

**Strategic Housing Development at Lahardane and
Ballincolly (Townlands) Ballyvolane, Cork City**

School Demand Report

For Longview Estates Ltd

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Document Control Sheet

Date	Issue	By	Type
03/19	A	OOC	Issued for Pre-Application
09/19	B	OOC	Revs
12/10/19	C	Revs	JO

Issued	Signed
27/11/2019	<i>Celia O'Callaghan</i>

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1 Introduction

This school demand report has been prepared on behalf of Longview Estates Ltd who are applying for planning permission for a Strategic Housing Development of 753 no. units at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork. This assessment has been carried out to examine the likely demand for school facilities in the area, having regard to:

- Planning policy context;
- The existing schools provision in the area and
- The proposed development

Figure 1 Site Location



Engagement has occurred with Alan Hanlon Site Acquisitions and Property Management for the Department of Education and Skills. The Department have confirmed that they have no current plans for the acquisition and development of the relevant zoned school site. Please see copy of correspondence received from the Department of Education and Skills at Appendix A.

2 Planning Policy Context

2.1 Guidelines for Planning Authorities on Development Plans 2007

With regard to the provision of schools and school planning guidelines, Appendix F of the Guidelines for Planning Authorities on Development Plans 2007 states that:

“Identification of future needs for the provision of school sites and school facilities is an important task in the preparation of new development plans. Planning authorities should engage with the Department of Education and Science (now Skills) at the preparatory stages of the making of a new development plan including any assessments of existing schools provision, but more importantly the

likely scale of development that can be realistically anticipated over the life of the new development plan”.

The Guidelines proceed to state that

“Where new schools provision is agreed between the Department of Education and Science and the relevant planning authority or planning authorities to be a significant issue to be addressed in the development plan process, early consideration should be given to the most appropriate site or sites for such facilities having regard to the Departments requirements outlined below and other planning matters such as transport assessments, maximising safe walking and cycling routes to schools and complementary usage of school facilities”.

2.2 The Guidelines on the Provision of Schools and the Planning System 2008

The Guidelines on the Provision of Schools and the Planning System outline the following core objectives for the effective integration of schools and 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.

2.3 The Cork County Development Plan 2014

The County Development Plan states that reservations will be made for new schools in Local Area Plans in close proximity to existing or planned residential developments and community facilities so that these can be shared between the school and wider community. The Planning Authority also supports the concept of multi campus school arrangements including primary and secondary schools sharing a site.

County Development Plan objective SC 4-1 seeks to *“facilitate the provision of educational services in the community such as schools, crèche’s and other educational and childcare facilities. Multi-use facilities which can accommodate both educational and childcare facilities are also encouraged”.*

Development Plan objective SC 4-2 - *Provision of Educational Facilities in Large Residential Developments* seeks to:

- (a) *Provide new educational facilities in accordance with the guidance set out in Guidelines on Sustainable Residential Development in Urban Areas.*
- (b) *Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided.*

- (c) *Work closely with the Department of Education and Skills to identify in Local Area Plans, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education and Skills, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area.*
- (d) *Facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County.*
- (e) *Encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.*
- (f) *Require that proposed new large scale residential developments, either as part of an individual development or a collective group of developments include an assessment of the demand for school places likely to be generated by the development and proposals to address any identified increased in demand which may arise.*

The Development Plan at Table 5.1 sets out new school requirements for the main settlements. For Cork North Environs 1 no. 16 classroom primary school is identified.

Figure 2 New Schools Requirements identified in Cork County Development Plan 2014

Table 5.1 New School Requirements in Main Settlements		
Area	Primary	Post Primary
Cork North Environs	1 x 16 classroom	
Monard	1 x 16 classroom	
Blarney	1 x 24 classroom	
Carrigaline	1 x 16 classroom	
Ballincollig	1 x 24 classroom	
Midleton	1 x 24 classroom and 1 x 16 classroom	1 x 800 pupils
Carrigtwohill	2 x 16 classroom	1 x 600 pupils
Mallow	2 x 16 classroom	

2.4 Cobh Municipal District Local Area Plan 2017

As noted in the Cobh MD LAP, the Department of Education and Skills identified a requirement for a new primary school in Cork City North Environs based on the 2020 forecast population of 4,581 set out in the 2004 Regional Planning Guidelines. The revised population target of 10,719 will give rise to an additional requirement for educational facilities. The new requirements are approximately 21 additional

classrooms for primary school age and 365 post-primary school places. Therefore, it is likely that a new 16 or 24 classroom school will be required in the North Environs.

The LAP proceeds to state that generally, the Department will not build a post primary school with greater than 1,000 places. Therefore, the additional 482 places at post primary level To accommodate the revised population targets are likely to be accommodated by an increase in the size of existing post primary schools in the area. A post primary school is proposed in the Ballyvolane Urban Expansion Area, and two no primary schools.

Two sites within the Urban Expansion Area are zoned for schools as follows:

- **NE-C-01** – proposed primary and secondary school campus with playing pitches and
- **NE-C-02** – proposed primary school .

The LAP indicative phasing plan states that in phase 1 (i.e. 0-1175 units) “*plan and make provision of a primary school (Dept of Education) on the lands reserved for a 16 classroom primary school adjacent to the proposed town centre and on the Rathcooney road and adjacent to the large open space. The site should be procured by the Dept of Education*”. This site is not within the ownership of Longview Estates Ltd.

The Rathcooney Road Primary School (NE-C-02) site zoned in the LAP is landlocked and cannot provide for any school until the Mayfield Kilbarry Road is created.

LAP indicative Phase 2 (i.e. 1175-2325 units) indicates the provision of a primary and secondary school. The site zoned for a primary and secondary school campus (NE-C-01) is within the control of Longview Estates Ltd and forms part of this application. However there is no school proposed in this planning application. This is discussed further in Section 5.

The school site (NE-C-01) will be maintained as “open grassland” pending its acquisition by the Department of Education and Skills and will in the short term be used to store and locate excess overburden from the site during the construction phases. Access to the school site will be via the proposed Distributor Road and servicing will be via the proposed services network

Figure 3 Sites zoned for Schools in Ballyvolane UEA.

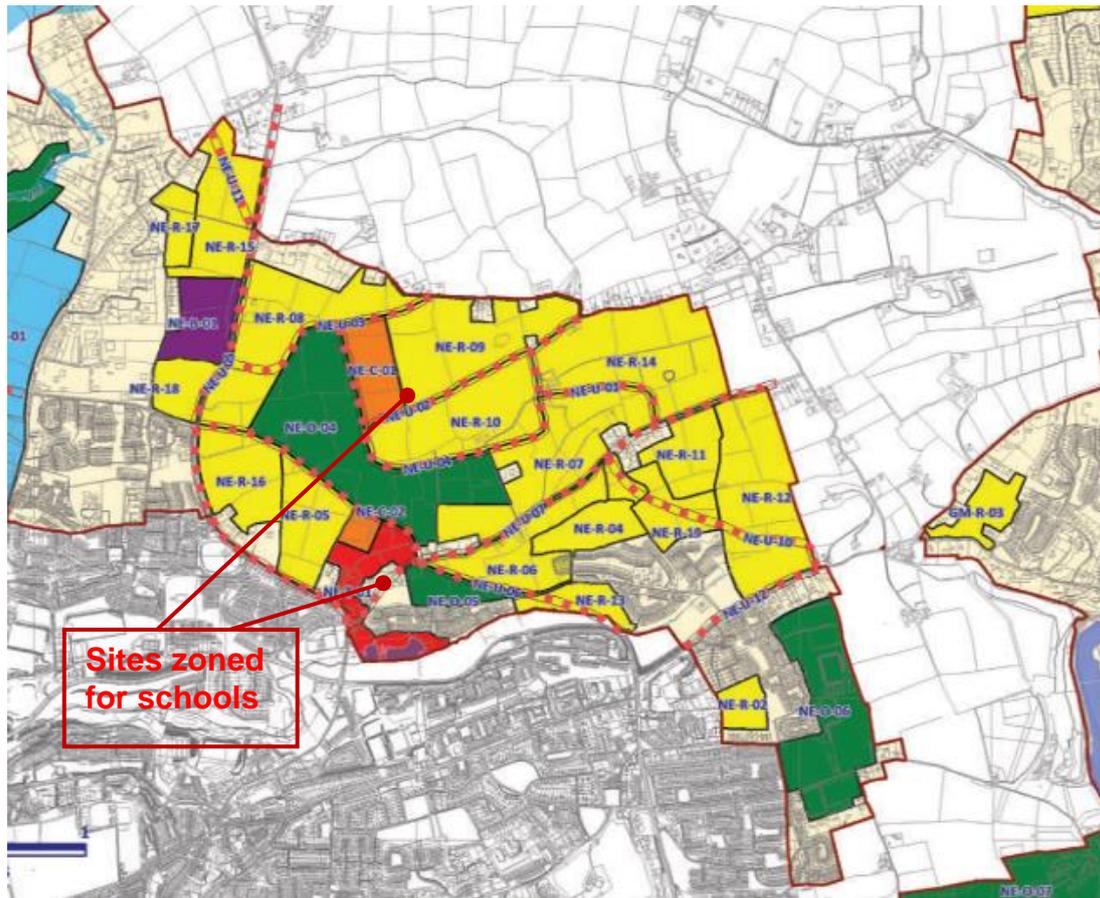


Figure 4 Layout of Proposed Development



3 Existing Schools Provision

There is a high concentration of existing primary and secondary schools located close to the subject site. The two closest schools are Scoil Oilibhéir Primary School and St Aidan's Community College (Secondary School) which are within 1km of the proposed development.

We have reviewed the enrolment figures for the years 2014/2015 to 2018/2019. Enrolment numbers in the identified schools have fallen over this period. St Aidan's Community College had an enrolment of 503 pupils for 2015/2016. This figure has dropped each year to 403 for 2018/2019. Scoil Oilibhéir had an enrolment of 626 during 2015/2016. This figure has also dropped in the interim years to 558 for 2018/2019.

There are a number of other schools close by which have available capacity including St Marks Boys National School, Scoil Aiseiri Chríost, St Brendans, St Patricks Infants School, St Patricks Girls and St Patricks Boys schools, Scoil Mhuire agus Eoin, Gaelscoil and Ghoirt Álainn, Scoil Iosgáin, North Presentation Primary, North Monastery Primary/ Scoil Mhuire Fatima and St Vincent's.

Other nearby secondary schools include Mayfield Community School, St Vincents and North Monastery Secondary School and St Patricks College. Tables 1 and 2 show a general decline in enrolment figures for a number of existing primary and post primary schools in the area. We further note that there are a number of schools in the City Centre. It is likely that some children will attend these schools given the proximity to the city and if there parents work in the city centre.

In addition to the existing schools, we note that new schools or major building works and additional accommodation have recently been constructed and or proposed for

schools within the North Environs. For example a refurbishment for 12 no resource rooms has been constructed at Scoil Oilibhéir and refurbishment proposals for St Patricks College are at design stage. A new school building is being developed for Gaelscoil an Ghoirt Alainn.

Table 1 Enrolment Figures for Local Primary Schools¹

Primary Schools	2018/ 2019	2017/ 2018	2016/ 2017	2015/ 2016	2014/ 2015
Scoil Oilibhéir	558	584	599	626	639
St Brendan's School/ Glen Girls NS	99	111	111	97	103
S N Padraig Naofa C	181	183	201	199	206
S N Padraig Naofa	141	128	122	138	
St Patricks Boys Primary School	212	230	224	209	218
St John the Apostle/ Scoil Eoin Aspal (Now Scoil Mhuire agus Eoin-Naomh Eoin Easpal and Scoil Mhuire Banrion amalgamated)	249	237	241	253	294
St Marks Boys NS	98	106	106	112	107
Gaelscoil an Ghoirt Alainn	355	360	354	333	313
Scoil Iosgáin	355	367	357	369	385
North Presentation Primary	229	209	210	227	239
Scoil Aiseiri Chríost	324	335	347	357	355
North Monastery Primary/ Scoil Mhuire Fatima	145	141	140	160	164
St Vincent's Convent	280	290	292	288	293

Table 2 Enrolment Figures for Local Secondary Schools²

Secondary Schools	2018/ 2019	2017/ 2018	2016/ 2017	2015/ 2016	2014/ 2015
St Aidans	403	418	468	503	560
St Patricks College	253	241	223	259	286
Mayfield Community College	294	314	319	318	303
St Vincent's	216	235	215	226	240
The North Monastery	388	404	414	414	395

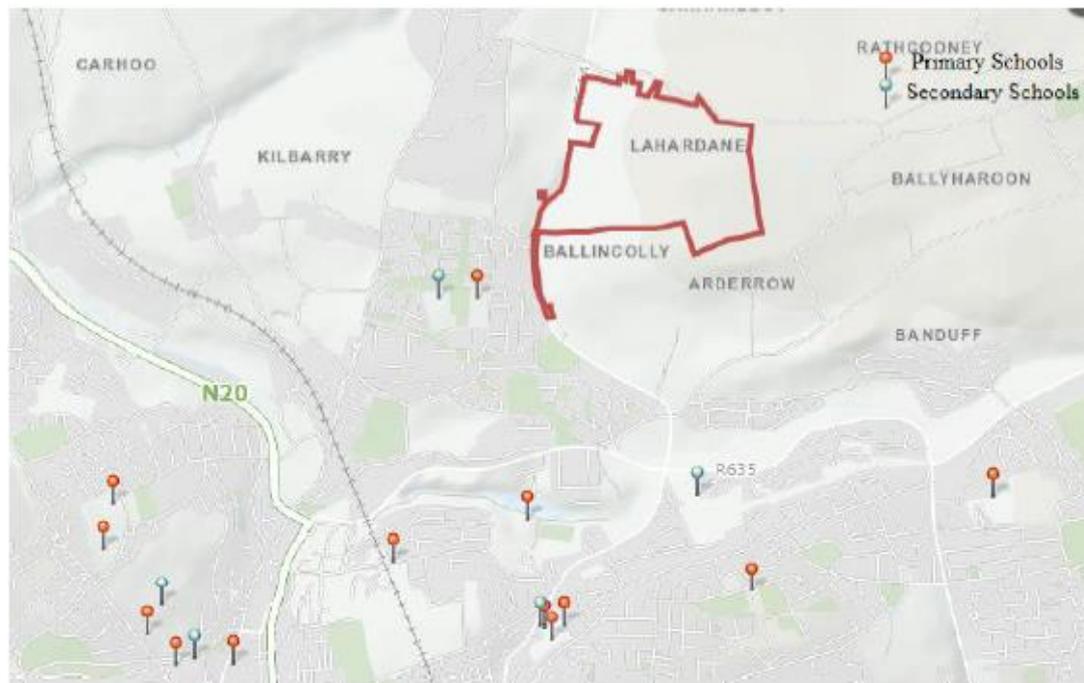
¹ As per Data on Individual Schools published by the Department of Education and Skills

² As per Data on Individual Schools published by the Department of Education and Skills

It is further noted that the proposed development is primarily on residentially zoned lands and the LAP would have informed population projections and subsequent land use objectives for the provisions of new schools in the area. To this end, a specific site has been zoned for a school campus to be developed in the future as the need arises.

The requirement for the provision of a school site was identified in the assessment by the Department of Education and a site was zoned for same in the LAP on which the Department of Education and Skills will apply for planning permission to develop when the need arises.

Figure 5 Primary and Secondary Schools within approximately 3.5km of the Site



4 Assessment of Demand

Using the Department of Education and Skills future demand assumptions, it can be projected that approximately 12% of the overall population in an area will present for primary education and that approximately 8.5% of the population will present for secondary education. The proposed development consists of the construction of 753 no. units, 47 of which are studios and 1 bedroom units. It is considered appropriate to discount these units from the projected assessment of demand for school places. This leave 706 no. units.

The 2016 Population Census identified an average household size in Cork City and Suburbs of 2.6 persons per household. When applied to the proposed development, this equates to a potential future occupancy of 1,836 no persons.

On the basis of the Department of Education and Skills future demand assumptions, the proposed development is estimated to result in the following demand when complete:

- Approximately 220 children residing within the development will be of primary school age and;

- Approximately 156 no children within the development will be of age attending post primary school

It is important to note that a ten year planning consent is being sought and the proposed development will be phased which will result in a staggered effect in terms of the need for school places.

As set out above, there are a number of existing primary and secondary schools in the area. The Department of Education and Skills is also taking steps to increase the number of school places in the area through refurbishment and additional school accommodation. As noted above, two sites are zoned for schools within the Ballyvolane UEA in accordance with the Departments projected needs arising from the estimated population for this area of the City.

The site is partially located within the site zoned for a primary and secondary school campus with playing pitches which is in the ownership of Longview Estates Ltd. The proposed development is consistent with the Development Plan and LAP objectives for the provision of education in the north environs and specifically on this site as the proposal does not interfere with the future provision of schools at this site. Indeed, the proposed development will facilitate the development of this school site as it will open up the site for development providing access from the distributor road.

Furthermore the project architects have assessed the practicality of providing a school campus at this location. A draft layout was developed incorporating a campus style development which has been designed to the requirements of the Department of Education and Skills for a site elsewhere (Figure 4). This layout which is included as part of this pre-application submission incorporated a 24 classroom primary school and a 600 pupil secondary school. This exercise demonstrated that it is possible to fit a campus containing a primary and secondary school at this location. The Department of Education and Skills will procure the site and apply for planning permission to develop it when the need arises.

5 Conclusion

This assessment has considered the demand for primary and secondary school places that the proposed development will generate. The report concludes that there are a number of existing schools in the area and there has been a general decline in enrolment figures as this area matures. Therefore, existing schools should be capable of providing a number of school places for this first phased tranche of residential development to be proposed in the Ballyvolane UEA. And the Department of Education and Skills have confirmed that they have no current plans to develop this site. Given the sites proximity to the City Centre, it is likely that existing and future children in the Ballyvolane area will avail of places in popular City Centre schools.

Notwithstanding same, there are two school sites zoned within the UEA. The proposed school campus site is within the ownership of Longview Estates Ltd and adjacent to the proposed development. This report has demonstrated that the proposed development does not interfere with the provision of a school campus at this location. In fact, it facilitates it.

Appendix A Copy of letter received from the Department of Education and Skills

An Roinn Oideachais
agus Scileanna
Department of
Education and Skills



Orla O'Callaghan
c/o
Cunnane Strattan Reynolds
Land Planning & Design
Copley Hall
Cotters Street
Cork

04 June 2019

Re: Ballyvolane, North City Environs (UEA) Masterplan

Dear Orla,

I wish to acknowledge receipt of your correspondence and copy of the relevant Strategic Housing Development application in respect of lands at Ballyvolane.

This Department conducts nationwide demographic exercises into current and future need for primary and post-primary school places across the country and these are constantly monitored and updated as further demographic information emerges. While this Department has no current plans for the acquisition and development of the zoned school site at Ballyvolane, this position will continue to be reviewed as part of those nationwide demographic exercises.

Yours sincerely,

Alan Hanlon
Site Acquisitions and Property Management Section

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