the Existing Schools

As part of the threshold for provision of educational facilities, a spatial analysis of the catchment area of the existing schools within the Assessment Area was also carried out. This is to identify the *walkable distances* from the schools, which is defined as 800 to 1,000m distances from the schools on the street network.

As shown on the Figure 5, most existing schools are evenly distributed across the area, providing a good level of accessibility within the town. With respect to the location of the subject site and as illustrated on Figure 5, this catchment area provides a reasonable level of accessibility to primary and post-primary schools via Swords Road, R106, and Back Road.

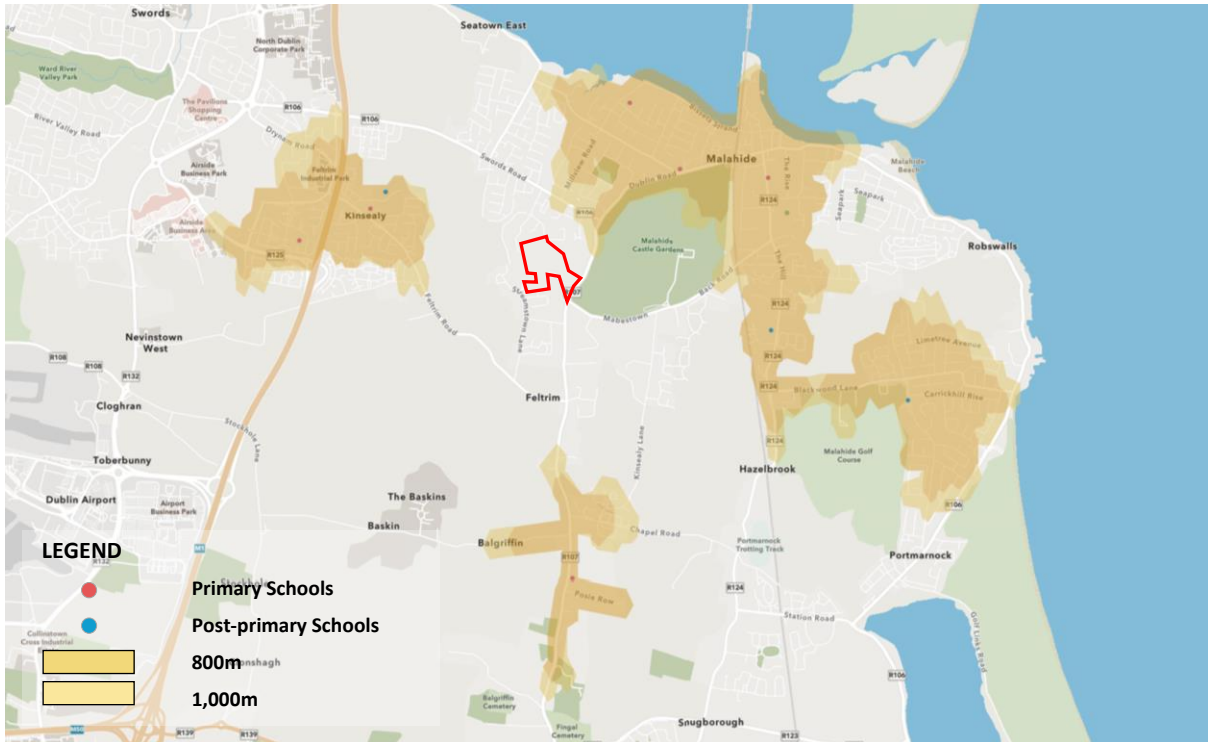


Figure 5. Walkable Buffer Zones from Existing Schools on Street Network, Malahide (approximate boundaries of the subject site outlined in red)

3.2 Future Demand

The demographic profile of the subject lands was examined using the Census 2016 result, as the latest Census available on the CSO website. With respect to the site location within the Kinsaley Electoral Division (ED), in the immediate vicinity of Malahide West ED (Figure 6) and a catchment area further extended towards Swords-Seatown ED, the Assessment Area as to analyse and estimated the demand for educational services were examined in this spatial scope.

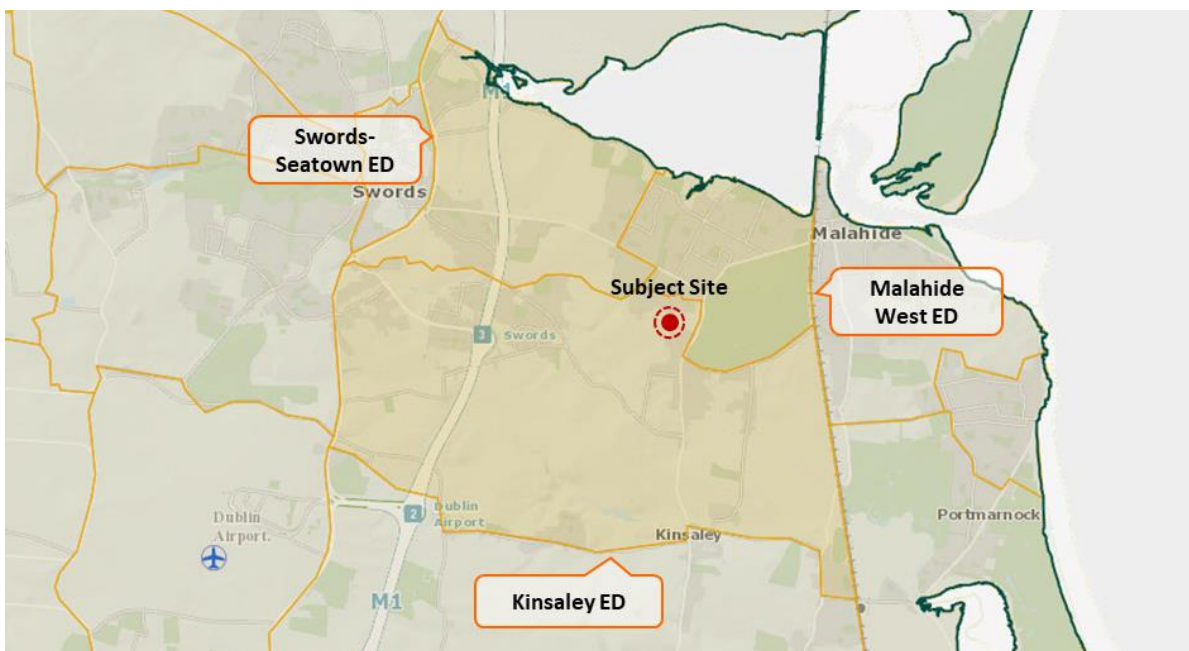


Figure 6. Subject Site Location (indicated by red star) within the Malahide Area

Census 2016 results show that Assessment Area's population stood at 22,773 in April 2016, which indicates an increase of 1,486 (7.0%) since the last Census in 2011. However, breaking down the growth across the ED's, Kinsaley had a considerably higher population growth (13.5%) than the growth rate experienced in the overall County, and this is followed by Swords-Seatown with a growth rate close to the County (7.1%). However, Malahide West recorded a declining growth rate decreasing by 124 persons over the intercensal period. As illustrated in the Table below, the biggest share of the population in the Assessment Area resides in Kinsaley ED, followed by Swords-Seatown, hence, it is expected for the overall Area to be mainly affected by the demographic trends within these ED's. Regarding the growing population in the Area, an increasing demand for housing is also expected. A summary of the population changes between 2011 and 2016 can be seen in the Table below.

Table 6. Population Change in Malahide Area against the overall Stats for the County, 2011-2016

	Co. Fingal (Administrative Area)	Kinsaley ED	Malahide West ED	Swords-Seatown ED
Census 2016	296,020	9,621	6,149	7,003
Census 2011	273,991	8,475	6,273	6,539
Actual Change	22,029	1,146	-124	464
Percentage Change	8.0%	13.5%	-2.0%	7.1%

Source: CSO StatBank

With an average household size of 3.0, there were 7,606 private households in the Assessment Area in 2016. As shown in the Table 7 below, more than 63% of the households residing in this area in 2016 were small sized households ranging from 1- to 3-person households (4,822 households). It is noted that the average household size in the area slightly increased from 2.9 in 2011 to 3.0 in 2016. Accordingly, this figure has not changed for Malahide West and Swords-Seatown ED's over the intercensal period, while it increased from 2.6 to 2.9 for Kinsaley.

Table 7. Private Households in Malahide Area by Household Size, 2016

Size of household	Kinsaley ED	Malahide West ED	Swords-Seatown ED	Total	%
1-person Households	538	349	329	1,216	16.0%
2-person Households	911	683	554	2,148	28.2%
3-person Households	632	351	475	1,458	19.2%
4-persons Households	676	459	547	1,682	22.1%
5-person and over Households	436	306	360	1,102	14.5%
Total	3,193	2,148	2,265	7,606	100%

Source: CSO StatBank

3.2.1 Primary and Post-primary School demand

The proportion of the population that are of primary school-going age are those children aged between 5 and 12 years old. Census 2016 recorded a total primary school-attending population of 2,730 within the assessment area, which represents 12.0% of the total population residing in the area. As illustrated in Table 10, the overall area experienced an increase in the school-attending population over the intercensal period with Kinsealy ED recording the highest growth rate (53.2%).

Table 8. Primary School-age Going Population in the Assessment Area (5-12-year-old age cohort), 2011-2016

Assessment Area	ED ID	CSO 2016 5-12 years old	% Town Population	CSO 2011 5-12 years old	% Town Population	% Change 2011-2016
Kinsealy	4026	1,238	5.4%	808	3.8%	+53.2%
Malahide West	4030	641	2.8%	628	3.0%	+2.1%
Swords-Seatown	4039	851	3.7%	779	3.7%	+9.2%

Source: CSO StatBank

As summarised in Table 4 (Section 3.1), there were 3,926 school places to cater for the primary school population in the assessment area during 202-2022 academic year. By 2023, if this proportion of primary school age population remains constant with the figures and trends recorded over 2011-2016, the primary school age population is expected to be 3,562¹ pupils in the study area, which is an increase of 832 pupils. Therefore, the number of children within the study area requiring school places would remain lower than the capacity of existing primary schools.

On the other hand, the proportion of the population that are of post-primary school-going age area those children aged between 13 and 18 years old. Census 2016 recorded a total primary school-attending population of 1,590 within the assessment area, which represents 7% of the total population residing in the area. As illustrated in Table 11, there was a slight growth in the number of school-attending population in Kinsaley ED (+0.2% growth rate), followed by a notable growth in Swords-Seatown ED (+0.5% growth rate), and a considerable decline in Malahide West ED (-20.5% growth rate).

Table 9. Post-primary School-age Going Population in the Assessment Area (13-18-year-old age cohort), 2011-2016

Assessment Area	ED ID	CSO 2016 5-12 years old	% Town Population	CSO 2011 5-12 years old	% Town Population	% Change 2011-2016
Kinsealy	4026	544	2.4%	543	2.6%	+0.2%
Malahide West	4030	451	2.0%	567	2.7%	-20.5%
Swords-Seatown	4039	595	2.6%	592	2.8%	+0.5%

Source: CSO StatBank

As summarised in Table 7 (Section 3.1), there were 2,360 school places to cater for the post-primary school population in the assessment area during 2021-2022 academic year. By 2023, if this proportion of post-primary school age population remains constant with the figures and trends recorded in the intercensal period 2011-2016, the post-primary school age population is expected to be 1,472² pupils

¹ This is calculated by applying an annual growth rate of +0.04 to the Assessment Area over the 2018-2022. This is captured from the historical trending of primary school population residing in the area over 2011-2016.

² This is calculated by applying an annual growth rate of -0.01 over the 2018-2022. This is captured from the historical trending of post-primary population residing in the area over 2011-2016.

in the study area, which is a decline of 118 pupils. Therefore, the number of children within the study area requiring school places would remain lower than the capacity of existing post-primary schools.

3.2.2 Demand Generated by the Proposed Development

The proposed development comprises 368 no. new residential dwellings, comprising of a mix of houses and apartments. The breakdown of these units are as follows:

Table 10. Proposed Residential Mix

Dwelling Type	Bedroom Provision	No. of Units
Apartments & Duplex Units	1 Bed	127
	2 Bed	145
	3 Bed	9
Houses & Duplex Houses	3 Bed	45
	4 Bed	36
	5 Bed	6
Total no. of Units		368

Excluding the 1-bedroom apartment/duplex units, this leaves a total of 241 no. units that can be deemed to accommodate families and therefore may generate demand for school places. As mentioned earlier, Census 2016 recorded an average household size of 2.8 persons per unit for the assessment area. Applying the average household size to 241 houses, apartment/duplex units capable of accommodating families would generate 675 total residents within these units. As per Census 2016, across the assessment area's population, 12% were in the 5-12 age cohort and 7% were in 13-18 age cohort. When the proportion of primary school-attending population applied to total number of potential residents in 2- to 5-bedroom units, it is estimated that up to 81 children will be at this age cohort. Applying the same methodology to the post-primary school-attending population, it is estimated that 47 children of post-primary school age would reside within the scheme.

3.2.3 Cumulative School Demand

As outlined above, the combined schooling needs of children from the proposed development would be 124 no. school places. With respect to the flux of population arising from the proposed scheme, the following provides an overview of the cumulative primary and post-primary school demand and the existing capacities to cater for this demand.

In terms of primary school needs within the assessment area, there are currently 3,926 school places to cater for primary school population of the area. In 2023, should the population follow the same growth path that 2011-2016 intercensal figures, the demand for primary school places will be 3,562 pupils. An addition of 81 potential pupils is expected to be derived from the proposed scheme. This suggests an overall of 3,643 pupils by 2023, which falls well below the actual enrolment figures mentioned above.

In terms of post-primary school needs within the assessment area, there are currently 2,360 school places to cater for post-primary school population of the area. In 2023, should the population follow the same growth path that 2011-2016 intercensal figures, the demand for post-primary school places will be 1,472 pupils. An additional of 47 potential pupils is expected to be derived from the proposed scheme. This suggests an overall of 1,519 pupils by 20232, which falls well below the actual enrolment figures mentioned above.

In light of the above, it is submitted that the current provision of educational facilities in the area can sufficiently cater for the town's future population and the influx of population arising from the proposed development, and therefore, the scheme is considered to be consistent with the relevant policies and guidelines.

3.3 Additional School Provision

Malahide Portmarnock ETSS is currently in temporary accommodation in Swords Enterprise Park, on the Feltrim Road, Drinan. It is worth noting that the Preliminary Results of the DoES 2021/2022 Post-primary schools enrolment figures for Malahide Portmarnock ETSS showed a total enrollment of 207 which is an increase of 80% from the previous year. When first opened in 2017 enrollment had been restricted to two classes per year group due to limited class space, however now the school has the capacity to open four classes, and the school is set to grow by 200 students per year.

- **Reg. Ref F18A/0601:** By order dated 23rd January 2019 Fingal County Council granted the Department of Education & Skills planning permission for the construction of three storey post primary school building (Malahide-Portmarnock ET (RN68308L), associated car parking, access road, construction of external ball courts, landscaping, connection to public services and all associated site works.

The new permanent school building, when completed, will accommodate over 1,000 secondary school students from the area by the year 2028/29. Thus, post-primary capacity will increase greatly in the area concurrent with the potential delivery of the Auburn Strategic Housing Development.

Additionally, there is a new primary school (roll number 20445D) proposed in Broomfield which will have the potential capacity for 1000 pupils.

- **Reg. Ref F22A/0105:** On the 4th March 2022 a proposed development of a primary school was validated by Fingal County Council. The proposed development comprises of a new 2 storey, 16 classroom primary school (roll number 20445D), including a multi-purpose hall, a 2 classroom special education needs unit, an associated staff car park, delivery/drop-off areas, ball courts/play grounds, a litter bin/storage site, covered parking units for bicycles, boundary treatments, landscaping site lighting, a link to public services and all associated site works. The proposed project encompasses a new site access route to the estate road that already exists on land at Broomfield, Malahide, Co. Dublin.

If approved this would greatly increase primary school capacity with the locality for future populations. The proposed site for this school is located 1.5km from the Auburn Lands, within a catchment for sustainable transport.

4.0 CONCLUSION

Downey have prepared this School Provision Assessment on behalf of Kinwest Ltd, in support of this planning application for the proposed Strategic Housing Development on lands at Auburn House (a Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin. The proposed development will allow for the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; and the construction of 368 no. residential dwellings units (87 no. houses, 238 no. apartments and 43 no. duplexes), providing for an overall total of 369 no. residential along with 1 no. childcare facility.

This Assessment investigates school capacities in two levels; First, identification of existing primary and post-primary schools within 1-2km radius of the subject lands accompanied with a walkability analysis of these schools, which is studied by defining multiple buffer zones in 800m to 1000m walking distances on the street network from these facilities. Second, the existing schools within the Malahide area comprising of Kinsaley, Malahide West, and Swords-Seatown ED's and a study of their potential capacities to cater the area. This was then compared against the school-attending age groups including 5-12 year olds and 13-18 year olds.

Having regard to the analysis of current schools' capacities and available demographic data in the assessment area, together with the emerging demand of the proposed development, it is concluded that there is generally sufficient capacity of both primary and post-primary schools in the area to cater for the future population and proposed development. It is important to note that the proposed development will also help to sustain the existing facilities, assist in the completion of the wider residential scheme for Auburn, and support a sustainable development of lands within the Malahide area.