

School Demand Report

For Development at Broomfield West, Midleton, Co.
Cork

on behalf of Castle Rock Homes (Midleton) Ltd.

November 2023



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Planning Consultants have been appointed Castle Rock Homes (Midleton) Ltd., to prepare a School Demand Report which considers the existing primary and post primary educational facilities in Midleton, Co. Cork. The report will help inform the proposed Large Scale Residential Development (LRD) of 272 No. of units, 1 no. creche, community use, and all ancillary site development works at Broomfield West, Midleton, Co. Cork.

This report details the current and future capacity of existing and proposed schools in the area, along with the demand proposed to be generated from the development. In undertaking this assessment of the required school provision of the proposed development this report will:

- Consider the policy context for future school provisions within the area;
- Consider the demographic trends in the school area population;
- Assess the capacity of existing schools within the study area; and
- Estimate the future student yield.

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

- Projection of Full Time Enrolment Primary and Secondary Level 2018-2035, Report by the Department of Education and Skills 2018
- Census 2022 and 2016, SAPMAP Data;
- Enrolment Figures, number of classrooms and existing schools were retrieved and consulted using www.education.ie and www.schools.ie;
- Various School Websites; and
- Surveys of existing schools undertaken by McCutcheon Halley Planning Consultants

2. Site Context

Midleton is the largest town in East Cork with a population of 13,846 persons. The subject site is located to the north of Midleton's town centre and accessed via the existing L7630 roadway. The residential development of Blossom Hill is located to the south of the site.

The site is irregular in shape and is bounded by the Midleton Water Treatment Plant and the existing Broomfield Road to the western boundary, directly to the south of the site lies the Blossom Hill residential estate and located to the west and north are agricultural lands.

As illustrated in Figure 1 below, the site is located 650m from Midleton Railway Station and is well serviced by bus connections and amenities within Midleton's town centre.

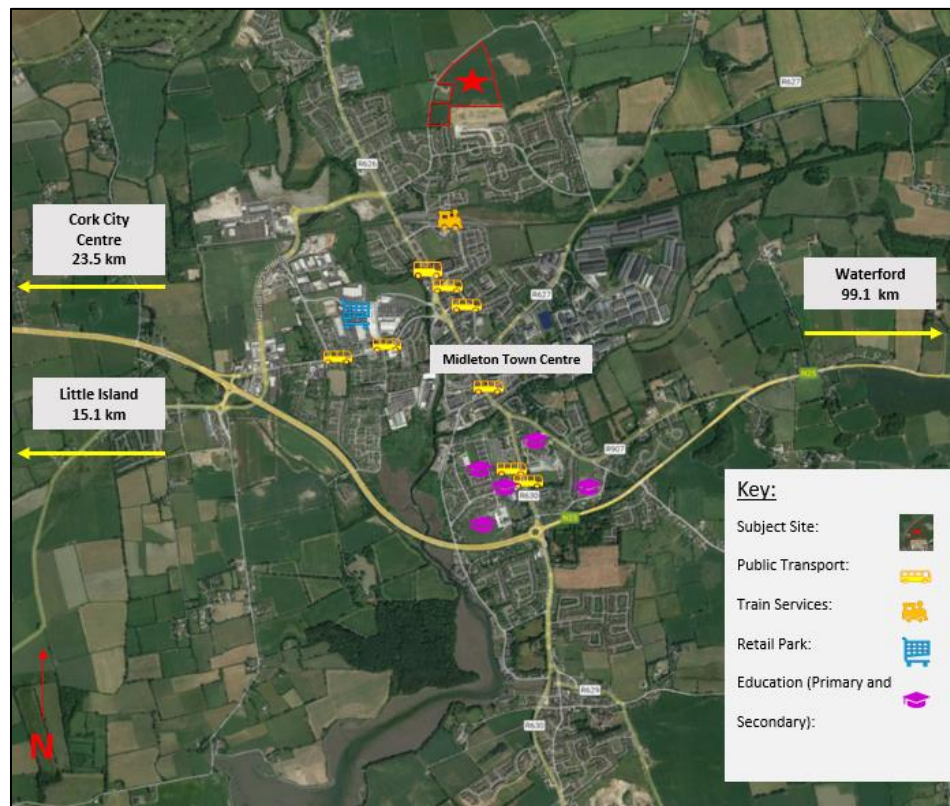


Figure 1: Site Context Map (Subject Site outlined in Red)

3. Policy Context

3.1 Cork County Development Plan 2022-2028

The Cork County Development Plan 2022-2028 outlines several policy objectives for the provision of educational facilities in Cork County.

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

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

Section 6.4.4 of the development plan notes that although the East Cork Secondary Schools Crisis Report identified a school places deficit in East Cork, the Department’s most current analysis indicated *‘that above that which is currently being planned and delivered there is no requirement for additional school accommodation provision in the Midleton/Carrigtwohill or Youghal school planning areas’*.

Section 6.4.5 notes that the Council will work with the Department in addressing educational requirements. Table 6.1 of the Development Plan includes information acquired from the Department indicating where new educational facilities will be required to meet future population targets. This information is provided in Table 1 below and indicates that two primary schools and one post primary schools will be required within Midleton to address future population educational needs.

Table 1: School Requirements in Main Settlements (CDP Table 6.1)

Area	Primary	Post Primary
Carrigaline	2	*
Carrigtwohill	2	1^
Midleton	2	1
Cobh	1	*
Monard	4	1
Kinsale		1
Bandon		*
Charleville	1	
*schools already planned for area		
^in addition to planned delivery of post primary school		

Section 3.3.24 notes that the town is well served in terms of educational facilities with five primary schools and four secondary schools in the town. It notes that the Gaelscoil have built a new 24 class primary school in Baneshane. Section 3.3.25 of the CCDP outlines that the Christians Brothers Post-Primary School built a new school on the grounds of their existing complex in recent years and that St. Mary's High School is seeking a new site to accommodate the school's expansion.

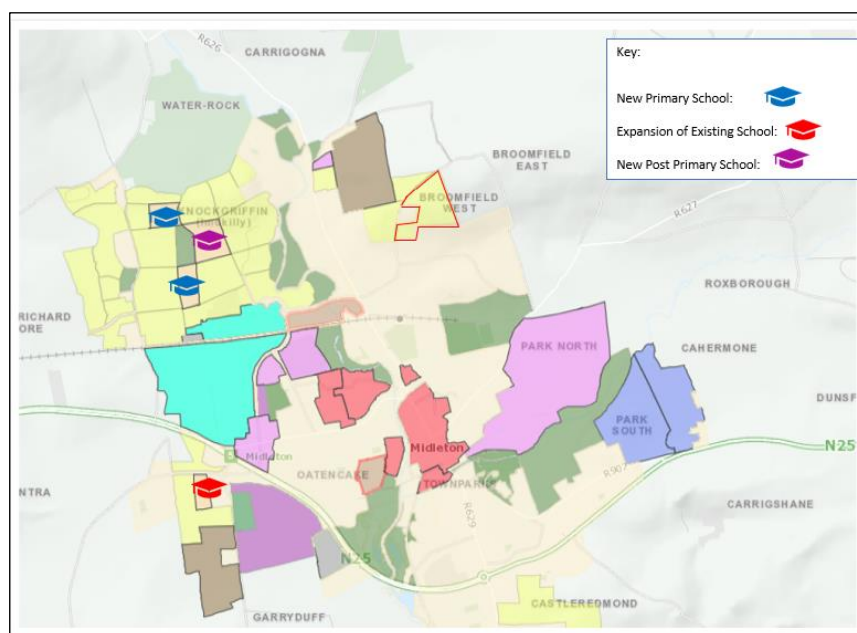


Figure 2: Location of Future Schools (Subject Site outlined with a Red Star)

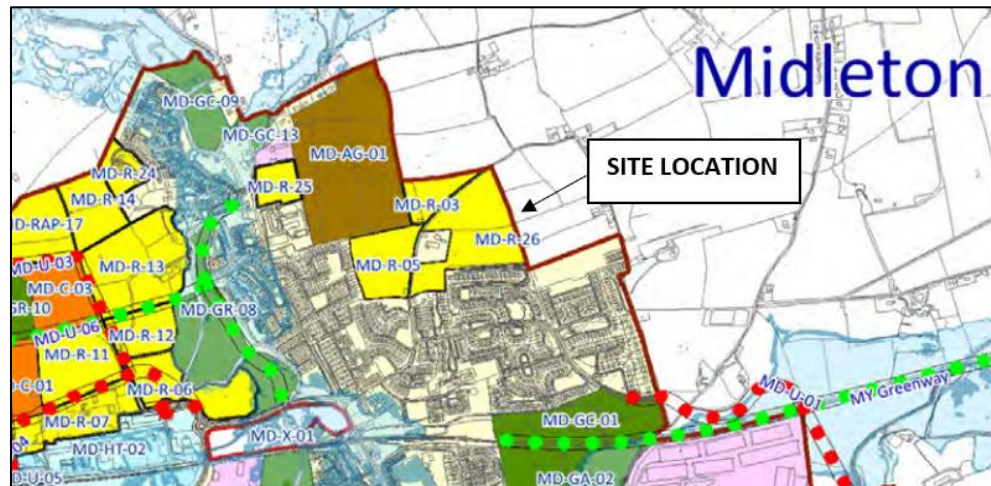


Figure 3: Location of Subject Site on Zoning Map in relation to the wider area. (Extract from Middleton Zoning Map in Volume 4 of the CDP 2022-2028).

Zoning Objective MD-R-26 applies to the subject site:

MD-R-26: Medium A Density Residential Development

Medium A Density Residential Development to include a mix of house types and subject to the following:

- a) *Traffic impact assessment and road safety audit, and associated proposals for road upgrades/improvements to accommodate the increased traffic volumes on the road network, locally and the wider Middleton context, including access to local services and amenities, the Northern Relief Road and the N25 (junction capacity etc).*
- b) *Proposals shall include provision for pedestrian and cyclist connectivity to the train station, town centre and to other developments to the south and west (to Mill Road and the school)*
- c) *The availability of water services.*
- d) *The design, layout and finishes of the scheme shall seek to minimise visual impact given the elevated nature of the site and shall include a detailed landscaping proposal.*

Objective SC 6-6 relates to the provision of educational facilities in large residential developments. It states the following:

- (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*

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

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

effective roll-out of school facilities. It includes the following three core objectives:

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

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

4. The Study Area

In order to accurately assess the population of the catchment areas surrounding Midleton and the project demand for future school places a total of 20 no. electoral divisions have been included within the Study Area. The electoral divisions were included based on the following reasons;

- CSO Student Travel Time
- Drive Time
- Availability of Schools within Drive Time

The assessment has been divided into two sections; Primary Schools and Secondary Schools. This will accurately identify the capacities and future demand for each school whilst considering the identified electoral divisions within the study area. It is evident that post-primary schools are only available within Midleton Town Centre, whilst primary schools are located within a 5–10-minute travel time from each electoral division.

5. Primary Schools

The Central Statistics Office began the publication of the Census 2022 data results on May 30th, 2023. The publication began with a national summary for Census 2022 followed by a series of themed reports. Profile 4 – Small Area Population Statistics (SAPS) provides a range of geographical levels from state to small areas. This includes a series of themes for each small area therefore, for the purpose of this assessment a comparison of the 2022 Census Data and 2016 Data has been used.

5.1 CSO Student Travel Time

The CSO provides a detailed report outlining the student travel patterns based on the 2016 and 2022 census data. Primary school students have an average time of 11.6 minutes for their commutes to school. The assessment outlined that 59.8% of primary school students travelled to school in a private car in 2016. A reduction of 4.8% was illustrated in the dominant form of transport of private car for school children in 2022. A total of 55% of primary school children and 42% of secondary school children were driven to school.

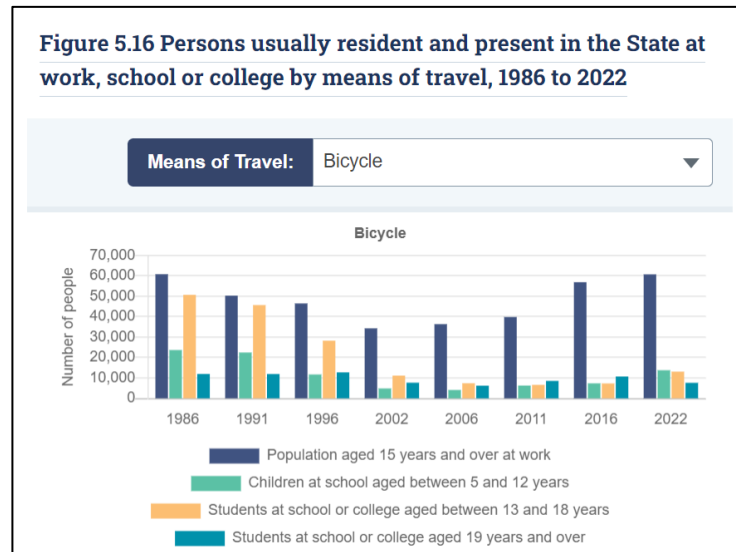


Figure 4: Means of Travel Nationally to work, school or college (via bicycle)

Based on the average travel time of 11.2 minutes and the primacy of the private car as the chosen mode of transport, a 10-minute drive time was deemed acceptable to identify the Study Area for Primary School Demands.



Figure 5: Travel Time (Census 2016 - 10 minutes) for Primary School

We note that there are three existing primary schools in Carrigrohilly and Cobh which serve these electoral divisions. Therefore, for the purpose of this assessment, Carrigrohilly and Cobh ED has been removed from the Study Area.

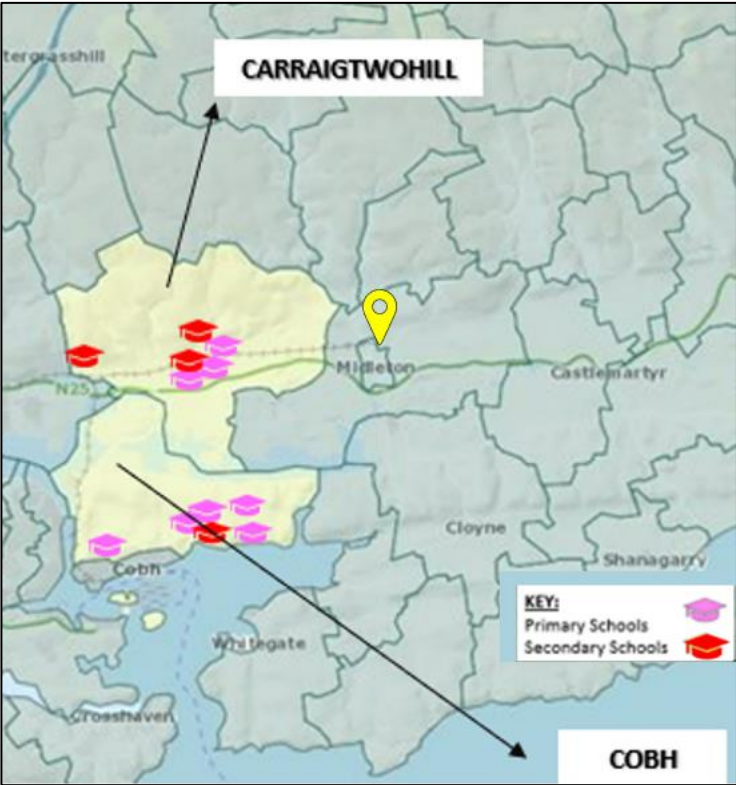


Figure 6: Primary Schools in Carrigtwohill and Cobh ED's (Subject Site outlined with a yellow node)

On removing these areas from the study area, the following remains;

1. Middleton Urban
2. Middleton Rural
3. Cloyne
4. Castlemartyr

Figure 6 below, identifies the Primary School Study Area in relation to the 10-minute drive time area.



Figure 7: Identified Primary School Study Area (10- Minute Drive Time - Subject Lands outlined with a Red Star)

5.2 Demographic Analysis

The study area of 4 no. electoral divisions has a total population of 19,276 no. persons (CSO 2022). Figure 8 provides a breakdown of the population by age for the Study Area. It can be noted that the age groups classed within the population table do not represent the primary and post-primary age groups perfectly. For example, primary school attending age would generally be 5-12 and post primary school students 12-18. The data provided by the Census 2022 has been broken down by age, with 7.6% aged 5-9 years, 8.9% aged 10-14 years and the 15-19 age group equating to 7.8%.



Figure 8: Population Pyramid - Primary School Study Area (Census 2016 Data)

Therefore, to maintain accuracy throughout this assessment, primary school children will be taken as the 5-9 age group and half of the 10-14 age group. Whilst post-primary schools will include 15-19 age group and half the 10-14 age group.

Table 2: Primary School Aged Children in the Study Area

School	Number	% of Total Population
Primary School	2,325	12%
Total Population	19,276	100%

5.3 Existing Primary Schools

Within the study area there is a total of 5 no. primary schools which are located in proximity of the subject site. Table 4 below identifies the distance of each primary school from the subject site.

Table 3: Primary Schools and Distance from the Subject Site

Primary School	Distance from the Site	Walk in Mins	Cycle in Mins	Drive in Mins
Midleton Educate Together School	850 m	11 mins	4 mins	3 mins
Gaelscoil Mhainistir Na Corann	2.4 km	27 mins	8 mins	6 mins
St. John the Baptist	1.5 km	15 mins	5 mins	6 mins
Midleton Convent National Schools	2.7 km	29 mins	8 mins	8 mins
Midleton CBS	4.5 km	28 mins	7 mins	9 mins

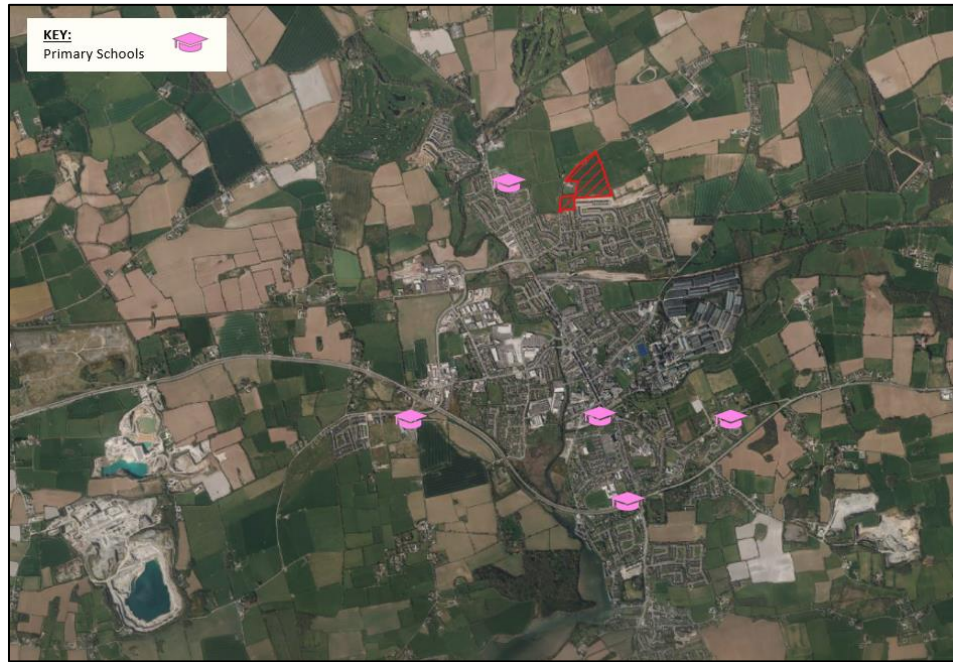


Figure 9: Primary Schools (subject site outlined in red)

The overall capacity of primary schools can be calculated by applying the PTR rate to the number of classrooms of each school. The PTR (Pupil to Teacher Ratio) recommended by the Department of Education of 1:26.

The Department of Education also provides an updated enrolment figure for each school around the country annually. Therefore, the available capacity for each school can be estimated by subtracting the 2022/2023 enrolment figure from the overall capacity. Once this is calculated, the result indicates that there are 1,906 students enrolled in the primary schools. Based on the PTR rate and enrolment figures, the estimated capacity is 436 no. places.

Table 5 below indicates the current enrolment and capacity of the primary schools within the area:

Table 4: Capacity of Current Primary Schools

School	Enrolment Figures: 2022/2023	Classrooms	Overall Capacity Levels	Available Capacity
Midleton Educate Together School	600	23	598	0
Gaelscoil Mhainistir Na Corann	543	24	624	81

St. John the Baptist	202	8	208	6
Midleton Convent National Schools	350	24	634	274
Midleton CBS	211	11	286	75
Total:	1,906	90	2,340	436

Additionally, an application for a mixed-use development on the Water Rock Urban Expansion Area to the north of Midleton, includes a land reserve for the development of 32 no. classroom' primary school. Cork County Council (21/7265) granted this development permission, the decision was at appeal stage with An Bord Pleanála (Ref No: 314787). The appeal has been withdrawn and the application was issued a final grant on the 20th of June 2023. Using the above PTR ratios of 1:26 it can be estimated the total finished capacity of this primary school would equate to 832 on completion. Once complete, this future primary school will increase the available primary school spaces in the area of Midleton.

6. Post-Primary School

6.1 Study Area

The CSO Student Travel Data indicates that, in 2016, post primary school students had an average travel time of 19 minutes. 41.9% of post primary students travelled to school in a private car in 2016, whilst 42% travelled to school in a private car in 2022. This percentage of those travelling to school via car has been marginally increasing while those traveling via bus, walking, or cycling has been slightly decreasing. CSO Figures illustrated that almost 158,579 post-primary children travelled to school via car and 77,793 via foot.

Cork City and County have the highest proportion of secondary school students driving themselves to school. This reflects the car dependency throughout the county and the significant challenge in reversing the trend towards more sustainable modes of transport.

Based on the average time of 19 minutes and the prevalence of the private car as a mode of transport, a 20-minute drive time area has been created to identify the Study Area. This drive time area extends into 55 no. electoral divisions and includes Midleton, the surrounding hinterland, Carrigtwohill, Cobh, Youghal, Glanmire and part of Cork City Centre.

There are a number of electoral divisions where the drive time area extends only slightly into the electoral division area, therefore these have not been included within the Study Area.

There are existing schools within Carrigtwohill, Cobh, Youghal, Glanmire and Cork City Centre which cater to the local populations within those areas, and it is considered unlikely that people living in these areas would drive past nearby schools to attend school in Midleton. Therefore, these areas have been excluded from the Post Primary Study Area.

The location of the existing post primary schools in Carrigtwohill, Cobh, and Youghal are shown in the map below.

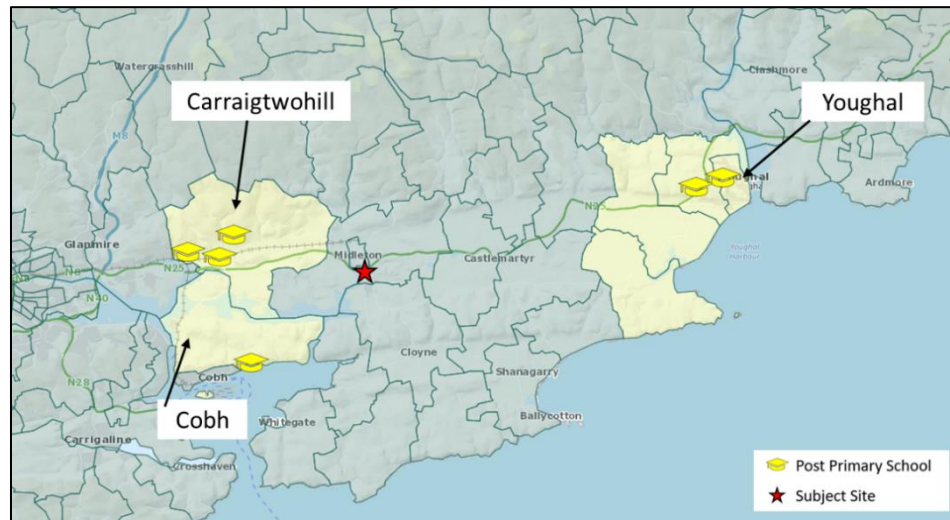


Figure 10: Location of Existing Post Primary schools within Carrigtwohill, Cobh and Youghal.

With these areas excluded, the refined post primary study area includes the following 20 electoral divisions:

1. Midleton Rural
2. Midleton Urban
3. Ballycottin
4. Ballyspillane
5. Ballintemple
6. Dungourney
7. Dangan
8. Castlemartyr
9. Cloyne
10. Clonmult
11. Corkbeg
12. Garryvoe
13. Ightermurragh
14. Inch
15. Killeagh
16. Lisgoold
17. Mogeely
18. Rostellan

19. Templebodan
20. Templenacarriga

It is considered that this Study Area reflects the population likely to attend the school within Midleton and therefore provides an appropriate basis for a population analysis. This Study Area will be used to assess the population of the area and the proportion of post primary school aged children within the area.

6.2 Demographic Analysis

The local demographics have been assessed using the CSO census data available for the 20 no. electoral divisions within the identified Study Area.

The Study Area had a population of 37,279 no. persons in the 2022 census. The CSO breaks down this population by age, with 7.6% aged 5-9 years, 8.8% aged 10-14 years, and 7.3% aged 15-19 years.

It is noted that these age groups do not perfectly represent the primary and post primary age groups. Most people will have finished post primary school before they turn 19, with some people finishing school as early as 17 years old. Similarly, the people generally move from primary to secondary school at 12 years. As a result, the 10-14 age group likely includes children in both primary and post primary school.

For the purposes of this assessment, primary school children will be taken as the 5-9 age group and half the 10-14 age group. Similarly, post primary school will be taken as the 15-19 age group and half the 10-14 age group. This will provide an approximate reflection of the proportion of primary and post primary school aged children living in the area at the time of the 2022 Census.

Table 5: Proportion Post Primary Aged Children in the Study Area (Source CSO 2022 Data)

School	Number	% of Total Population
Post Primary School	4,452	11.9%
Total Population	37,279	100%

6.3 Existing Post Primary School

There are four no post-primary schools in Midleton, which are located between 1.8 km and 2.8 km from the site, less than 10 minutes of a drive time.

Table 6: Distance of Primary Schools within the Subject Site

Secondary School	Distance from the Site	Walk in Mins	Cycle in Mins	Drive in Mins
St. Mary's School	2.2 km	27 mins	9 mins	9 mins

Midleton C.B.S	2.8 km	28 mins	7 mins	8 mins
St. Colman's Community College	2.0 km	22 mins	6 mins	9 mins
Midleton College	1.8 km	17 mins	6 mins	6 mins

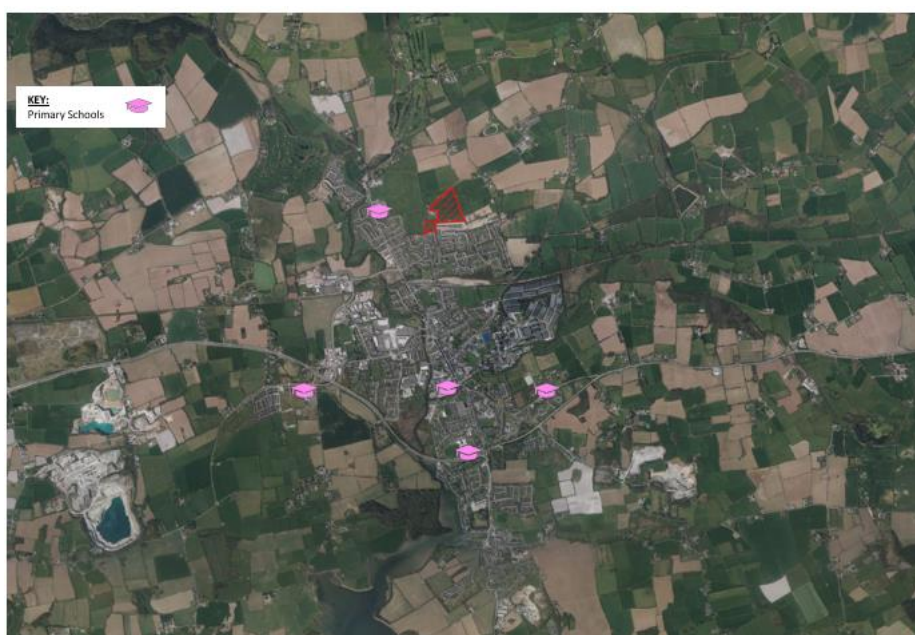


Figure 11: Post-Primary Schools in Midleton Rural and Urban Electoral Districts (Subject Site outlined in Red)

In order to determine the available capacity of the post-primary schools a desktop-based assessment was conducted by phoning the schools. The capacity figures are based on the response from individual schools. The assessment indicated a total capacity of 20 no. spaces in post-primary educational facilities in Midleton.

Table 7: Enrolment and Capacity of Post-Primary Schools

School Name	2022/2023 Enrolment	Available Capacity
St. Mary's High School	780	20
Midleton Christian Brothers	943	0
St. Colman's Community College	960	0
Midleton College	488	0

Total	3,171	20
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As outlined in Section 3 of this report, St. Mary's Post Primary School are currently seeking to expand the current school. This will provide additional spaces once complete and extra capacity for future students as a result of the proposed development.

The CCDP further identifies a site within the Water Rock Expansion Area south of the Midleton which will host the provision of a new post-primary schools. Once both of these anticipated expansions are completed there will be further capacity available.

7. School Demand Generated from the Proposed Development

The proposed residential development will provide 272 no. units, 1 no. childcare facility and all associated site development works. For the purpose of this assessment the 1 no. bed units will be removed as it is deemed unlikely these would contribute to the school age demographic. Therefore, the assessment will be conducted on the remaining 238 no. of units.

7.1 Future Demand as a result of the proposed development

The proposed development consists of 272 no. units, a creche and all ancillary site development works. BOK and Associates have provided a dynamic mix of units within the proposed scheme, the breakdown of unit types is outlined within Table 9 below. The 1 no. bedroom units have been excluded from this assessment, as these would be determined unsuitable as family dwellings. Therefore, a total of 238 no. units has been taken into account for the purposes of this future demand assessment.



Figure 12: Location of Secondary Schools in relation to the subject site



Table 8: Housing Mix Breakdown

Unit Size				Total
Beds	2 Bed	3 Bed	4 Bed	
Total	122	94	22	238

7.1.2 Assumptions

It can be assumed from this assessment that:

- All 1 no. bed units will be omitted from this school assessment (maintaining consistency with the approach to the creche delivery)
- The average persons per household remains at 2.75;
- The Primary Age Cohort considers 5–12-year-olds, this is 12% of the study area's population figures;
- The Post Primary Age Cohort considers 12 -18-year-olds which is 11.9% of the catchment population.

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

- Primary School: 12 %
- Secondary School: 8.5%

Given these figures, the primary school cohort within the study area is the same percentage as the estimated student population, whilst the post-primary schools cohort is 3.4% higher. As outlined in Section 5.2 of this report, the post-primary school cohort is higher for a shorter period and will begin to reduce in 2024.

It is worth noting that the proposed development is unlikely to provide this entire population immediately. Many of those that will purchase and/or move into the homes are likely to be families either without children or with pre-school aged children. It will take some time for the development to mature and for the children to age to primary and post primary school levels. It may be 5+ years before the development is complete, occupied, and generates the estimated primary school demand and could be 10+ years before the proposal generates the estimated post primary school demand.

7.2 Primary School Student Population Estimate

Based on the assumptions outlined, it is estimated that the school demand to be generated from the proposed scheme is as follows:

Table 9: Primary School Student Population Estimate

Total 2+ Bedroom Units	Average PPH	% Population	No. of Students
238	2.75	12%	78

It is estimated that there will be circa 78 students generated over the course of the proposed development. It should be acknowledged that the 78 students will not necessarily appear on the first occupancy as it will likely take several years before the student yield can be met.

The existing primary schools within the catchment of the study area currently have the capacity to accommodate 434 no. students as outlined within Table 4 of this report. Cork County Council have further zoned lands in the Midelton Area to provide new capacity to support additional population growth if required.

7.3 Post-Primary School Student Population Estimates

Based on the assumptions outlined in Section 5.3.2. of this report, the estimate of the school demand to be generated from the proposed development is outlined as follows:

Table 10: Post Primary Student Population Estimates

Total 2+ Bedroom Units	Average PPH	% Population	No. of Students
238	2.75	11.9 %	77

It is estimated that there will be 77 no. students generated over the course of the proposed development. It should be acknowledged that these will not necessarily appear within the early occupancy of the proposed development and that it shall take several years before the mature student yield is achieved.

Whilst the existing post-primary schools within the catchment area currently have capacity for 20 no. students it should be noted that based on future population trends there will be additional capacity available in the future when school places will be required as part of this residential development.

Additionally, a site has been zoned for an additional 1 post-primary school in the Midleton Area as part of the Water Rock Masterplan Area. If the Department of Education should proceed with the development of the school, there will be extra capacity created to support the additional growth.

The Department of Education published a report, *'Regional Projections of Full Time Enrolment Primary and Second Level, 2021-2026* in November 2021. The report outlines the full-time enrolment in first and second level schools for the eight NUT 2 Regional Authority Areas. The report includes six projection models (M1F1, M1F2, M2F1, M2F2, M3F1, and M3F2) which outline different assumptions of fertility and migration. Figures 12 and 13 illustrate these projections and demonstrate how the decline in primary schools enrolment by 2032/33. It also demonstrates that the enrolment for post-primary schools is currently increasing and will reach peak numbers in 2025/2026 before steadily decreasing in 2039 and 2040.

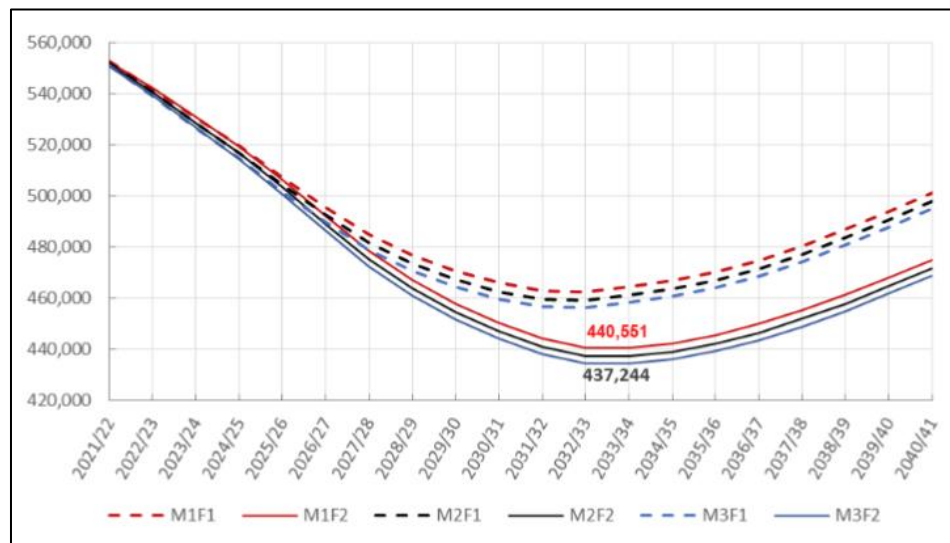


Figure 13: Projected Enrolment at Primary School Level, 2021-2040 (Source: Dept. of Education)

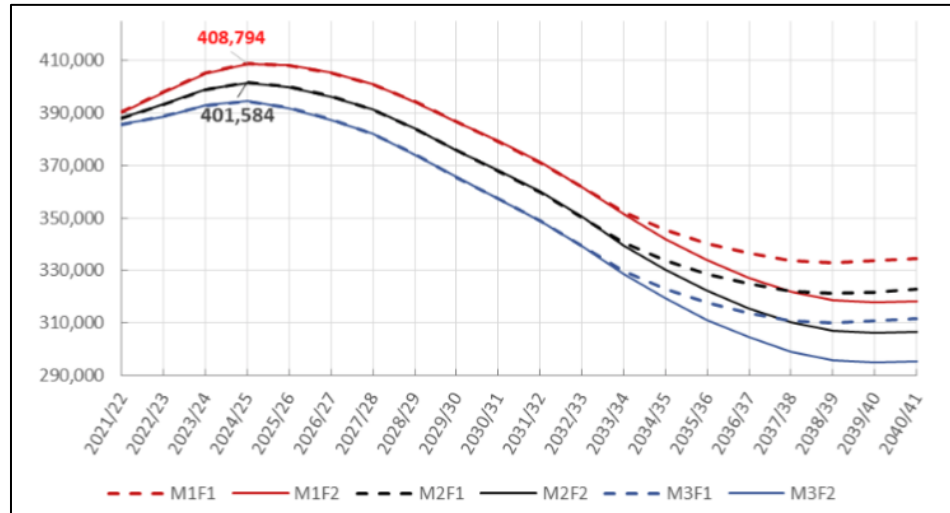


Figure 14: Projected Enrolment Figure at Post-Primary School Level 2021-2040 (Source: Department of Education)

Based on the assessment of existing schools within Midleton, it is estimated there is currently 434 no. available primary schools spaces in Midleton. It is therefore estimate that there is sufficient space for the existing primary schools to cater for an additional 78 no. primary school students. With the decrease outlined in Figure 12 above the expected decrease would allow for capacity to be generated as the proposed development's population matures.

Similarly, based on this assessment of existing post-primary schools, it is noted that that are 20 no. post primary school spaces in Midleton. With a total estimation of 78 no. post primary school spaces required by the proposed development. This results in the current capacity of post-primary schools being exceeded, however is it expected that by the time the development matures there will sufficiently spaces in the existing schools due to the outlined decrease in enrolment figures.

8. Conclusion

This School Demand Report has been prepared to accompany a Large-Scale Residential Development (LRD) for 272 no. residential units at Broomfield, Midleton, Co. Cork.

The report has identified the existing primary and post primary schools within Midleton and estimated their current available capacity.

The report established study areas for primary and post primary level to estimate the proportion of children in the area of primary and post primary age.

Based on this data, it was estimated that the proposed development is likely to require 79 no. primary school spaces and 77 no. post primary school places.

The development plan includes provision for two additional primary schools and one additional post primary schools on lands zoned for community use within the Water-Rick Urban Expansion Area to the north of Middleton. There is also provision for an extension to the existing Gaelscoil Mhainistir na Corann, located to the south-west of Middleton. These additional schools will provide for Middleton's school requirements as identified by the Department of Education and set out in Table 6.1 of the Development Plan and will cater for the future school demand from the identified study areas for primary and post primary schools.

Overall, it is concluded that there is sufficient space within the existing schools for the expected primary school demand from the proposed development. In addition, based on the projected enrolment figures for post primary level, it is expected that there will be sufficient capacity at post primary level once required by the proposed development's future population