

**LOCAL AUTHORITY OWN HOUSING DEVELOPMENT**  
**UNDER SECTION 179A OF THE PLANNING &**  
**DEVELOPMENT ACT**  
**CHILDCARE FACILITIES AND SCHOOL DEMAND**  
**ASSESSMENT**  
**FOR LANDS AT MOORETOWN, SWORDS, CO. DUBLIN**

**BSM**

Est.  
1968

**Brady Shipman  
Martin**

**Built.  
Environment.**

Place  
Making  
**Built  
Environment**

CLIENT  
**Fingal County Council**

DATE  
**April 2024**

## Mooretown S179A

Childcare Facilities & School Demand Assessment

### DOCUMENT CONTROL SHEET

Project No. 7089  
Client: Fingal County Council  
Project Name: Mooretown FCC S179A  
Report Name: Childcare Facilities and School Demand Assessment  
Document No. RPBM01  
Issue No. 01  
Date: April 2024

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Childcare Facilities and School Demand Assessment	April 2024	HM	PB

## Brady Shipman Martin

### DUBLIN

Mount Pleasant Business Centre  
Ranelagh  
Dublin 6  
+353 1 208 1900

### CORK

Penrose Wharf Business Centre  
Penrose Wharf  
Cork

+353 21 242 5620

### LIMERICK

11 The Crescent  
Limerick

+353 61 315 127

mail@bradyshipmanmartin.com

[www.bradyshipmanmartin.com](http://www.bradyshipmanmartin.com)

## TABLE OF CONTENTS

<b>1</b>	<b>Table of Contents</b>	
<b>1</b>	<b>INTRODUCTION</b>	<b>6</b>
1.1	Proposed Development Summary	6
1.2	Methodology	7
<b>2</b>	<b>SITE LOCATION AND CONTEXT</b>	<b>7</b>
2.1	Site Description	7
2.2	Description of Development	8
<b>3</b>	<b>PLANNING POLICY CONTEXT</b>	<b>9</b>
3.1	Project Ireland 2040 – National Planning Framework	9
3.2	Regional Spatial Economic Strategy (RSES)	9
3.3	Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023	9
3.4	Childcare Facilities Guidelines for Planning Authorities (2001)	10
3.5	Statement of Strategy 2023-2025	10
3.6	The Provision of Schools and the Planning System: A Code of Practice (2008)	11
3.7	Better Outcomes, Brighter Futures – The National Policy Framework for Children and Young People 2014-2020 (DCYA, 2014)	11
3.8	Fingal County Development Plan 2023-2029	11
<b>4</b>	<b>DEMOGRAPHIC PROFILE OF THE STUDY AREA</b>	<b>14</b>
4.1	Population Profile	14
4.2	Age Profile	14
4.3	Average Household Size	16
4.4	Population of the Proposed Development	16
<b>5</b>	<b>EXISTING AND PROPOSED CHILDCARE PROVISION</b>	<b>17</b>
5.1	Existing Childcare Provision	17
5.2	Proposed Childcare Provision	3
<b>6</b>	<b>ESTIMATED CHILDCARE DEMAND AND ANALYSIS</b>	<b>4</b>
6.1	Early Learning and Childcare Data (2024)	4
6.2	Census of Population 2022 – Households, Families and Childcare	4
6.3	Childcare Facilities: Guidelines for Planning Authorities (2001)	5
6.4	Childcare Demand Summary	5
<b>7</b>	<b>EXISTING AND PROPOSED SCHOOL PROVISION</b>	<b>7</b>
7.1	Existing Primary School Provision	7
7.2	Existing Secondary School Provision	10
7.3	Proposed School Provision	13
<b>8</b>	<b>ESTIMATED SCHOOL DEMAND AND ANALYSIS</b>	<b>15</b>

## Mooretown S179A

### Childcare Facilities & School Demand Assessment

8.1	Estimated Primary School Demand.....	15
8.2	Estimated Secondary School Demand .....	16
9	<b>CONCLUSION</b> .....	<b>17</b>

BLANK PAGE

## 1 INTRODUCTION

This Childcare Facilities and School Demand Assessment has been prepared by Brady Shipman Martin in support of a proposed development under Section 179A of the Planning and Development Act 2000 (as amended), on behalf of Fingal County Council.

The purpose of this report is to provide an overview of the existing provision of childcare and school provision in the area close to the subject application site of c.9.35 ha (gross area) (hereafter called ‘the site’). The site is located in an emerging urban area to the north-west of Swords and on lands zoned ‘RA – Residential Area’ in the Fingal Development Plan 2023-2029.

The proposed development will include for the provision of 274 no. residential units consisting of 50 no. apartment units in 2 no. blocks, 37 no. duplex/apartment units, and 187 no. houses, and will also include for car parking, cycle parking, pedestrian and cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

Please see the accompanying Planning Report prepared by Brady Shipman Martin for a full detailed description of the proposed development.

### 1.1 Proposed Development Summary

The proposed development comprises 274 no. units. The following table outlines the unit mix below:

Unit Type:	No. of Beds:	Total No:
Apartments	1-bed	4
	2-bed	35
	3-bed	11
	<b>50 No. Apartments</b>	
Duplex Units	1-bed	14
	2-bed	20
	3-bed	3
	<b>37 no. Duplex Units</b>	
Houses	2-bed	54
	3-bed	114
	4-bed	19
	<b>187 no. Units</b>	
<b><u>Total Units: 274 no. Units</u></b>		

**Table 1-1: Overview of Unit Mix and Numbers of the Proposed Development (Source: OBB Architects, 2024).**

## 1.2 Methodology

Given the location of Mooretown in an emerging urban area to the northwest of Swords, a 2km catchment (linear distance) has been selected to capture childcare services and a 3km catchment (linear distance) has been selected to capture primary schools within the immediate area. However, the catchment area has been increased to 4km (linear distance) to capture a realistic secondary school provision, when children typically travel further to school.

This report is primarily a desktop-based study, using freely available data and information services to assess the proposed development and its future population, in the context of nearby existing childcare facilities and schools.

Information in relation to the existing childcare providers was obtained from TUSLA's register of early years published in February 2024. Enrolment data was obtained from the most up to date Department of Education and Skills 2022/2023 statistics available on [www.gov.ie](http://www.gov.ie). Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.

Population data was also obtained from the Central Statistics Office (CSO, 2022) and used to create a demographic profile of the immediate area. The unit numbers and mix are considered to reflect the future composition of the development's population. This information together with the composition of nearby existing residential areas was used to indicate potential future demand arising from the development for pre-school childcare facilities.

## 2 SITE LOCATION AND CONTEXT

### 2.1 Site Description

The proposed Local Authority Own Housing Development is being carried out by and/or on behalf of the Council - per s.179A(1)(a) of the 2000 Act – and, as detailed below, on a site owned by the Council – per s.179A(1)(f) of the 2000 Act.

The subject site is a greenfield site, currently in agricultural use, located in the townland of Mooretown, to the west/northwest of Swords town centre, and has a total gross site area of c. 9.35 ha, and a net developable area of c. 7 ha.

The north of the site is bound by the Rathbeale Road (R152) with Rathbeale Archaeological Park further beyond and is connected to the site via existing pedestrian and cyclist facilities. The east of the site is bound by residential areas of 'Cianlea', with trees and shrubs acting as a natural buffer between the site and existing residential areas. To the south, the site is bound by greenfield lands in the ownership of Fingal County Council. To the west, the site is bound by a hedgerow with greenfield lands under development by Gannon Homes, and Swords Community College and Broadmeadow Community National School already established.



Figure 2-1 Land Use of Overall Lands (Source: BSM Framework Plan – Lands at Mooretown, Sword 2024)

## 2.2 Description of Development

The proposed development will consist of the construction of a residential development, which represents Phase 1 of a wider development of the Mooretown Lands. The proposed development will provide for provide for 274 no. high quality dwellings, in a mix of houses, own door Duplex, and apartment units, arranged in clusters varying in height from 2 to 5 storeys, with an average density of c.39 units per hectare. The site will accommodate car parking spaces, bicycle parking spaces, storage, services, new pedestrian/cycle links, road improvements and plant areas. Landscaping will include communal amenity areas, and a significant public open space provision.

Please refer to the Planning Report prepared by Brady Shipman Martin for a full description of development.



### 3 PLANNING POLICY CONTEXT

#### 3.1 Project Ireland 2040 – National Planning Framework

The *National Planning Framework 2040* (NPF 2040) is the national framework to guide development through national objectives and key principles. The NPF 2040 is a development strategy which is key to shaping national, regional and local spatial development in economic, environmental, and social terms until 2040.

The NPF 2040 recognises the importance of the provision of childcare facilities and schools for future growth of the country stating that *“the continued provision and enhancement of facilities and amenities for childcare and young people such as childcare, schools, playgrounds, parks and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable thereafter”*.

The NPF 2040 sets out National Policy Objectives (NPOs) in order to deliver the overall vision outlined in the framework. The NPO in relation to childcare services and schools, both primary and secondary, is set out below:

**NPO 31:** *“Prioritise the alignment of targeted and planned population and employment growth within investment in the provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations.”*

#### 3.2 Regional Spatial Economic Strategy (RSES)

The Regional Spatial Economic Strategy (RSES) states that it is important that Local Authorities work collaboratively with service providers and stakeholders including the local community to effectively plan for social infrastructure needs through Local Community Development Committees (LCDCs) and the Local Economic and Community Plans (LECPs) to identify social infrastructure needs and set out an agreed programme of social infrastructure provision with key stakeholders involved in that process.

In the formulation of LECPs Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure to consider the impact of factors such as an ageing population and the resulting demand for facilities. There are a number of regional policy objectives (RPO's) within the RSES which support the provision of and access to social infrastructure:

RPO 9.16: In areas where significant new housing is proposed, an assessment of need regarding school's provision should be carried out and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.

- **RPO 9.17:** *EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECPs to effectively plan for social infrastructure needs.*
- **RPO 9.18:** *Local Authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.*

#### 3.3 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, updated in July 2023, includes specific guidance on childcare provision. This gives an indication of the revised approach currently evolving in relation to childcare facilities particularly in the context of the dated current guidelines.

Section 4.7 of the Guidelines state as follows: *“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”*

Approximately 6.6% (18 no.) of units in this proposed development are 1-bedroom units and therefore this emerging policy stance should be considered by Fingal County Council. It should be noted that approximately 93.4% of the residential units are 2, 3 and 4-bed units. It is therefore anticipated that the potential for children to be living in the scheme is therefore limited to 256 no. units in accordance with these Guidelines.

### 3.4 Childcare Facilities Guidelines for Planning Authorities (2001)

Childcare Facilities Guidelines for Planning Authorities, published in June 2001, provides a framework to guide local authorities in preparing development plans and assessing applications for planning permission; and, developers and childcare providers in formulating development proposals.

The Guidelines state that the local authority policies should focus on: *“The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities.”*

Appendix 2 of the Childcare Guidelines 2001 sets out the threshold in which childcare facilities should be established based on the geographical distribution of childcare facilities and the emerging demographic profile of the area stating, ‘for housing, a benchmark provision of one childcare facility per 75 dwellings is recommended’, providing a minimum of 20 childcare spaces.

It is further noted that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to *‘the make-up of the proposed residential area’*.

Section 2.4 discusses appropriate locations for childcare facilities:

**New communities/Larger new housing developments.** - Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary such as *“development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.”*

The Guidelines also state: *“The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas”.*

### 3.5 Statement of Strategy 2023-2025

The *Statement of Strategy 2023-2025* is a high-level plan that aims to ensure that *“all children and young people have access to a positive learning experience and to facilitate them, through learning to realise their full potential and contribute to Ireland’s social, economic and cultural development.”*

The Settlement of Strategy highlights the importance of the role of schools and education settings with a focus on key areas such as supporting children’s learning in the aftermath of the pandemic, addressing educational disadvantage, migrant inclusion, supporting children and young people with special educational needs, combatting climate change and supporting the active participation of children and young people in the system.

### **3.6 The Provision of Schools and the Planning System: A Code of Practice (2008)**

The Department of the Environment, Heritage and Local Government together with the Department of Education and Science published the policy document “The Provision of Schools and the Planning System” in July (2008).

This document was designed to facilitate the provision of schools and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition.

The Guidelines outline the following actions:

1. Forecasting Future Education Demand
2. Planning for New Schools through Local Authority Development Plans
3. Location of Schools – Planning Considerations
4. Site Development Standards
5. School Development Proposals and the Development Management Process
6. school Site Identification and Acquisition.

In relation to Development Management the Guidelines require planning authorities to:

*“Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.”*

### **3.7 Better Outcomes, Brighter Futures – The National Policy Framework for Children and Young People 2014-2020 (DCYA, 2014)**

Better Outcomes, Brighter Futures represents the first overarching national children’s policy framework comprehending the age ranges spanning children and young people (0 – 24 years). It adopts a whole of Government approach and will be underpinned by a number of constituent strategies in the areas of early years, youth and participation.

### **3.8 Fingal County Development Plan 2023-2029**

#### **Childcare Facilities**

Chapter 4 of the Fingal County Development Plan 2023-2029 (Development Plan) sets out a strategy for Placemaking in the County.

Regarding childcare facilities, section 4.5.1.7 notes the provision of high-quality accessible childcare and early learning facilities in existing and new communities in an important factor for the economic and social wellbeing of an area.

Within the administrative area of Fingal County Council, there are currently 320 no. registered childcare services and the council will continue to engage with Fingal County Childcare Committee (FCCC) regarding proposals for new facilities. The Development Plan sets out the following objectives:

#### **Objective CIOSO27 – Optimum Childcare Locations**

*“Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes. Encourage the co-location of childcare facilities and community facilities where appropriate, such as community centres and schools, with an emphasis on community and not for profit childcare facilities where appropriate.”*

#### **Objective CIOSO28 – Childcare Facilities and New Development**

*“Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.”*

#### **Objective CIOSO29 – Community Based Childcare**

*“Promote the establishment of community-based, non-profit, childcare in future Fingal community facilities.”*

#### **Schools**

School facilities play a key role in their respective communities and often are a determining factor as to why people choose to live in a certain area.

The Development Plan incorporates policies and objectives as set out in ‘The Provision of Schools and the Planning System 2008.’ Fingal County Council in collaboration with the Department of Education ensures adequate school provision is provided throughout the county with a focus on enhanced facilities designed to meet varied community needs including amenities such as full-size sports pitches, community meeting rooms, dressing rooms and playgrounds (this may vary from site to site).

Whilst the provision of new schools is the responsibility of the Department of Education, Fingal County Council has and will continue to work collaboratively with the Department to expand educational facilities and identify new schools throughout the area of Fingal. As part of this collaboration, a total of 3 no. schools have opened in Swords since 2018:

Section 4.5.1.4 of the Development Plan aims to provide for the provision of schools through a series of objectives:

#### **Objective CIOSO17 – Educational Infrastructure**

*“Encourage the continued use and possible intensification of existing educational infrastructure where appropriate. Facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government’s School Building Programme.”*

#### **Objective CIOSO18 – Sites for Primary and Secondary Schools**

*“Identify sites for primary and secondary schools in consultation with the Department of Education based on future population growth projections and in accordance with the Core Strategy and Settlement Hierarchy.”*

#### **Objective CIOSO19 – Additional Schools**

*“Facilitate the development of additional schools, including Gaelscoileanna and Gaelcholáistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies.”*

**Objective CIO20 – Design of Schools**

*“Require new schools and other education centres to meet the Council’s standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality and climate change. Such standards are to be considered and demonstrated in any application for an educational centre.”*

**Objective CIO21 – Multiple Usage of School Buildings**

*“Promote and encourage the multiple usage of school buildings and associated infrastructure so that school facilities are also available for use by the local community after school hours.”*

## 4 DEMOGRAPHIC PROFILE OF THE STUDY AREA

It is considered that a total catchment area of 2km is a fair representation of accessible childcare facilities and 3km for primary schools given the location of the site. As noted, the catchment area was extended to 4km when assessing secondary school provision.

The results from the Census 2022 have been used to compose the demographic profile of the study area which falls within Swords-Glasmore Electoral Division (ED) as shown below in Figure 4-1.

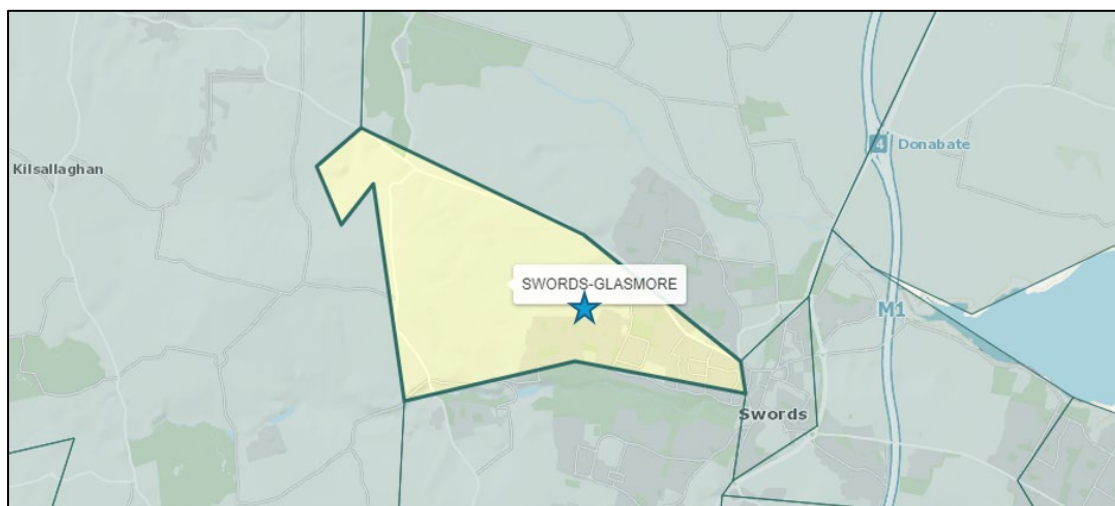


Figure 4-1: Swords-Glasmore ED with the Subject Site indicated in blue (Source: CSO SAPMAP 2024 and BSM Annotation).

### 4.1 Population Profile

Between 2016 and 2022 the population of Fingal grew at a faster rate (11.6%) in comparison to both the State and County Dublin at 8.1% and 7.9% respectively. However, the population of Swords-Glasmore ED has gradually decreased by c. -0.5% (37 no. people) within the 6 no. year intervals between the Census of 2016 and 2022 as shown in Table 4-2.

Area	2016 population	2022 population	2016-2022 change (%)
State	4,761,865	5,149,139	8.1%
County Dublin	1,347,359	1,458,154	7.9%
Fingal	296,020	330,506	11.6%
Swords-Glasmore ED	7,711	7,674	-0.5%

Table 4-1 Population Growth within The State, Fingal and Swords-Glasmore ED ED between 2016-2022 (Source: CSO 2016-2022).

### 4.2 Age Profile

In order to assess the proportion of population requiring childcare and both primary and secondary school places, the age profile of Fingal and Swords-Glasmore ED between 2016 and 2022 was reviewed as shown below in Table 4-2.

Age Group	Fingal 2016 Population	Fingal 2022 Population	% Change	Swords Glasmore ED 2016 Population	Swords Glasmore ED 2022 Population	% Change
0–4-year-olds	24,899	21,017	-15.6%	426	366	-14.1%
5–9-year-olds	26,260	25,315	- 3.6%	574	381	-33.6%
10–14-year-olds	21,454	27,716	29.2%	570	530	-7%
15-19-year olds	17,750	22,876	28.9%	666	566	-15%
20+ year-olds	205,657	233,582	13.6%	5,475	5,831	6.5%
<b>Total:</b>	<b>296,020</b>	<b>330,506</b>	<b>11.6%</b>	<b>7,711</b>	<b>7,674</b>	<b>-0.5%</b>

**Table 4-2: Age Profile of Fingal and Swords-Glasmore ED between 2016 and 2022 (Source: CSO 2016 & 2022).**

The age brackets are as per the Census 2022 results which illustrates the age profile from 0-19 years, as the age brackets are not as per primary and secondary school ages it is further explained below:

- 0-4 years old (Pre-school age)
- 5-9 years old (Primary School Age)
- 10-14 years old (10-11 years old Primary School / 12-14 years old Secondary School)
- 15-19 years old (15-18 years old Secondary School / 19 years old Further Education)

CSO Census data from 2016 and 2022 indicated that Swords-Glasmore ED has had a gradual decrease in population by c.-0.5%, compared to the overall population growth in Fingal which was an increase of 11.6%. The pre-school population (typically 0-4 years) has decreased in Fingal (-15.6%) as well as in Swords-Glasmore ED (-14.1%) respectively.

Within Swords-Glasmore ED, those of primary school age have substantially decreased by -33.6% (5–9-year-olds). Those of older primary school age and secondary school age (10-19 years old) have seen a slight decrease in population between 2016-2022 at -7% and -15% respectively.

Area	Pre School (0-4 years old)		Primary School (5-9 years old)		Primary / Secondary (10-14 years old)		Secondary School / Higher education 15-19 years old)	
	Total	% of Population	Total	% of Population	Total	% of Population	Total	% of Population
<b>Fingal</b>	21,017	6.4%	25,315	7.7%	27,716	8.4%	22,876	6.9%
<b>Swords-Glasmore ED</b>	366	4.8%	381	5%	530	6.9%	566	7.4%

**Table 4-2: 0–19-year-old breakdown in Fingal and Swords-Glasmore ED (Source: CSO 2022)**



In 2022, Swords-Glasmore ED has a total of 366 no. 0-4 years olds which equates to 4.8% of the total ED population. In comparison, this is lower than the 0-4 year old population of Fingal which as a whole recorded a total of 21,017 no. 0-4 year olds in 2022 which equates to 6.4% of the population. According to the CSO, there is a downward trend of 0-4 year old population, primarily due to a fall in births from 2009.

The 5-9 year old population and 10-14 year old population follows a similar trend. Both age groups comprise a lower percentage of the population (5.0% and 6.9%) within Swords-Glasmore ED in comparison to Fingal who have a total percentage of 7.7% of 5-9 year olds (25,315 no. children) and 8.4% of 10-14 year olds (27,716 no. children).

Whilst the Swords-Glasmore ED has decreased in population by c.-0.5% between 2016 and 2022, as shown above in Table 4-2, the total percentage of 15-19 year olds (7.4%) is greater in Swords-Glasmore ED in comparison to Fingal (6.9% of 15-19 year olds).

Overall, in 2022 those eligible for pre-school (0-4 years old) and primary and secondary school age (5-19 years old) within Swords-Glasmore have decreased.

### 4.3 Average Household Size

The average household size is calculated using the total number of houses divided by the total number of people within households. Table 4-4 below shows the average household size in Fingal and Swords-Glasmore ED.

Swords-Glasmore ED has a higher average household size with 3.12 no. people per household in comparison to the average household size in Fingal with 3.02 no. people per household.

The Census 2022 confirms that the average number of children per family nationally is 1.34 which marginally decreased from 1.38 recorded in the Census 2016.

Area	Households	Persons	Average Household Size
Fingal	96,812	292,989	3.02
Swords-Glasmore ED	7,753	2,481	3.12

Table 4-3: Average Household Size in Fingal and Swords-Glasmore ED (Source: CSO 2022).

### 4.4 Population of the Proposed Development

The proposed development is comprised of 274 no. units consisting of 18 no. 1-bed units, 109 no. 2-bed units, 128 no. 3-bed units and 19 no. 4-bed units.

As noted above, the average household size for Fingal is 3.02 people and 3.12 people in Swords-Glasmore ED.

Area	Calculation	Total
Fingal	274 (no. units) X 3.02 (avg. HH size)	828 no. people
Swords-Glasmore ED	274 (no. units) X 3.12 (avg. HH size)	855 no. people

Table 4-4: The Population of the Proposed Development (Source CSO 2016, BSM Calculation 2022).

Therefore, it is expected, based on the average household size of Swords-Glasmore ED and Fingal County, the proposed development will generate a population of approximately 828-855 no. people



(noting that 18 no. 1 bed units will generate a smaller household size and therefore a lower population figure is expected).

For the purposes of this report, we will continue to assess the demand for childcare and school provision with reference to the average household size of Swords-Glasmore ED (3.12) in order to provide a fair representation for the purposes of childcare requirements.

## **5 EXISTING AND PROPOSED CHILDCARE PROVISION**

As part of this report, we have surveyed the provision of Childcare Services in the area to provide a summary of both existing and permitted childcare facilities in the vicinity.

### **5.1 Existing Childcare Provision**

Figure 5-1 below outlines the number and distribution of childcare facilities registered with TUSLA (February 2024), the independent statutory regulator of early years services in Ireland.

Within 2km of the site there are a total of 21 no. childcare services with the provision of approximately 731 no. childcare spaces. Within 1km of the site there are 242 no. childcare spaces.

The existing childcare facilities are of varying scale and operational services as shown in the corresponding table (Table 5-1). Play and Learn (1) is within closest proximity to the site (c.0.25km) and has capacity to accommodate c.22 no. children through full day, part time and sessional day care services. Charlies Childcare Tigin(21) located in Swords Business Campus, Balheary Rd. Swords, Co.Dublin (c. 2km from the site) is the largest childcare facility with 108 no. childcare spaces.

A total of 6 no. services within a 2km radius from the site provides for full day childcare services only with capacity up to 325 no. childcare spaces (c. 45.6% of total childcare spaces).

# Mooretown S179A

## Childcare Facilities & School Demand Assessment

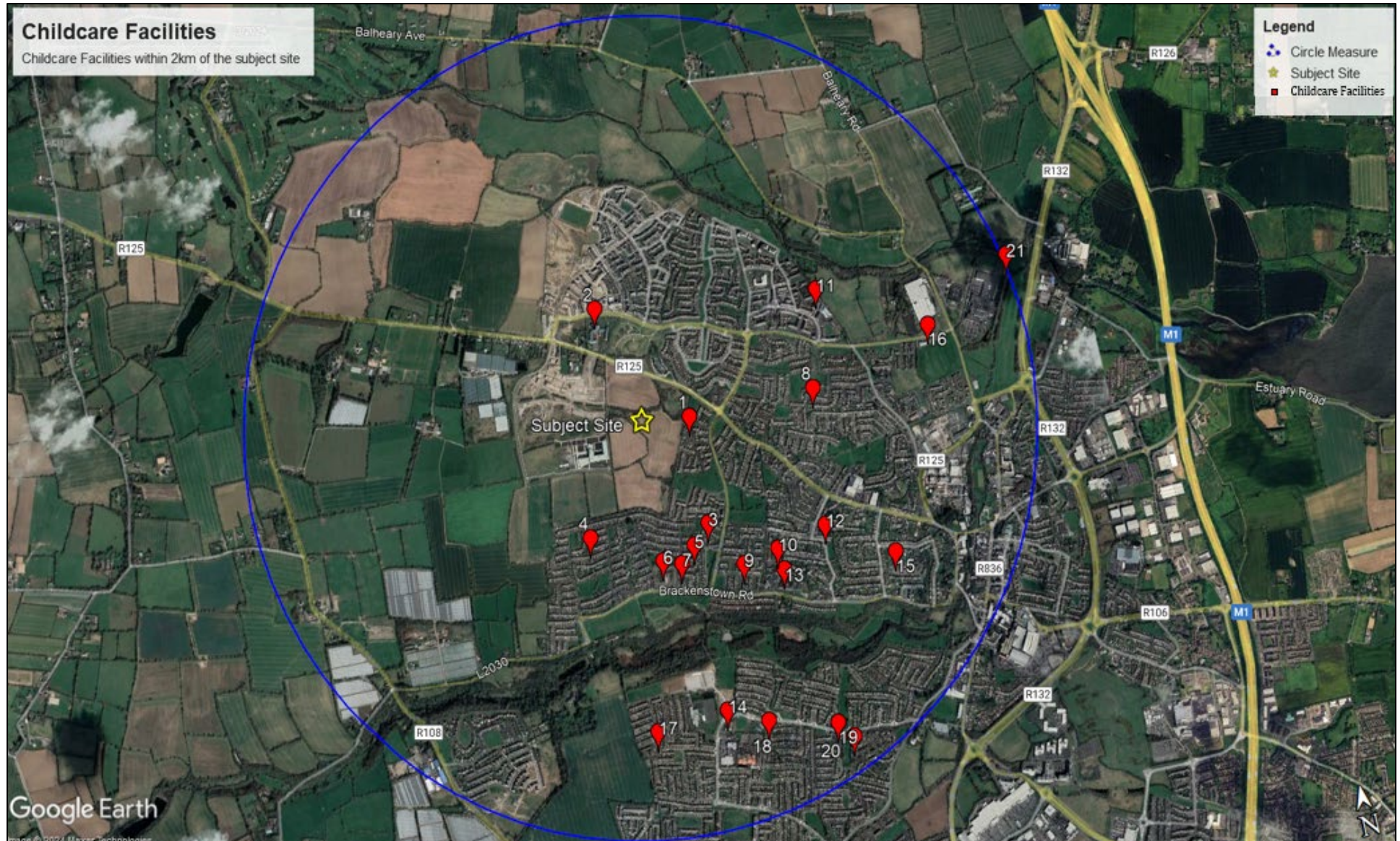


Figure 5-1 Childcare Facilities within 2km Catchment Area from the Subject Site (Source: Google Earth, BSM 2024)

## Childcare Facilities &amp; Schools Demand Assessment

No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Children can be accommodated	Distance (Linear)
1km Distance						
1	Play and Learn	68 Cianlea, Swords, Co.Dublin	2-6 years	Full Day/Part Time/Sessional	22 no. children	c.0.25km
2	Appleseed's Pre-school	Applewood Community Centre, Applewood, Swords, Co. Dublin	2-6 years	Sessional	33 no. children	c. 0.5km
3	Little Valley Preschool	9 Valley View, Swords, Co. Dublin	2-6 years	Sessional	11 no. children	c. 0.7km
4	The Montessori Way	27 Berwick Way, Swords, Co.Dublin	2-6 years	Sessional	16 no. children	c. 0.7km
5	Little Friends Playgroup	23 Swords Manor Way, Swords, Co. Dublin	2-6 years	Sessional	15 no. children	c. 0.76km
6	The Little Learners Corner	Swords Manor, Brackenstown Road, Swords, Co. Dublin	0-6 years	Full Day/Part Time/Sessional	40 no. children	c. 0.8km
7	St Brigid's Montessori School	5 Swords Manor Grove, Swords, Co. Dublin	3-6 years	Sessional	15 no. children	c. 0.8km
8	ABC Playschool	21 Glen Ellan Crescent, Swords, Co. Dublin	2-6 years	Sessional	16 no. children	c.0.9km
9	Bright Stars Childcare	1 St. Cronan's View, Swords, Co. Dublin	2-6 years	Part Time/Sessional	41 no. children	c.0.9km
10	Sunshine Playschool	The Scouts Den, Brackenstown Road, Swords, Co.Dublin	2-6 years	Full Day/Part Time/Sessional	33 no. children	c.1km

## Mooretown S179A

### Childcare Facilities & School Demand Assessment

2km Distance						
11	Little Apples Creche & Montessori	Applewood Lane, Applewood Village, Swords, Co. Dublin	0 - 6 Years	Full Day/Sessional	105 no. children	c. 1km
12	Kid- E-Winks Montessori	147 Glasmore Park, Swords, Co. Dublin	2-6 years	Sessional	20 no. children	c. 1km
13	Kids Care	B.A.S.E. St Cronan's School Grounds, Brackenstown Road, Swords, Co. Dublin	2-6 years	Part Time/Sessional	41 no. children	c.1km
14	Buzbie's Community Childcare Services	Rivervalley Community Centre, Rivervalley, Swords, Co. Dublin	2-6 years	Sessional	44 no. children	c. 1.5km
15	A to Z playschool	24 Rathbeale Rise, Swords, Co. Dublin	3-6 years	Sessional	20 no. children	c.1.5km
16	Mighty Oaks Pre-School	St.Colmcilles GFC, Hollybank, Glen Ellan Road, Swords, Co.Dublin	2-6 years	Sessional	22 no. children	c.1.5km
17	Little Footsteps Creche and Montessori	32 Brookdale Road, Swords, Co. Dublin	0-6 years	Full Day/Part Time/Sessional	32 no. children	c.1.6km
18	New Horizons Montessori School	13 Forest Park, Rivervalley, Swords, Co. Dublin	3-6 years	Sessional	22 no. children	c.1.7km
19	Rivervalley Creche	4 Rivervalley Rise, Swords, Co.Dublin	0-6 years	Full Day, Part Time, Sessional	18 no. children	c. 2km
20	Tigger's Playhouse	51 Hawthorn Park, Forest Road, Swords, Co. Dublin	2-6 years	Sessional	19 no. children	c. 2km
21	Charlies Childcare Tigin	Swords Business Campus, Balheary Rd. Swords, Co.Dublin	0-6 years	Full Day, Part Time, Sessional	108 no. children	c. 2km
<b>Total: 713 no. childcare spaces</b>						

Table 5-1 Childcare Facilities within 2km Catchment Area from the Subject Site (Source, TUSLA Early Years Register February 2024)



## 5.2 Proposed Childcare Provision

As part of this report, we have also considered other significant proposed schemes and permitted schemes that are not yet built within the surrounding area, which will contribute to the overall quantum of childcare places available. Details of proposed childcare facilities are shown below in Table 5-2.

On surrounding lands being developed by Gannon Homes, there are 5 no. childcare facilities that have been permitted within less than 1km from the subject site and will provide for approximately 277 no. childcare spaces.

Reg. Ref.	Address	Application Status	Capacity	Size (sq.m)	Distance from Site
FCC Ref. F24A/0133	43 Miller's Avenue, Miller's Glen, Oldtown, Swords, Co. Dublin	Permitted	95 no. spaces <sup>1</sup>	c. 547sq.m	c. 0.85km
F23A/0504	On Lands to the South of Rathbeale Road and to the North of Main Street and to the East of, Mooretown Distributor Road (Western Distributor Link Road), Mooretown, Swords, Co. Dublin	Permitted	20 no. spaces <sup>1</sup>	c. 111 sq.m	c. 0.55km
FCC Ref. F23A/0676	Lands to the south of Glen Ellan Road, to the east of Miller's Avenue, and north of Rathbeale Road, Oldtown, Swords, Co. Dublin	Permitted	21 no. spaces <sup>1</sup>	c. 107 sq.m	c. 0.3km
ABP. Ref. 313362	Celestica/ Motorola, Swords, Mooretown, Co. Dublin.	Permitted	102 no. children <sup>1</sup>	c. 512 sq.m	c. 0.8km
FCC Ref. F11A/0473/E2	Lands North Of The Rathbeale Road And On The Glen Ellan Road, Oldtown, Swords, Co. Dublin.	Permitted	39 children <sup>1</sup>	c. 193 sq.m	c. 0.6km
<b>Total no. permitted childcare spaces. 277</b>					

**1 = Indicative figure based of the Childcare Guidelines 2001.**

**Table 5-2: Proposed Childcare Facilities within the 2km Radius (Source: FCC, 2022).**

## 6 ESTIMATED CHILDCARE DEMAND AND ANALYSIS

As previously noted in Section 5.1, there are 21 no. childcare facilities within 2km of the subject site with a total capacity for c. 713 no. children. In addition to this there are 5 no. permitted childcare facilities within a 1km radius of the site with capacity for approximately 277 no. children.

### 6.1 Early Learning and Childcare Data (2024)

The *Early Learning and Childcare Data website* was introduced on the 11<sup>th</sup> of December 2023, replacing the 'Annual Early Years Sector Profile report'. The website provides an annual overview of the both the Early Learning Care (ELC) and School-Age Childcare (SAC) sector in Ireland.

Key data extracted from the website includes;

- it is estimated that over 213,000 children were enrolled in early learning and childcare services across the country in 2022/23, 8% more than in the previous year. The highest growth in capacity was for children attending school age childcare, at 25% for those aged 4 to 6 years, and 20% for those aged 6 years and older.
- the total estimated capacity of the sector in 2022/23 was over 243,000, an increase of 6% on the previous year. The highest growth in capacity was for children attending school age childcare, at 25% for those aged 4 to 6 years, and 20% for those aged 6 years and older

The information available from this website includes details on the capacity of childcare services around Ireland. As part of this survey that was carried out, it is illustrated there was a 12.6% increase of childcare enrolment within Fingal between the years of 2021/2022 and 2022/2023, as shown below in Table 6-1. Swords-Glasmore ED experienced a significant increase of childcare enrolment between this time period by 43.5%.

While childcare enrolment figures have shown to be increasing throughout Swords-Glasmore ED, capacity within the existing childcare services to cater for these growing figures have also been increasing. In the enrolment year of 2021/2022 there were 8 no. facilities that provided childcare services that had an overall capacity of 446 no. children spaces, in comparison to 2022/2023 which had 9 no. facilities and an overall capacity of 520 no. childcare spaces which is an increase of 16.6% in childcare spaces. Vacancy rates have shown to have decreased by -62.8% between 2021/2022 and 2022/2023.

Area	Total services		Enrolled		Capacity		Vacant Places	
	2021/22	2022/23	2021/22	2022/23	2021/22	2022/23	2021/22	2022/23
Fingal	231	237	12,013	13,526	13,688	14,953	1,675	1,427
Swords-Glasmore ED	8	9	333	478	446	520	113	42

**Table 6-1 Childcare Enrolment, Capacity and Vacancy Figures within Fingal and Swords-Glasmore ED (Source, Early Learning and Childcare Data Webpage)**

### 6.2 Census of Population 2022 – Households, Families and Childcare

The Census of Population 2022 Profile 3 sets out statistics relative to households, families and childcare.

Within the State, a creche or a similar facility (including creche, Montessori, group or after school facilities) for children under 15 years of age (c. 42%) is the most common form of childcare according to the Census 2022 results. This is followed by an unpaid relative or family member (c. 28%).

Within the administrative area of Fingal County Council, a creche facility or similar was the most common recorded form of childcare (c. 45%) which is slightly higher than the state average and followed by childcare provided by an unpaid relative or family member (c. 27.5%).

Within the State a total of 150,000 no. children were of preschool age (ages 0-4) of which 60% of these were in creche or similar type facility. The state average of 60% of 0-4 year olds attending creche or a similar type facility is applied below to Fingal and Swords-Glasmore ED:

Area	Total 0-4 year olds	60% of 0-4 year olds
Fingal	21,017	12,611 no. children
Swords-Glasmore ED	366	220 no. children

**Table 6-2: Percentage of 0-4 year olds attending creche within Fingal and Swords-Glasmore ED as per the State average (Source: CSO, 2022).**

### 6.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

As noted above in Section 3, the Childcare Facilities: Guidelines for Planning Authorities (2001) recommend an average of one childcare facility of minimum 20 no. childcare spaces, for each 75 no. dwellings stating:

*Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms'.*

The proposed scheme contains c. 6.6% one bed units which, as per the above, should be discounted from the requirement, resulting in a total of 256 no. units as the basis for the calculation of childcare places. The application of 20 places for every 75 no. units would result in a requirement of c. 69 no. childcare places. This is also aligned with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023 (see section 3.5 above).

### 6.4 Childcare Demand Summary

The Census 2022 confirms the average number of children per family nationally to be 1.30 which has slightly decreased since the Census 2016 (1.38 children per family). On this basis, the child population of the proposed development would equate to 256 no. of applicable units (excluding 1 no. bedroom units) by average no. of children per family (1.30) giving an anticipated child population of c. 333 children.

## Mooretown S179A

### Childcare Facilities & School Demand Assessment

With an area specific percentage breakdown on population in 0-4 age group (see section 4.1) of 4.8% in Swords-Glasmore ED this indicates a pre-school childcare potential requirement of approximately 42 no. childcare places, based on the population of the proposed development. In accordance with the Childcare Guidelines 2001 based on the number of units, a total number of 69 no. childcare places are required.

Therefore, the proposed requirement for pre-school childcare (42 – 69 no. childcare places) as discussed above equates to a total of c. 4.2% - 7% of the existing and proposed childcare places (990 no. places) as set out in Section 5.1 and 5.2 of this Report.

A childcare facility will be provided as part of the second phase of the Mooretown lands which will serve future phase and additional demand generated by the proposed development if required. Considering the proposed development's characteristics, namely unit mix, demographic profile of the area and existing and permitted childcare facilities, we submit that the proposed childcare facilities are sufficient to meet the demand of the future population created by the proposed development.

We consider the proposed development to be fully in accordance with Government guidance in relation to the Fingal County Development Plan 2023-2029 and the Childcare Facilities Guidelines for Planning Authorities June (2001).



## 7 EXISTING AND PROPOSED SCHOOL PROVISION

As part of this report, we have undertaken a desktop analysis of the provision of primary schools within 3km and secondary schools within a 4km catchment area. As children can often travel further for secondary schools, the catchment area was extended to survey schools within the 4km area.

### 7.1 Existing Primary School Provision

The primary education sector includes a range of school types, including: state-funded schools, special schools and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools).

There are 12 no. primary schools as illustrated in Figure 7-1 within the 3km catchment area with a total enrolment of 4,554 no. pupils in 2022/2023, with 1,268 no. places (27.8%) within 1km of the subject site. The largest primary school is Holy Family Senior National School (8) with a total of enrolment of 624 no. pupils within 2022/2023 and is located c. 1.78km from the site. This is followed by Holy Family Junior National School (7) with 452 no. pupils enrolled in 2022/2023.

Table 7-1 identifies a trend of enrolments marginally decreasing, apart from Broadmeadow Community School (1), St. Cronan's Junior National School (5) and River Valley Community School (8)

Broadmeadow Community School and River Valley Community School recently opened in 2019 and it is expected that the total enrolments will increase as the schools are established, further details are set out below:

#### **River Valley Community National School (CNS)**

River Valley CNS (10) was established in 2019 and is currently operating from temporary accommodation located on Swords Main Street until a permanent school site is secured.

The temporary school site was permitted by FCC on 27<sup>th</sup> August 2019 (FCC Ref. F19A/0164) and the first pupils moved into the temporary school in September 2020 comprising of 2 no. school prefabs (c. 282 sq.m and 181 sq.m) including classrooms, offices, lobby area, staff room/ kitchen and toilets.

The temporary school accommodation includes 4 no. classrooms with capacity for 120 no. pupils including junior infants, senior infants and 1<sup>st</sup> and 2<sup>nd</sup> class. As stated above in Table 7-1, a total number of 95 no. pupils were enrolled in 2022/2023 therefore the temporary primary school site has capacity remaining for additional pupils (15 no. pupils).

#### **Broadmeadow Community National School (CNS)**

Broadmeadow CNS (1) was permitted by FCC on 26<sup>th</sup> June 2018 (FCC Ref. F18A/0163) and consists of a 2 no. storey building with 24 no. classrooms including 2 no. special needs units, ancillary pupil and staff facilities and a GP hall.

It is noted within the planning documentation submitted as part of the application that the primary school has capacity for up to 624 no. pupils. As shown in Table 7-1, Broadmeadow CNS had a total enrolment of 50 no. pupils within 2022/2023 and therefore has capacity for additional pupils (c. 574 no. pupils)

# Mooretown S179A

## Childcare Facilities & School Demand Assessment

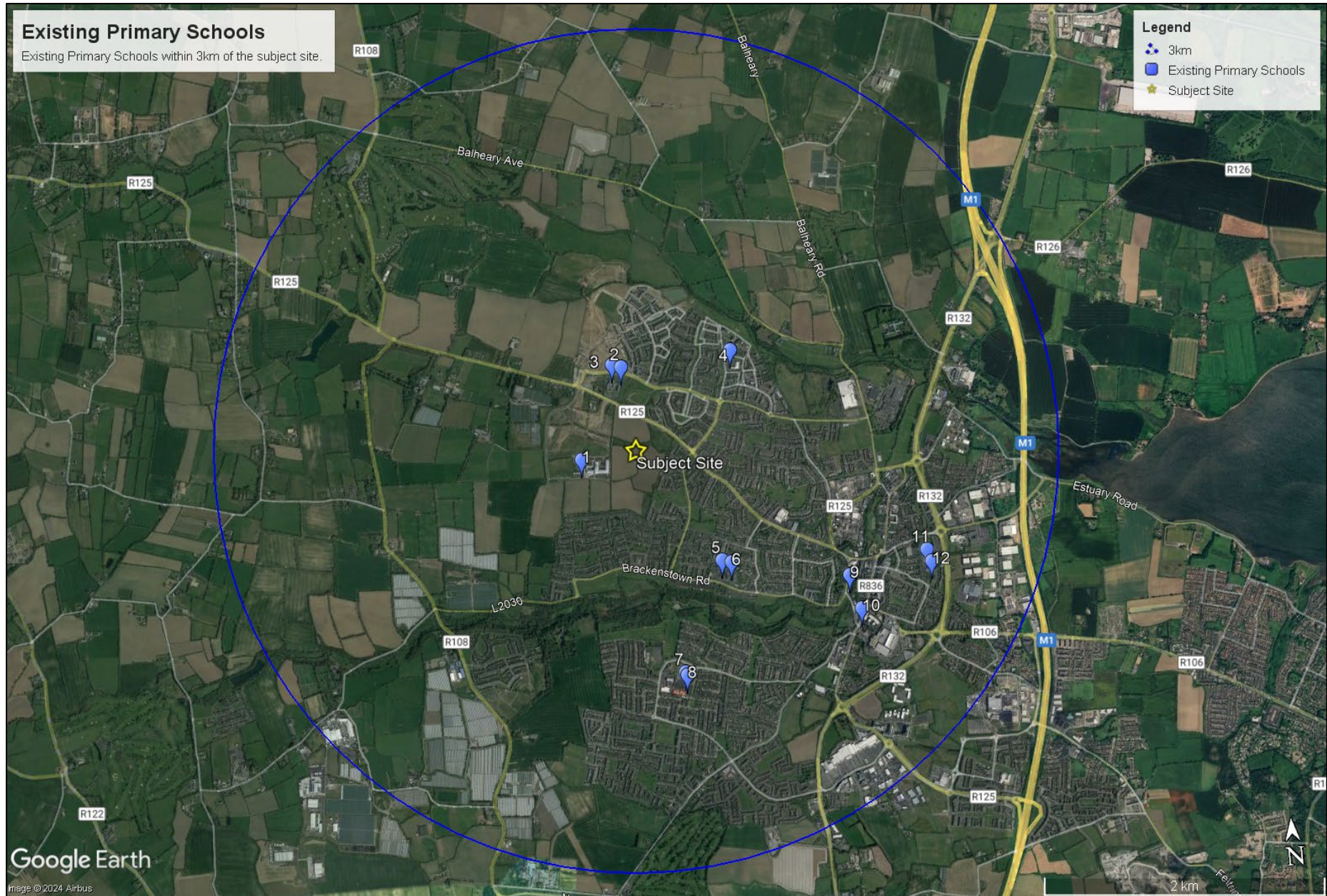


Figure 7-1 Primary Schools within 3km Catchment Area from the Subject Site (Source: Google Earth, BSM 2024).



## Childcare Facilities &amp; Schools Demand Assessment

No	Primary School	Address	Enrolled Pupils 2021/2022	Enrolled Pupils 2022/2023	Average Class Size 2022/2023	Distance (Linear)
1km Distance						
1	Broadmeadow Community National School	Rathbeale Road, Mooretown, Swords, Co. Dublin	30	50	17	c. 0.40km
2	Gaelscoil Bhrian Boroimhe	Seanbhaile Bothar, Chill Dheaglain, Sord Contae Atha Cliath, Co. Dublin	460	452	28	c.0.5km
3	Swords Educate Together	Applewood, Swords, Co. Dublin	438	425	27	c. 0.50km
4	Thornleigh Educate Together	Applewood, Swords, Co. Dublin	342	341	20	c. 0.9km
3km Distance						
5	St. Cronan's Junior National School	Brackenstown Road, Swords, Co. Dublin	501	508	24	c. 1.1km
6	Brackenstown Senior National School	Brackenstown Road, Swords, Co. Dublin	567	573	24	c. 1.1km
7	Holy Family Junior National School	Forest Fields, Swords, Co. Dublin	634	621	29	c. 1.7km
8	Holy Family Senior National School	Forest Fields, Swords, Co. Dublin	654	624	25	c. 1.8km
9	Swords Borough National School	Church Road, Windmill Lands, Swords, Co. Dublin	107	106	26	c.1.8km
10	River Valley Community National School	85 Main Street, Swords, Co. Dublin	62	95	23	c. 2.km
11	St. Colmcille's Boys National Catholic School	Chapel Lane, Swords, Co. Dublin	390	391	24	c. 2.2km
12	St. Colmcille's Girls National Catholic School	Chapel Lane, Swords, Co. Dublin	371	368	24	c.2.3km
Total:			<b>4,556 no. pupils</b>	<b>4,554 no. pupils</b>		

Table 7-1: Primary Schools within 3km of the Subject Site (Source: Google Earth, Gov.ie, BSM 2022).

## 7.2 Existing Secondary School Provision

The number and distribution of secondary schools within 4km of the site is illustrated below in Figure 7-2. The secondary schools (as listed in Table 7-2), include a range of schools including boys, girls, all genders and Irish-medium schools.

There are 6 no. secondary schools within the 4km catchment area, with 1 no. school within 1km from the site (Swords Community College – with a current enrolment of c. 738 no. pupils). Across 6 no. secondary schools there are a total of 3,707 no. pupils enrolled in 2022/2023. Fingal Community College (c. 1.97km from the subject site) is the largest secondary school in the catchment area with an enrolment of c. 867 no. pupils in 2022/2023.

The number of children enrolled in secondary schools within the catchment area has slightly increased by 8.1% (278 no. enrolments) between 2021/2022 and 2022/2023.

It is expected that enrolments in Swords Community College (1) will continue to increase as it has a total capacity for 1,100 no. pupils<sup>1</sup> and had a total enrolment of 738 no. pupils in 2022/2023.

Swords Community College recently opened in September 2020 and includes for a part 3 and part 2-storey post-primary school with 58 no. classrooms, 2-classroom special needs unit, sports hall and ancillary staff and pupil facilities. The post-primary school was built under the same permission as Broadmeadow CNS and are located within the same site as discussed in Section 7.1 (FCC Ref. F18A/0163).

---

<sup>1</sup> As per planning documentation submitted under FCC Ref. F18A/0163

Childcare Facilities & Schools Demand Assessment

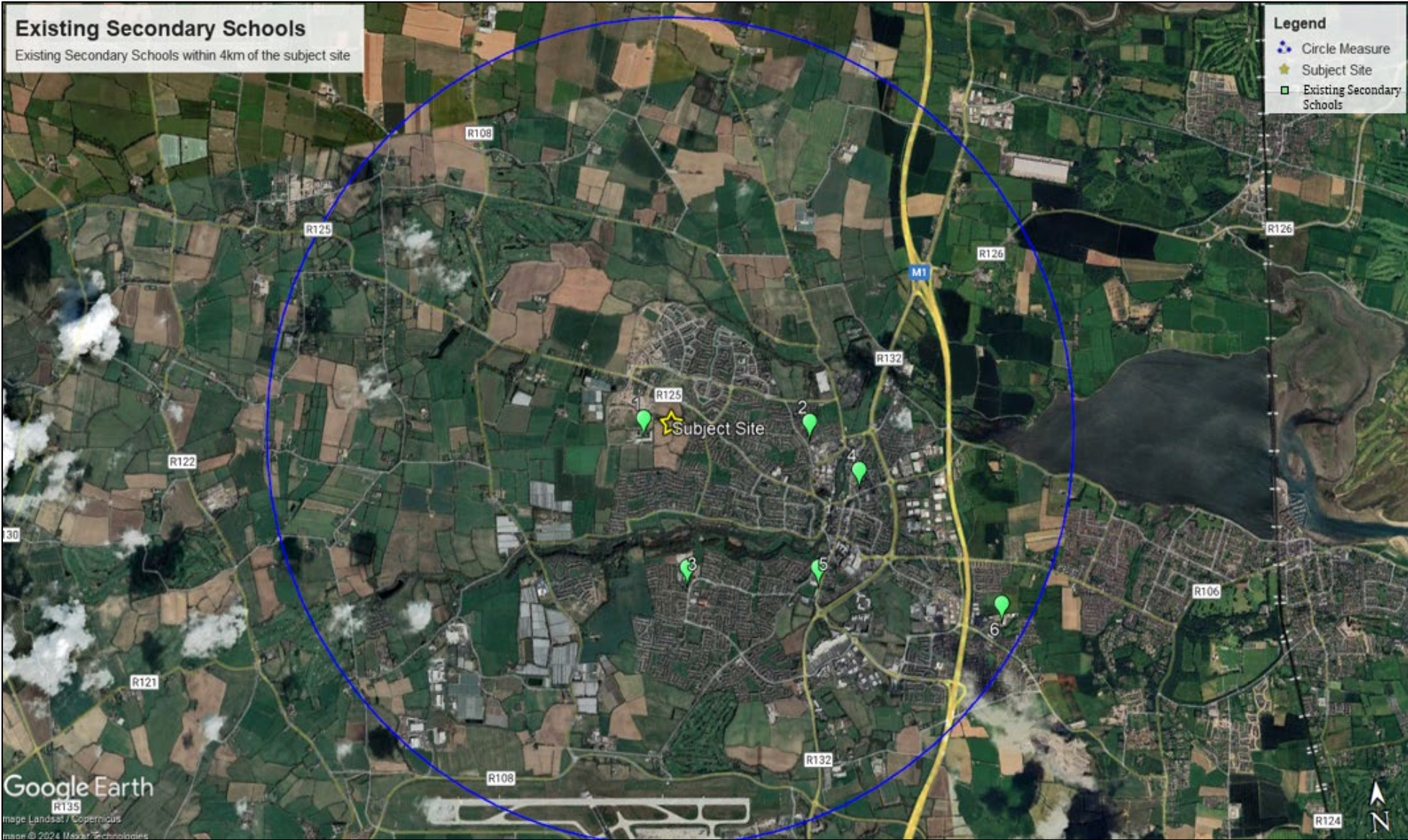


Figure 7-2 Secondary Schools within 4km Catchment Area from the Subject Site (Source: Google Earth, BSM 2024)

## Mooretown S179A

### Childcare Facilities & School Demand Assessment

No	Secondary School	Address	Enrolled Pupils 2021/2022	Enrolled Pupils 2022/2023	Distance (Linear)
1km Distance					
1	Swords Community College	Rathbeale Road, Mooretown, Swords, Co. Dublin	579	738	c.0.35km
4km Distance					
2	St. Finian's Community College	Jugback Lane, Castlefarm, Swords, Co. Dublin	642	644	c.1.4km
3	Loreto College	Hilltown, Swords, Co. Dublin	621	641	c.1.6km
4	Fingal Community College	Seatown Road, Townparks, Swords, Co. Dublin	876	867	c.2km
5	Colaiste Choilm	Dublin Road, Swords, Co. Dublin	504	470	c.2.1km
6	Malahide Portmarnock Etss	Riasc Centre, Feltrim Road, Kinsealy	207	347	c.3.8km
Total:			3,429 no. pupils	3,707 no. pupils	

**Table 7-2 Overview of Secondary Schools within the 4km Catchment Area from the subject site (Source: [www.gov.ie](http://www.gov.ie)).**



### 7.3 Proposed School Provision

The Minister of Education has set out key priorities during the National Development Plan (NDP) period 2021- 2024 regarding school provision including the delivery of c. 150-200 new school building projects annually to provide necessary additional capacity.

The Planning and Building Unit within the Department of Education are responsible for identifying the need for school accommodation, setting out technical specifications for educational buildings, prioritising the allocation of resources and overseeing the delivery of the capital and school building programme.

As of April 2024, a total of 6 no. schools (4 no. primary schools and 2 no. secondary schools) within the selected 4km radius from the subject site are included as part of the School Building Programme. The schools and their current status within the School Building Programme is set out below:

School	Address	Type	Current Status
Brackenstown Junior & Senior School (St. Cronan's)	Brackenstown Road, Swords, Dublin	Primary School	Stage 2b - detailed design  (FCC Ref. F23A/0112)
Brackenstown Senior National School	Brackenstown Road, Swords, Dublin	Primary School	Stage 2b - detailed design  (FCC Ref. F23A/0112)
Broadmeadow Community National School, Mooretown, Swords	Rathbeale Road, Mooretown, Swords, Co. Dublin	Primary School	Pre Stage 1
Loreto College Swords	Hilltown, Swords, Co. Dublin	Secondary School	Pre Stage 1
St. Finian's Community College	Jugback Lane, Castleford, Swords, Co. Dublin	Secondary School	Pre Stage 1
River Valley Community National School	85 Main Street, Swords, Co. Dublin	Primary School	Pre Stage 1

**Table 7-3: Status of Schools within the School Building Programme, April 2024**(Source: Mygov.ie)

The schools listed in Table 7-3 above are existing and operating and are not yet at a stage to submit a planning application for either a new school or upgrade works expect for Brackenstown Junior & Senior School (St. Cronan's) and Brackenstown Senior National School which are at detailed design stage. It is expected that all other schools will be subject to a new school or upgrade works.

Further details of the proposed new school and upgrade works to Brackenstown Junior & Senior School is set out below:

**FCC Reg. Ref. F23A/0112**

On 15th August 2023, Board of Management of Brackenstown Senior National School (the Applicant) applied for permission for development at Brackenstown Senior National school, Brackenstown Road, Swords, Co. Dublin.

The development consists of:

- 1) The demolition of Brackenstown Senior National School building (existing) and 7 no. pre-fab classrooms
- 2) the construction of a four-classroom single-storey extension to rear of the existing Junior School (687 sq.m)
- 3) A 2-storey 28 no. classroom senior building with a GP hall and associated ancillary learning and administrative areas (4,906 sq.m);
- 4) 5 no. external ball courts, 4 no. hard/ soft surface play areas and an all-weather pitch to the rear of the school building;
- 5) 144 no. covered bicycle parking spaces and 58 no. car parking spaces to the front.

Fingal County Council granted permission for the development on 17<sup>th</sup> October 2023. The upgrade of Brackenstown Junior and Senior National Schools were subject to previous application (FCC Ref. F16A/0530 & F17A0367) but were not implemented.



## 8 ESTIMATED SCHOOL EMAND AND ANALYSIS

### 8.1 Estimated Primary School Demand

The demand for primary school places is based on ‘Provision of Schools and the Planning System: A Code of Practice 2008’ where an average of 12% of the population are expected to be present for primary school education.

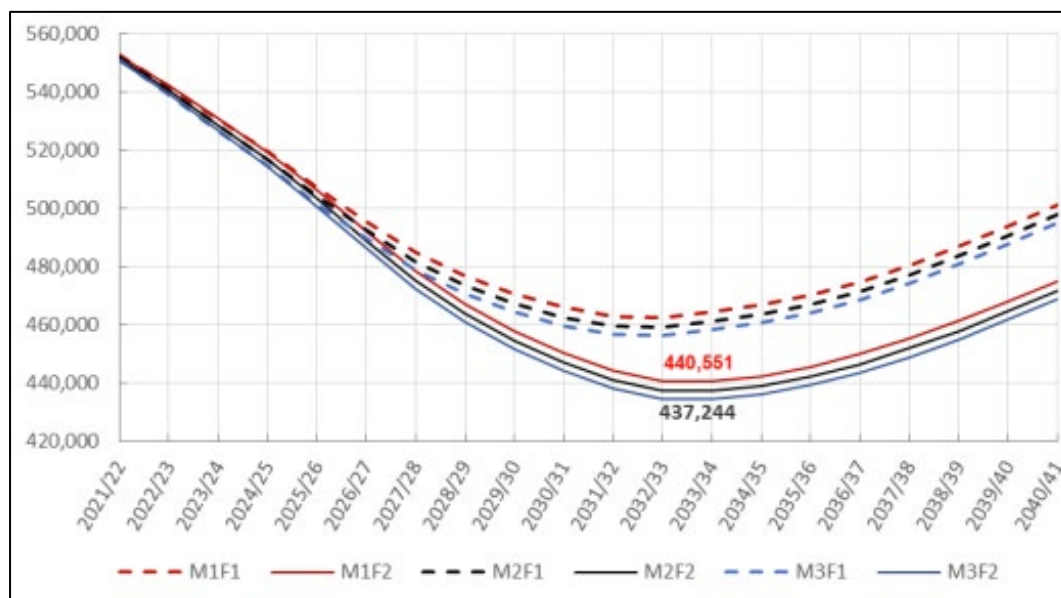
An analysis of the likely primary school demand from the proposed development based on the number of units and the average household size within Swords-Glasmore ED has been applied in Table 7-4 below:

Units	Average HH Size (Swords-Glasmore ED)	Population of the Proposed Development	Projected Primary School Populations (12%)
274 (total units)	3.12	855	103
256 (exc. 1 bed units)	3.12	799	96

**Table 8-1 Projected Primary School Population (Source: CSO 2022, BSM).**

The demand for primary school places generated by the proposed development (using total no. of units as per Table 7-4 above) is c. 103 no. places, which equates to c. 13 no. places per year group based on an eight-year primary school cycle. Disregarding one-bedroom units as a generator of demand for school places (applying the same methodology as the childcare demand analysis), the proposed development generates the need for c. 96 no. primary school places which equates to c. 12 no. places per year group.

As recorded in the ‘Regional Projections of full-time enrolments, Primary and Second Level 2021-2036’ produced by the DES in November 2021, it is projected that the Dublin region will see primary school enrolments fall by almost 24% (34,500 pupils) between 2020 and 2036 as illustrated in Figure 871.



**Figure 8-1 Projected Enrolment at Primary School Level 2021-2040 (Source: Department of Education).**

## Mooretown S179A

### Childcare Facilities & School Demand Assessment

Within the 3km catchment area there are c. 4,554 primary school places across 12 no. primary schools, equating to c.48 no. primary school places per primary school year. In addition, 4 no. existing primary schools are subject to upgrade works or a new school facility which is expected to create additional primary school places in the area.

Based on this analysis, it is anticipated that the demand for primary school places from the proposed development (c. 96 - 103 no. places across all year groups/ c. 13 no. places per year group) can be sufficiently facilitated in the permitted primary schools within the 3km catchment area.

## 8.2 Estimated Secondary School Demand

As stated in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' projected secondary school population figures are envisaged, at the State level, to have a total enrolment of 401,584 no. secondary school children, which equates to c. 7.8% of the latest 2022 Census population figure of the State (c. 5.1 million people).

As recorded in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' produced by the Department of Education, it is envisaged that enrolments will increase by 10,694 no. places between 2020 and 2024 as illustrated in Figure 8-2, however will begin to decrease between 2025-2036 by 16,323 no. places. Given the timeline of pre and post construction requirements, it is expected that the proposed development will not be habitable before 2025 and therefore will not contribute to the secondary school population until the figures are expected to decrease between 2025 – 2036.

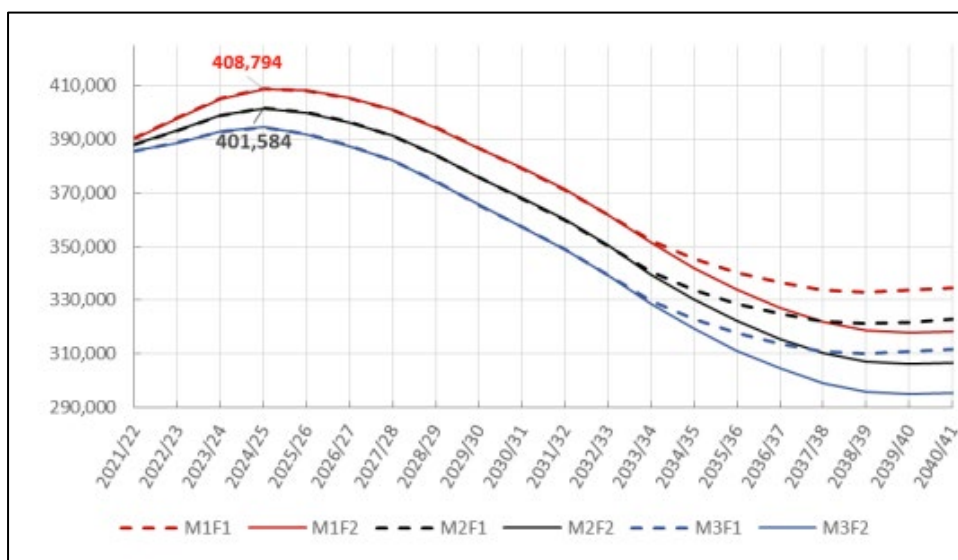


Figure 8-2 Projected Enrolment at Secondary School Level 2021-2040 (Source: Department of Education).

Based on these figures the proposed secondary school population is set out below in Table 8-2.

Units	Average HH Size (Swords-Glasmore ED)	Population of the Proposed Development	Projected Secondary School Populations (7.8%)
274 (total units)	3.12	855	67 no. children
256 (exc. 1 bed units)	3.12	799	63 no. children

Table 8-2 Estimated Demand of Secondary School Population (Source: CSO 2022, BSM Calculation).

The proposed development calculates a demand for c. 63-67 no. secondary school places which equates to c.11 no. school places per year based on a six-year secondary school cycle. This calculation is not intended for families with children and therefore the demand will likely be lower than 63-67 secondary school spaces.

Within the 4km catchment area there are 6 no. secondary schools with a total of c.3707 no. pupils enrolled, equating to c. 103 no. pupils per school year.

Based on this analysis, the secondary schools within the catchment area have capacity to facilitate the anticipated demand for secondary school places generated by the proposed development (63 no. spaces – 67 no spaces / 11 no. spaces per year) as the demand is significantly less than the capacity available.

## 9 CONCLUSION

The proposed development of the lands at Mooretown represents an opportunity to deliver new development offering a quality living environment, respectful of its context, site topography, and site character, located to the east of Swords town centre.

Within 2km of the subject site, a total of 21 no. existing childcare facilities are operating with a total enrolment of 713 no. children. In addition, a total of 5 no. childcare facilities are permitted and not yet constructed with a future capacity of approximately 277 no. childcare spaces.

In combination, the existing and proposed childcare facilities meets the requirements for delivering this phase of the proposed development which will generate an estimated of 42-69 no. childcare spaces. Additionally, a childcare facility will be provided under Phase 2 of the overall Fingal County Council Mooretown lands which will cater for the existing and proposed demand of the residents within the area.

The development generates the need for approximately c.96- 103 no. primary school places and c.63-67 no. secondary school places which can be sufficiently met by the existing primary and secondary school provision within a 3km and 4km radius of the subject site.

We consider the proposed development to be fully in accordance with Government guidance in relation to: Childcare Facilities Guidelines 2001, the Provision of Schools and the Planning System; Fingal Development Plan 2023-2029 policies and objectives and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (July 2023).