

School Assessment

For Development at The

on behalf of Marina Quarter Ltd.

November 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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Contents

1. Introduction 4

2. Policy Context..... 5

2.1 The Provision of Schools and the Planning System: A Code of Practice 2008 5

2.2 Cork City Development Plan 2022-2028..... 5

2.2.2 Existing Lands Zoned for Education..... 7

3. Catchment Area 8

4. Future Demographic Trends in School Age Population 11

5. Existing School Provision 12

6. Future Demand 14

7. Conclusion 16

8. References 17

1. Introduction

McCutcheon Halley Chartered Planning Consultants are appointed by Marina Quarter Ltd. to prepare a School Demand Report which considers the existing primary and post-primary facilities in the vicinity of the South Docks as well as the delivery of the 3 no. schools envisioned as part of the regeneration plans for this part of Cork City. The report will inform the proposed development of 176 no. residential units at Former Ford Distribution Centre, fronting onto Centre Park Road, Ballintemple, Cork

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 catchment area based on sustainable modes of transport;
- Consider demographic trends in the school area population;
- Assess the capacity of existing schools within the catchment area;
- Estimate the future student yield.

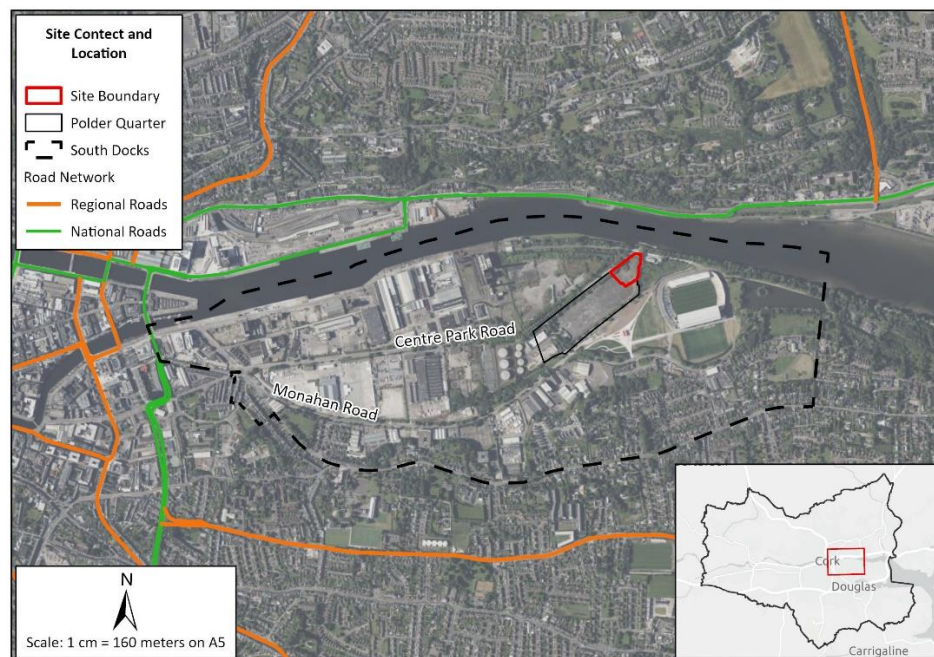


Figure 1: Location of site relative to the existing urban footprint of Cork City (Sources: CSO, 2023; Tailte Eireann, 2024; Transport Infrastructure Ireland, 2024)

2. Policy Context

The Department of Education (DoE) is responsible for the actual delivery of school facilities. The two sections below provide a brief review of the national level policies and the Cork City Development Plan in relation to the delivery of education services.

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

The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government was published in July 2008 and sets out best practice approaches for ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities. It includes the following three core objectives:

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 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.*

The Guidelines note that planning authorities should take due account of the most recent regional population projections prepared by the Central Statistics Office (CSO) and the DoE to forecast future demand for schools.

2.2 Cork City Development Plan 2022-2028

The CCDP 2022 iterates that the DoE is responsible for determining the need for school facilities and cites preliminary assessment figures from the DoE that allocates primary and post-primary schools to school planning areas within Cork City. The School Planning Area of 'City Docks' is named as an area where there will be a need for at least an additional 4 primary schools and 1 post-primary school. The above is encapsulated within Objective 3.24 of the CCDP 2022 which states:

- a. *To work closely with the Department of Education in planning for the delivery of new schools in-step with new housing development within the city;*
- b. *To ensure that new school sites are made available in accordance with the requirements of the Department of Education;*
- c. *To encourage the co-location of schools as part of education campuses and with other community uses to create community*

hubs. This could facilitate the sharing of halls, playing fields and courts where feasible;

- d. Work closely with the Department of Education and Skills and landowners to ensure that new schools are provided to meet the needs of new residential neighbourhoods at: City Docks; Tivoli Docks; Ballincollig Maglin; Ballyvolane; South Glanmire; Blarney (Stoneview); Kilbarry / Blackpool Neighbourhood; and Douglas (Castletreasure).*

DoE Preliminary Assessment of Additional Education Capacity			
School Planning Area	Growth Areas Included	Number of new or expanded Primary Schools (baseline figure)	Number of new or expanded Secondary Schools (baseline figure)
Ballintemple	General	1	0
	Mahon	1	0
	City Docks	4-6	1-2
Montenotte	Tivoli Docks	2-3	1
Glasheen	General	1-2	0
	Pouladuff / Lehenagmore	1	0
Gurranabraher	Ballyvolane	1-2	1
	Old Whitechurch Road	1	0
	Kilbarry	1	0
	Farranferris	1	0
Ballincollig	Maglin	2	1
Blarney	Stoneview	1-2	1
Glanmire	General	0	1
	South Glanmire	1	0
South Suburbs	Douglas	1	1
	Castletreasure	1	0
TOTAL		20-26	7-8

Figure 2: Table 3.8 - DoE Preliminary Assessment of Additional Education Capacity of the CCDP (Source: Cork City Council, 2022)

Chapter 10 identifies the City Docks as a key growth area within Cork City and sets out area specific aims and objectives. Regarding education, the chapter notes the total primary and post-primary schools envisioned will be required to serve the City Docks and the City Development with sites zoned to provide these future new schools as per Table 3.8 of the CCDP 2022 with Objective 10.29 stating that:

- a) Cork City Council will support the development of community facilities to meet the needs of the City Docks, including a Community Hub facility in the City Docks to meet the needs of the neighbourhood;*

- b) *Cork City Council will support facilities for rescue, emergency and safety services in Cork City Docklands;*
- c) *During the lifetime of this Development Plan Cork City Council will seek to prepare a Community Hub Feasibility Study to inform the development of a project for delivery.*

2.2.2 Existing Lands Zoned for Education

As per the CCDP 2022, a total of 4 areas are zoned for community facilities in the South City Docks area. The locations of these areas are presented in the CCDP 2022 zoning plan, which zoned 4 parcels of land for education purposes within the South City Docks city area boundary (Figure 3). The existing use, zoning and the area for each parcel is presented in Table 1 below. The addition of schools on these four parcels will complement the existing primary and post-primary schools surrounding the South City Docks (Figure 3).

Table 1: Lands Zoned for Education Purposes in South City Docks (Source: Adapted from Cork City Council, 2024)

Existing Use	Zoning	Ha
Brownfield – Vacant lot	ZO 12: Education To provide for schools and educational facilities and related development.	1.1
Brownfield – Vacant lot		7.1
Brownfield – Gas infrastructure		3.4
Brownfield – Storage yard		3.5

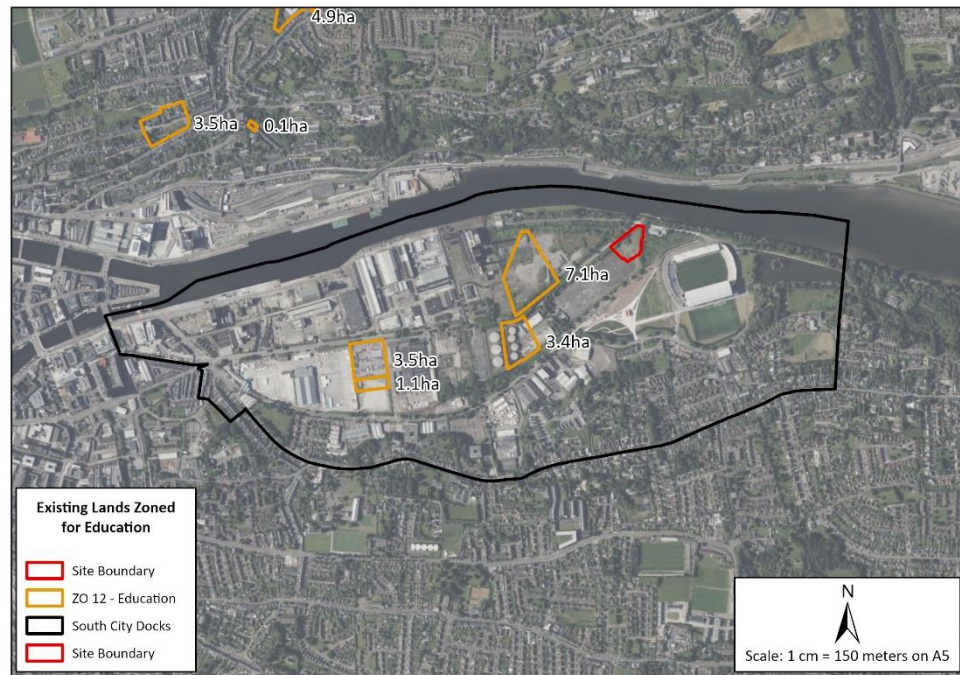


Figure 3: Land Zoned for Education Purposes in South City Docks (Source: Cork City Council, 2024)

3. Catchment Area

The catchment area for this school assessment was set at 2km from the site boundary. This ensures that schools can be accessed via several 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. The area north of the River Lee was excluded from the catchment as the river poses an impermeable barrier to movement between the site and the area to the north of the River Lee. Using the catchment area as a guide, the 85 small area boundaries intersecting the catchment area were selected and the Census 2022 figures for these small area boundaries were aggregated by theme and table. Figure 4 provides a visual representation of the catchment area and the small area boundaries selected for this report. Table 2 provides a demographic profile of the preschool and school-going population in the catchment area.



Figure 4: School Assessment Catchment Area (Source: Tailte Eireann, 2024)

Table 2: Demographic Breakdown of Pre-school and School Age Population within the Catchment Area (Source: CSO, 2023)

Age Cohort	Population	Proportion
Age 0-4	1,033	5.1%
Age 5-12	1,704	8.5%
Age 13-18	1,258	6.2%
Total	3,995	19.8%

There are 8 no. primary schools, 2 no. special schools, and 3 no. post-primary schools located within the 2 km catchment area. Furthermore, as outlined in Section 2, there are an additional 4 no. parcels zoned ZO 12 – Education within the catchment area as well. For the purposes of this study the special schools and fee-paying school have been omitted from our assessment as they would serve a wider catchment.



Figure 5: Locations of primary, post-primary and special schools (Source: DoE, 2024)

The 8 no. primary schools and 3 no. post-primary schools located in the study area are all within 2km radius of the proposed development. Table 3 and 4 below identify the distance from the subject site to the schools and indicate the various driving, cycling and walking times required to access these schools.

Table 3: Travel Times to Primary Schools from the Proposed Development (Source: Openroute Service, 2024)

Roll Num.	School Name	Dist. in Km	Drive (min)	Cycle (min)	Walk (min)
05940D	Scoil Ursula	2.0	5	7	24
12203G	S N Naomh Antaine	2.6	6	9	31
15781P	Ballintemple N S	1.5	3	5	18
17313P	Our Lady Of Lourdes	2.5	5	9	30
18388F	Scoil Naomh Micheal	1.8	4	6	21
18563U	Scoil Naomh Brid C	3.2	7	11	38
19231A	S N Barra Naofa Bhuach	2.1	4	7	25
19232C	S N Barra Naofa Cailini	2.1	5	7	25

Table 4: Travel Times to Post-Primary Schools from the Proposed Development
(Source: Openroute Service, 2024)

Roll Num.	School Name	Dist. in Km	Drive (min)	Cycle (min)	Walk (min)
62650P	Ursuline College Blackrock	2.4	6	9	28
62691G	Regina Mundi College	3.4	8	11	41
81008W	Ashton School	2.3	5	8	27

4. Future Demographic Trends in School Age Population

In July 2018, the DoE 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 or school age children including fertility rates, births and net migration.

Based on their research the DoE 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.

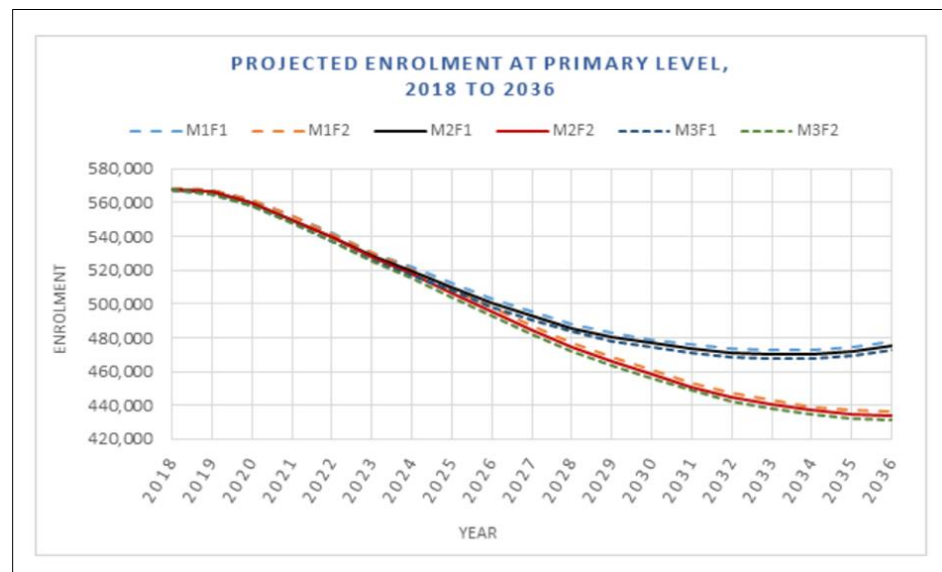


Figure 6: Fig. 6 Projections of Enrolment at Primary Level, Fig. 1 of the Projections of Full-Time Enrolment -Primary and Second Level, 2018 – 2036' Report

The Report indicates that the DoE 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.

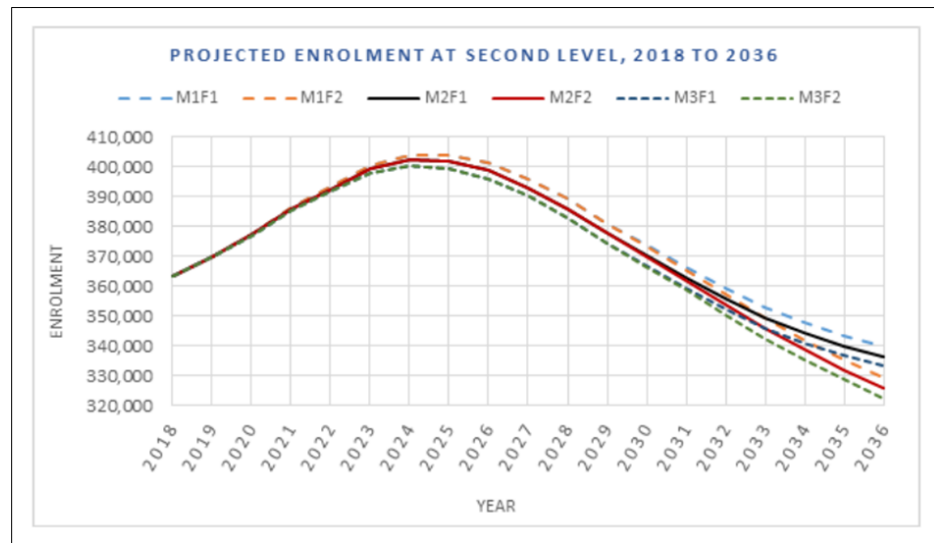


Figure 7: Projections of Enrolment at Second Level, Fig. 2 of the Projections of Full-Time Enrolment -Primary and Second Level, 2018 – 2036' Report (DoE, 2018)

As with the primary level projections M2F1 scenario is considered the most likely by the DoE 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 period.

5. Existing School Provision

Primary Schools

Enrolment figures for the 2023/24 academic year, published by the DoE, have been used for this assessment. These figures represent the most recent version of school enrolment data for Ireland, with next publication scheduled for the third quarter of 2025.

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 DoE recommends that 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.

Table 5: Existing Primary School Enrolment and Capacity 2023/24 (Source: Adapted from DoE, 2024)

Official Name	Enrolments	Number of Classes	Estimated Capacity	Available Capacity
Scoil Ursula	162	10	260	98
S N Naomh Antaine	609	27	702	93

Ballintemple N S	252	9	234	0
Our Lady of Lourdes	224	9	234	10
Scoil Naomh Micheal	89	4	104	15
Scoil Naomh Brid C	400	18	468	68
S N Barra Naofa Bhuach	275	12	312	37
S N Barra Naofa Cailini	292	12	312	20
Totals	2,303	101	2,626	341

The total enrolment of primary school children in the 8 no. existing schools is 2,303 pupils. Based on the study undertaken, the available capacity within these schools for the 2023/24 academic year was circa 341 pupils. As indicated earlier in this report, the DoE has indicated that the primary school population will decline from 2018. Therefore, the future primary school population is set to decrease across Ireland.

Post-Primary Schools

The estimation of capacity for post primary schools is more complex due to the range of courses available at this level. To determine the capacity in these schools, a survey of each school was undertaken. The current enrolment figure and the available capacity of each post primary was sourced. Then, the capacity figure for each post primary school was derived by adding the enrolment figure to the available spaces figure. In cases where the school did not share their current enrolment figures, the enrolment figures as per the latest list of schools from the DoE was taken as a proxy capacity figure.

Roll Number	Official Name	Enrolments	Capacity	Available Spaces
62650P	Ursuline College Blackrock	364	500	136
62691G	Regina Mundi College	563	563	0
81008W	Ashton School	543	543	0*
Total		1,427	1,606	136

*Schools contacted but no information provided.

There is 136 no. available capacity at the existing secondary schools within the catchment. The available capacity is likely to increase in future, as it was noted earlier in this report that the post-primary student population is projected to decrease after 2024. This will potentially create a short-term increase for additional secondary school student places within the catchment area.

6. Future Demand

The future demand for school places within the catchment will be phased with the proposed 5 years delivery to complete the development.

The proposed scheme consists of 176 residential units being constructed in 1 phase. A one phase approach has been determined based on the constructability of the scheme which includes the podium. The detail of the proposed development is outlined in Table 6.

Table 6: Proposed Development Details

Block	1-bed	2-bed	3-bed	Total
Block A	32	57	0	89
Block B	30	25	32	87
Total	62	82	32	176

Assumptions

- All studio and 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 2.74 has been applied, this represents the national average household size as of 2022.
- The Primary Age Cohort considers 5–12-year-olds. This is 8.5% of the catchment population.
- The Post Primary Age Cohort considers 13–18-year-olds which is 6.2% of the catchment population.

The Forward Planning Unit of the DoE recommends that the estimated student population is determined using the following percentages:

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

It should be noted that these figures exceed the actual proportion of the population which currently exists within the catchment area at both primary and post-primary levels.

Primary Student Population Estimate

Based on the assumptions outlined, an estimate of the mature student yield generated by each of the phases has been estimated as presented in Table 7 below.

Table 7: Estimated Future Primary School Demand

Block	2-bed+ Units	Mean Househ olds Size	% Populat ion	No. Student s	PTR	Estimat ed Classro om Require d
Block A	57	2.74	12	19	1:26	<1
Block B	57	2.74	12	19	1:26	<1
Total	114	-	-	38	-	2

It is estimated that there will be circa 8 new students generated per year over the 5-year lifespan of the permission. It should be acknowledged that the 38 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 341 no. primary school students. Even if the primary population does not decline at the rate anticipated by the DoE, there is adequate capacity within these schools to cater for the proposed development.

Post-Primary School Population Estimate

Based on the assumptions outlined, an estimate of the mature student yield generated by each of the phases has been estimated as presented in Table 8 below.

Table 8: Estimated Future Post-Primary School Demand

Block	2-bed+ Units	Mean Househ olds Size	% Populat ion	No. Student s	PTR	Estimat ed Classro om Require d
A	57	2.74	8.5	11	1:25	<1
B	57	2.74	8.5	11	1:25	<1
Total	114	-	-	22	-	2

The proposed development will be completed in the period when post-primary schools are anticipated to decrease after 2024. Based on this demographic trend and the capacity 136 no. spaces, it will not be necessary for post-primary students to travel outside the 2km catchment area during the initial phases of development. The City Docks is served by an existing bus route with planned improvements to the public infrastructure network. It is

not considered unusual for post-primary students to travel more than 2 km from their home to attend a secondary school which caters to their academic requirements.

7. Conclusion

The proposed development is part of the regeneration of the South Docks in Cork City and will rely on existing school infrastructure within the catchment area. The proposed development has the potential to generate 38 no. primary school places and 22 no. post-primary school places.

As demonstrated in our assessment, there is capacity within the existing primary schools to accommodate the proposed development if required. Ideally the primary schools envisioned for the City Docks will be delivered in line with the programme of city development. There is potential for the proposed primary school sites within the South Docks to accommodate up to 1,664 primary school places. The proposed development is likely to generate 38 no. primary age students over 5-years of development which is less than 3% of the primary student places which can be accommodated on the zoned sites with the City Docks.

While there is currently capacity in the existing post-primary schools within the catchment area, there may be more demand for these spaces when the proposed development is completed. From 2024, post-primary numbers are set to decline until 2036 therefore it is anticipated that the post-primary students can be accommodated within the existing schools until such time when an additional post-primary school is constructed in the City Docks. It may be beneficial for the DoE to prioritise the construction of the post-post-primary school given the anticipated population growth in the City Docks.

It is considered that the school demand generated by the proposed development can be accommodated within existing schools in the short term.

8. References

- Central Statistics Office, 2023. Small Area Population Statistics, 2023, CSO Ireland.
- Central Statistics Office, 2023 (2). Census 2022 – Profile 7 – Employment, Occupations, and Commuting: Table F7065 and F7067, CSO Ireland.
- Department of Education, 2023. Primary and Post-Primary School lists. DoE Ireland
- *'Education Indicators for Ireland'*, February 2022, prepared by the Department of Education and the Department of Further and Higher Education, Research, Innovation and Science.
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