

SCHOOLS DEMAND ASSESSMENT – DUNDRUM CENTRAL SHD

FOR ASSESSMENT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT
(SHD) ON LANDS AT CENTRAL MENTAL HOSPITAL, DUNDRUM, DUBLIN 14



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1.0 EXECUTIVE SUMMARY

The Land Development Agency (LDA)¹ is seeking permission for a potential Strategic Housing Development (SHD) on an infill site of c. 9.6 hectares of land at the Central Mental Hospital on Dundrum Road, Dundrum, Dublin 14. The subject lands are comprised of zoned ‘A1’ – Residential Amenity’ land adjoining the Dundrum Road (R117). The site is located c. 1km north of Dundrum Village and within c. 450m of the LUAS Green Line station at Windy Arbour to the west by road.



Figure 1.1: Indicative Site Location, aerial view. Source: Esri Satellite Basemap/TPA, 2021.

The proposed development will comprise 977 No. units, including 53 No. studio units, 423 No. 1-bedroom units, 357 No. 2-bedroom units and 144 No. units of 3-bedrooms or more as indicated in Table 1.1, along with supporting residential amenities, including the adaptive reuse of the heritage buildings on site. See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation - Dundrum Central SHD		
Unit Type	No. of Units	% of Total
Studio	53	5%
1-bedroom	423	43%
2-bedroom	357	37%
3-bedrooms or more	144	15%
Total Units	977	100%

¹ Land Development Agency, 2nd Floor Ashford House, Tara Street, Dublin 2, Dublin, D02 VX67



1.1 *Schools Demand Assessment*

With respect to this development, the LDA have requested that a *Schools Demand Assessment* be undertaken for the Dundrum 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 February 2021, which was further updated in March 2022, can be summarised as follows:

- The proposed development is likely to generate a total indicative population of 2,687 No. persons, of which an estimated 504 No. children will be school age (i.e., 290 No. primary and 214 No. post-primary school children), as per the most recent 2016 Census figures for Dun Laoghaire-Rathdown.
- The subject site is located within the Goatstown Stillorgan DLR School Planning Area (SPA) identified by the Department of Education and Skills (DES), where there are 10 No. primary schools and 4 No. post-primary schools currently in operation, with an enrolment of c. 3,690 No. primary students and c. 2,518 No. post-primary students.
 - The existing network of schools demonstrated moderate growth in the recent period (c. 6-11% 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 DES projections for the Dublin region.
- The DES has identified a requirement for 1 No. new primary school and 1 No. new post-primary school within the Goatstown Stillorgan DLR SPA in the short-term establishment period (i.e., 2019-2022). Patronage for both these schools was awarded to Educate Together by the DES in 2019 and both schools had opened in interim start-up accommodation as of September 2020.
 - It is considered that the future demand generated by the proposed development (i.e., 290 No. primary and 214 No. post-primary places) is likely 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 Clonskeagh-Windy Arbour Electoral Division (ED) boundary to which the subject site belongs; and
- 2) 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.

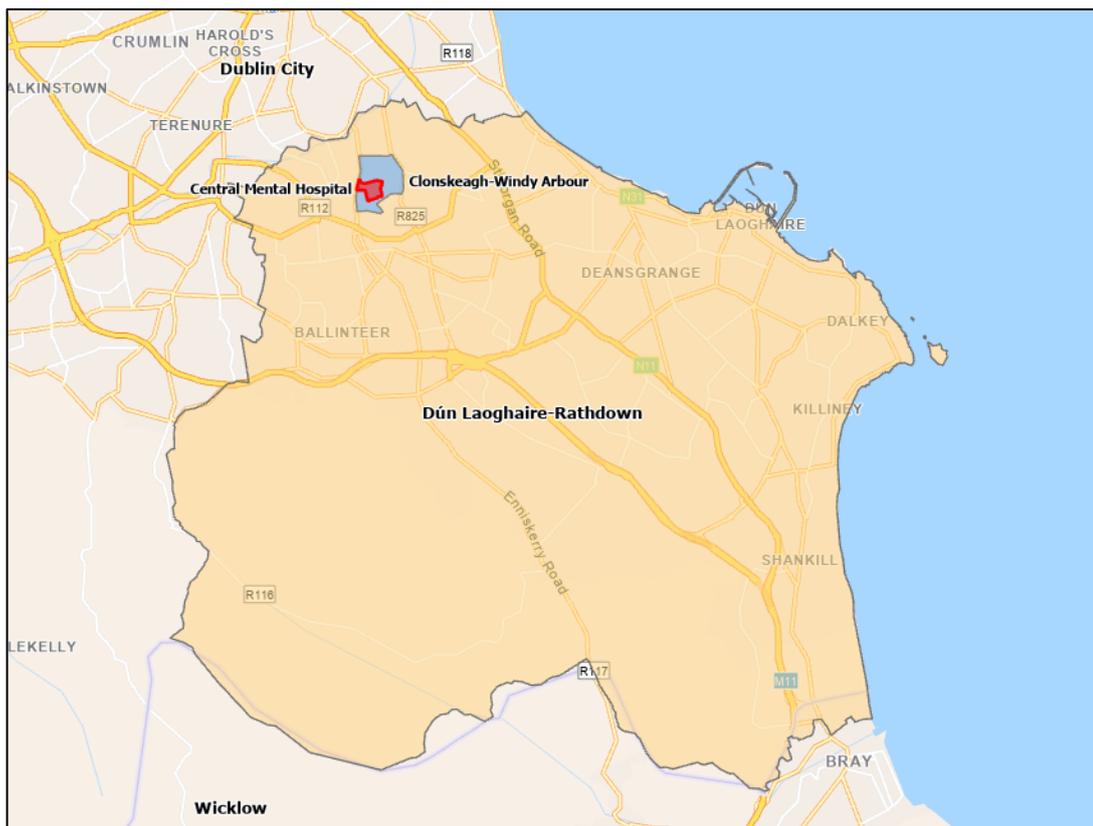


Figure 2.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the Clonskeagh-Windy Arbour ED indicated by red polygon. Source: CSO/TPA, 2022.

The proposed development site is located within the ‘Clonskeagh-Windy Arbour’ Electoral Division (ED), which had a population of 2,736 No. persons at the time of the 2016 Census. There were some 23,575 No. persons living within a c. 1km radius of the subject site in 2016. This area appears to have grown at a faster pace than the rest of the Local Authority (LA) in the recent 5-year period (c. 8.5% compared to c. 4-6% growth), but slower than these other areas in the recent 10-year period with c. 9% growth compared to the c. 12% increase recorded for Dun Laoghaire-Rathdown and the rest of Ireland (see Table 2.1).

Table 2.1: Recent Population Trends						
Level	Name	2006	2011	2016	5-yr	10-yr
ED	Clonskeagh-Windy Arbour	2,510	2,521	2,736	+8.5%	+9.0%
LA	Dun Laoghaire-Rathdown	194,038	206,261	218,018	+5.7%	+12.4%
State	Ireland	4,239,848	4,588,252	4,761,865	+3.8%	+12.3%

The majority of the study area population falls within the ‘Adult’ (24-64 years) age cohort comprising 52% of the total population, which is on par with the Local Authority average for this group. The ‘Primary’ and ‘Post-Primary School’ cohorts form a slightly lower percentage of the overall population within the Clonskeagh-Windy Arbour ED Area than the rest of Dun Laoghaire-Rathdown, at 8% and 5% respectively, while the Preschool cohort is the equivalent to the Local Authority average at 6%.



Age Cohort	ED Area	% of Total	LA Area	% of Total
Preschool (0-4 yrs)	165	6%	13,810	6%
Primary School (5-12 yrs)	227	8%	21,302	10%
Post-Primary School (13-18 yrs)	138	5%	15,651	7%
Young Adults (19-24 yrs)	427	16%	19,088	9%
Adults (25-64 yrs)	1,420	52%	113,498	52%
Older Adults (65+ yrs)	359	13%	34,669	16%
Total	2,736	100%	218,018	100%

2.1 Demand Generated by Proposed Development

The proposed development will comprise a maximum of 977 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 2,686 No. persons when applied to the proposed development. It is assumed that only the 501 No. proposed units of 2-bedrooms or more can reasonably accommodate families, which would comprise c.691 No. children (aged 0-18) years within the development.

Unit Type	No. of Units	% of Total
Studio	53	5%
1-bedroom	423	43%
2-bedroom	357	37%
3-bedrooms or more	144	15%
Total Units	977	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 691 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 504 No. children would be considered school age (including 290 No. primary school children (aged 5-12 years) and 214 No. post-primary school children (aged 13-18 years)), as per the age cohorts recorded for Dun Laoghaire-Rathdown⁴ in 2016 (see Table 2.4).

With respect to these calculations, the development has the potential to generate an additional 2,686 No. persons within the area, including an estimated 504 No. school-age children (i.e., 290 No. primary school children and 214 No. post-primary school children), when the proposal is fully occupied.

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

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 Goatstown Stillorgan DLR School Planning Area (SPA) identified by the Department of Education and Skills (DES), as shown in Figure 3.1, and is bounded roughly by the R117 Road/Milltown to the north and the R113 Road/Leopardstown to the south. This SPA comprises 11 No. existing primary schools and 5 No. post-primary schools and is adjoined by the feeder areas of Dublin 6/6W to the north, Rathfarnham SPA and Ballinteer Stepside DLR SPA to the west, the Sallynoggin Killiney DLR SPA to the south and the Booterstown Blackrock SPA and Dunlaoghaire SPA to the east.

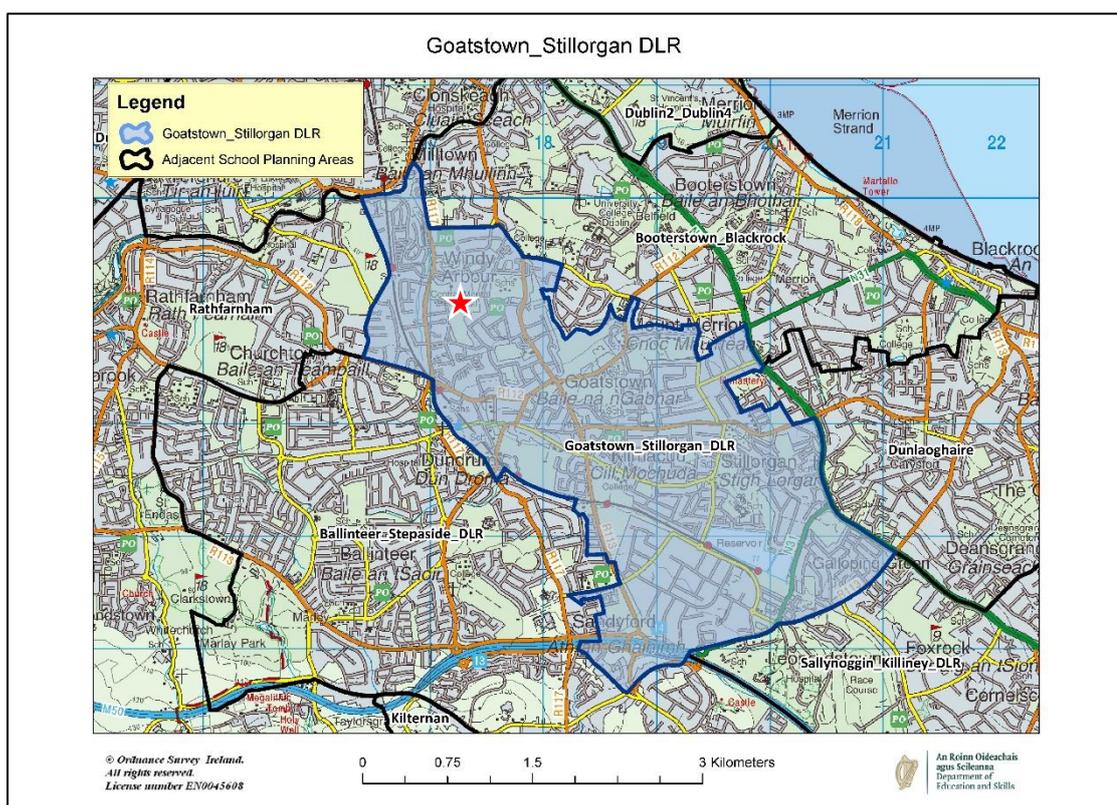


Figure 3.1: Extent of Goatstown Stillorgan DLR School Planning Area identified by the Department of Education and Skills (DES). Location of subject site indicated by red star. Source: DES/TPA, 2021.

3.1 Primary Schools

The 11 No. existing primary schools identified within the Goatstown Stillorgan DLR School Planning Area held a combined provisional enrolment of 3,690 No. students during the 2020/21 school year as per Department of Education and Skills (DES) records. We note that of



this cohort, there were 8 No. co-educational (mixed) schools, 2 No. all-girls and 1 No. all-boys school identified. The primary schools located nearest to the subject site (Our Lady’s National School and Our Lady’s Grove Primary School) held a combined co-educational enrolment of c. 645 No. students in 2021/22.

Table 3.1: Recorded Enrolments for Primary Schools			
No.	Roll No.	School Name	2021/22 Enrolment⁵
1	19922E	Our Lady’s National School (Mixed)	211
2	19374W	Our Lady’s Grove Primary School (Mixed)	434
3	19904C	Holy Cross National School (Mixed)	298
4	15284B	Taney National School (Mixed)	416
5	19319O	St. Olaf’s National School (Mixed)	533
6	17979A	SN Cnoc Ainbhil (Girls)	469
7	16893I	SN Naomh Lorcan (Boys)	438
8	17470I	St. Raphaela’s National School (Girls)	433
9	16794G	St. Brigid’s National School (Mixed)	102
10	20487T	Gaelscoil Na Fuinseoige (Mixed)	268
11	20523U	Goatstown Stillorgan ETNS (Mixed)	88
Total			3,690

We note that there are no special education schools located within the SPA. However, St. Peter’s Special School and St. Michael’s HSE Special School are both located within c. 500m of the boundaries of the SPA to the north and south, respectively. These schools held a combined provisional enrolment of 128 No. students in 2021/22.

Table 3.2: Recorded Enrolments for Special Education Schools – Located within c. 500m of SPA			
No.	Roll No.	School Name	2020/21 Enrolment
1	18904U	St. Peter’s Special School (Dublin 6)	60
2	18671A	St. Michael’s HSE Special School (Dublin 18)	68
Total			128

⁵ Department of Education and Skills – This data is provisional and was 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. Note that only schools aided by the Department of Education and Skills are included in this list.

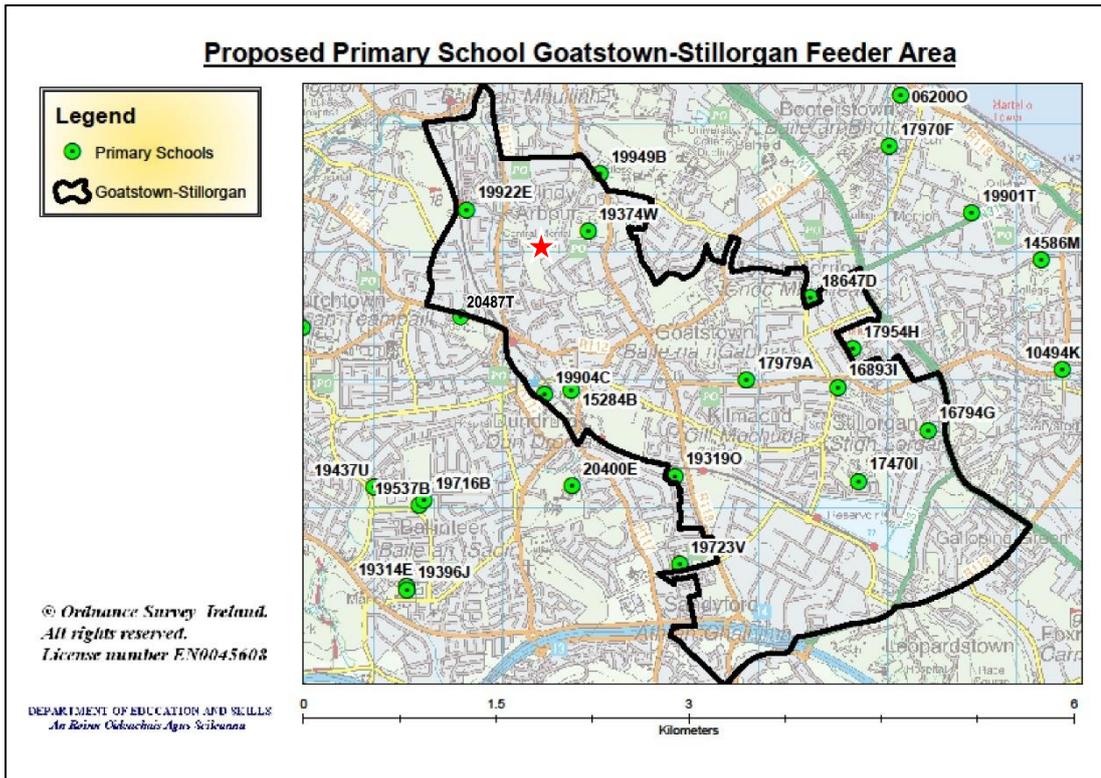


Figure 3.3: Location of primary schools within Goatstown Stillorgan DLR SPA. Location of subject development indicated by red star. Source: DES/TPA, 2021.

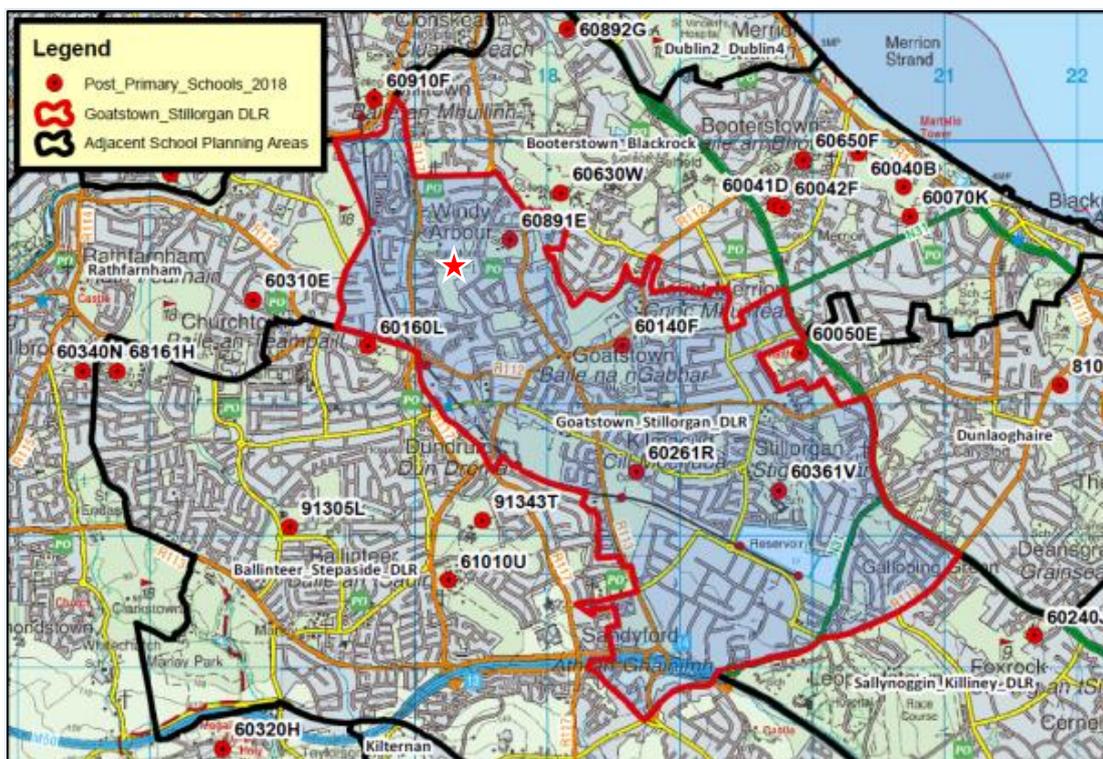


Figure 3.4: Location of post-primary schools within Goatstown Stillorgan DLR SPA. Location of subject development indicated by red star. Source: DES/TPA, 2021.



3.2 Post-Primary Schools

The 5 No. post-primary schools identified within the Goatstown Stillorgan DLR SPA held a combined provisional enrolment of 2,518 No. students during the 2021/22 school year, as per Department of Education and Skills (DES) records. Of this cohort, there were 3 No. all-girls schools, and 1 No. all-boys school. The post-primary school located nearest to the subject site (Our Lady's Grove Secondary School) reported 316 No. female students in 2021/22.

No.	Roll No.	School Name	2021/22 Enrolment ⁶
1	60361V	St Raphaela's Secondary School (Girls)	585
2	60261R	St Benildus College (Boys)	845
3	60140F	Mount Anville Secondary School (Girls)	699
4	60891E	Our Lady's Grove Secondary School (Girls)	316
5	68366C	Goatstown Stillorgan ETSS (Mixed) - Opened 2020	73
Total			2,518

4.0 HISTORIC ENROLMENT STATISTICS

Historic enrolment trends for the Goatstown Stillorgan DLR School Planning Area show general growth at the primary school level for the historic 5-year interval (c. 11% increase), with an overall increase in enrolments of 376 No. students from 2016/17 to 2021/22. Five primary schools reported a decline in enrolments for this period, including Our Lady's National School located within c. 250m of the proposed development site.

Goatstown Stillorgan DLR SPA		Enrolment Year		Historic Change
Roll No.	School Name	16/17	21/22	5-year trend
19922E	Our Lady's National School	233	211	-22
19374W	Our Lady's Grove Primary School	452	434	-18
19904C	Holy Cross National School	234	298	+64
15284B	Taney National School	447	416	-31
19319O	St. Olaf's National School	484	533	+49
17979A	SN Cnoc Ainbhil	464	469	+5
16893I	SN Naomh Lorcan	439	438	-1
17470I	St. Raphaela's National School	458	433	-25
16794G	St. Brigid's National School	98	102	+4
20487T	Gaelscoil Na Fuinseoige	5	268	+263
20523U	Goatstown Stillorgan ETNS	-	88	-
Total		3,314	3,690	+376

⁶ Department of Education and Skills – This data is provisional and was published in December 2021. The source for this data is the National School Annual Census for 2021/2022, which is returned via the Post-Primary Online Database (P-POD). Data is anchored on the census date of 30th September 2021. Note that only schools aided by the Department of Education and Skills are included in this list.



With respect to post-primary schools in the area, enrolment rates have broadly increased in the recent 5-year period (c. 6% growth), as shown in Table 4.2, with all but 1 No. school recorded as having increased enrolments from 2016/17 to 2021/22. The secondary school closest to the subject site, Our Lady’s Grove Secondary School, is the only facility which demonstrated a decline in enrolments (c. 4.5% decrease) in the past 5 years.

Goatstown Stillorgan DLR SPA		Enrolment Year		Historic Change
Roll No.	School Name	16/17	21/22	5-year trend
60361V	St Raphaela's Secondary School	564	585	+21
60261R	St Benildus College	809	845	+36
60140F	Mount Anville Secondary School	662	699	+37
60891E	Our Lady’s Grove Secondary School	331	316	-15
68366C	Goatstown Stillorgan ETSS ⁷	-	73	+73
Total		2,366	2,518	+152

4.1 Future Growth Projections

The Department of Education and Skills (DES) reported in November 2021⁸ 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 release⁹ by the DES 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.”

[DES 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 DES report¹⁰ states:

⁷ New school established September 2020.

⁸ Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040

⁹ Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040 p.6

¹⁰ Source: Projections of full-time enrolments Primary and Secondary Level, 2021-2040 p.11



“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.”

[DES Enrolment Projections – Our emphasis.]

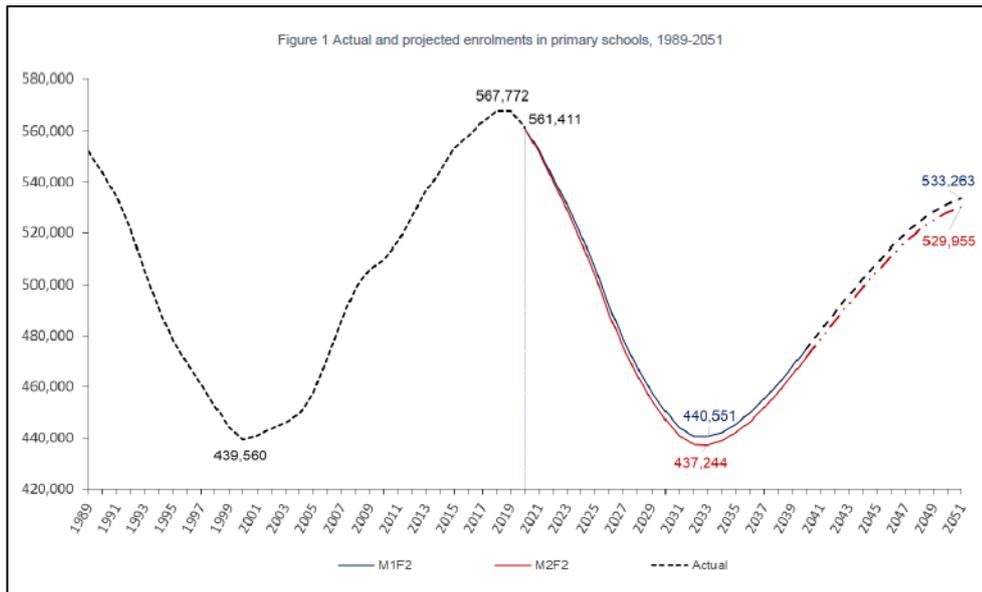


Figure 4.1: Actual and projected enrolments in primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2021.

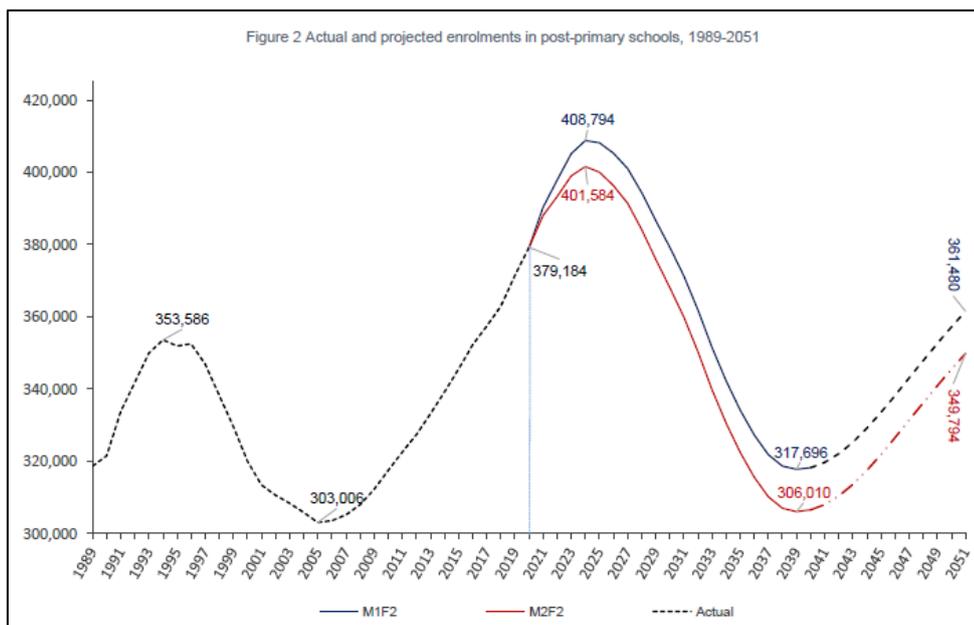


Figure 4.2: Actual and projected enrolments in post-primary schools, 1989 - 2051, organized by growth projection scenarios created by the CSO. Source: DES, November 2021.



4.1.1 Potential Impact on Local Schools

If the regional population projection from the ‘M1F2’ scenario¹¹ for primary schools is applied to the current enrolment figures within the study area a decrease of c. 7.3%¹² could be expected at the primary level by the 2026/27 enrolment year, resulting in an estimated reduction of 269 No. students across the 11 No. existing schools. At the post-primary level, a increase of c. 8.4%¹³ could be expected by 2026/27, equivalent to 212 No. students across 5 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 DES report¹⁴ and do not represent localized values.

Goatstown Stillorgan DLR SPA	Enrolment Year		Future Trends (5-year)	
	2021/22	2026/27 ¹⁵	% Change	Est. Change
Primary Schools (11 No. schools)	3,690	3,421	7.3% decrease	-269
Post-Primary Schools (5 No. schools)	2,518	2,730	8.4% increase	+212

5.0 PLANNED SCHOOL PROVISION

5.1 Dún Laoghaire-Rathdown County Development Plan 2016-2022

The current *Dún Laoghaire-Rathdown Development Plan 2016-2022 (DLRC Plan)* was adopted on 16th March 2016 and will remain in force for the area until 2022. The *DLRC Plan* states the following with regard to future schools’ provision in *Policy SIC8*:

“It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County.”

[Section 7.1.3.3, DLRC Plan]

To this end, the Dun Laoghaire-Rathdown County Council (DLRCC) advocates for timely consultation with the Department of Education and Skills in the provision of educational facilities through the identification and reservation of potential school sites. Though no specific sites for educational facilities are identified within the Clonskeagh/Dundrum area of the *DLRC Plan* (to which the proposed development site belongs), we note that 2 No. sites are identified within Sandyford/Foxrock, c. 5km to the south, as follows:

¹¹ 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).

¹² Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DES, November 2021) p.8*

¹³ Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DES, November 2021) p.15*

¹⁴ Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2020-2036 (DES, November 2021)*

¹⁵ Figure estimated using the projected decrease of c. 24% at primary level and decrease of c. 5.3% at post-primary level from 2020 to 2036 as per M1F2 scenario. See Footnote No. 10 above for reference.

“To provide for primary and post primary education facilities at Legionaries of Christ lands and at Stillorgan Industrial Estate/Benildus Avenue.”

[Section 9, Specific Local Objective 112, DLRC 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 and Skills.

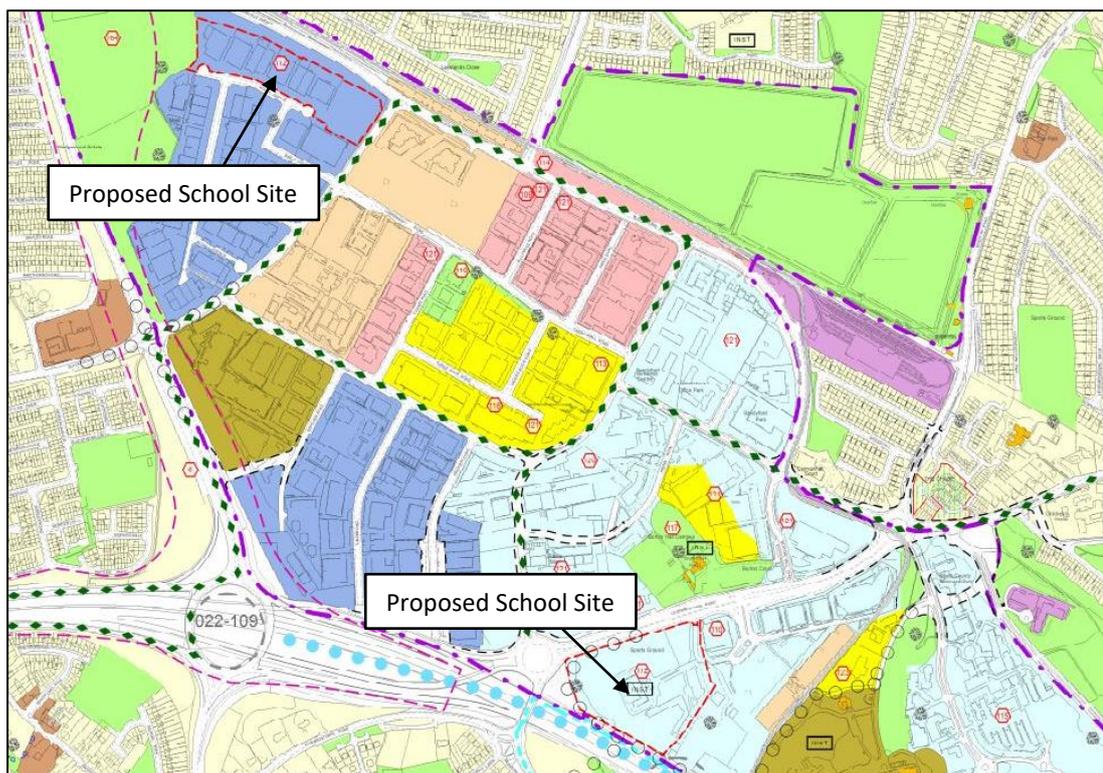


Figure 5.1: Extract from *Dún Laoghaire-Rathdown Development Plan 2016-2022 Map 6* showing location of 2 No. school sites identified for Sandyford/Foxrock in SLO 112. Source: DLRC Plan, 2016.

5.2 ***New Schools to be Established from 2019 to 2022***

The Department of Education and Skills (DES) announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022¹⁶. 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 Goatstown Stillorgan DLR 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 2019.¹⁷

¹⁶ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

¹⁷ 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/>



There were also 6 No. other new schools proposed to be developed by 2021 within the neighbouring feeder areas of Dublin 6/6W, Sallynoggin and Booterstown (see Table 5.4), which will provide additional accommodation for 40 No. primary classrooms and 2,600 No. post-primary students.

Type	School Planning Area	Size	To Open
Primary	Goatstown Stillorgan DLR	16 classrooms	2019
Primary	D6 Clonskeagh & D6W (Regional Solution)	16 classrooms	2019
Primary	Sallynoggin Killiney DLR/North	8 classrooms	2021
Primary	Sallynoggin Killiney DLR/Cherrywood	16 classrooms	2022
Post-Primary	Goatstown Stillorgan DLR	800 pupils	2020
Post-Primary	D6 Clonskeagh & D6W (Regional Solution)	1,000 pupils	2020
Post-Primary	Booterstown Blackrock & Dun Laoghaire (Regional Solution)	1,000 pupils	2021
Post-Primary	Sallynoggin Killiney DLR/Cherrywood	600 pupils	2021

With respect to other large-scale education projects in the vicinity of the Goatstown Stillorgan DLR School Planning Area, there were 20 No. school facilities identified under the DES school building programme currently under development (see Table 5.5), including 3 No. schools/expansions in the Goatstown Stillorgan DLR School Planning Area (i.e., Gaelscoil na Fuinseoige, Goatstown Stillorgan ETNS and Goatstown Stillorgan ETSS)).

The new primary school previously identified for the Goatstown Stillorgan DLR SPA Area (i.e., Goatstown Stillorgan ETNS), opened in September 2019 in interim accommodation in Grafton House, Sandyford Industrial Estate¹⁹. The new post-primary school (i.e., Goatstown Stillorgan DLR ETSS) also opened in interim accommodation within the old Notre Dame site in Churchtown in September 2020²⁰ and the design process for a permanent location for both schools was ongoing as of February 2022.

Ref.	Roll No.	School Name & Address	Status
76	00729F	Loreto Primary, Rathfarnham	Stage 2b (Detailed Design)
85	19355S 20028K	Ballyowen Meadows SS, Beechpark, Stillorgan & Setanta SS, Stillorgan	Stage 3 (Tender Stage)
99	19949B	Islamic National School, Clonskeagh	Project Brief Stage
111	20400E	Ballinteer ET, D16	On Site
114	20487T	Gaelscoil na Fuinseoige	Project Brief Stage
118	20503O	Dun Laoghaire ETNS	Stage 2b (Detailed Design)

¹⁸ Source: <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>

¹⁹ Source: <https://goatstownstillorganetns.com/>

²⁰ Source: <https://www.goatstownetss.ie/>

²¹ Source: *Current status of large-scale projects being delivered under the school building programme* list published 01 February 2022.

Source: <https://www.gov.ie/en/service/c5b56b-major-projects/#current-status-of-large-scale-projects>



121	20518E	Boosterstown Blackrock Primary - Gaelscoil Laighean	School opened in September 2019 in interim start-up accommodation. Site Acquisition Process
123	205200	Dublin 6 Clonskeagh Dublin 6W (regional Solution) Primary - Harolds Cross ETNS	Stage 2b (Detailed Design)
124	20523U	Goatstown Stillorgan DLR Primary - Goatstown Stillorgan ETNS	Stage 2a (Developed Sketch Scheme)
130	20535E	Sallynoggin Killiney DLR Cherrywood Primary	On Site
134	20543D	Sallynoggin Educate Together National School - Sallynoggin Killiney DLR North	School opening deferred to 2022. Site Acquisition Process
135	20544F	Sallynoggin Killiney DLR Cherrywood Primary	Timing of the establishment of this school is under review. Site Acquisition Process
142	68161H	Gaelcholáiste an Phiarsaigh, Rathfarnham	Stage 2a (Developed Sketch Scheme)
143	68241F	Stepaside ETSS D16	Stage 3 (Tender Stage)
149	68365A	Dublin 6 Clonskeagh Dublin 6W (regional Solution) Post Primary	Stage 2b (Detailed Design)
150	68366C	Goatstown Stillorgan DLR Post Primary – Goatstown Stillorgan ETSS	School opened in September 2020 in interim start-up accommodation. Stage 2a (Developed Sketch Scheme)
151	68387K	Boosterstown Blackrock & DunLaoghaire Educate Together Secondary School (regional solution)	School opened in September 2021 in interim start-up accommodation. Stage 2b (Detailed Design)
169	TBD	Sallynoggin Killiney DLR Cherrywood Post Primary	The establishment of this school has been deferred. Stage 2a (Developed Sketch Scheme)

6.0 CONCLUSION

There are 11 No. existing primary schools and 5 No. post-primary schools currently operating in the Goatstown School Planning Area to which the subject site belongs. These facilities cater to a student population of c. 3,690 primary school students and c. 2,518 post-primary 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 and Skills (DES).²²

The need for additional educational facilities within the county is established in the *Dun Laoghaire-Rathdown Development Plan 2016-2022*, but does not specifically identify sites for new schools within the Clonskeagh/Dundrum area, to which the proposed development site belongs. At a national level, 2 No. new schools were proposed to be delivered within the Goatstown Stillorgan DLR School Planning Area in the short term under the *2019-2022 DES School Building Programme*.

We note that patronage for these schools was awarded to Educate Together in 2019 and both facilities has opening in interim accommodation within the area as of September 2020. The

²² Source: *Regional Projections of Full-Time Enrolment: Primary and Second Level, 2021-2036 (DoES, November 2021)*



design process for permanent facilities for each school was ongoing as of April 2021, as well as an upgrade/expansion of the existing Gaelscoil na Fuinseoige facilities in Churchtown, which is now at project brief stage. A large number of other educational facilities are also planned within the neighboring feeder areas of Dublin 6/6W, Rathfarnham, Booterstown Blackrock, Sallynoggin Killiney, Ballinteer Stepside and Dun Laoghaire to be delivered by 2022.

As the completion of the Goatstown Stillorgan ETNS and ETSS facilities will increase the availability of places for future students in the short- to medium-term by providing 16 No. new primary classrooms and 800 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., 504 No. places - including 290 No. primary and 214 No. post-primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area.



Appendix A: Description of Development SHD at Central Mental Hospital, Dundrum, Dublin 14

The Land Development Agency intend to apply to An Bord Pleanála (the Board) for a 10 year permission for a Strategic Housing Development with a total application site area of c.9.6 ha, on lands at the Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14. The subject site is in the immediate setting and curtilage of a number of proposed protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

The development will consist of the demolition of existing structures associated with the existing use (3,736 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (677 sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;
- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 106,770 sq m (c. 106,692 sq m excluding retained existing buildings), will consist of 977 no. residential units comprising:

- 940 no. apartments (consisting of 53 no. studio units; 423 no. one bedroom units; 37 no. two bedroom (3 person) units; 317 no. two bedroom (4 person) units; and 110 no. 3 bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 6 storeys in height (with a lower ground floor to Block 03 and Block 10, resulting in part 7 storey), together with private (balconies and private terraces) and communal amenity open space provision (including courtyards and roof gardens) and ancillary residential facilities;
- 17 no. duplex apartments (consisting of 3 no. 2 bedroom units and 14 no. 3 bedrooms units located at Blocks 02, 08 and 09), together with private balconies and terraces.
- 20 no. two and three storey houses (consisting of 7 no. three bedroom units and 13 no. 4 bedrooms units) and private rear gardens located at Blocks 02, 08 and 09).

The development will also consist of 3,889 sq m of non-residential uses, comprising:



- Change of use and renovation of existing single storey Gate Lodge building (reception/staff area) to provide a café unit (78 sq m);
- 1 no restaurant unit (307 sq m) located at ground floor level at Block 03;
- 6 no. retail units (1,112 sq m) located at ground floor level at Blocks 03, 06 and 07;
- 1 no. medical unit (245 sq m) located at ground floor level at Block 02;
- A new childcare facility (463 sq m) and associated outdoor play area located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,684 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from the existing access off Dundrum Road, as revised, and from a new access also off Dundrum Road to the south of the existing access.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, wetland feature, part-basement, car parking (547 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for district heating and pumping station); waste management provision; SuDS measures (including green roofs); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.