

School Capacity Assessment

Proposed SHD

**Lands at the townlands of
Kilcock, Boycetown and
Commons West
Kilcock,
Co. Kildare**

**On behalf of
Rycroft Homes Ltd.**

March 2020



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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed to submit a planning application on behalf of Rycroft Homes Ltd for a strategic housing development proposal for lands adjoining the existing residential development at Brayton Park, Kilcock, Co. Kildare. The subject site is located within the townlands of Kilcock, Boycetown, Commons West, Kilcock, Co. Kildare.

This School Capacity Assessment is submitted as a part of the SHD planning application material in response to the A Bord Pleanála Opinion dated 07.12.2018 which set out specific information which should be submitted with the application, including item 8 (page 5) which stipulates that the following be submitted:

“A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.”

This report should be read in conjunction with all plans and particulars submitted as part of the overall SHD application.

This report as presented herein was compiled following a desktop - based study.

2 Subject Site

2.1 Site Context

The subject site is identified in Figure 1 below.



Figure 1 – General Location of Subject Site

The subject site extends to c.11.56ha and is located in the townlands of Kilcock, Boycetown and Commons West, Kilcock, Co. Kildare on a greenfield site.

The subject site adjoins an existing residential development, Brayton Park, located to the east and the M4 motorway to the south-west.

2.2 Planning Context

The Kildare County Development Plan 2017-2023, as well as the Kilcock Local Area Plan 2015-2021 are the relevant plans for the area.

Kilcock Local Area Plan 2015-2021

The subject site is zoned 'New Residential' under C lands (red) and F3 "Open Space" as per the Kilcock Local Area Plan 2015-2021.

It is noted that there is an E1 Zoning located adjacent to the subject site. The E1 lands are reserved for the provision of a new school.

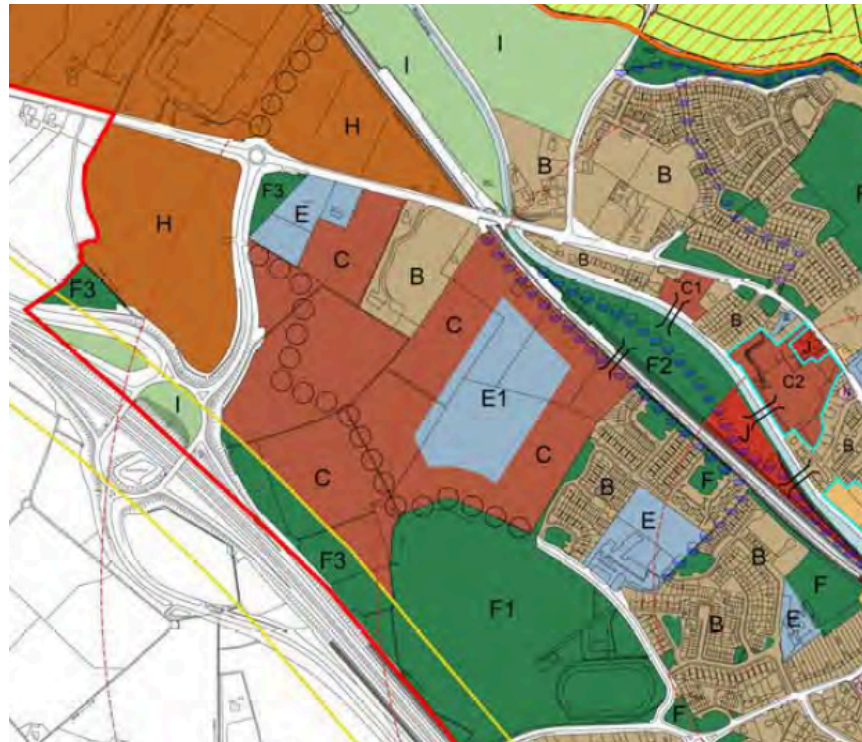


Figure 2 - Zoning Map

3 Proposed Development

Our client, Rycroft Homes Ltd (the applicant), intends to seek permission for the development of 345 residential units, creche, all associated ancillary elements and site development works. The extent of the site layout is presented in the proposed site layout plans prepared by C+W O'Brien Architects which are enclosed as part of this SHD planning application.

The development will consist of 345 no. dwelling units (69 Duplex Type Units, 182 Houses and 94 Apartment Units) ranging from 2 to 5 storeys, associated car parking spaces, internal roads and pedestrian and cycle paths, public and private open spaces and a crèche facility as well as all associated ancillary elements and site development works. In summary, the breakdown of units is as follows:

The housing mix is comprised of 13x 1 bed, 136x 2 bed, 158x 3 bed and 38x 4 bed units.

4 Methodology

In preparing this statement, it was considered appropriate to review social infrastructure facilities in the immediate vicinity of the subject site and underlying demographic trends to determine existing capacity and future demand. A number of steps were taken for the review of the various elements of the school capacity assessment.

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities. We confirm that the following documents were considered as part of this assessment:

- ‘Sustainable Residential Development in Urban Areas December 2008’ and
- ‘The Provision of Schools and the Planning System July 2008’

The main findings/recommendations from each document are detailed in Section 5 of this report.

This assessment also considered demographic trends within the area, which are derived from the CSO website. The data considered herein includes the following:

- **Census 2016 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen Electoral Areas.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household. Section 6 contains further details.
- **2018/2019 Enrolment Figures** - Enrolment figures for the school year of 2018/2019 were reviewed to partly establish the available capacity in the schools examined in the assessment. Section 6 contains further details.

Following on from the above, a 5 km radius defined the catchment area for assessment of educational facilities.

We note specially that 5 primary schools and 1 post primary facilities have been examined as part of this statement.

The schools are identified as follows:

Primary

- Scoil Uí Riada Gaelscoil, Brayton Park, Kilcock, Co. Kildare
- St. Joseph’s National School, Highfield Park, Kilcock, Co. Kildare, W23 RX07
- Scoil Chóca Naofa 2 Church St, Commons East, Kilcock, Co. Kildare, W23 Y56
- Newtown National School, Newtown, Enfield, Co. Meath, A83 HW74
- Mulhussey School, Mulhussey, Kilcock Co. Meath

Post Primary

- Scoil Dara, Church St, Kilcock, Co. Kildare

Following the compilation of an appropriate list of schools (primary and post primary), an email and telephone survey was carried out in February 2019 and this was updated in June and October 2019 to assess available capacity in advance of lodgement of this SHD planning application.

The school principal/school secretary was contacted directly in all cases and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey. A follow up survey was carried out in June and October 2019 to assess the available capacity for the 2019/2020 academic year.

However, we note that not all of the schools replied to this request. Therefore, we used the data provided by schooldays.ie (2019/2020) in order to estimate the number of pupils in each school.

Following an estimate of the demand arising from the proposed development and an estimate of the available capacity at existing schools in the immediate vicinity, some basic conclusions were drawn which confirm that there exists sufficient capacity to cater for the development proposal now before the Planning Authority. Further details are documented in Section 6 of this report.

5 Planning Policy Context

This section details the relevant strategic and statutory planning policy context associated with education.

5.1 Sustainable Residential Development in Urban Areas (May 2009)

The Department of the Environment Heritage and Local Government Guidelines entitled 'Sustainable Residential Development in Urban Areas' were published in May 2009. The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

Having specific regard to the provision of community facilities and more specifically schools, the Guidelines state that new residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. The guidelines therefore acknowledge that it is vital in the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings.

The Guidelines note that detailed guidance on school provision through the development plan, local areas plan and development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the 'Joint Code of Practice on Provision of Schools and the Planning System', a document prepared by both the Department of the Environment Heritage and Local Government and the Department of Education and Science.

The Guidelines state the following:

"No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large scale developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities".

It is having considered the above we confirm that some 345 no. residential units are now envisaged for the subject site. The existing capacity and potential demand arising for this development is therefore documented within this assessment.

5.2 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage and Local Government together with the Department of Education and Science published a code of practice document entitled 'The provision of Schools and the Planning System'.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. The document references the draft version of the guidelines, which were published in February 2008 and which draw particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

Having considered the basis on which the draft guidelines were published, the Code of Practice document details a number of actions envisaged, which have been agreed by the Department of

Education and Science and the Department of the Environment Heritage and Local Government. We can confirm that the following actions specifically:

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*
- *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.*

With reference to post primary schools, the guidelines note that the procedure for establishing demand is 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.

In support of the above aims, the Guidelines state that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and Local Area Plan processes and in a manner consistent with broader national and regional estimates of growth contained in the National Spatial Strategy and Regional Planning Guidelines. We note that the aforementioned documents are now superseded by the National Planning Framework (NPF) and the Regional Spatial and Economic Strategies for the Eastern and Midlands Region was published in July 2019.

5.3 The Kildare County Development Plan 2017-2023

The following objectives are noted from the Development Plan in relation to education:

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.”*

5.4 The Kilcock Local Area Plan 2015-2021

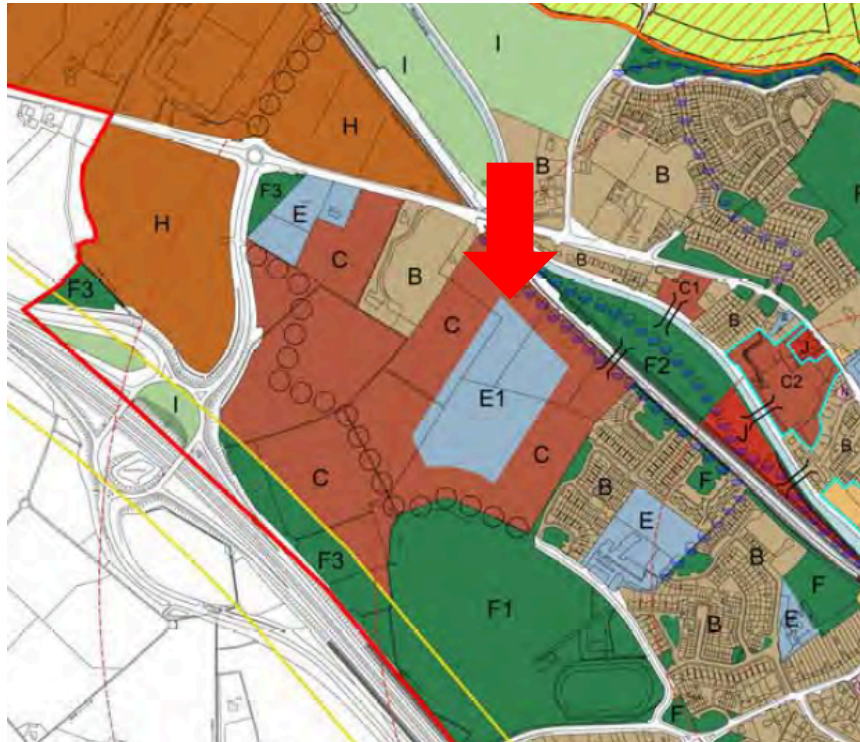
The following objective is noted from the Plan in relation to education:

SNO 1 – *“To actively assist and liaise with the Department of Education and Science in the provision of new and additional school places in developing areas, for example, to progress the delivery when*

required of a new secondary school at the Bawnogues and a new primary school adjacent to Chambers Park."

This site has been reserved for same and is located adjacent to the site which is the subject of the development proposal.

Figure 3 - Zoning Map with lands zoned E1 adjacent to the subject site denoted with red arrow



6 Demographic Trends

Demographic Trends for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen for the same year.

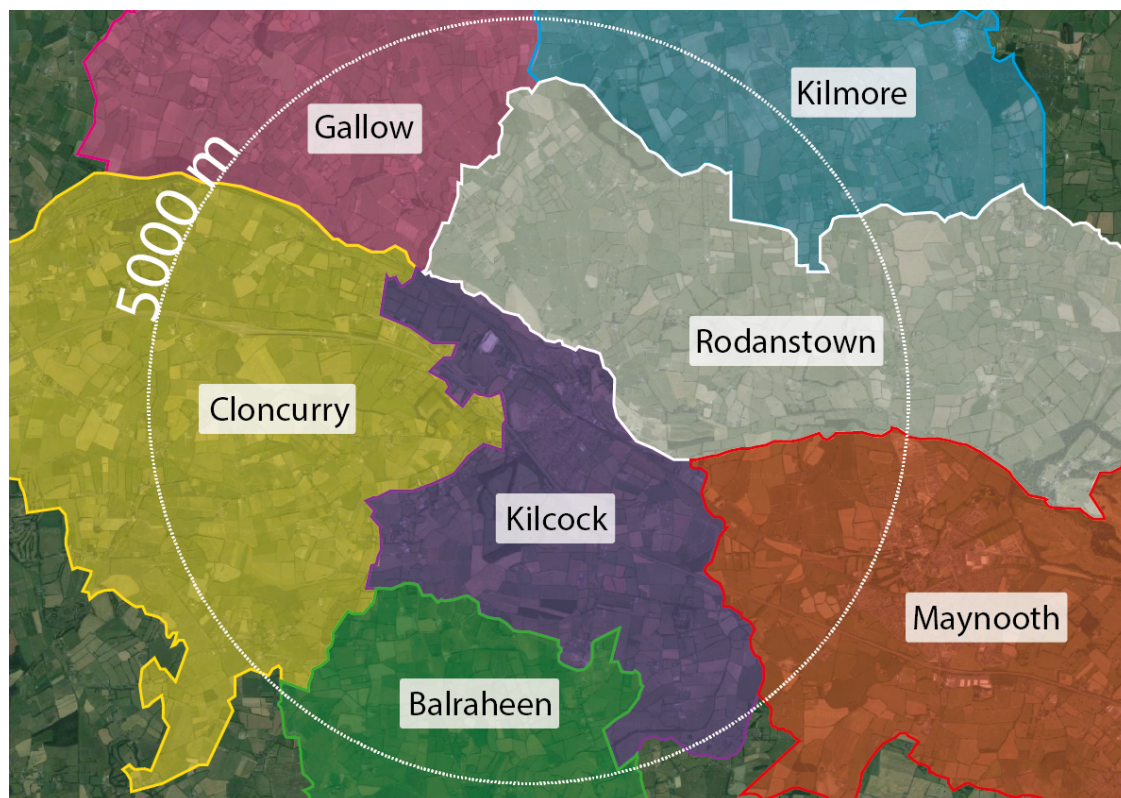


Figure 4 - Electoral Division map of subject area

6.1 Population Figures

The most recent population figures for the Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen are highlighted in Table 1 below for the convenience of the Planning Authority and An Bord Pleanála.

DED	2011	2016	Actual Change	% Change
Kilcock	6,234	6,930	696	10%
Cloncurry	1,495	1,571	76	-4.8%
Rodanstown	1,039	1,123	84	7.5%
Maynooth	13,617	15,998	2,381	14.9%
Balraheen	2,245	2,403	158	6.6%

Table 1 - Population evolution in both Electoral District Areas (Source: CSO 2016)

The official census data for 2011 indicates a 12.3% (3,395 persons) increase in the Electoral Division (ED) of Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen.

With a consistently rising demand for housing in the Greater Dublin area, population figures are envisaged to increase across most DEDs within the area in the next decade.

6.2 Age Profile

A review of the Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen age profile confirmed that communities in the surrounding areas have an age profile weighted generally towards a younger population group.

This may be due to the area’s proximity to Maynooth University.

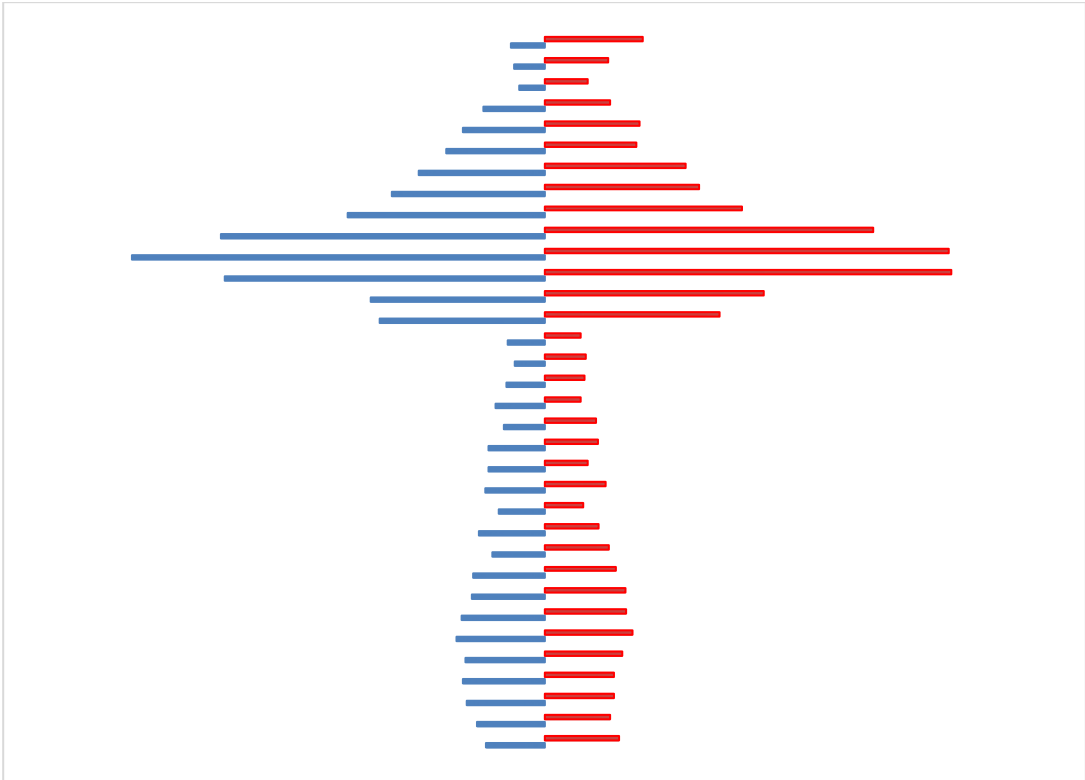


Figure 5 - Electoral Division ‘Kilcock’ population profile by sex and age group (Source: CSO 2016)

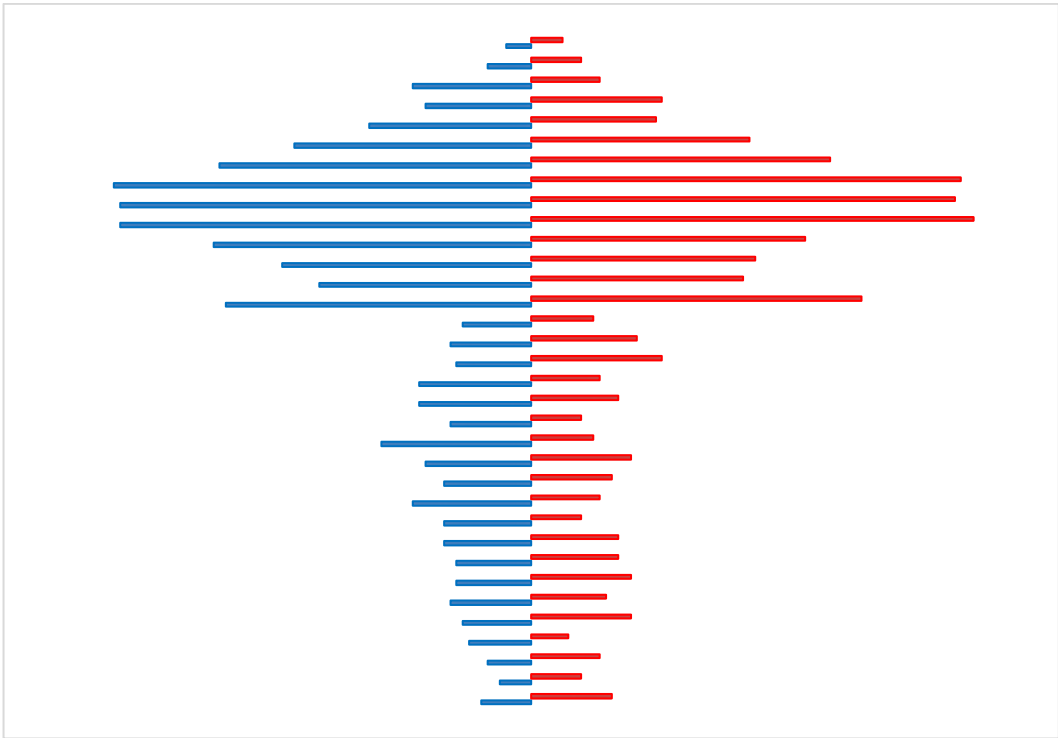


Figure 6 - Electoral Division ‘Cloncurry’ population profile by sex and age group (Source: CSO 2016)

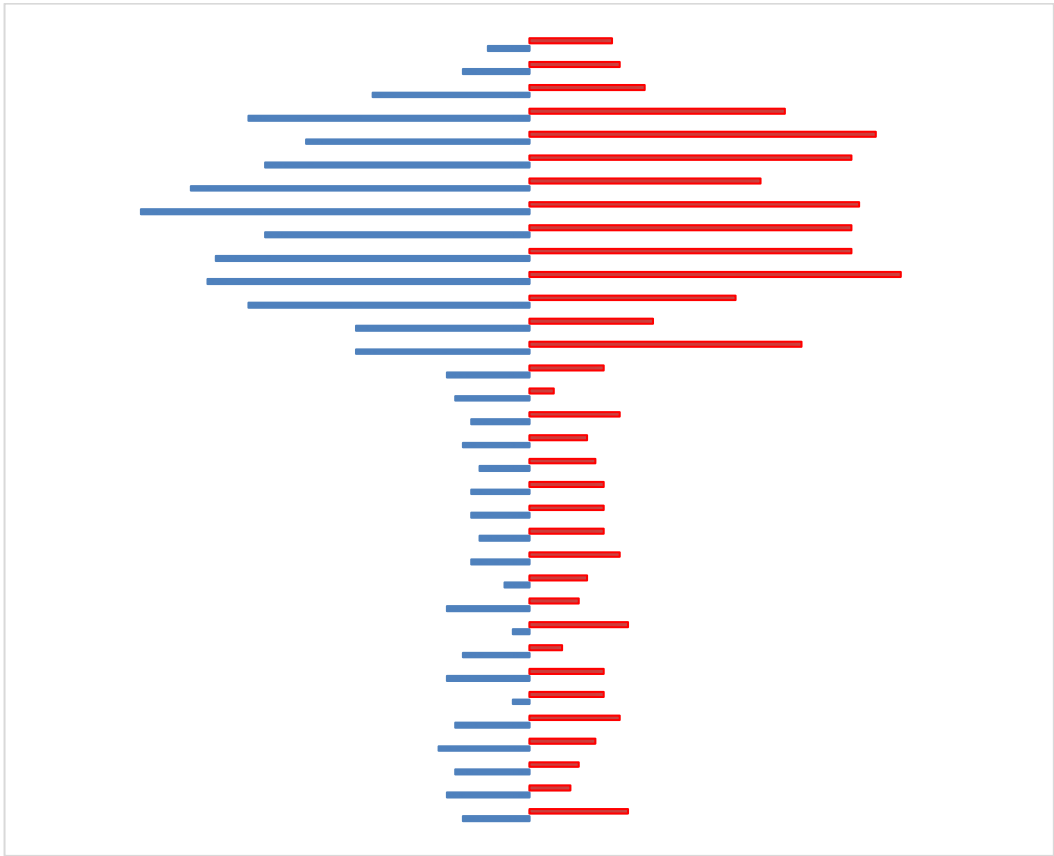


Figure 7 - Electoral Division ‘Rodanstown’ population profile by sex and age group (Source: CSO 2016)

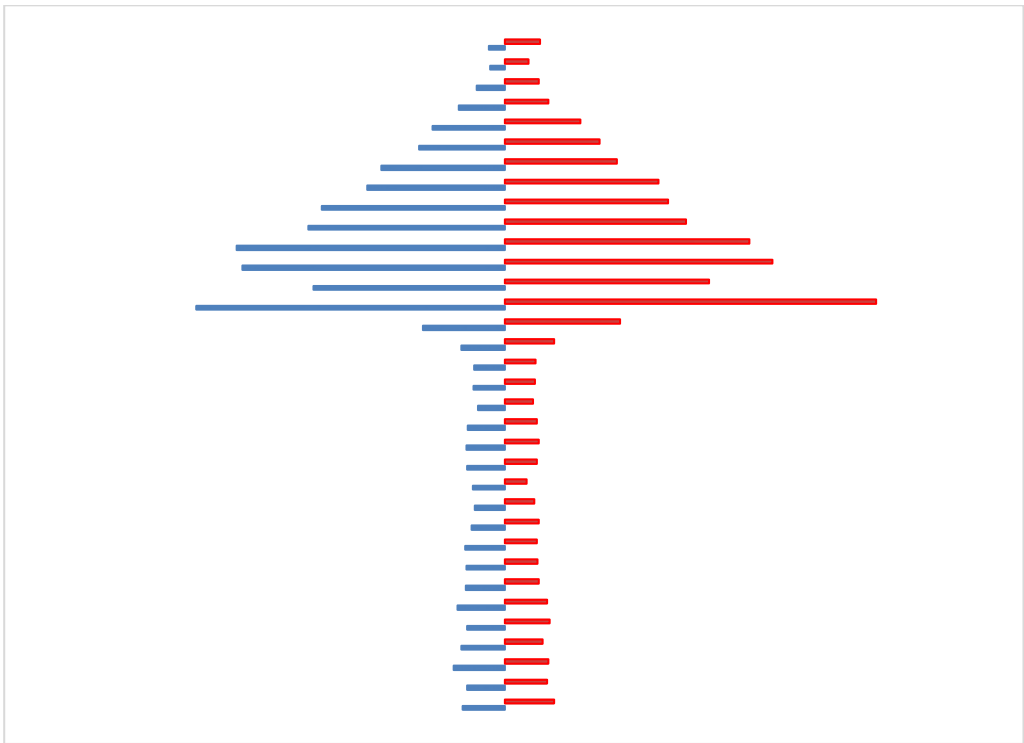


Figure 8 - Electoral Division ‘Maynooth’ population profile by sex and age group (Source: CSO 2016)

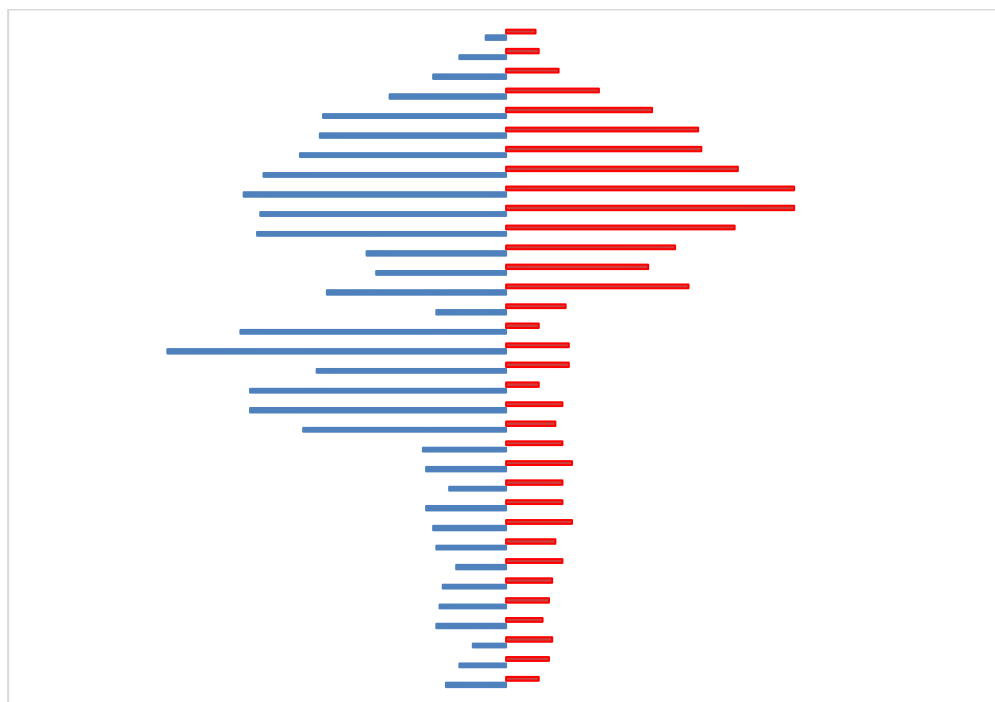


Figure 9 - Electoral Division 'Balraheen' population profile by sex and age group (Source: CSO 2016)

6.3 Household Size

In accordance with official CSO 2016 figures, the average household size in Kildare is 3.0, an increase from 2.95 in 2011.

The predominant household size in the Kilcock Electoral Division area is 2.0 people as indicated in the Figures below. This equates to 25% or 533 households out of a total of 2,174 households.

In the Cloncurry area, it is also evident that 4.0 people households account for the highest percentage of the population at 26% or 122 of a total of 474 households, as highlighted in the charts below.

The predominant household size in the Rodanstown Electoral Division area is 2.0 people as is indicated in the Figures below. This equates to 29% or 107 households out of a total of 366 households.

The predominant household size in the Maynooth Electoral Division area is 2.0 people as indicated in the Figures below. This equates to 26% or 1,335 households out of a total of 5,042 households.

In the Balraheen area, it is also evident that 2.0 people households account for the highest percentage of the population at 26% or 164 of a total of 630 households, as highlighted in the Figures below.

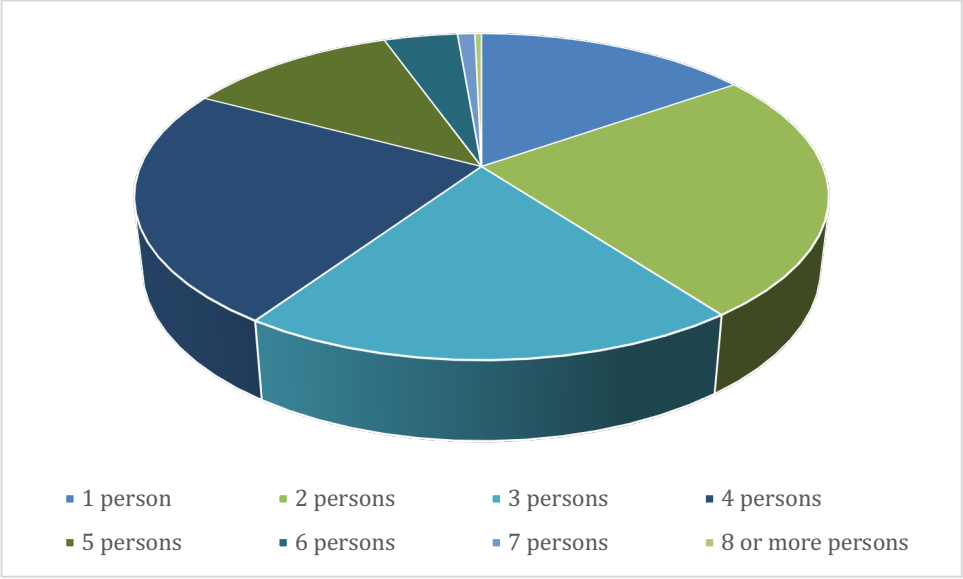


Figure 10 - Percentages of the different household sizes in the ‘Kilcock’ ED (Source: CSO 2016)

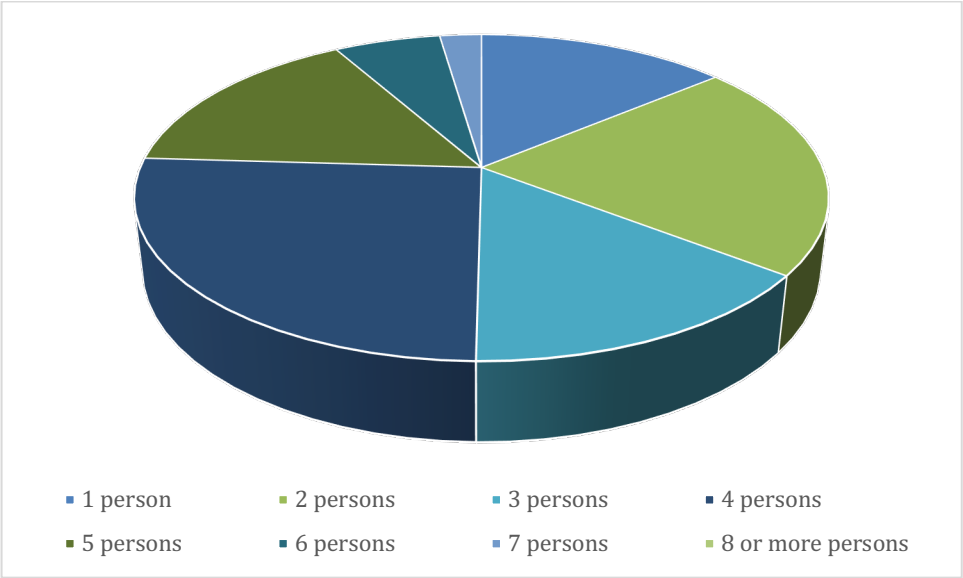


Figure 11 - Percentages of the different household sizes in the ‘Cloncurry’ ED (Source: CSO 2016)

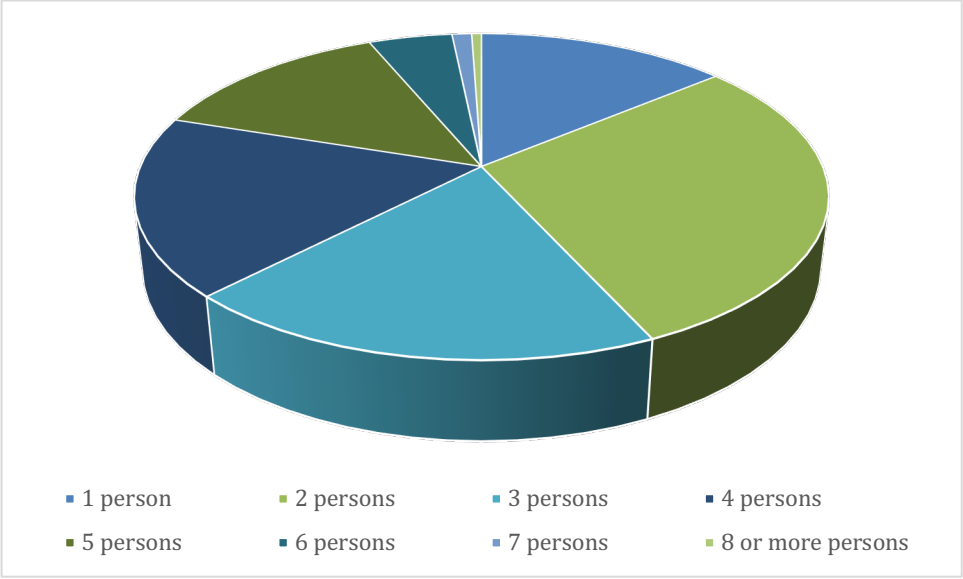


Figure 12 - Percentages of the different household sizes in the 'Radanstown' ED (Source: CSO 2016)

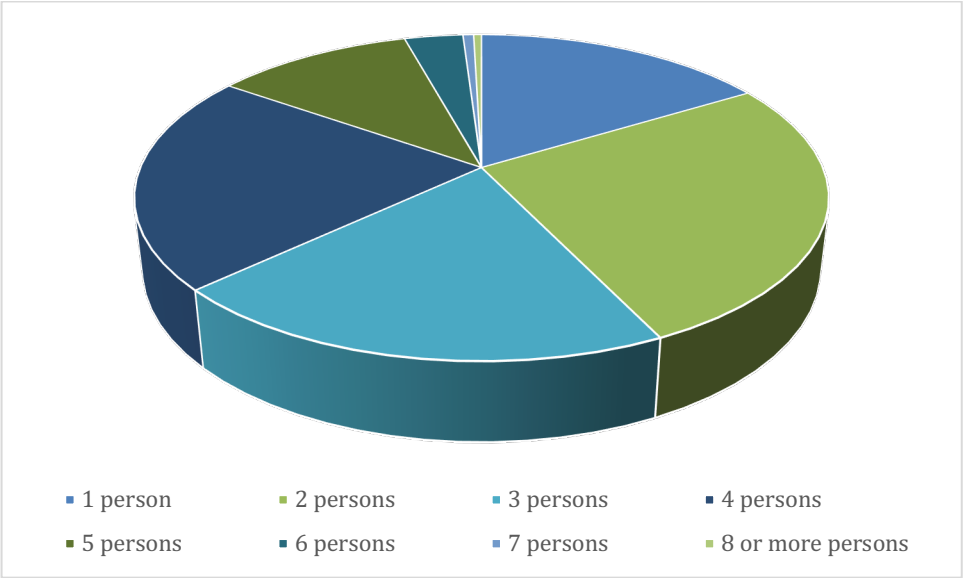


Figure 13 - Percentages of the different household sizes in the 'Maynooth' ED (Source: CSO 2016)

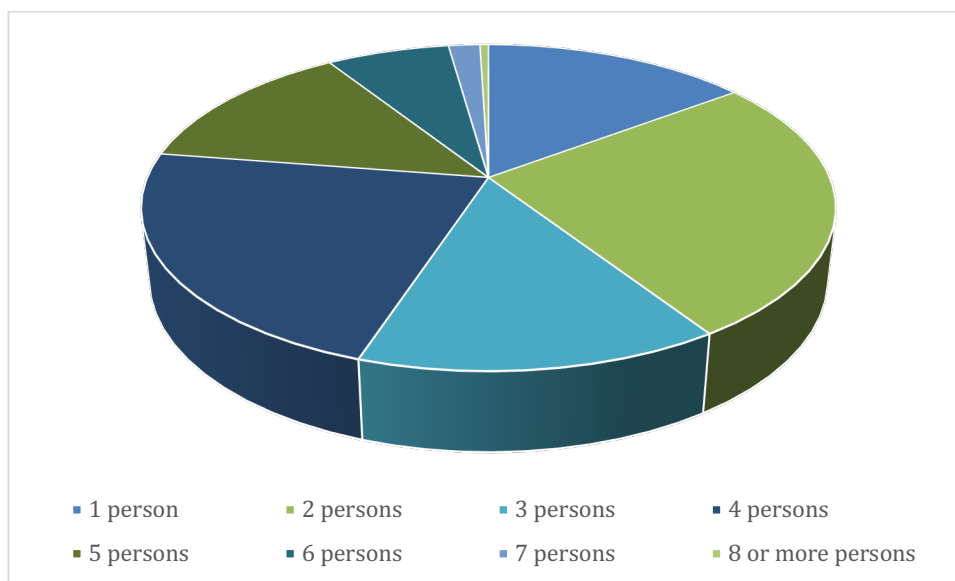


Figure 14 - Percentages of the different household sizes in the 'Balraheen' ED (Source: CSO 2016)

Whilst, it is acknowledged that the above figures, show that almost 26% of the households are 2.0 persons (25.79%). It is worth noting that 22% of the households are made up of 4.0 people. The average number of people per household in the EDs are:

- Kilcock: **3.10**
- Cloncurry: **3.35**
- Rodanstown: **3.10**
- Maynooth: **2.99**
- Balraheen: **3.24**

This is an average of **3.16** per household in this area.

Based on the above, the overall proposal for the subject site (which provides for 345 no. residential units) is expected to generate a population of c. 1,090 no. persons (345 x 3.16).

6.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (4-19 years of age) of Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen was examined as a typical percentage of the population that will require schooling.

As such, the 4-19 age group of Census 2016 is examined in Table 2 below.

Age	Kilcock	Cloncurry	Rodanstown	Maynooth	Balraheen	Total
Total No. of Persons Aged 4-19	1801	446	245	3,603	920	7,015
Total No. of Persons in the ED	6,930	1,571	1,123	15,998	2,403	28,025
Percentage of Total Population	26%	28.4%	21.8%	22.5%	38.3%	25%

Table 4 - No of Persons – Subject Area Census 2016

Table 4 confirms that percentage of the Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen respectively, are currently of school going age. An average of 25% can therefore be assumed to be of school going age within the area at present, based on the most recent Census figures.

6.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen is 28,025.
- The average household size in the area is 3.16 persons.
- The proposal (345 no. residential units) will generate a total population of c. 1,090 persons.
- However, 1 bedroomed units do not typically contain families and are exempt from creche facility requirements. Therefore they should be disregarded.
- The 2 bed + residential units are 332 and will generate a total population of c. 1049.
- 25% of this population of Kilcock, Cloncurry, Rodanstown, Maynooth and Balraheen is of school going age.
- Therefore, 25% of the 1049, or c.262 new residents are likely to be of school going age.

The above statistics are applied throughout this report to allow for conclusions be drawn.

7 Existing Education Facilities

The review of educational facilities in the area generally comprised the following:

- Establishing Demand for School Places
- Establishing the Capacity of Primary School Facilities
- Establishing the Capacity of Post Primary School Facilities

Demand for School Places

It has been previously established that 25% of the overall population is the average school going age. It is established that 15% attend primary facilities and the remaining 10% attend post-primary facilities, respectively. This is devised by looking at the census data from Kildare which finds that 60% of the school going age range are between 4-12 and the other 40% are between 13-19.

Having considered the above, we note that the overall population envisaged for the proposed development (out of the 345 no. units – 332 units are 2 bed + in nature) is **c. 1,090 no. persons**.

Based on the figures provided, we can estimate that the proposed development could potentially result in a population of school going age pupils of c.262.

It is estimated that the demand for primary school places would equate to c.157 no. pupils and the demand for post primary school places to c.105 no. pupils.

Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in Table 5 below. The enrolment figures and available capacity at each school is detailed.

	Primary School	School Type	Enrolment Figures 2019/2020	Max. Capacity Figure	Available Capacity
1	Scoil Uí Riada Gaelscoil	Mixed	532	547	15
2	St. Joseph's National School (note this school plans to expand – refer to text below)	Mixed	414	414	No Available Capacity
3	Scoil Chóca Naofa	Mixed	382	448	66
4	Newtown National School	Mixed	92	104	12
5	Mulhussey School (note this school plans to expand – refer to text below)	Mixed	86	86	No Available Capacity
	Total	-	1,506	1,599	93

Table 5 - Enrolment, Capacity and Current Availability for Existing Primary Schools Facilities

The table above illustrates the total estimated available capacity in existing primary schools as **93 no. pupil spaces**.

The locations of the primary schools are shown in the diagram below:



Figure 15- Location of primary schools in relation to the subject site

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
345 residential units (note - 332 no. 2 bed +plus)	157 spaces	93 spaces

Table 6 - Estimated Demand vs. Available Capacity for Primary School Education

In addition, the available capacity of 93 spaces, it is important to note that Brock Mc Clure Planning and Development Consultants were informed by St. Joseph's National School that they have plans to expand in the next two years, including the provision of a new 16 no. teacher school. The school will therefore have additional capacity at that point. The exact capacity is not yet known. In addition, it is noted that Mulhussey National School also has plans to extend with an additional classroom anticipated in the next year. The timeline and capacity for this is not known at the time of writing.

Having regard to the available capacity within the existing primary schools and the provision of a new 16 no. teacher school as well as an extra classroom in Mulhussey National School it is considered that this will create additional primary school spaces within the study area.

Capacity of Post Primary School Facilities

Table 7 below details the existing post primary schools within the catchment area of 5km and specifically the enrolment, capacity and total estimated capacity of these schools.

In addition, it is noteworthy that the site which is the subject of this SHD development directly adjoins lands which are zoned for educational uses.

	Post Primary School	Type	Enrolment Figure 2019/2020	Max. Capacity Figure	Available Capacity
A	Scoil Dara (note it is intended to increase the capacity of this school – refer to text below)	Mixed	930	930	0
	Total	-	930	930	0

Table 7 - Enrolment, Capacity and Current Availability for Existing Post - Primary School Facilities

The locations of the school are show in the diagram below:



Figure 16- Location of secondary schools in relation to the subject site

Based on the survey results the existing post Primary School is currently at capacity. However, it is noteworthy that while the principal of Scoil Dara confirmed that 930 students are enrolled for the school year 2019/2020 with no capacity at present to take any additional students, he advised that an extension is in the early planning stages to increase the school's capacity to 1,000 students. There is no timeframe available at present for the delivery of this increased capacity. This would provide additional post primary places within the study area.

A press release from April 2018 announced the addition of a new **500 pupil secondary school** to be constructed in Enfield and to open in 2020. A further press release dated August 2019 invited applications for the patronage of this new school which is to be established in September 2020.

While this new school at Enfield is outside of the 5km radius it is listed in the press releases as being within the "Kilcock school planning area" and therefore these numbers should be considered as part of this application. This brings the number of available spaces up to **500**.

In addition to the above the subject site is located adjacent to lands which are zoned for educational purposes (as referenced earlier in this document). It is noted within the Kilcock Local Area Plan 2015-2021 that it is intended to provide a new secondary school at this location.

Objective SNO1 of the Wilcock Local Area Plan identifies it is the objective:

*“To actively assist and liaise with the Department of Education and Science in the provision of new and additional school places in developing areas, for example, **to progress the delivery when required of a new secondary school at the Bawnogues and a new primary school adjacent to Chambers Park**”*

The demand arising from the proposed development is examined in Table 8 below.

Proposal	Estimated Demand	Available Capacity
345 residential units (note - 332 no. 2 bed +plus)	105	500 spaces (within a new school) as well as a future post primary school on lands adjacent to the subject site

Table 8 - Estimated Demand vs. Available Capacity for Post-Primary School Education

School Capacity Summary

Based on a desktop review of capacity available in the various primary and post primary school facilities within the area, as well as proposed extensions to existing schools and provision of new schools, the initial review confirms that there will be sufficient capacity to cater for the primary and post primary pupils arising from the proposed development.

8 Conclusions and Recommendations

Following a review of existing educational facilities within the vicinity of the subject site, the following conclusions and recommendations are noted:

Based on a desktop review of capacity available in the various primary and post primary school facilities within the area, as well as proposed extensions to existing schools and provision of new schools, the initial review confirms that there will be sufficient capacity to cater for the primary and post primary pupils arising from the proposed development.

We trust that this satisfies any concerns that the Planning Authority may have on the matter.

We trust that this has now provided the Planning Authority with an appropriate insight into education demand and facilities within the area. We trust that the preliminary findings are acceptable to the Authority in this regard.