

SCHOOLS DEMAND ASSESSMENT – DALGUISE LRD

FOR ASSESSMENT OF PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) AT DALGUISE HOUSE, MONKSTOWN, CO. DUBLIN, A94 D7D1



PREPARED FOR:

GEDV Monkstown Owner Ltd.
3rd Floor, Kilmore House
Park Lane
Spencer Dock
Dublin

PREPARED BY:

TOM PHILLIPS + ASSOCIATES
80 Harcourt Street
Dublin 2
D02 F449

IN ASSOCIATION WITH:

REDDY A+U
Dartry Mills
Dartry Road
Dublin 6
D06 Y0E3

DATE: October 2022

TOWN PLANNING CONSULTANTS



1.0 EXECUTIVE SUMMARY

GEDV Monkstown Owner Limited intends to apply for permission for development on a site of c. 3.58 hectares at Dalguise House (Protected Structure RPS No. 870), Monkstown Road, Monkstown, County Dublin, A94 D7D1 (the lands including A94 N3A1 Garage; A94 R9T1 Gate Lodge; A94 TP46 Dalguise Lodge (No. 71 Monkstown Rd); A94 V6V9 White Lodge); and on-street car parking in front of Nos. 6 and 7 Purbeck (A94 C586 and A94 HT99, respectively), with the provision of vehicular and pedestrian access and egress at two points on Monkstown Road: the existing entrance to Dalguise; and at Purbeck.



Figure 1.1: Indicative Site Location, aerial view. Source: GEP/TPA, 2022.

The proposed development will comprise 491 No. units (3 conventional units and 388 BTR units), including 2 No. studio units, 288 No. 1-bedroom units, 185 No. 2-bedroom units and 16 No. units of 3-bedrooms or more as indicated in Table 1.1, along with supporting residential amenities on site. See Appendix A for full description of development.

| Table 1.1: Proposed Schedule of Accommodation – Dalguise LRD | | |
|--|--------------|------------|
| Unit Type | No. of Units | % of Total |
| Studio | 2 | 0.4% |
| 1-bedroom | 288 | 58.7% |
| 2-bedroom | 185 | 37.7% |



| | | |
|--------------------|------------|-------------|
| 3-bedrooms or more | 16 | 3.3% |
| Total Units | 491 | 100% |

1.1 Schools Demand Assessment

A *Schools Demand Assessment* has been undertaken for the Monkstown/Dun Laoghaire area to determine the existing level of school services provision and potential requirement for additional facilities at this location. An audit was undertaken by Tom Phillips + Associates utilising desktop methods in April 2022 and updated in September 2022 that can be summarised as follows:

- The proposed development is likely to generate a total indicative population of 1,359 No. persons, of which an estimated 202 No. children will be school age (i.e., 116 No. primary and 86 No. secondary school children), as per the most recent 2016 Census figures for Dun Laoghaire-Rathdown.
- The subject site is located within the Dún Laoghaire School Planning Area (SPA) identified by the Department of Education (DoE). The study area comprises 16 No. primary schools and 8 No. post-primary schools currently in operation, with an enrolment of c. 5,164 No. primary students and c. 3,907 No. post-primary students, as of 2021.
 - The existing network of schools demonstrated moderate growth in the recent period (c. 6-7% from 2016-2021) and is likely to experience decreased enrolment of c. 7.3% at the primary level and increased enrolment of c. 8.4% at post-primary level from 2021-2026 with respect to DoE projections for the Dublin region.
- The DoE has identified a requirement for 5 No. new primary schools and 3 No. new post-primary schools within the feeder SPAs to the Dún Laoghaire SPA in the short-term establishment period (i.e., 2019-2022). We note that patronage for 3 No. primary and 2 No. Post Primary schools was awarded to Educate Together.
 - It is considered that the future demand generated by the proposed development (i.e., 116 No. primary and 86 No. post-primary places) will be absorbed by the existing schools' network and other planned schools currently under development within the area.

2.0 DEMOGRAPHIC ANALYSIS

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local 'Blackrock-Monkstown' Electoral Division (ED) boundary to which the subject site belongs;
- 2) Surrounding EDs within 2kms from the subject site; and
- 3) The larger Dun Laoghaire-Rathdown local authority (LA) administrative boundary.

These enumeration areas (identified in Figure 2.1) provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

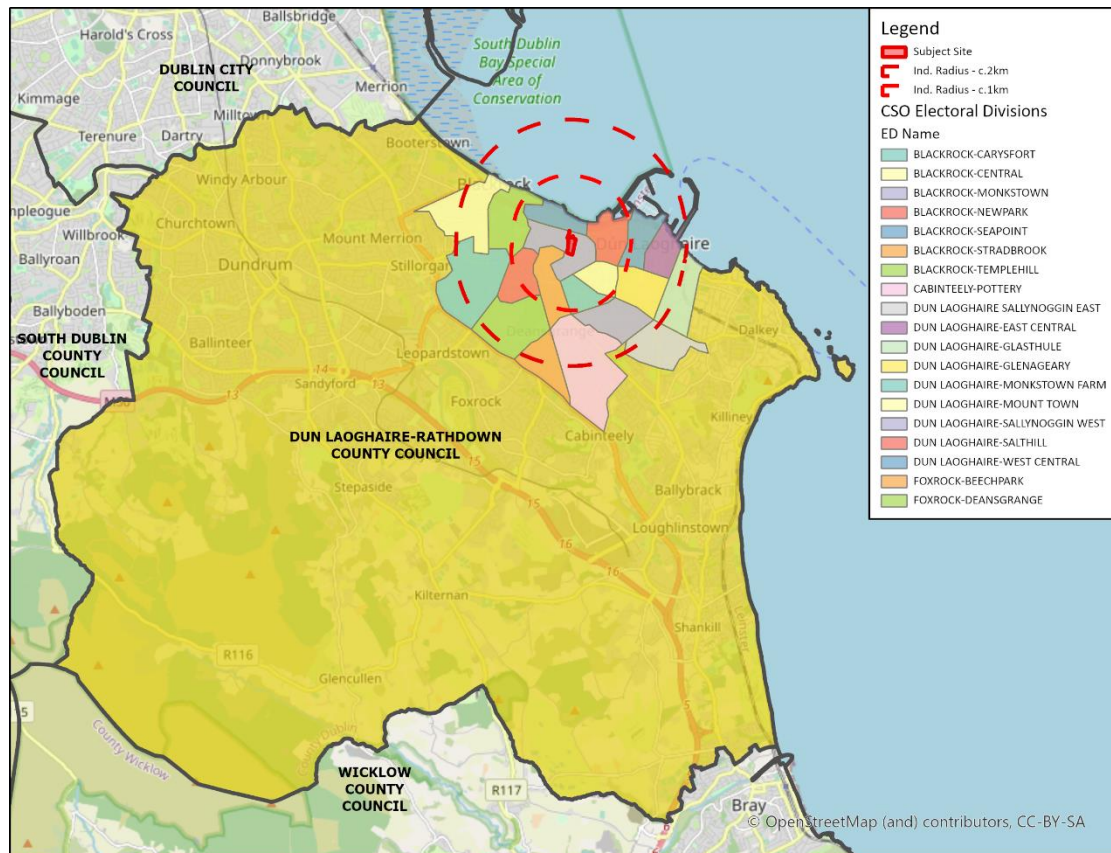


Figure 2.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the Clonskeagh-Windy Arbour ED indicated by red polygon. Source: CSO/TPA, 2021.

The proposed development site is located within the 'Blackrock-Monkstown' Electoral Division (ED), which had a population of 3,370 No. persons at the time of the 2022 Preliminary Census. The Blackrock-Monkstown ED saw a 4% increase in population which indicates that the area has grown at a slower rate than the rest of the county at 7.1% and the state at 7.6% since 2016. However, it is observed that the cumulative study area grew at a higher rate than the county and state levels, with a 10% increase in population since 2016.

| Table 2.1: Recent Population Trends (CSO) | | | | | | |
|---|---------------------|-----------|-----------|-------------------|--------|---------|
| Level | Name | 2011 | 2016 | 2022 ¹ | 6-yr | 11-yr |
| ED | Blackrock-Monkstown | 3,073 | 3,239 | 3,370 | +4.0% | +9.66% |
| Study Area | c. 2km Radius | 50,068 | 52,695 | 57,960 | +10.0% | +15.76% |
| LA | DLR | 206,261 | 218,018 | 233,457 | +7.1% | +13.19% |
| State | Ireland | 4,588,252 | 4,761,865 | 5,123,536 | +7.6% | +11.67% |

¹ As per the Preliminary Census 2022 figures published by CSO in June 2022. The remaining themes of demographic data have been extracted from the 2016 Census as the Preliminary Census 2022 figures did not include data relating to age profile, educational attainment, etc.

The majority of the ED's population falls within the 'Adult' (24-64 years) age cohort comprising 53% of the total population, which is slightly higher than this cohort in the Local Authority. The 'Preschool', and 'Older Adults' cohorts had larger cohorts in the ED than in the LA area, at 7% and 19% respectively. The 'Primary', 'Post-Primary School', and 'Young Adults' cohorts form a slightly lower percentage of the overall population within the Blackrock-Monkstown ED Area than the rest of Dun Laoghaire-Rathdown, at 9%, 6% and 5% respectively.

| Table 2.2: Population of Study Area by Age Cohort (CSO 2016) | | | | | | |
|---|----------------|-------------------|-------------------------|-------------------|----------------|-------------------|
| Age Cohort | ED Area | % of Total | Combined ED Area | % of Total | LA Area | % of Total |
| Preschool (0-4 yrs) | 210 | 7% | 3245 | 6% | 13,810 | 6% |
| Primary School (5-12 yrs) | 306 | 9% | 4969 | 9% | 21,302 | 10% |
| Post-Primary School (13-18 yrs) | 205 | 6% | 3624 | 7% | 15,651 | 7% |
| Young Adults (19-24 yrs) | 167 | 5% | 4021 | 8% | 19,088 | 9% |
| Adults (25-64 yrs) | 1,730 | 53% | 27585 | 52% | 113,498 | 52% |
| Older Adults (65+ yrs) | 621 | 19% | 9251 | 18% | 34,669 | 16% |
| Total | 3,239 | 100% | 52695 | 100% | 218,018 | 100% |

2.1 Demand Generated by Proposed Development

The proposed development will comprise 491 No. units of various typologies as indicated in Table 2.3. The average household size recorded by the 2016 Census was 2.75 No. persons per household², which generates a total indicative population of 1,350 No. persons when applied to the proposed development. However, it is likely that the proposed development will generate a lesser population than the estimated 1,350 no. persons as there are only the 201 No. proposed units of 2-bedrooms or more that can reasonably accommodate families.

| Table 2.3: Proposed Schedule of Accommodation – Dalguise LRD | | |
|---|---------------------|-------------------|
| Unit Type | No. of Units | % of Total |
| Studio | 2 | 0.4% |
| 1-bedroom | 288 | 58.7% |
| 2-bedroom | 185 | 37.7% |
| 3-bedrooms or more | 16 | 3.3% |
| Total Units | 491 | 100% |

The average number of children per family recorded in the State in Census 2016 was 1.38 children³, which generates an indicative population of 277⁴ No. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development. Of this figure, an estimated 202 No. children would be considered school age (including 116 No. primary school children (aged 5-12 years) and 86 No. secondary

² Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

³ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/>

⁴ 201 no. units x 1.38 = 277.38 no. children.

school children (aged 13-18 years)), as per the age cohorts recorded for Dun Laoghaire-Rathdown⁵ in 2016 (see Table 2.4).

| Table 2.4: Breakdown of 0-18 Year Age Cohort for Dun Laoghaire-Rathdown (2016 CSO) | | |
|--|-----------------------|-------------------|
| Age Group | 2016 Population | % of Total Cohort |
| Pre-school children (0-4 years) | 13,810 persons | 27% |
| Primary school children (5-12 years) | 21,302 persons | 42% |
| Secondary school children (13-18 years) | 15,651 persons | 31% |
| All children (0-18 years) | 50,763 persons | 100% |

3.0 CURRENT SCHOOLS' CAPACITY

The proposed development site is located within the Dún Laoghaire School Planning Area (SPA) identified by the Department of Education (DoE), as shown in Figure 3.1, and is bounded roughly by the N11 to the west, Kill Lane, Glenageary Road Upper and Barnhill Road to the South, various smaller roads to the north and the coast to the east. The study area comprises 16 No. existing primary schools and 8 No. post-primary schools and is adjoined by the feeder areas of Booterstown Blackrock SPA to the northwest, Sallynoggin Killiney to the southeast, and Goatstown Stillorgan to the west.

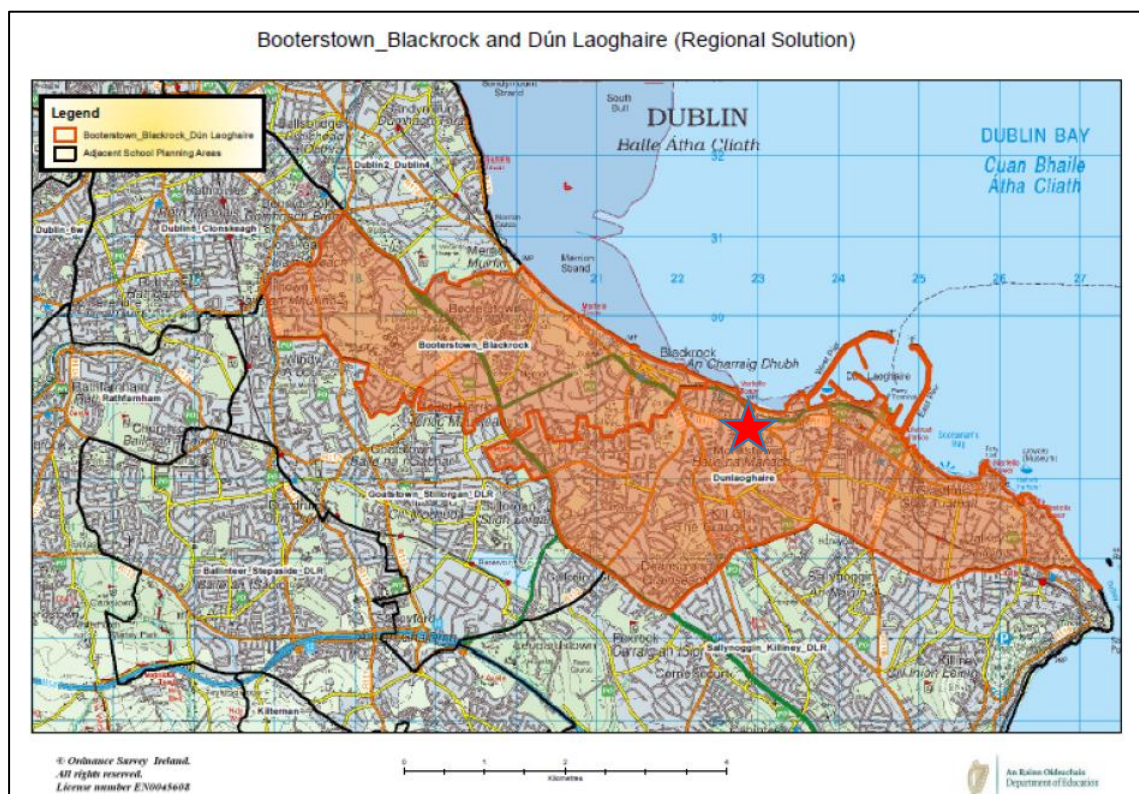


Figure 3.1: Extent of Dún Laoghaire School Planning Area identified by the Department of Education (DoE). Location of subject site indicated by red star. Source: DoE/TPA, 2022.

⁵ Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

3.1 Primary Schools

The 16 No. existing primary schools identified within the Dún Laoghaire School Planning Area held a combined provisional enrolment of 5,164 No. students during the 2021/22 school year as per Department of Education (DoE) records. We note that of this cohort, there were 14 No. co-educational (mixed) schools, 1 No. all-girls and 1 No. all-boys school identified. The primary schools located nearest to the subject site (Scoil Lorcain, Scoil Na Aingeal, Dun Laoghaire ETNS, and Holy Family School) held a combined co-educational enrolment of c. 1,170 No. students in 2021/22.

| Table 3.1: Recorded enrolments for Primary Schools within the study area | | | |
|---|-----------------|---------------------------------------|--------------------------------------|
| No. | Roll No. | School Name | Enrolment 2021/22⁶ |
| 1 | 05600C | Clochar San Dominic (Mixed) | 186 |
| 2 | 10494K | All Saints N S (Mixed) | 56 |
| 3 | 14586M | Carysfort N S (Mixed) | 595 |
| 4 | 18451J | Scoil Lorcain (Mixed) | 484 |
| 5 | 18886V | Kill-O'-The-Grange Ns (Mixed) | 212 |
| 6 | 19258U | Scoil Pdraig Naofa (Boys) | 582 |
| 7 | 19259W | St Patricks G N S (Girls) | 555 |
| 8 | 19335M | Scoil Na Aingeal (Mixed) | 421 |
| 9 | 20503O | Dun Laoghaire ETNS (Mixed) | 123 |
| 10 | 19840C | Holy Family School (Mixed) | 142 |
| 11 | 19938T | St Josephs (Mixed) | 354 |
| 12 | 19979K | St Kevins N S (Mixed) | 208 |
| 13 | 20060G | Monkstown Educate Together Ns (Mixed) | 459 |
| 14 | 20141G | The Harold School (Mixed) | 664 |
| 15 | 20518E | Gaelscoil Laighean (Mixed) | 36 |
| 16 | 19901T | Boosterstown N S (Mixed) | 87 |
| Total | | | 5164 |

The study area is well provisioned with special schools. There are currently 7 No. special schools located within 2km from the subject site with a combined enrolment of 395 No. students as of the 2021/22 school year. The special schools located closest to the subject site and St. Oliver Plunkett Special School and the Red Door Special School, which held a combined enrolment of 92 No. students during the 2021/22 school year.

| Table 3.2: Recorded Enrolments for Special Education Schools within the study area | | | |
|---|-----------------|---------------------------------|--------------------------------------|
| No. | Roll No. | School Name | Enrolment 2021/22⁷ |
| 1 | 19499T | St Oliver Plunkett Sp Sc | 63 |
| 2 | 20381D | Red Door Special School | 29 |
| 3 | 20121A | Carmona Special National School | 37 |
| 4 | 18815V | Our Lady Of Lourdes School | 6 |

⁶ Department of Education— This data is final and replaces the provisional data published in December 2021. The source for this data is the National School Annual Census for 2021/2022, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2021. As the Census only records enrolments as of the Census date, Ukrainian children enrolled post September 30th, 2021, are not included in this data. Note that only schools aided by the Department of Education and Skills are included in this list.

⁷ As per footnote 4 above.

| | | | |
|--------------|--------|--------------------------|------------|
| 5 | 20028K | Setanta Special School | 60 |
| 6 | 18499O | St Augustines School | 158 |
| 7 | 18863J | Benincasa Special School | 42 |
| Total | | | 395 |

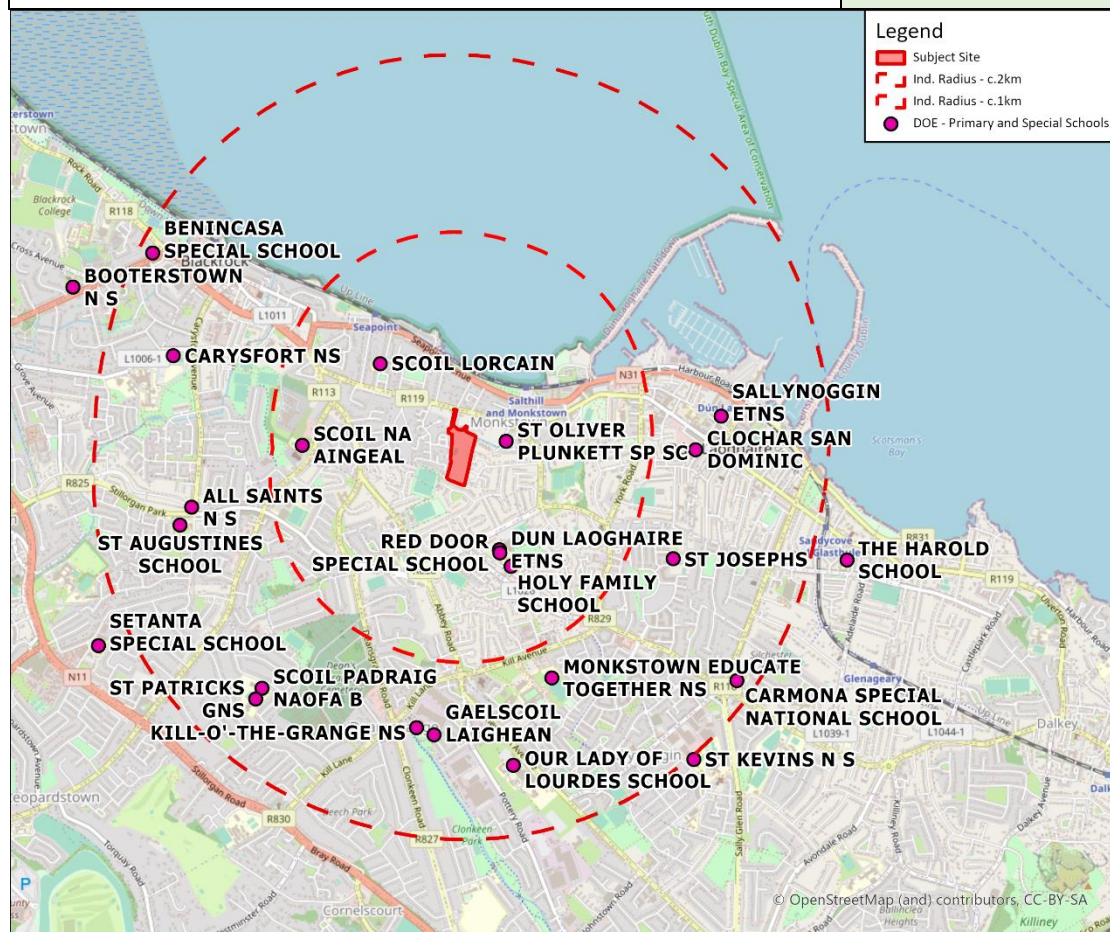


Figure 3.3: Location of primary and special schools within the study area. Location of subject development indicated by red star. Source: DoE/TPA, 2022.

3.2 Post-Primary Schools

The 8 No. post-primary schools identified within the Dún Laoghaire SPA held a combined provisional enrolment of 3,031 No. students during the 2021/22 school year, as per Department of Education (DoE) records. Of this cohort, there were 2 No. all-girls schools (Rockford Manor and Loreto Abbey), 2 No. all-boys schools (Oatlands College and Christian Brothers College), and 1 No. mixed school (Newpark Comprehensive School). The post-primary school located nearest to the subject site (Christian Brothers College, Newpark Comprehensive School and the Rockford Manor Secondary School) reported a combined enrolment of 1,711 No. students in 2021/22.

| Table 3.3: List of Post Primary Schools within the study area | | | |
|---|----------|---|--------------------------------|
| No. | Roll No. | School Name | Enrolment 2021/22 ⁸ |
| 1 | 81001I | Newpark Comprehensive School (Mixed) | 860 |
| 2 | 60081P | Rockford Manor Secondary School (Girls) | 307 |
| 3 | 60180R | Christian Brothers College (Boys) | 544 |
| 4 | 91330K | Holy Child Community School (Mixed) | 255 |
| 5 | 60092U | Clonkeen College (Boys) | 609 |
| 6 | 60090Q | Rathdown School (Girls) | 281 |
| 7 | 60240J | Loreto College Foxrock (Girls) | 541 |
| 8 | 60070K | Dominical College (Girls) | 510 |
| Total | | | 3907 |

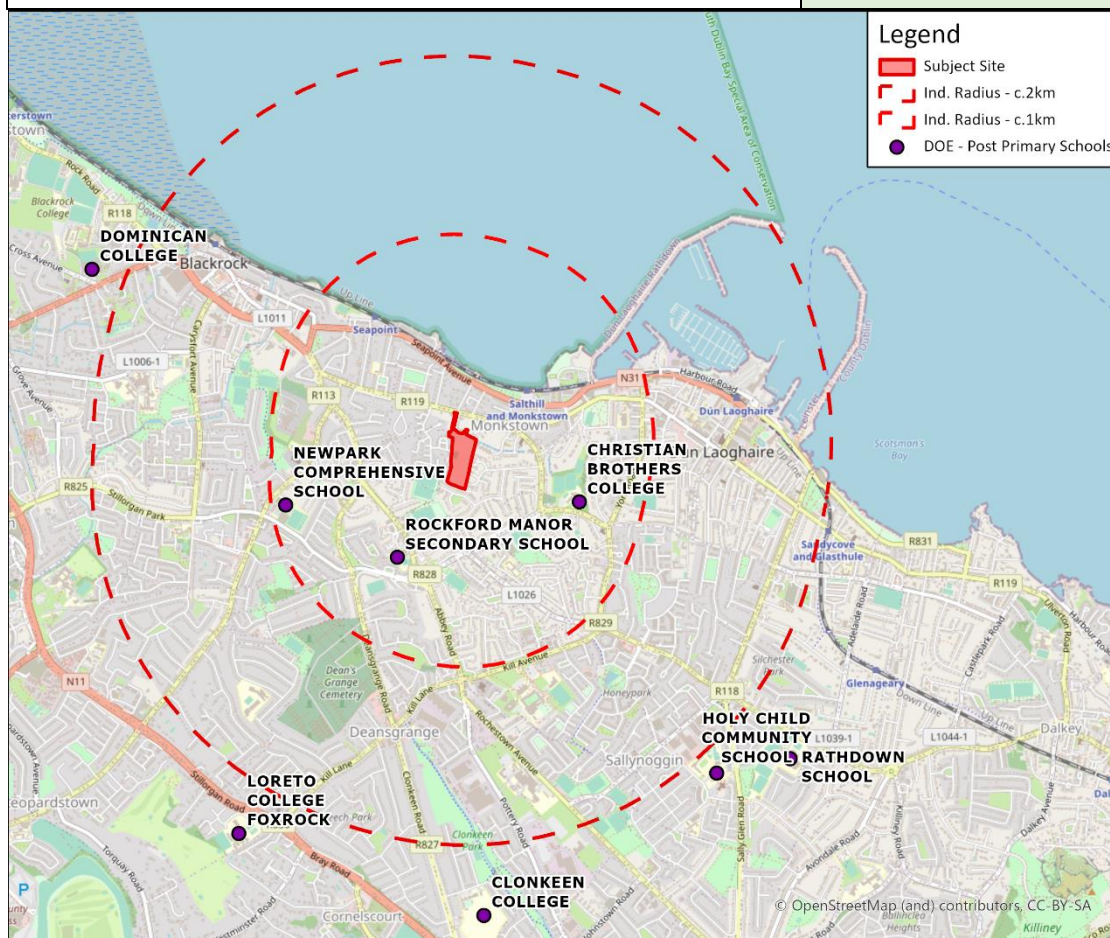


Figure 3.4: Location of post-primary schools within the study area. Location of subject development indicated by red star. Source: DoE/TPA, 2022.

4.0 HISTORIC ENROLMENT STATISTICS

Historic enrolment trends for the Dún Laoghaire School Planning Area show general growth at the primary school level for the historic 5-year interval (c. 6% increase), with an overall

⁸ Department of Education– This data is final and replaces the provisional data published in March 2021. The source for this data is the October Returns for 2021/2022, which are returned via the Post-primary Online Database (P-POD) Data is anchored on the census date of 30th September 2021. As the Census only records enrolments as of the Census date, Ukrainian children enrolled post September 30th 2021 are not included in this data. Note that only schools aided by the Department of Education and Skills are included in this list.

increase in enrolments of 311 No. students from 2016/17 to 2021/22. 8 No. primary schools reported a decline in enrolments for this period, including Scoil Na Aingeal located under c. 1km of the proposed development site.

| Table 4.1: Historic Change in Enrolment (Primary) in Recent 5-year Period | | | | |
|--|--|-----------------------|--------------|------------------------|
| Study Area | | Enrolment Year | | Historic Change |
| Roll No. | School Name | 16/17 | 21/22 | 5-year trend |
| 05600C | Clochar San Dominic (Mixed) | 202 | 186 | -8% |
| 10494K | All Saints N S (Mixed) | 57 | 56 | -2% |
| 14586M | Carysfort N S (Mixed) | 543 | 595 | 10% |
| 18451J | Scoil Lorcaín (Mixed) | 484 | 484 | 0% |
| 18886V | Kill-O'-The-Grange N S (Mixed) | 215 | 212 | -1% |
| 19258U | Scoil Padraig Naofa (Boys) | 638 | 582 | -9% |
| 19259W | St Patricks G N S (Girls) | 559 | 555 | -1% |
| 19335M | Scoil Na Aingeal (Mixed) | 464 | 421 | -9% |
| 20503O | Dun Laoghaire ETNS (Mixed) | - | 123 | - |
| 19840C | Holy Family School (Mixed) | 126 | 142 | 13% |
| 19938T | St Josephs (Mixed) | 168 | 354 | >100% |
| 19979K | St Kevins N S (Mixed) | 179 | 208 | 16% |
| 20060G | Monkstown Educate Together N S (Mixed) | 448 | 459 | 2% |
| 20141G | The Harold School (Mixed) | 670 | 664 | -1% |
| 20518E | Gaelscoil Laighean (Mixed) | - | 36 | - |
| 19901T | Boooterstown N S (Mixed) | 100 | 87 | -13% |
| Total | | 4853 | 5164 | +6% |

With respect to post-primary schools in the area, enrolment rates have broadly increased in the recent 5-year period (c. 6.4% growth), as shown in Table 4.2, with 5 No. schools recorded having increased enrolments from 2016/17 to 2021/22. Christian Brothers College, the school located closest to the subject site showed the highest increase, an increase in 21%. Whereas Holy Child Community School and Loreto College Foxrock showed decreased enrolments in the recent 5-year period.

| Table 4.2: Historic Change in Enrolment (Post-Primary) in Recent 5-year Period | | | | |
|---|---|-----------------------|--------------|------------------------|
| Study Area | | Enrolment Year | | Historic Change |
| Roll No. | School Name | 16/17 | 21/22 | 5-year trend |
| 81001I | Newpark Comprehensive School (Mixed) | 848 | 860 | 1% |
| 60081P | Rockford Manor Secondary School (Girls) | 305 | 307 | 1% |
| 60180R | Christian Brothers College (Boys) | 450 | 544 | 21% |
| 91330K | Holy Child Community School (Mixed) | 276 | 255 | -7.6% |
| 60092U | Clonkeen College (Boys) | 524 | 609 | 16.2% |
| 60090Q | Rathdown School (Girls) | 275 | 281 | 2.2% |
| 60240J | Loreto College Foxrock (Girls) | 561 | 541 | -3.6% |
| 60070K | Dominical College (Girls) | 434 | 510 | 17.5% |



| | | | |
|--|-------|-------|------|
| | 3,673 | 3,907 | 6.4% |
|--|-------|-------|------|

4.1 Future Growth Projections

The Department of Education (DoE) reported in November 2021⁹ that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2033, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020 (see Figure 4.1 overleaf).

At a primary school level, the latest statistical release¹⁰ by the DoE in this respect states:

*“While the results are presented for all six scenarios the Department believes that **the M1F2 scenario is the most likely outcome**. This assumes slightly higher than current rates of migration, and fertility to remain at 1.6. A return to higher fertility, the F1 assumption, is now thought to be highly unlikely while the low migration assumption, M3 (zero net migration) is presented for completeness only.*

... Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”

[DoE Enrolment Projections – Our emphasis.]

It is anticipated that post-primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024 (see Figure 4.2 overleaf). The DoE report¹¹ states:

“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.

Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario.”

[DoE Enrolment Projections – Our emphasis.]

⁹ Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040

¹⁰ Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040 p.6

¹¹ Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040 p.11

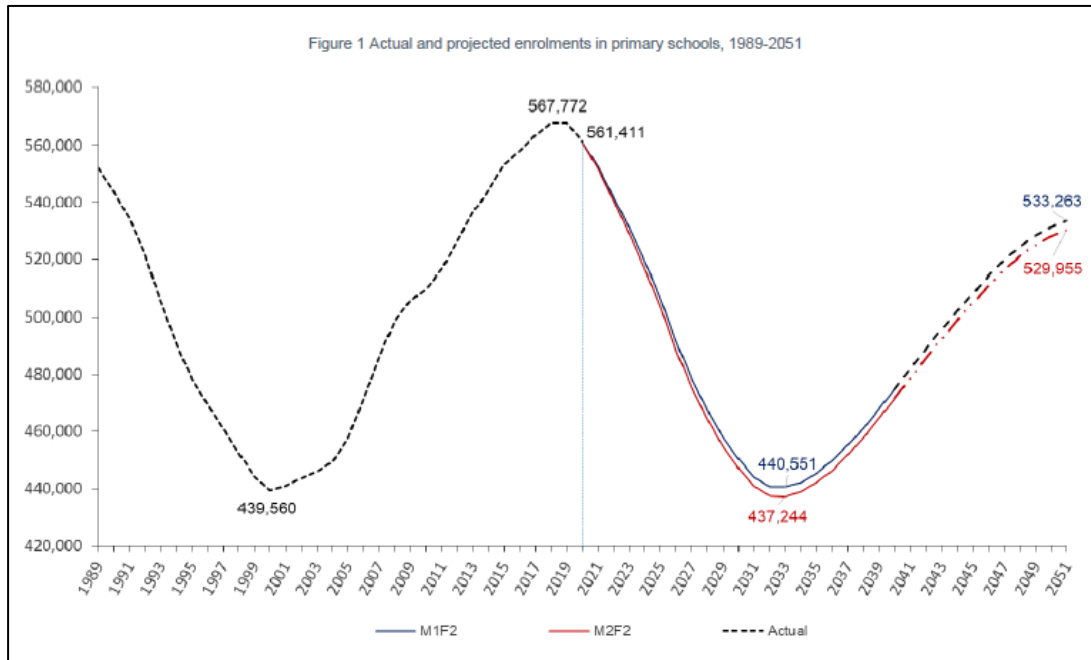


Figure 4.1: Actual and projected enrolments in primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DoE, November 2021.

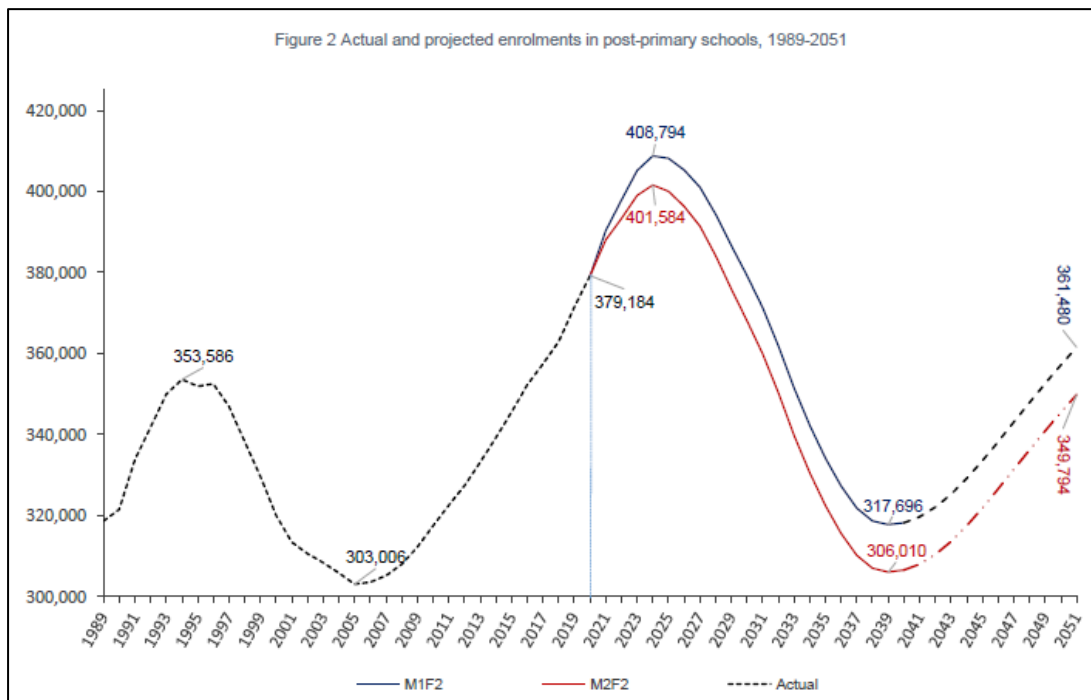


Figure 4.2: Actual and projected enrolments in post-primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DoE, November 2021.



4.2 Potential Impact on Local Schools

If the regional population projection from the 'M1F2' scenario¹² for primary schools is applied to the current enrolment figures within the study area a decrease of c. 7.3%¹³ could be expected at the primary level by the 2026/27 enrolment year, resulting in an estimated reduction of 377 No. students across the 16 No. existing schools.

At the post-primary level, a increase of c. 8.4%¹⁴ could be expected by 2026/27, equivalent to an additional 285 No. students across 8 No. schools, as shown in Table 4.4. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the national population projections included in the DoE report¹⁵ and do not represent localized values.

| Table 4.4: Projected Enrolment Trends – 2021 to 2026 | | | | |
|--|----------------|---------|------------------------|-------------|
| Study Area | Enrolment Year | | Future Trends (5-year) | |
| | 2021/22 | 2026/27 | % Change ¹⁶ | Est. Change |
| Primary Schools (16 No. schools) | 5164 | 4787 | 7.3% decrease | 377 |
| Post-Primary Schools (8 No. schools) | 3907 | 4192 | 8.4% increase | 285 |

5.0 PLANNED SCHOOL PROVISION

5.1 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The current *Dún Laoghaire-Rathdown Development Plan 2022-2028 (DLRC Plan)* came into effect on 21st April 2022. The *DLRC Plan* states the following with regard to schools' provision in *Policy Objective PHP7*:

"It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County."

[Chapter 4, DLRC Plan]

To this end, the Dun Laoghaire-Rathdown County Council (DLRCC) advocates for timely consultation with the Department of Education in the provision of educational facilities through the identification and reservation of potential school sites.

¹² The CSO's Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department now anticipates that M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031. This is a change from the previous reporting, which utilised the M2F2 scenario (2019) and M2F1 scenario (2018).

¹³ Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DoE, November 2021)* p.8

¹⁴ Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DoE, November 2021)* p.15

¹⁵ Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2020-2031 (DoE, November 2021)*

¹⁶ Figure estimated using the projected decrease of c. 7.3% at primary level and increase of c. 8.4% at post-primary level from 2021 to 2026 as per M1F2 scenario..

The Development Plan identifies one school site within the Dun Laoghaire area located centrally within the region and contains the following specific local objective,

“To seek the redevelopment of the obsolete area at the Fire Station in accordance with the objectives of the Interim Dún Laoghaire Urban Framework Plan and the forthcoming Dún Laoghaire and Environs Local Area Plan.”

[Chapter 14, DLRC Development Plan]

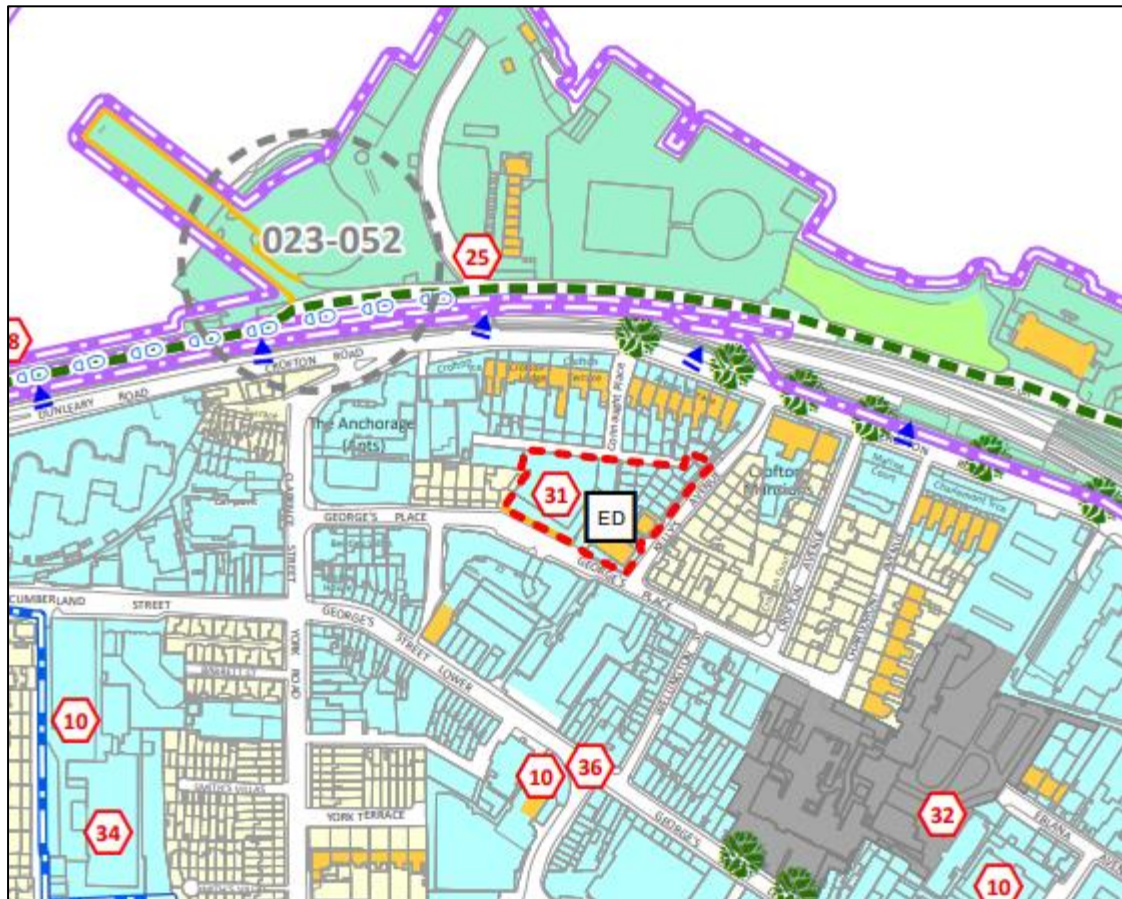


Figure 5.1: Extract from *Dún Laoghaire-Rathdown Development Plan 2022-2028 Map 3* showing location of 1. No school site in Dun Laoghaire. Source: DLRC Plan, 2022. Annotated by TPA, 2022.

Additionally, there are a further 5 no. school sites identified across various locations in the Blackrock area as seen in Map no. 6 of the Development Plan.

The DLRC Plan further states that in addition to new school development, the Council will support the appropriate development and/or redevelopment of existing schools within the County that will enhance existing facilities - including sports facilities - on site, subject to the requirements of the Department of Education.



5.2 New Schools to be Established from 2019 to 2022

The Department of Education (DoE) announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022¹⁷. We note that 1 No. new primary school (16 classrooms) and 1 No. new post-primary school (800 pupils) were identified for development within the Dún Laoghaire School Planning Area at this time, however, the requirement for new schools will be subject to on-going review. Patronage for both these schools was awarded to Educate Together in 2019.¹⁸

There were also 8 No. other new schools proposed to be developed within the neighbouring feeder areas of Booterstown Blackrock, Sallynoggin/Killiney/(Cherrywood and North) and Goatstown Stillorgan DLR SPAs (see Table 5.4), which will provide additional accommodation for 64 No. primary classrooms and 2,400 No. post-primary students.

| Type | School Planning Area | Size | School Name | Patron | To Open |
|----------------|--|---------------|--|----------------------|---------------|
| Primary School | Booterstown/Blackrock | 8 classrooms | Gaelscoil Laighean | An Foras Pátrúnachta | 2019 |
| Primary School | Sallynoggin/Killiney/Cherrywood | 16 classrooms | Cherrywood Educate Together National School | Educate Together | 2020 |
| Primary School | Sallynoggin/Killiney/North | 8 classrooms | Sallynoggin ETNS | Educate Together | Deferred 2022 |
| Primary School | Sallynoggin/Killiney/Cherrywood | 16 classrooms | Patron to confirm* | TBD | 2022 |
| Primary School | Goatstown_Stillorgan_DLR | 16 classrooms | Goatstown Stillorgan ETNS | Educate Together | 2019 |
| Post Primary | Booterstown_Blackrock and Dunlaoghaire (Regional Solution) | 1000 pupils | Booterstown Blackrock and Dunlaoghaire Educate Together Secondary School | Educate Together | 2021 |
| Post Primary | Goatstown_Stillorgan DLR | 800 pupils | Goatstown Educate Together Secondary School | Educate Together | 2020 |
| Post Primary | Sallynoggin_Killiney_DLR/Cherrywood | 600 pupils | Patron to confirm | TBD | Deferred |

*Pre-designated as an Irish-medium school.

With respect to other large-scale education projects in the vicinity of the feeder areas to the Dún Laoghaire School Planning Area, there were 8 No. school facilities identified under the DoE school building programme currently under development (see Table 5.5), with 1 No. school expansion to the Dun Laoghaire ETNS which is in a 'Stage 2b detailed design' stage.

The new primary school previously identified for the Booterstown Blackrock SPA Area (i.e., Goatstown Stillorgan ETNS), opened in September 2019 in interim accommodation in Grafton House, Sandyford Industrial Estate. The new post-primary school (i.e., Goatstown Stillorgan

¹⁷ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

¹⁸ Sources: https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/assessment-report-goatstown_stillorgan.pdf and <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Post-Primary-Schools/2020/patronage-assessment-report-goatstown-stillorgan-2020.pdf/>

¹⁹ Source: <https://www.gov.ie/en/press-release/925e80-minister-bruton-announces-plans-to-establish-42-new-schools-over-the/?referrer=http://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>



ETSS) also opened in interim accommodation within the old Notre Dame site in Churchtown in September 2020 and the design process for a permanent location for both schools was ongoing as of April 2021.

| Table 5.5: Status of Large-Scale Projects in Vicinity of the study area and surrounding feeder areas²⁰ | | | |
|--|-------------------|---|------------------------------|
| Ref. | Roll No. | School Name & Address | Status |
| 112 | 20503O | Dun Laoghaire ETNS | Stage 2b (Detailed Design) |
| 115 | 20518E | Boooterstown Blackrock Primary - Gaelscoil Laighean | Pre Stage 1 |
| 118 | 20523U/ 68366C | Goatstown Stillorgan Primary School/ Goatstown Educate Together Secondary School | Stage 1 (Preliminary Design) |
| 124 | 20535E | Cherrywood ETNS | On Site |
| 128 | 20543D | Sallynoggin Killiney DLR North Primary School | Pre Stage 1 |
| 129 | 20544F | Sallynoggin Killiney DLR Cherrywood Primary School | Site Acquisition Process |
| 146 | 68387K | Blackrock Educate Together Secondary School | Stage 2b (Detailed Design) |
| 164 | TempRoll_05 | Cherrywood Post Primary School, Cherrywood | Stage 2b (Detailed Design) |

6.0 CONCLUSION

There are 16 No. existing primary schools, 8 No. post-primary schools and 7 No. special education schools currently operating in the study area. These facilities cater to a student population of c. 5,164 primary school students, 3,907 post-primary students and 395 no. special education students and have demonstrated moderate levels of growth in the recent 5-year period. With respect to future enrolments, we note that a c. 7.3% decrease in enrolments at the primary school level and a c. 8.4% increase in enrolments at the post-primary school level is anticipated nationally from 2021 to 2026, with respect to the most recent projections published by the Department of Education (DoE).²¹

The need for additional educational facilities within the county is established in the *Dun Laoghaire-Rathdown Development Plan 2022-2028* but does not specifically identify sites for new schools within the Monkstown area, to which the proposed development site belongs. However, there is 1 no. site identified within the central area of Dun Laoghaire town in Map 3 of the Development Plan, and a further 5 no. school sites across the Blackrock/Leopardstown area, as identified in Map 6 of the Development Plan.

At a regional level, 8 No. new schools were proposed to be delivered within the feeder areas to the Dún Laoghaire School Planning Area in the short term under the *2019-2022 DoE School Building Programme*.

²⁰ Source: *Current status of large-scale projects being delivered under the school building programme* list published 17th August 2022, accessed 27th September 2022. Available at: <https://www.gov.ie/en/service/c5b56b-major-projects/>

²¹ Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2020-2031 (DoE, November 2021)*



A large number of other educational facilities are also planned within the neighbouring feeder areas of Booterstown Blackrock, Sallynoggin Killiney (Cherrywood/North) and Goatstown Stillorgan DLR to be delivered by the DoE School building programme. We note that patronage for 3 No. primary and 2 No. Post Primary schools was awarded to Educate Together. Of these schools, the Goatstown Educate Together Secondary School is at Stage 1 (Preliminary Design) and the Blackrock Educate Together Secondary School is at Stage 2b (Detailed design).

The completion of the proposed 8 No. schools within the DoE school building programme, will increase the availability of places for future students in the short- to medium-term by providing 64 No. new primary classrooms and 2,400 No. new post-primary school places within the school planning area. It is considered that the future demand generated by the proposed development (i.e., 201 No. places - including 116 No. primary and 85 No. post-primary school children) will be absorbed by the existing schools network and other planned schools currently under development within the area.



Appendix A: Description of Development

GEDV Monkstown Owner Limited intends to apply for permission for development on a site of c. 3.58 hectares at Dalguise House (Protected Structure RPS No. 870), Monkstown Road, Monkstown, County Dublin, A94 D7D1 (the lands include the following structures identified as Garage (A94 N3A1); Gate Lodge (aka Brick Lodge) (A94 R9T1); Dalguise Lodge (aka Entrance Lodge) (No. 71 Monkstown Rd, A94 TP46); White Lodge (A94 V6V9)); and on-street car parking in front of Nos. 6 and 7 Purbeck (A94 C586 and A94 HT99, respectively), with the provision of vehicular and pedestrian access and egress at two points on Monkstown Road: the existing entrance to Dalguise; and at Purbeck.

Alterations will be made at Purbeck including the relocation of 4 No. existing car parking spaces to facilitate the construction of a new vehicular and pedestrian bridge over the Stradbroke Stream.

The development, with a total gross floor area of approximately 46,940 sq m (including a basement of 5,230 sq m and undercroft parking of 1,344 sq m) (of which some 45,712 sq m is new build, and 1,228 sq m retained existing buildings), will consist of the construction of 491 No. residential units, consisting of 484 No. new build and 7 No. residential units (the latter within existing structures (repurposed from Dalguise House, Gate Lodge (Brick Lodge) and Coach House)).

The residential provision will comprise: 3 No. two storey 3-bed terraced houses (GFA 569 sq m), and 488 No. Build-to-Rent units (consisting of 2 No. studio units; 288 No. 1-beds; 32 No. 2-beds/3 persons; 153 No. 2-beds/4-persons; and 13 No. 3-beds) (with an option for the use of 4 No. of the BTR Units to cater for short-term stays of up to 14 days at any one time to cater *inter alia* for visitors and short-term visits to residents of the overall scheme) residential amenities and residential support facilities; a childcare facility; and restaurant/café.

The development will consist of: the demolition and partial demolition of existing structures (total demolition area 967 sq m, comprising: two residential properties (White Lodge (A94 V6V9), a 2 storey house (192 sq m); and a residential garage (A94 N3A1) and shed to the southwest of Dalguise House (285 sq m)); swimming pool extension to the southeast of Dalguise House (250 sq m); lean-to structures to the south of the walled garden (142 sq m); part-demolition of Lower Ground Floor at Dalguise House (9 sq m); single storey extension to the south of the Coach House (29 sq m) and three ancillary single-storey structures (8 sq m, 8 sq m, and 31 sq m) within the yard; potting shed (13 sq m); removal of 2 No. glasshouses; and alterations to, including the creation of 3 No. opes and the removal of a 12.4 m section of the walled garden wall to the east); the construction of: 11 No. residential blocks (identified as: Block A (total GFA 2,015 sq m) 7 storey, comprising 19 No. apartment units (15 No. 1-beds, 4 No. 2-beds) and a childcare facility (540 sq m over Ground and First Floor Levels); Block B (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 6 No. 2-beds/3 persons, 9 No. 2-beds/4-persons); Block C (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 6 No. 2-beds/3 persons, 9 No. 2-beds/4-persons); Block D (total GFA 4,150 sq m) 7 storey over basement level car park, comprising 50 No. apartment units (24 No. 1-beds, 26 No. 2-beds); Block E (total GFA 5,904 sq m) 9 storey over basement level car park, comprising 66 No. apartment units (40 No. 1-beds, 26 No. 2-beds), with residents' support facilities (75 sq m) and residents' amenities (gym, yoga studio, residents' lounge/co-working space; lobby 494 sq m) at Ground Floor Level, and residents' amenities (residents' lounge; games room; screen room; private lounge; kitchen 333 sq m) with roof terrace (106 sq m) at Eighth Floor Level; Block F (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No. apartment units (46 No. 1-beds, 5 No. 2-beds/3 persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block G (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No. apartment units (46 No. 1-beds, 5 No. 2-beds/3 persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block



H (total GFA 4,252 sq m) 5 storey over Lower Ground Floor, comprising 54 No. apartment units (30 No. 1-beds, 5 No. 2-beds/3 persons, 17 No. 2-beds/4-persons, 2 No. 3-beds); Block I1 (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 2 No. 2-beds/3 persons, 7 No. 2-beds/4-persons); Block I2 (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 2 No. 2-beds/3 persons, 7 No. 2-beds/4-persons); and Block J (total GFA 1,844 sq m) 4 storey, comprising 20 No. apartment units (13 No. 1-beds and 7 No. 3-beds)); the refurbishment, adaptation and reuse of: two storey Dalguise Lodge (Entrance Lodge) (GFA 55 sq m) comprising residential support facilities; a single storey Gate Lodge (GFA 55 sq m) comprising 1 No. 1-bed unit; and two storey Coach House and single storey Stableman's House (GFA 319 sq m) to provide 3 No. apartment units (1 No. 1-bed, 2 No. 2-bed/4 persons); the refurbishment, adaptation and change of use of Dalguise House (GFA 799 sq m) from a single residential dwelling to provide: 3 No. apartment units (2 No. studios and 1 No. 2-bed/3 person) at First Floor Level; a restaurant/cafe at Lower Ground Floor Level (GFA 273 sq m); and residents' amenities at Ground Floor Level (library, residents' lounge, events space, bar/bookable room, 157 sq m); works to the existing structures include: removal of existing internal partitions and doors, alterations to internal layout including provision of new partitions and doors to Dalguise Lodge (Entrance Lodge); the removal of the western chimney and chimney breast, removal of existing internal partitions and doors, and alterations to internal layout including provision of new partitions and doors to Gate Lodge (Brick Lodge); replacement of existing roof, windows and doors, non-original mezzanine floor and stairs of Coach House, creation of new internal and external opes, reconstruction of chimney, construction of new stairs, provision of new internal partitions and doors, replacement of the demolished single storey structure to south of Coach House with a 42 sq m single storey extension, including construction of a link between Coach House and Stableman's House; replacement of existing roofs, windows, doors, creation of new external opes and provision of new internal partitions and doors to Stableman's House; restoration of Coach House yard walls; removal of security bars from windows, internal partitions, doors, two secondary staircases, non-original fireplaces; and the reconfiguration of internal layout including introduction of new partitions, doors and fireplaces, in-fill of former secondary staircases; removal of an existing window at rear facade of Lower Ground Level, alterations to ope and replacement with a new external door; reinstatement of external wall fabric in place of demolished lean-to at the rear facade; and removal of external door to swimming pool on eastern facade and closure of ope at Dalguise House).

The development will also consist of: the construction of a garden pavilion; the provision of balconies and terraces, communal open space including roof gardens, public open spaces, hard and soft landscaping, landscaping works including the removal of trees, alterations to boundaries; the provision of: 224 No. car parking spaces (148 No. at basement level; 20 No. at undercroft; and 56 No. at surface level); motorbike spaces; level changes; ESB Substations (at Block D and Block H); plant areas; waste storage areas; provision of cycle parking (including cargo bike spaces) at basement and surface level; and all ancillary site development works above and below ground.

Provision is made in the landscaping proposals for potential future pedestrian and cycle connections that would facilitate permeability through the site boundaries with the residential estates of Arundel and Richmond Park, respectively, and the former Cheshire Home site, subject to agreement with those parties and/or Dún Laoghaire-Rathdown County Council, as appropriate.