
School Demand and Concentration Report

Residential Development

Lands at Capdoo and Abbeylands, Clane, Co. Kildare

Westar Investments Ltd

December 2020



Hughes Planning & Development Consultants

70 Pearse Street, Dublin 2
+353 (0)1 539 0710 – info@hpdc.ie – www.hpdc.ie

1.0 Introduction

This report has been prepared by Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, on behalf of our client, Westar Investments Ltd. The report has been prepared in response to An Bord Pleanála's notice of Pre-application Consultation Opinion in relation to the proposed Strategic Housing Development on lands at Capdoo and Abbeylands, Clane, Co. Kildare.

Following consultations with Kildare County Council, a request to enter into pre-planning consultations with An Bord Pleanála was submitted and a pre-planning consultation meeting was facilitated on 8th October 2020.

An Bord Pleanála subsequently issued a Notice of Pre-Application Consultation Opinion on 29th October 2020. This opinion requested the provision of 11 no. items of specific information, pursuant to article 285(5)(b) of the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016). One of these items of specific information, Item No. 8, was a School Demand and Concentration Report to identify demand for school places generated by the proposed development and the capacity of existing schools in the vicinity of the area to cater for such demand.

2.0 Site Location and Description

The subject site consists of a large irregularly-shaped parcel of land, 10.36Ha in size, and is comprised of four undeveloped agricultural fields situated on the eastern side of Regional Road R403 in the eastern environs of Clane Town, c. 650m from the Town Centre. Vehicular access is provided to the site via the Brooklands Housing Estate and the existing Alexandra Walk/The Avenue roundabout.

The site abuts agricultural landholdings on its northern, eastern (partially) and western (partially) site boundaries, whilst existing residential developments, in the form of The Brooklands, Abbey Park and Alexander Walk Housing Estates, are located to the immediate south and partially abut the subject sites eastern and western boundaries. The site has a significant frontage, extending to c. 225 metre, to the River Liffey on its eastern boundary.

The site is situated within close proximity to a number of existing residential developments including: 'The Brooklands', 'Abbey Park' and 'Alexander Walk' Housing Estates. These developments provide a mix of semi-detached and terraced dwellings. The subject site is located c. 400m from existing supermarket facilities provided by a Tesco Metro and Lidl on Regional Road R403.

The site benefits from an excellent public transport network. The site is located a 4-minute walk (approximately) from the R403/Maxol bus stop which serves Go Ahead bus route no. 120. This service operates 7 no. days a week from 5:53am to 00:14 am, running, on average, 1 no. bus per half hour. A second bus stop is located 11 minutes (approximately) from the site which serves Transport for Ireland route 139. This is a daily service, which runs one bus an hour between 7:20am to 23:30pm. An additional bus stop located at Cloisters nearby, serves route 846 which is provided by JJ Kavanagh & Sons. The bus services provide regular access to Connolly and Heuston Stations, University College Dublin, Dublin City Centre, Liffey Valley, Naas, Celbridge and more. The 139 bus route will provide direct access to the upcoming Maynooth DART line which will run 9 daily return trips.



Figure 1.0 Aerial view of subject site (red outline) in the context of the immediate area.

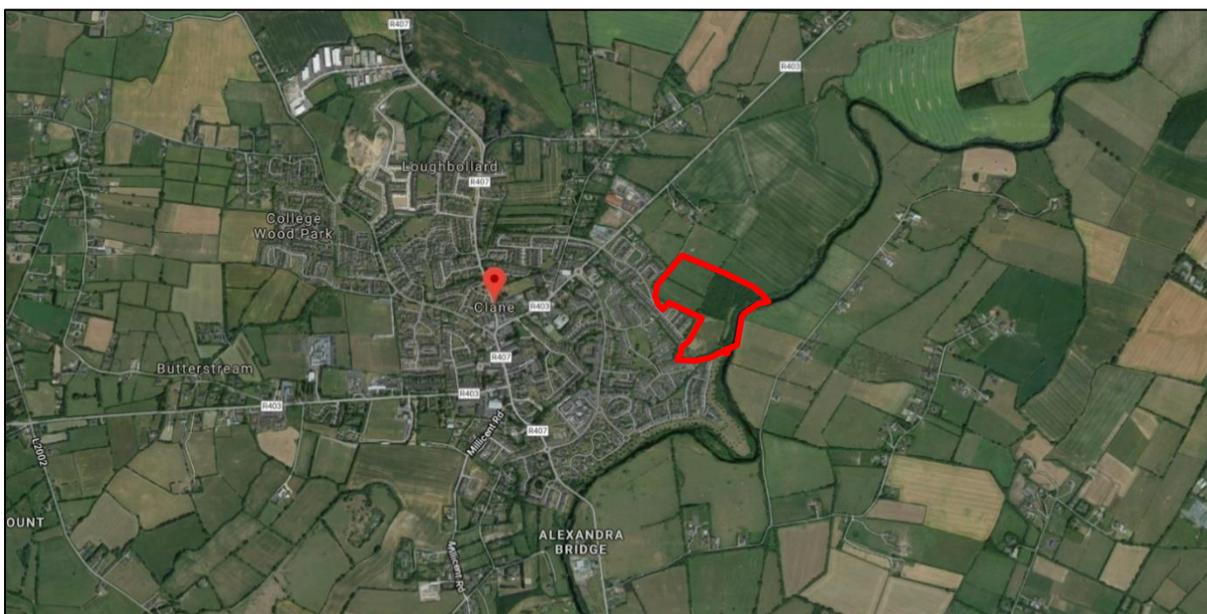


Figure 2.0 Aerial view of subject site (red outline) in the context of Clane Town.

3.0 Proposed Development

In summary, the Applicant is applying to An Bord Pleanála, under the Strategic Housing Development process, for the following (as per the public notices):

We, Westar Investments Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at Capdoo and Abbeylands, Clane, Co. Kildare, located west of the River Liffey, east of the Brooklands Housing Estate and north of the Abbey Park and Alexandra Walk Housing Estates.

The development will consist of the following:

The construction of a residential development of 333 no. residential units (37 no. one beds, 166 no. two beds, 110 no. three beds and 20 no. four bed units) comprising 121 no. dwellings, 20 no. maisonette units, 48 no. duplexes and 144 no. apartments, 1 no. childcare facility and 1 no. communal/community building all of which will be provided as follows:

- *121 no. two, three and four bed detached, semi-detached, and terraced dwellings ranging in height from two to three storey comprising 23 no. 2 bed dwellings, 78 no. three bed dwellings and 20 no. 4 beds dwellings.*
- *20 no. maisonette apartment units comprising 8 no. one bed units and 12 no. 2 bed units in 5 no. two storey blocks with associated private open space.*
- *48 no. duplex units as follows:*
 - *Duplexes/Apartments Type A – 8 no. duplex units (8 no. 3 bed units) across 2 no. three storey blocks at north west corner. All units provided with private balconies/terraces.*
 - *Block C (Duplexes/Apartments Type B) – 40 no. duplex units (28 no. 2 bed units and 12 no. 3 bed units) across 3 no. four storey blocks at eastern boundary). All units provided with private balconies/terraces and shared landscaped courtyard at first floor level.*
- *144 no. apartment units as follows:*
 - *Block A containing a total of 47 no. apartments (12 no. 1 bed units, 31 no. 2 bed units and 4 no. three bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block B containing a total of 47 no. apartments (12 no. 1 bed units, 31 no. 2 bed units and 4 no. three bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block C (Duplexes/Apartments Type B) containing a total of 9 no. apartments (2 no. 1 bed units and 7 no. 2 bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block D - containing a total of 23 no. apartments (3 no. 1 bed units, 16 no. 2 bed units and 4 no. three bed units) being four storeys in height with all apartments provided with private balconies/terraces.*
 - *Block F - containing a total of 10 no. apartments comprising (10 no. 2 bed units) being four storeys in height with all apartments provided with private balconies/terraces.*
 - *Duplexes/Apartments Type A– containing a total of 8 no. apartments at ground floor level (8 no. two bed units) within 2 no. three storey blocks all provided with balconies/terraces.*

The proposed development also provides for the construction of 1 no. childcare facility (part of the ground floor of Apartment Block F) adjacent to the site's westernmost entrance (off the Brooklands Residential Estate - the childcare facility is provided with 18 no. car parking spaces and 11 no. bicycle

parking spaces for drop-off and staff parking); construction of 1 no. two storey communal/community building adjoining proposed apartment Blocks A and B; construction of a 1.8 hectare linear/neighbourhood park adjacent to the River Liffey; provision of 3 no. vehicular/pedestrian accesses (with associated works to footpaths and verges), 2 no. off the Brooklands Housing Estate Road and 1 no. off Alexandra Walk, and provision of 1 no. pedestrian only access (with associated works to footpaths and verges) off the Brooklands Housing Estate Road. The proposed development provides extensive linkages to strategic reserve lands to the north and towards future town park.

A total of 575 no. car parking spaces are proposed including 242 no. spaces serving the proposed dwellings, 256 no. spaces serving the proposed apartments/maisonette units/duplex units (including 60 no. spaces at undercroft level at Blocks A and B and 63 no. spaces at undercroft level at Block C); 59 no. spaces serving visitors to the development; and 18 no. spaces serving the proposed childcare facility.

A total of 311 no. bicycle parking spaces are proposed, including 300 no. spaces serving the proposed apartments/maisonette units/duplex units and 11 no. spaces serving the proposed childcare facility. Planning permission is also sought for all associated site, landscaping and infrastructural works, including foul and surface water drainage, lighting, attenuation areas, bin storage, esb substation, open space areas including play spaces/playgrounds, boundary walls and fences, internal roads and cycle paths/footpaths. The subject application is accompanied by an Environmental Impact Assessment Report.”

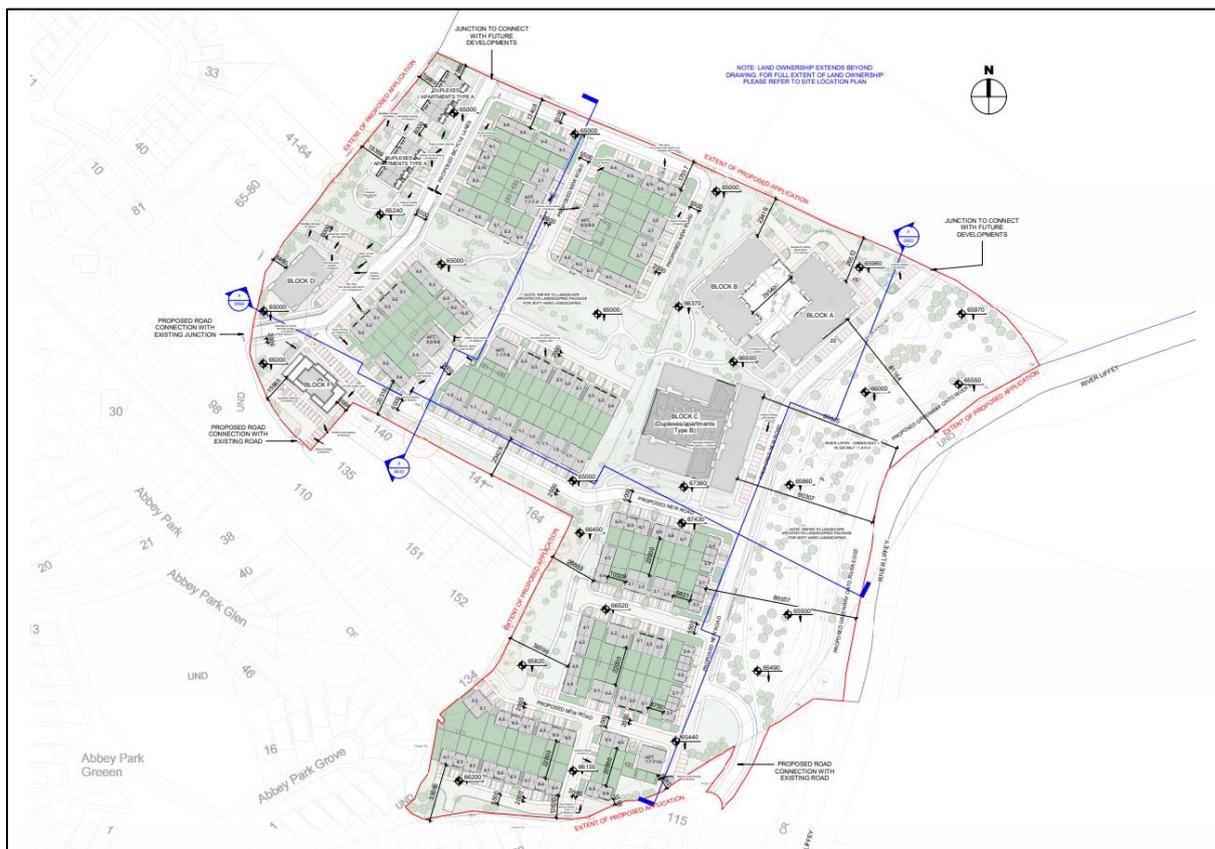


Figure 3.0 Site layout plan of proposed development of 333 no. residential dwellings.

4.0 Previous Planning History and Policy Direction

A review of the An Bord Pleanála and Kildare County Council's planning registers revealed the following application in respect of the subject site:

ABP Ref. ABP-305905-19 Planning permission was refused by An Bord Pleanála on 11th March 2020 for a Strategic Housing Development involving: (i) construction of 305 no. residential dwellings, comprising 112 no. houses, 20 no. maisonette units, 139 no. apartments in 4 no. blocks varying from 3 to 4 storeys in height (Block C being 4 storeys, Block D being 3 storeys, Block F being 4 storeys and Block L being 4 storeys) and 34 no. duplex units in 8 no. 3 storey blocks; (ii) construction of a 340sqm childcare facility (part of the ground floor of Apartment Block D) adjacent to the site's westernmost entrance (off the Brooklands Residential Estate) with capacity for up to 50 no. children; (iii) construction of a 1.88 hectare linear park adjacent to the River Liffey; (iv) provision of 3 no. vehicular/pedestrian accesses (with associated works to footpaths and verges), 2 no. off the Brooklands Housing Estate Road and 1 no. off Alexandra Walk, and provision of 1 no. pedestrian only access (with associated works to footpaths and verges) off the Brooklands Housing Estate Road; and (v) all associated site, landscaping and infrastructural works, including foul and surface water drainage, lighting, attenuation areas, bin storage, open space areas, boundary walls and fences, internal roads and cycle paths/footpaths.

The following refusal reasons were given by the Board:

The "Urban Design Manual – a Best Practice Guide" issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the proposed development is dominated by roads and surface car parking and results in a poor design concept for the site that is substandard in its form and layout, fails to establish a sense of place, would result in a substandard form of development that lacks variety and distinctiveness and includes a poor quality of urban and architectural design, all of which would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the Urban Design Manual – a Best Practice Guide in particular criteria number 6 Distinctiveness and number 7 Layout and to Policy HD 1 and Objective HDO 2 of the Kildare County Development Plan 2017-2023.

In addition, the development fails to respond satisfactorily to the requirements of the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport, and the Department of the Environment, Community and Local Government in 2013 as it does not promote a high quality street layout that priorities people rather than vehicular movement.

It is also considered that the development fails to integrate existing hedgerows satisfactorily into the layout of the development and, as such, would be contrary to objective GIO1.4 of the Clane Local Area Plan 2017-2023 which seeks to integrate hedgerows and trees into the design of new development.

The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

A review of the Kildare County Council's planning register also revealed one application lodged in respect of part of the subject site (eastern most section), details of which are as follows:

Reg. Ref. 062674 Planning permission granted on 21st October 2008 for a 91 no. bedroom nursing and convalescing centre, 40 no. unit retirement complex and associated site works.



Figure 4.0 Site Layout Plan approved under Reg. Ref. 062674

The above development was appealed to An Bord Pleanála by a third party, under An Bord Pleanála Ref.: PL 09.231741, but this appeal was subsequently withdrawn.

This planning permission was extended (under Reg. Ref. 13/705) until 19th July 2019. The permission was not acted upon and has since expired.

5.0 Current Planning Policy Context

5.1 Kildare County Development Plan 2017-2023

The Kildare County Development Plan is the statutory development plan which governs the development of the application site. The following policies, which pertain to educational facilities, are noted:

Policy EF1 *Work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the county and to support the Department of Education and Skills School Building Programme by planning for future schools based on forecast need.”- This policy requires the planning authority, in conjunction with the DES, to identify suitable locations for schools which accounts for future development patterns.*

Policy EF4 *Work in conjunction with the relevant education authorities to promote the provision for after-school care and community use of school buildings / facilities, by the incorporation of design specifications appropriate to such use in any new schools programme and in existing school expansions or upgrades.’ – This policy requires the planning authority, in conjunction with relevant education authorities, to promote the provision for after-school care and community use of school buildings/facilities, which will have benefits for not only the school children but the wider community.*

5.2 Clane Local Area Plan 2017-2023

The Clane Local Area Plan 2017 – 2023 was adopted by Members of the Maynooth Municipal District on 10th May 2017. It has effect from 6th June 2017 and will remain in force for a period of 6 years. The LAP noted the following in Section 6.4.1 of the LAP:

Schools are located in an educational cluster on the Prosperous Road. The Department of Education and Skills has approved a number of projects to augment educational provision in Clane as follows:

- An additional 10 classroom extension at Scoil Bhríde, bringing it to a 24 classroom school. (This has been delivered);
- Scoil Phádraig has been approved for a new 24 classroom school which is currently at Tendering stage; and
- Scoil Mhuire Community School has been approved for 3 additional classrooms.

The Department of Education and Skills has indicated that no additional sites are required to be identified for schools provision within the lifetime of this LAP. The Department advises that the growth envisaged under the LAP could generate a need for an additional 8 primary class rooms and 144 post primary places and that these places are provided for under approved extension works.

5.2.1 Zoning

According to the zoning objectives contained within the Clane Local Area Plan 2017-2023, the proposed development site is subject to 2 no. zoning objectives including ‘C – New Residential’, which covers the majority of the site, the objective of which is *‘to provide for new residential development.’*

The second zoning designation, which pertains to a smaller section of the application site, is ‘F2 – Strategic Open Space’, the objective of which is *‘to preserve, provide for and improve recreational amenity, open space and green infrastructure networks.’*

5.2.2 Key Development Areas

Further to the identified zoning objective, the extract from the Land Use Zoning Objectives Map of the Clane Local Area Plan 2017 – 2023 illustrates that the site is also designated as a Key Development Area 1 (KDA No.1). The objective for KDA’s is as follows:

'to ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area'.

It is noted that the LAP identifies 5 no. Key Development Areas to accommodate growth during the Plan period. As stated, the application site is located within KDA No. 1 on the Dublin Road which is earmarked for new residential development/open space & amenity lands. Section 12.2.1 'Key Development Area 1 – Dublin Road' of the LAP provides the following detailed information on this KDA:

This development area extends to the east of the town between the Celbridge Road and River Liffey. There are a number of drainage courses in the area along with an area of woodland and hedgerows of high value. The development area includes lands identified as a Strategic Reserve under the LAP, and an area of Open Space/Amenity, adjacent residential areas and sitting alongside the River Liffey. Further to the north-east lands which are at risk of flooding are identified for Strategic Open Space in the form of a town park. Development in KDA1 will be subject to a Site Specific Flood Risk Assessment to determine the extent of risk.

It is considered that the proposal, which comprises residential units and open space/amenity areas along the River Liffey, appropriately complies with the provisions of the LAP in respect of the development of KDA No. 1.

5.3 School Building Programme

The Department of Education and Skills released a statement in 2018 announcing their intention to establish 42 new schools in the subsequent 4 years. The Department identified a requirement and demand for additional primary schools in Kildare County up to the year 2022, including the nearby areas of Leixlip, Maynooth and Naas. Saint Patrick's School, Clane was identified on the Department's website as a large-scale project. It is now at Stage 3 (Tender Stage).

6.0 Review of Existing Schools Provision and Capacity in Clane

The proposed development site is located on the edge of Clane, a town which contains a number of primary and post primary schools, including Scoil Bhríde Girls' National School, Prosperous Road (2019 enrolment of 521 pupils) Scoil Phádraig Boys' National School, Prosperous Road (2015 enrolment 523 pupils) Scoil Mhuire Community School, Prosperous Road (2019 enrolment of 1153 pupils) Hewetson School, Millicent Road (2019 enrolment of 87 pupils) and Clongowes Wood College SJ, Cappolis Road, (2019 enrolment of 446 pupils, as shown below.

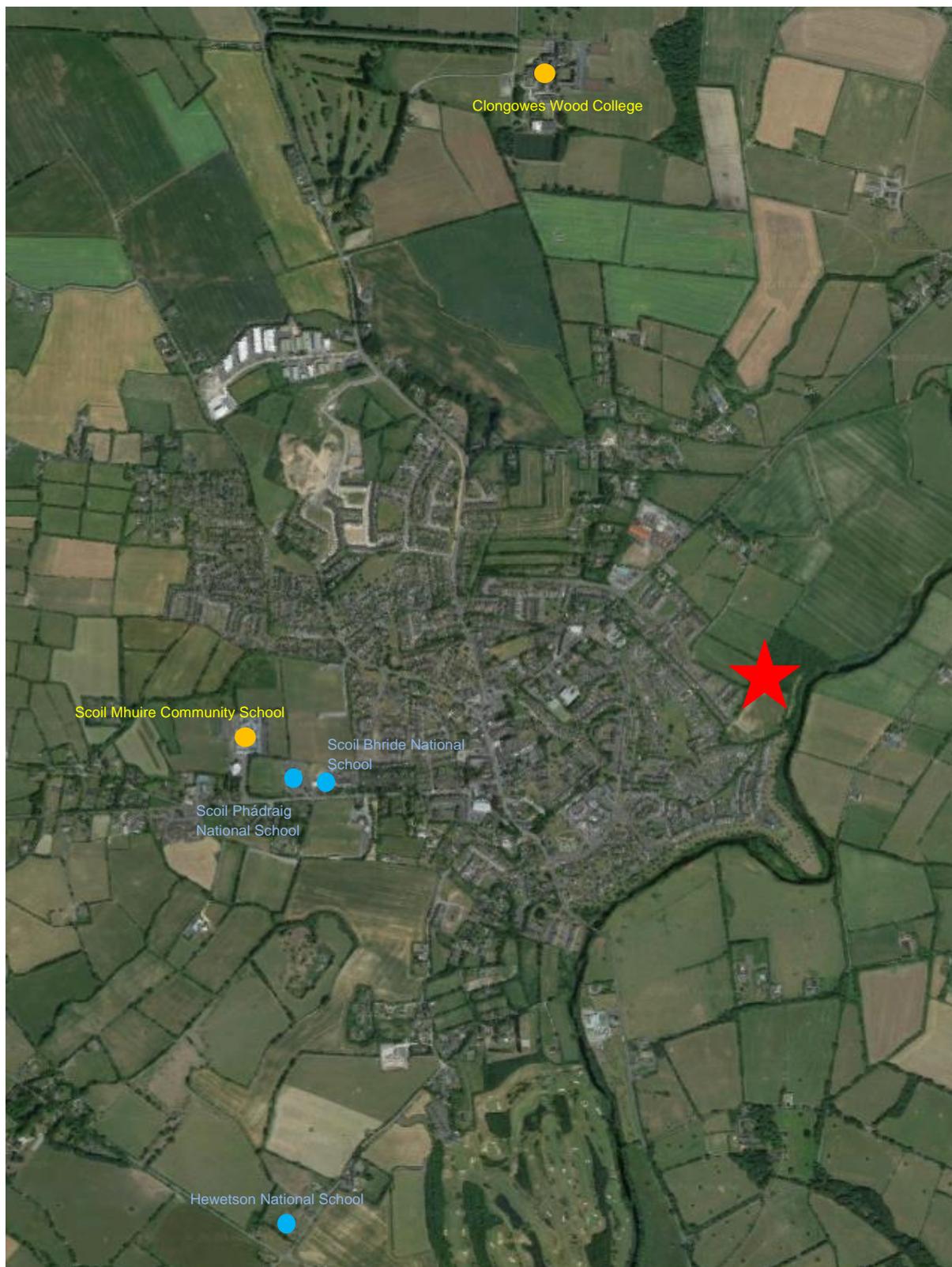


Figure 5.0 Aerial map showing primary schools (blue), post primary schools (yellow) and post primary schools under construction (yellow) - subject site identified by red star.

A number of these schools have been newly opened or increased in size since Reg. Ref. SA60260 was decided upon, including:

- An additional 10 classroom extension at Scoil Bhríde, bringing it to a 24 classroom school. (This has been delivered);
- Scoil Phádraig has been approved for 24 new classrooms, currently at tender stage; and
- Scoil Mhuire Community School has been approved for 3 additional classrooms.

These newly opened or extended schools have sufficient capacity to cater for the needs of the proposed development and the surrounding area more broadly.

6.1 Primary Schools

Every year, the Department of Education and Skills provide details on enrolment figures for all primary schools. The Department have also created their own units of analysis, 'School Planning Areas' (SPA), through which they compile data on schools and decision-making is based off.

Currently there are 3 no. primary schools across Clane and within the vicinity of the subject site. The total number of primary schools level students in Clane is 1131 no. pupils. This information was acquired by contacting each school directly and by accessing school lists on the Department of Education's website.

Primary Schools in Clane				
School No.	School Name	Enrolment 2017/2018	Enrolment 2018/2019	Latest Enrolment
1	Scoil Bhríde Girls' National School	490	509	521
2	Scoil Phádraig Boys' National School*	520	530	523
3	Hewetson School	91	91	87
Total		1101	1130	1131

Table 1.0 Current enrolment figures for primary schools in Clane.

As part of this assessment Hughes Planning and Development Consultants contacted the above schools with regard to their available capacity. A phone survey was carried out to determine the spare capacity within the area. It is noted that some of the above schools indicated that there are available spaces in the primary schools which are located in close proximity to the subject site. It is noted that Scoil Phádraig BNS will be extended, as recently approved. The extended school will comprise of 24 no. classrooms. Permission for this school was granted in 2016 and it is currently at tender stage. The capacity of the school will greatly increase once the development has been completed.

In addition, it is noted that Hewetson School has recently been granted planning permission for the provision of 2 no. prefabricated single classrooms, under Reg. Ref. 20/646. The provision of the additional classrooms may add some capacity to the school.

The existing capacity in primary schools in Clane is sufficient to serve the estimated 69 no. primary school aged (5-12) children which are expected to reside on the subject site once the development is completed.

6.2 Post Primary Schools

Currently there are 2 no. post-primary schools across Clane, as listed on the Department of Education's records. These schools are a mix of fee-paying/boarding and public schools. The following table provides an overview of both schools including enrolment figures for 2017/2018, 2018/2019 and 2019/2020. This information was acquired by contacting each school directly and by accessing school lists on the Department of Education's website.

Post Primary Schools in Clane				
School No.	School Name	Enrolment 2017/2018	Enrolment 2018/2019	Enrolment 2019/2020
1	Clongowes Wood College SJ	445	433	446
2	Scoil Mhuire Community School	1155	1173	1153
Total		1600	1606	1599

Table 2.0 Latest enrolment figures for post primary schools in Clane, Co. Kildare.

As part of this assessment Hughes Planning and Development Consultants contacted the above schools with regard to their available capacity. A phone survey was carried out to determine the spare capacity within the area. The feedback received indicated that the post primary schools in the area are reaching full capacity.

It is difficult to discern a trend in enrolment figures between the previous three years, however, this suggests that there is flexibility within the schools in terms of accepting new students.

It is also important to note that secondary school pupils tend to travel greater distances than students attending primary school and, as such, post-primary students may also avail of existing schools in nearby towns, including Saint Farnan's, Prosperous (enrolment number of 450 students), Naas Community College (enrolment of 476 students), Piper's Hill College (enrolment of 935 students), St Mary's College (enrolment of 1,040 students) and Naas CBS (enrolment of 1,011 students) which are all located in the nearby Naas, Saint Wolstan's Community School (enrolment of 721 students) in Celbridge and Newbridge College, Newbridge (enrolment of 889 students), which are both within the catchment area of Clane.

Therefore, it is considered that the existing capacity of secondary schools in or within the catchment area of Clane is sufficient to serve the estimated 46 no. secondary school aged (13-18) children who are expected to reside on the subject site once the development is completed.

7.0 Future School Needs

The Department of Education and Skills prepared a report titled '*Projections of Full-time Enrolment Primary and Second Level, 2020-2035*' on the projections of full-time enrolment in schools across Ireland.

7.1 Primary School Enrolment Projections

With regards to primary schools, the report notes that primary school enrolment peaked in 2019 and is set to fall over the coming years. The report states the following:

'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.'

The expected decrease is a result of the fall in births experienced since 2009.

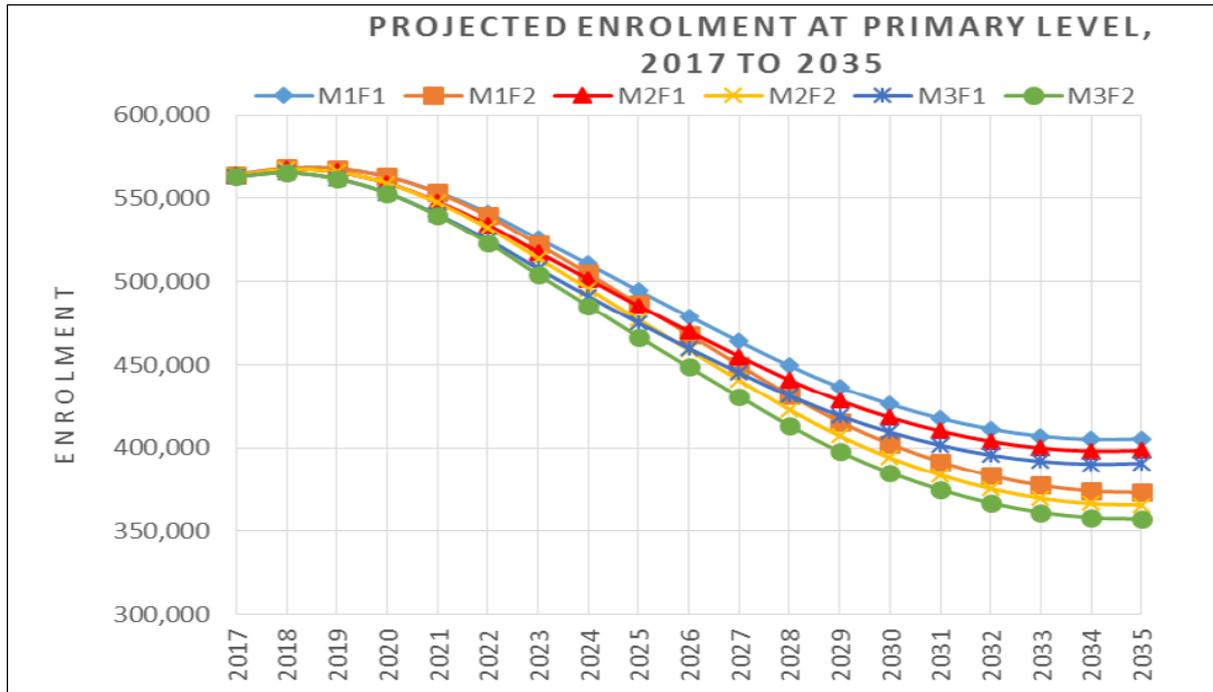


Figure 6.0 Projections show a decrease in primary school enrolment between 2020 and 2035

7.2 Post-Primary School Enrolment Projections

With regards to secondary schools, the report predicts that post primary school enrolment will reach its peak in 2024 before decreasing between 2025 and 2038 as shown in Figure 8.0 below. The predicted increase in post primary students is due better retention of students. The expected decrease is a result of the fall in births experienced since 2009.

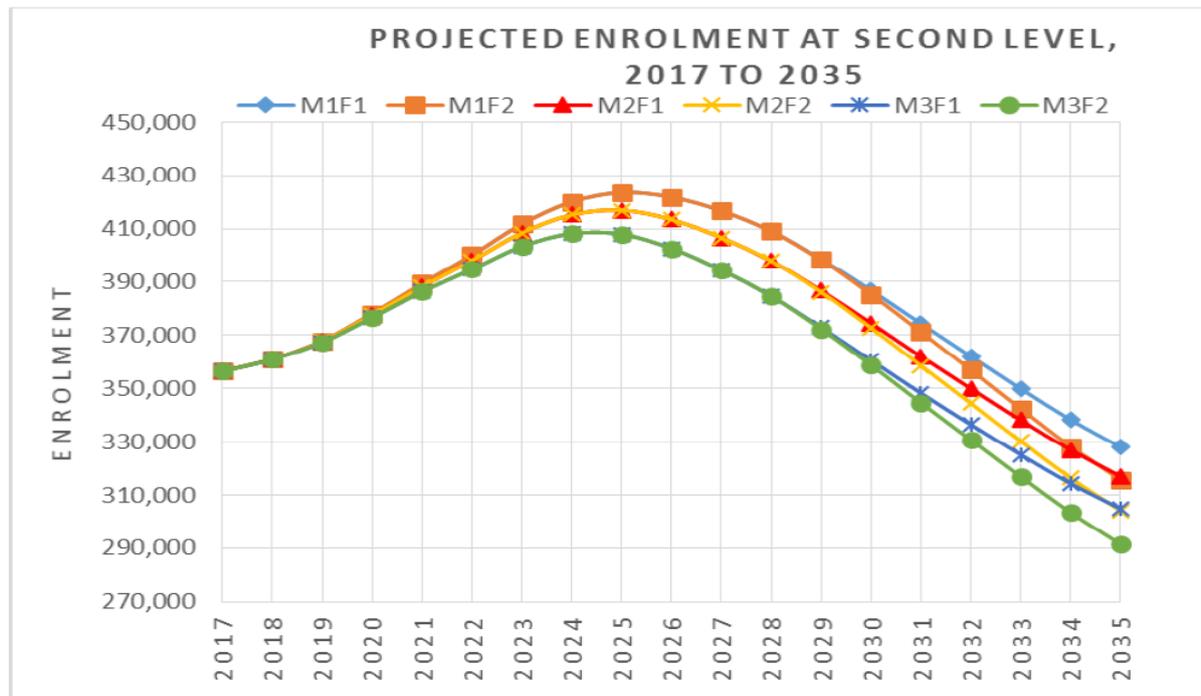


Figure 7.0 Projections show a decrease in post primary school enrolment between 2025 and 2035

7.3 Outcome

In light of the above, it is anticipated that the capacity of primary and secondary schools in Clane will increase further in the near future. This will in turn improve availability of school places for residents of the subject development and the surrounding area more broadly.

8.0 Conclusion

Having regard to the foregoing, it is considered that the likely demand for school places resulting from the proposed development can be adequately absorbed by the existing available school places at both primary and post-primary levels within the School Planning Area the application site is located and the wider catchment.

Further, known school expansion projects and future school provision within the area will increase the availability of school places in the short to medium term while an overall reduction in the enrolments in primary and post-primary schools is forecast between 2020 and 2035. During the same time period, a decrease in primary and post-primary school enrolment is anticipated as a result of the fall in births experienced since 2009.

It is submitted, on the basis of the existing provision of educational facilities, the capacity of these facilities and the future development of further purpose-built educational facilities, the provision of a school on the subject site is not necessary.



Anne McElligott MPl
Associate Director