

# School Demand Report

For Development at Shackleton Road, Ballymakealy Upper, Celbridge, Co. Kildare

on behalf of Glenveagh Homes Ltd

March 2022



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

# Document Control Sheet

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# 1. Introduction

McCutcheon Halley Chartered Planning Consultants are appointed by Glenveagh Homes Ltd. to prepare a School Demand Report which considers the existing primary and post-primary facilities in the settlement of Celbridge, Co. Kildare. The report will inform the proposed Strategic Housing Development (SHD) of 152 no. residential units at a site located c. 1.5km from Celbridge town centre.

This report provides details on the current and future capacity of existing and proposed schools in the area along with the demand for places likely to be generated by the proposed development.

In undertaking a review of the required school provision for the proposed development, this report will:

- Consider the current policy context for future school provision in the area;
- Determine an appropriate study area based on sustainable modes of transport;
- Consider demographic trends in the school area population;
- Assess the capacity of existing schools within the study area;
- Estimate the future student yield.



Figure 1: Site Location (site outlined in red)

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

- [www.education.ie](http://www.education.ie) and [www.shooldays.ie](http://www.shooldays.ie) were consulted to locate existing schools, enrolment figures and the number of classrooms;
- Projections of Full-Time Enrolment, Primary and Second Level, 2018 – 2036 report by the Department of Education and Skills, July 2018
- Census 2016 SAPMAP data;
- Various school websites; and

- Survey of existing schools undertaken by McCutcheon Halley Planning.

## 2. Policy Context

### 2.1 Kildare County Development Plan 2017-2023

The Kildare County Development Plan 2017 sets out the following policies and objectives in relation to education:

*“It is the policy of the Council to:*

**EF 1:** *Work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the county and to support the Department of Education and Skills School Building Programme by planning for future schools based on forecast need”.*

*It is an objective of the Council to:*

**EFO 1:** *Co-operate with the Department of Education and Skills, the Kildare Wicklow Education and Training Board (KWETB) and School Management Boards in the identification of appropriate sites for school facilities in accordance with the proper planning and sustainable development.*

**EFO 2:** *Engage with the Department of Education and Skills to develop a clear analysis of projected School demand across all age cohorts, in order to plan appropriately for the expansion and development of new schools within the County”.*

**EFO 7:** *Promote the clustering of educational facilities and ensure that new schools are located and designed so as to facilitate walking and cycling. The transport network in the vicinity of schools should also seek to facilitate the safe movement of pedestrians and cyclists”.*

### 2.2 Celbridge Local Area Plan 2017

The Celbridge Local Area Plan (LAP) 2017 sets the following objectives and actions in relation to Education:

*“It is an objective of the Council:*

**COMO 1.1** *To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Celbridge LAP area”.*

*“Actions:*

*To liaise with the Department of Education and Skills, under the nationally agreed Memorandum of Understanding on the provision of school sites, to support the Department's School Building programme and to proactively identify and acquire sites for new primary and post primary schools where the Department has identified a need".*

### **2.3 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) 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.*

## **3. The Study Area**

The study area consists of the settlement of Celbridge as defined in Census 2016. The settlement area has a Census 2016 population of 20,288. Celbridge is a large settlement with a substantial population allowing sufficient scope for the research.

The study area for the proposed development has been determined by applying a 3km radius or equivalent 10-25 minute travel time to ensure that schools can be accessed via a number of travel alternatives including walking, cycling and driving. Public transport is not considered given the relatively short distances from the subject site to the various school locations.

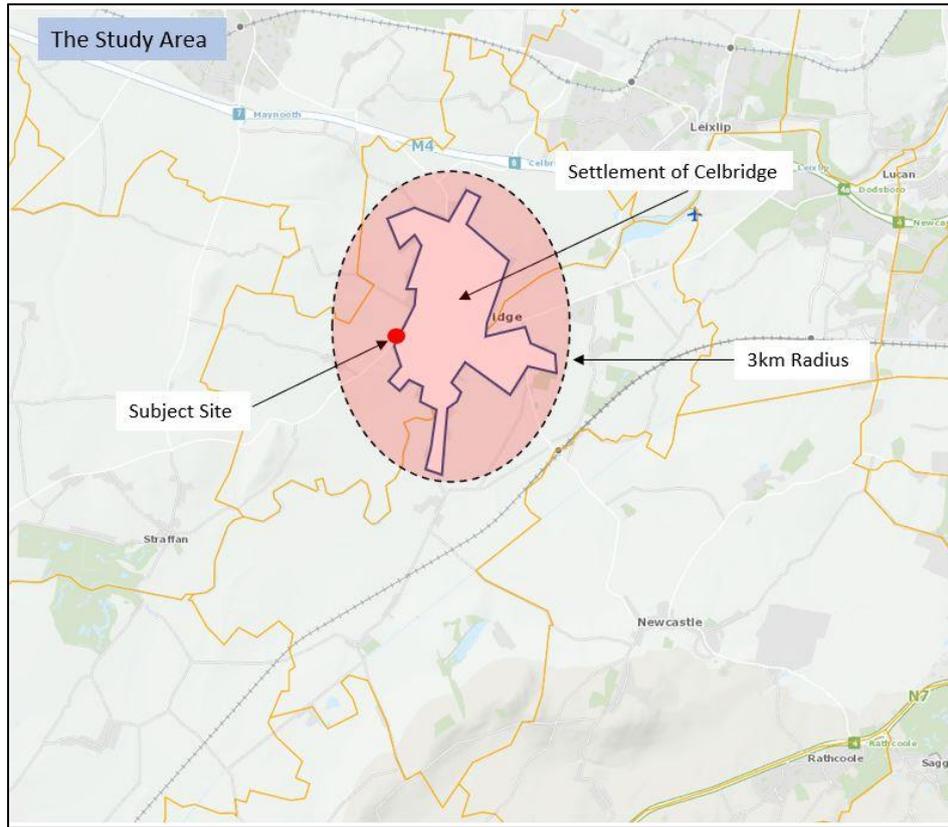


Figure 2: The study Area

The study area comprises the settlement of Celbridge. Table 1 outlines the pre-school and school age population breakdown for the settlement.

ED Area	Age 0-4	Age 5-11	Age 12-18
Celbridge	1,635	2,442	2,109
Total Population	20,288	20,288	20,288
<b>% of Population</b>	<b>8%</b>	<b>12%</b>	<b>10.3%</b>

Table 1: Demographic Breakdown of Pre-school and School Age Population within the Study Area, Census 2016

There are 7 no. primary schools and 3 no. post-primary schools located with the study area, these are outlined in figure 3.



Figure 3: Location of Primary and Post-Primary Schools

The 7 no. primary and 3 no. post-primary schools located in the study area are all within a 10-25 minute travel time or 3km radius of the proposed development. Tables 3 and 4 below identify the distance from the subject site to the schools and indicate the various walking, cycling and driving times required to access these schools.

Primary School	Distance from Site	Walk	Cycle	Drive
St. Raphael's	1 km	12	3	1
Scoil Mochua	1.3 km	18	5	1.5
North Kildare Educate Together	500 m	6	2	1
St. Patrick's National School	2.1 km	21	6	3
St. Bridgit's Girls National School	1.3 km	18	5	1.5
Scoil Na Mainstreach	400 m	5	2	1
Primrose Hill National School	1.4 km	20	6	2

Table 2: Primary Schools and Distance from the Site (travel times in minutes)

Post-Primary School	Distance from Site	Walk	Cycle	Drive
St. Wolstans	450 m	5	2	1
Salesian College	2.3 km	23	7	4
Celbridge Community School	2.5 km	25	8	5

Table 3: Post-Primary Schools and Distance from the Site (all travel times in minutes)

## 4. Future Demographic Trends in School Age Population

In July 2018, the Department of Education and Skills published a report detailing future demographic trends that will impact the primary and post-primary student numbers. The 'Projections of Full-Time Enrolment -Primary and Second Level, 2018 - 2036' report assessed demographic trends which will impact the future population growth of school age children including fertility rates, births and net migration.

Based on their research the Department of Education and Skills has determined that the peak number of primary school age children was anticipated in 2018 and that this population will begin to decline from 2019.

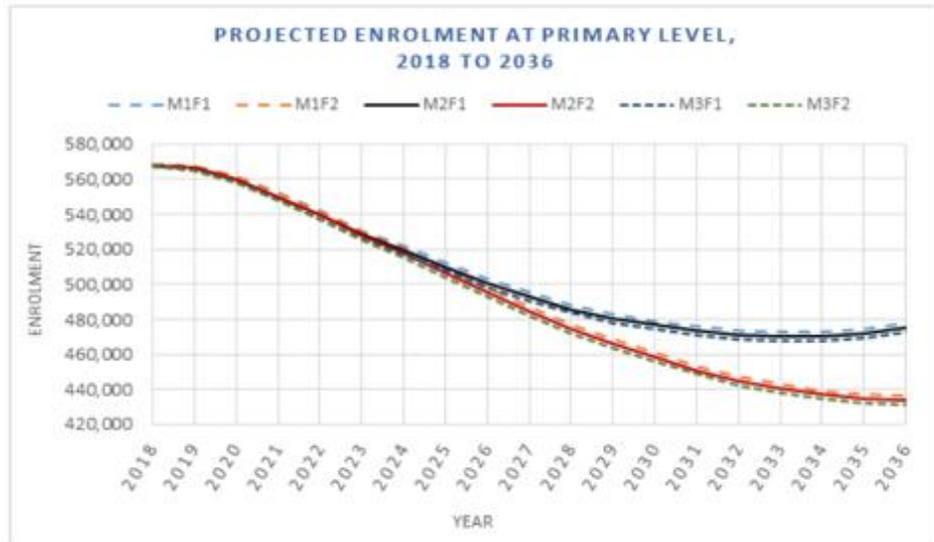


Figure 4: Projections of Enrolment at Primary Level

The Report indicates that the Department considers the M2F1, black line, to be the most probable scenario. Based on their projected primary student population, this would suggest that the number of primary students would peak in 2018 at 567,819 and then continuously decline to 474,968 by 2036. This represents a 16% contraction of the primary school age population over an 18 year period.

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

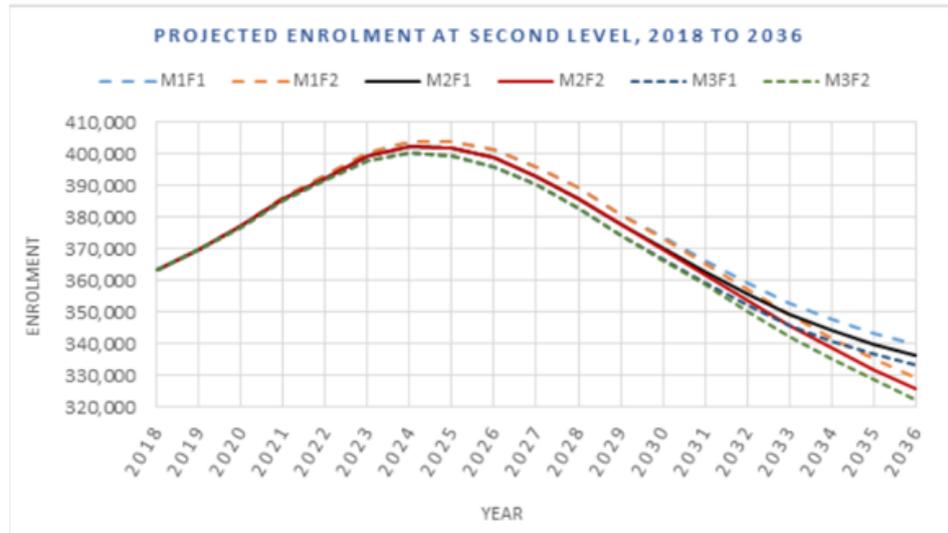


Figure 5: Projections of Enrolment at Post-Primary Level

As with the primary level projections M2F1 scenario is considered the most likely by the Department with the post-primary school population peaking at 402,176 in 2024. Enrolment would begin to decrease from 2025 to a level of circa 336,500 by 2036, a contraction of 16% during this time period.

## 5. Existing School Provision

### 5.1 Primary Schools

Enrolment figures for the 2020/21 academic year, published by the Department of Education and Skills, have been used for this assessment.

An estimation of the capacity of each primary school can be calculated by applying a Pupil to Teacher Ratio (PTR) to the number of classrooms in each school. The Department of Education and Skills recommends a PTR of 1:26. The number of classrooms was multiplied by 26 to determine the capacity of the school. The available capacity in each school was determined by subtracting the capacity of the school from the enrolment figures.

Primary Schools				
School Name	Enrolment 2020/21	No. of Classrooms	Estimated Capacity based on PTR	Available Capacity
St. Raphael's	76	12	108	32
Scoil Mochua	679	25	650	-29
North Kildare Educate Together	394	14	364	-30
St. Patrick's National School	406	16	416	10
St. Bridgit's Girls National School	340	16	416	76
Scoil Na Mainstreach	401	16	416	15
Primrose Hill National School	117	5	130	13
<b>Total</b>	<b>2,413</b>	<b>104</b>	<b>2,500</b>	<b>87</b>

Table 4: Existing Primary School Capacity and Enrolment

The total enrolment of primary school children in the 7 no. existing schools is 2,413. Based on the study undertaken, the available capacity within these schools for the 2020/21 academic year was circa 87 pupils. As indicated earlier in this report, the Department of Education and Skills has outlined that the primary population will decline from 2018. When the rate of decline published in their report has been applied to the schools within the study area, the local school enrolment decreases to an estimated 2,197 students. This increases to available capacity from 87 spaces to 216 within the local school network by the time the proposed development will be completed.

Furthermore, it should be noted that primary school site has been reserved on lands to the north in the Oldtown Woods Estate which will serve the proposed development in the future.

## 5.2 Post-Primary Schools

Estimation of capacity for post primary schools is more complex due to the range of courses available at this level. To determine the available capacity in these schools, a survey of the schools was undertaken. The available capacity figures are based on the responses from the individual schools.

Post- Primary schools			
School Name	Enrolment 2020/21	Available Capacity	Estimated Capacity of School
St. Wolstans	760	Full	760
Salesian College	714	20	714
Celbridge Community School	655	25	655
<b>Total</b>	<b>2,129</b>	<b>45</b>	<b>2,129</b>

Table 5: Existing Post-Primary School Capacity and Enrolment

There are 45 places available in the existing secondary schools within the study area. As indicated earlier in this report, the post-primary student population is projected to increase up to 2024 before beginning to decline. This will potentially create a short term need for additional secondary school student places within the study area.

## 5.3 Future Demand

The future demand for school places as a result of the proposed development will be assessed here. The development consists of 152 no. units, a creche and all ancillary site development works. The breakdown of units types is outlined in table 7. The 1-bedroom units will be discounted as these are determined to be unsuitable as family dwellings.

Unit Size	Total
2 bed House	48
3 bed House	72
1 bed Maisonette	12
2 bed Apt/Duplex	10
3 bed Apt/Duplex	10
<b>Total</b>	<b>152</b>

Table 6: Housing Mix

**5.3.1 Assumptions**

- All 1-bedroom units will be omitted for the school assessment (consistent with the accepted approach to the delivery of creches);
- Average Persons per Household of 2.75 has been applied;
- The Primary Age Cohort considers 5-11-year olds. This is 11.8% of the study area population;
- The Post Primary Age Cohort considers 12-18-year olds which is 10.15% of the catchment population.

The Forward Planning Unit of the Department of Education and Skills recommends that the estimated student population is determined using the following percentages:

- Primary School: 12%;
- Post-Primary School: 8.5%.

As noted above the primary school cohort within the study area is less than this and the post-primary cohort is higher.

**5.4 Primary Student Population Estimate**

Based on the assumptions outlined, an estimate of the school demand to be generated from the proposed scheme is outlined as follows:

Total 2+ Bedroom Units	Avg PPH	% Population	No. Students
140	2.75	12	46

Table 7: Primary Student Population Estimate

It is estimated there will be circa 46 new students generated over the 5 year timeframe of the permission. It should be acknowledged that the 46 students anticipated will not necessarily appear on first occupancy and it will likely take several years before the mature student yield is met.

The existing primary schools within the catchment area currently have capacity to accommodate 87 no. additional students and based on population trends, there will be additional capacity available in the future. Even if the primary population does not decline at the rate anticipated by the Department of Education, there is adequate capacity within these schools to cater for the initial stages of the proposed development.

## 5.5 Post-Primary Student Population Estimate

Based on the assumptions outlined, an estimate of the school demand to be generated from the proposed scheme is outlined as follows:

Total 2+ Bedroom Units	Avg PPH	% Population	No. Students
140	2.75	8.5	33

Table 8: Post-Primary Student Population Estimate

It is estimated there will be circa 7 new students generated every year over the 5 year timeframe of the permission. It should be acknowledged that the 33 students anticipated will not necessarily appear in early occupancy and it will likely take several years before the mature student yield is met.

The existing post-primary schools within the catchment area currently have capacity to accommodate 33 no. additional students and based on population trends, there will be additional capacity available in the future. Even if the post-primary population does not decline at the rate anticipated by the Department of Education, there is adequate capacity within these schools to cater for the initial stages of the proposed development.

## 6. Conclusion

This School Demand Report relates to a proposed SHD development of 152 no. units at Shackleton Road, Ballymakealy Upper, Celbridge, Co. Kildare.

As demonstrated in the assessment, there is capacity within the existing primary schools to accommodate the proposed development. The proposed development is likely to generate 46 no. primary age students. According to the Department of Education report discussed in this assessment, the primary age cohort peaked in 2018 and is now in decline. This, along with the availability of school places within the study area indicates that existing primary schools can accommodate the projected growth.

The Department of Education report indicates that the post-primary student age cohort will peak in 2024 before beginning to decline. The initial phase of development will coincide with this anticipated peak in post-primary enrolment. This assessment found that 33no. post-primary age students will be generated over the 5-year lifetime of the permission. There is currently some capacity in the existing post-primary schools within the study area and this demand will begin to decrease in 2024.

Therefore, it is considered that the school demand generated by the proposed development can be accommodated within existing primary and post-primary schools in the short to medium term.