

School Demand Report

For Development at Knockgriffin (Townland),
Midleton, Co. Cork

on behalf of Havenfalls Limited

November 2022



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Havenfalls Limited	
Project Title	Waterrock LRD	
Document Title	School Demand Report	
Document Comprises	Volumes	1
	Pages (Including Cover)	17
	Appendices	0
Prepared by	Ciaran Dineen	
Checked by	Tom Halley	
Office of Issue	Cork	
Document Information	Revision	A
	Status	Final
	Issue Date	November 2022

CORK

6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

T. +353 (0)21 420 8710

DUBLIN

Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271

T. +353 (0)1 676 6971

www.mhplanning.ie

Contents

1. Introduction	3
2. Policy Context	4
2.1 Cork County Development Plan 2022	4
2.2 The Provision of Schools and the Planning System – A Code of Practice (2008).....	7
3. The Study Area	8
4. Future Demographic Trends in School Age Population	10
4.1 Primary Level.....	10
4.2 Post-Primary Level.....	11
5. Existing School Provision	12
5.1 Primary Schools	12
5.2 Post-Primary Schools	13
5.3 Future Demand	14
5.3.1 Assumptions.....	14
5.4 Primary Student Population Estimate.....	15
5.5 Post-Primary Student Population Estimate.....	15
6. Conclusion	16

1. Introduction

McCutcheon Halley Planning Consultants have been appointed by Havenfalls Limited to prepare a School Demand Report which considers the existing primary and post-primary facilities in the Midleton area of County Cork. The report will inform the proposed Large Residential Development (LRD) of 330 no. residential units at a site located at Knockgriffin (Townland), Midleton, Co. 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 developed, this report will:

- Consider the current policy context for future school provision in the area;
- Determine an appropriate study area based on sustainable modes of transport;
- Consider demographic trends in the school area population;
- Assess the capacity of existing schools within the study area; and
- Estimate the future student yield.



Figure 1 Site Location in red. Approx 1.4km to Midleton Town Centre

A number of sources were consulted in the preparation of this report:

- www.education.ie and www.schooldays.ie were consulted to locate existing schools, enrolment figures and the number of classrooms;
- Census 2016 SAPMAP data; and
- Various school websites .

2. Policy Context

2.1 Cork County Development Plan 2022

The Cork County Development Plan (CDP) 2022 provides several policy objectives for the provision of educational facilities in Cork County.

Objective SC 6-5 of the Plan states that it is an objective to:

“Facilitate the provision of educational services in the community such as schools, crèches and other educational and childcare facilities. Multiuse facilities which can accommodate both educational and childcare facilities are also encouraged.”

With specific regards to the provision of educational facilities in large residential developments, Objective SC 6-6 provides guidance, stating that it is an objective to:

- a) *“Provide new educational facilities in accordance with the guidance set out in Guidelines on Sustainable Residential Development in Urban Areas.”*
- b) *“Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided, including adequate provision for special needs education facilities, such as dedicated autism units, special schools, etc., where appropriate.”*
- c) *“Work closely with the Department of Education to identify in the Plan, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area. Where a previously reserved site for educational purposes is no longer*

required the site will be capable of coming forward for alternative forms of development subject to the planning process."

- d) *"Facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County."*
- e) *"Encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations."*
- f) *"Require that proposed new large scale residential developments, within existing residential or new residential areas, either as part of an individual development or a collective group of developments include an assessment of the demand for school places likely to be generated by the development and proposals to address any identified increase in demand which may arise."*
- g) *"Where a designated school site forms part of a wider development it is critical that the granting of permission for that wider development be contingent upon the provision of infrastructure and services to the school site as part of that development and such infrastructure and services must be specified to the standard which is required for any future school provision at that location."*

The CDP also states that the Council will work with the Department of Education in addressing educational requirements. This includes information regarding where additional new educational facilities will be required to meet future population targets. Table 6.1 of the Plan illustrates that Midleton requires two primary and one post-primary school to meet this population growth.

Table 6.1: School Requirements in Main Settlements		
Area	Primary	Post Primary
Carrigaline	2	*
Carrigtwohill	2	1 (in addition to planned delivery of post primary school)
Midleton	2	1
Cobh	1	*
Monard	4	1
Kinsale		1
Bandon		*
Charleville	1	

Figure 2. Table 6.1 of the Cork County Development Plan

The CDP in sections 3.3.23 to 3.3.28 further notes that Midleton has a good range of community facilities and is well served in terms of educational needs, with five primary schools and four post-primary schools in the town. According to the CDP, one of the post-primary schools, St Mary's High School, are actively seeking a new site and our working with the Department of Education in seeking a new site in Midleton that is capable of accommodating the school's expansion plans. Moreover, the Council indicate the role they play in supporting the Department of Education in terms of assessing future educational needs and in facilitating the provision of sufficient and suitable lands for same.

2.1.1 Water-Rock Urban Expansion Area (UEA)

According to the CDP, future residential growth in Midleton is to be located to the north of the rail line at Water-Rock. When fully developed the Water-Rock UEA will accommodate 2,500 homes and 40,000m² of community floorspace, which includes the provision of three schools, as referenced by Table 6.1 of the CDP.

According to Section 3.3.136 of the CDP, the size and position of these school sites, consisting of two primary and one post-primary, were identified in the Water-Rock Framework Masterplan 2015 and have been carried forward into the current CDP. The proposed location of these schools is listed in Figure 3 below and are represented by the following objectives as per the CDP; MD-C-01, MD-C-02, MD-C-03 and MD-C-04.

Section 3.3.127 and 3.3.128 of the Plan state that school facilities will be provided in the Urban Expansion Area (UEA) in tandem with the enabling infrastructure delivery and associated development, and that the proposed school sites, including the extent of lands zoned for same, shall be subject to a review if the requirement for each school site changes. Figure 3 below

highlights the proposed locations of schools in Water-Rock. Zoning Objective MD-C-04 is zoned for future school expansion to an existing primary school.

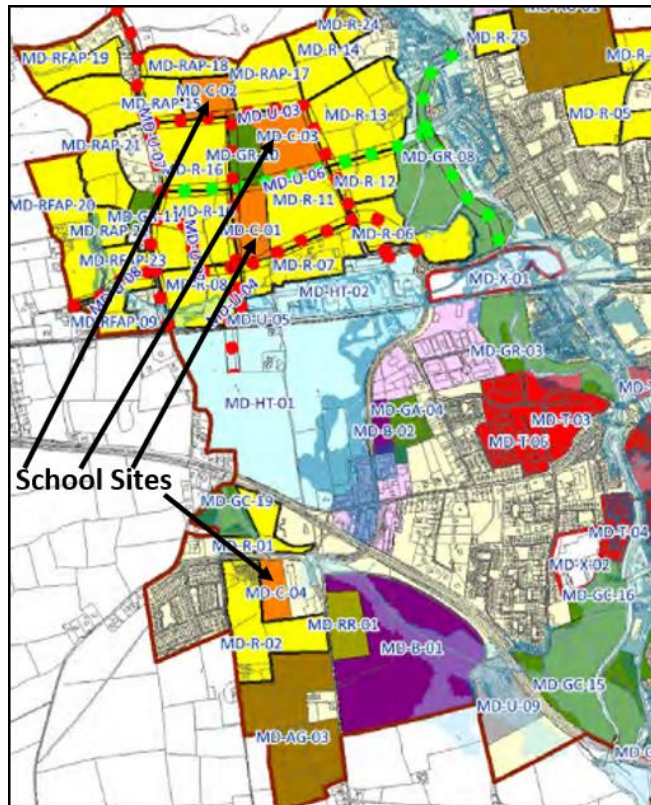


Figure 3 - Proposed locations of schools in Water-Rock area. Extract taken from CDP

2.2 The Provision of Schools and the Planning System – A Code of Practice (2008)

The Guidelines by the Department of Education and Science and the Department of the Environment, Heritage and Local Government (2008) for the provision of Schools outlines the following core objectives for the effective integration of schools and development of planning systems:

- *Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
- *The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and*
- *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.*

3. The Study Area

The study area is made up of a combination of Electoral Divisions in the Midleton area as defined by the 2016 Census. The subject site itself is located in the Midleton Rural Electoral Division. Midleton is the largest town in East Cork with a substantial population, allowing sufficient scope for the research.

The study area for the proposed development has been determined by applying a 3km radius or equivalent 5–30-minute travel time to ensure that school facilities can be accessed via a number of travel alternatives including walking, cycling and driving. The relevant Electoral Districts associated with this 3km radius are; Midleton, Rural, Midleton Urban, Carrigtohill, Templenacarriga and Ballyspillane.



Figure 4 Relevant Electoral Divisions within 3km of the Subject Site

This study area involving such Electoral Divisions has been analysed with regard to school age population. The Table below outlines the breakdown for same.

Area	Age 5-11	Age 12-18
Study Area	2,765	1,881
Total Population	21,085	21,085
% of Population	13%	9%

Table 1 – Population of Study Area within School Age



Figure 5 - Locations of Primary and Post-primary Schools, along with proposed New Schools and area for school expansion

Primary School	Distance From Site	Walk	Cycle	Drive
Midleton Educate Together	1.5km	18	6	5
St John the Baptist	1.9km	22	6	6
Midleton Convent National School	2.5km	31	9	5
Midleton CBS	2.3km	30	8	5
GAELSCOIL MHAINISTIR NA CORANN	1.6km	21	6	4

Table 2 Primary School and Distance from Subject Site (travel time in minutes)

Secondary School	Distance From Site	Walk	Cycle	Drive
Midleton College	1.9km	23	7	5
St Colman's Community College	2.2km	28	7	6
St Mary's High School	2.6km	33	10	5
Midleton C.B.S	2.7km	34	9	6

Table 3 Post Primary Schools and Distance from Subject Site (travel time in minutes)

4. Future Demographic Trends in School Age Population

In November 2020, the Department of Education published a report with the latest set of projections of full-time enrolment in Primary and Post-Primary schools, providing an update to a 2018 report.

The 'Projections of Full-Time Enrolment – Primary and School Level, 2020-2038' report assessed demographic trends which will impact the future population growth of school age children including fertility rates, births and net migration.

4.1 Primary Level

Based on their research, the Department of Education has determined that the MIF2¹ scenario is the most likely outcome for future enrolments at primary school level.

Enrolments in primary schools in Ireland in 2019 stood at 567,716, down slightly on 2018 (567,772). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 451,971 by 2034. This is 115,745 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 464,984 by 2038, a rise of some 13,000 over the four years 2034 to 2038.

¹ CSO scenario of population projections combining inward migration with falling fertility rates

	M1F2	M2F2	M1F1
2019	567,716	567,716	567,716
2020	562,589	561,047	562,589
2021	554,070	551,511	554,070
2022	544,280	541,189	544,280
2023	532,841	529,348	532,841
2024	522,401	518,640	522,895
2025	511,832	507,936	513,768
2026	500,689	496,790	504,687
2027	489,695	485,924	496,222
2028	480,004	476,280	489,528
2029	471,750	468,027	484,741
2030	464,868	461,145	481,805
2031	459,341	455,618	480,719
2032	455,187	451,464	480,886
2033	452,695	448,972	481,912
2034	451,971	448,248	484,150
2035	452,983	449,260	487,728
2036	455,614	451,891	492,543
2037	459,681	455,958	498,406
2038	464,984	461,260	505,106

Note: indicates the low point in the series

Table 4 Projected enrolments at Primary School level. M1F2 the most likely scenario

4.2 Post-Primary Level

Enrolments in post-primary have risen by 27,558 (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 410,415 pupils, some 39,000 higher than in 2019. However, enrolments are then expected to fall between 2024-2034, hitting a low point of 350,335 in 2034.

	M1F2	M2F2	M1F1
2019	371,450	371,450	371,450
2020	381,485	378,109	381,485
2021	391,379	384,546	391,379
2022	398,531	388,947	398,531
2023	406,528	395,202	406,528
2024	410,415	397,580	410,415
2025	410,019	396,072	410,019
2026	407,038	392,297	407,038
2027	402,422	386,952	402,422
2028	396,173	380,209	396,173
2029	388,697	372,410	388,697
2030	381,512	365,029	381,512
2031	373,707	357,145	373,707
2032	365,358	348,833	365,898
2033	357,362	340,930	359,285
2034	350,335	333,931	354,243
2035	344,257	327,854	350,580
2036	339,041	322,637	348,177
2037	334,636	318,232	346,857
2038	330,991	314,587	346,162

Note: indicates the high point in the series

Table 5 Projected enrolments at Secondary School level. M1F2 most likely scenario

5. Existing School Provision

5.1 Primary Schools

Enrolment figures for the 2021/22 academic year, published by the Department of Education, have been used for this assessment.

An estimation of the capacity of each primary school can be calculated by applying a Pupil to Teacher (PTR) to the number of classrooms in each school. The Department of Education recommends 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.

Primary Schools				
School Name	Enrolment 2021/22	No. Of Classrooms	Estimated Capacity based on PTR	Available Capacity
Midleton Educate Together	594	23	598	4
St John the Baptist	206	6	156	0
Midleton Convent National School	361	16	416	55
SCOIL NA MBRAITHRE BOYS SENIOR SCHOOL	242	11	286	44
GAELSCOIL MHAINISTIR NA CORANN	548	21	546	0
Total	1,951	77	2,002	51

Table 6 Existing Primary School Capacity and Enrolment

The total enrolment of primary school children in the 5 no. existing schools is 1,951. Based on the study undertaken, the available capacity within these schools for the 2021/22 academic year was circa 51 pupils. As indicated earlier in this report, the Department of Education has outlined that the primary population will continue to decline until 2034.

It should also be noted that an application granted by Cork County Council for a proposed development under ref no. 21/7265. Includes proposals for the reservation of land for the provision of a 32 no. classroom primary school. Based on the proposed classroom size and the PTR rate of 1:26, the estimated capacity of this primary school, if constructed, would be 832.

Furthermore, as noted above and illustrated in Figure 5, an additional primary school is zoned within the Water-Rock UEA (MD-C-02), while further zoning is identified to the south, allowing for future expansion of an existing school (MD-C-4).

5.2 Post-Primary Schools

Estimation of capacity for post-primary schools is more complex due to the range of courses available at this level. To determine the available capacity in these schools, a survey of the schools was undertaken. The available capacity figures are based on the response from the individual schools.

Post-Primary Schools			
School Name	Enrolment 2021/22	Available Capacity	Estimated Capacity of Schools
Midleton College	460	0	460
St Colman's Community College	839	4	839
St Mary's High School	758	8	758
Midleton C.B.S	907	0	907
Total	2964	12	2964

Table 7 Existing Post-Primary School Capacity and Enrolment

5.3 Future Demand

The future demand for school places as a result of the proposed development will be assessed here. The development consists of 330 no. units, a creche and all ancillary site development works. The breakdown of unit types is outlined in the Table below.

Unit Size				Total
Beds	2 bed	3 bed	4 bed	
Total	131	185	14	330

Table 8 Housing Mix

5.3.1 Assumptions

- Average Persons per Household of 2.75
- The Primary Age Cohort considers 5–11-year-olds. This is 13% of the study area population.
- The Post-Primary Age Cohort considers 12–18-year-olds which is 9% of the catchment population.

The Forward Planning Unit of the Department of Education recommends that the estimated student population is determined using the following percentages;

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

Given these figures, the primary school cohort within the study area is 1% higher than the estimated student population, while the post-primary cohort is 0.5% higher.

5.4 Primary Student Population Estimate

Based on the assumptions outlined, an estimate of the school demand to be generated from the proposed scheme is outlined as follows;

Total 2+ Bedroom Units	Average PPH	% Population	No. Students
330	2.75	13%	118

Table 9 Primary Student Population Estimate

It is estimated there will be circa 118 new students generated over the 10-year timeframe of the permission. It should be acknowledged that the 118 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 51 no. additional students and based on population trends, there will be additional capacity available in the future. Moreover, Cork County Council have indicated their desire to see the development of an additional 2 no. primary schools in the Midleton area. Should these materialise, there will be extra capacity to support additional population growth.

5.5 Post-Primary Student Population Estimate

Based on the assumptions outlined, an estimate of the school demand to be generated from the proposed scheme is outlined as follows:

Total 2+ Bedroom Units	Average PPH	% Population	No. Students
330	2.75	9%	82

Table 10 Post-Primary Student Population Estimate

It is estimated that there will be circa 82 new students generated over the 10-year timeframe of the permission. It should be acknowledged that the 82 students anticipated will not necessarily appear in early occupancy and it will likely take several years before the mature student yield is met.

While the existing post-primary schools within the catchment area currently do not have capacity to accommodate 82 no. additional students, based on population trends there will be additional capacity available in the future when school places will be required as part of the proposed development. Moreover, Cork County Council have indicated their desire to see the development of an additional 1 no. post-primary school in the Midleton area.

It is likely that following completion of the proposed development, this school will be in operation. Should this materialise, there will be extra capacity to support additional population growth.

6. Conclusion

This School Demand Report relates to a proposed LRD development of 330 no. units at Knockgriffin, Midleton, Co. Cork. The CDP has indicated that future residential growth in the Midleton area is to occur in the Water-Rock Urban Expansion Area.

As part of their vision for future development in the Water-Rock area, the CDP has outlined zoning objectives for the provision of educational services in order to cater for future demand. In anticipation of future need for school places both at primary and post-primary level, the CDP has indicated that 2 no. primary and 1 no. post-primary schools are needed to meet future population growth.

This assessment has sought to identify the population growth likely to be generated at school-age level arising from the development. We have indicated that over the course of the 10-year permission, the development is likely to generate 118 no. primary school age children and 82 no. post-primary school age children.

Considering the availability of existing primary and post-primary schools, future provision for additional schools in the area, including 2 no primary and 1 no. post primary schools, and declining population trends at a national level, this assessment concludes that the future school-age population generated from the proposed development will be adequately catered for.