

Schools Capacity Assessment

Lands at Capdoo, Clane, County Kildare

PREPARED FOR:

Ardstone Homes Ltd.

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1.0 INTRODUCTION

This creche and schools demand assessment has been prepared by Future Analytics Consulting Ltd. on behalf of Ardstone Homes Ltd, 48 Fitzwilliam Square, Dublin 2. This report provides a detailed review of the strategic, statutory and policy context supporting a development proposal for lands at Capdoo, Clane, Co. Kildare with an emphasis on existing childcare and education facilities located in Clane. It outlines the existing range of educational services on offer in the study area, describes the demand generated by the proposed development and offers insights into the future capacity of the existing facilities.

The education system is a fundamental component of Ireland's social and economic development. The availability of good quality and life-long education is essential in facilitating the emergence of a knowledge-driven and innovative society and economy. The lands defined under the Clane Local Area Plan 2017-2023 (LAP) have been zoned as a Key Development Area to provide New Residential/Infill. The subject site is circa 11.4 hectares in area and is located within the settlement boundary, north of the town centre situated between two of the main roads traversing through the town.

1.1 Methodology

The school capacity assessment was based on the following steps. A set of inventories of local education facilities was created. These facilities and services have been identified on a map relating to the settlement boundary as defined in the LAP. The report seeks to;

- establish the resident populations profile;
- provide an assessment of existing educational infrastructure within the study areas; and
- comment on future requirements.

The assessment uses policy recommendations on school provision, data and statistics from the Central Statistics Office and Higher Education Authority (HEA) to establish a comprehensive picture of infrastructure in the area and how that aligns with the populations and demand side considerations.

The desktop analysis was validated by phone survey with educational providers.

Note: a number of facilities outside of the study area have been included within the assessment as they are deemed to provide services and facilities to many residents within the study area.

1.2 Categories

Educational infrastructure must take account of a wide range of services and facilities that cater to various cohorts of society. The demand and supply side of service provision is therefore analysed across three tiers:

1. Preschool / Creche
2. Primary School
3. Post Primary Schools

1.3 Report Structure

Following this introductory section, the report addresses the various relevant aspects of this school capacity assessment in the sections outlined below;

- **Section 2** looks at the site location and placement within wider context.

- **Section 3** reviews the changing demographic profile and future projected population in Clane within the LAP boundary.
- **Section 4** reviews the current policy requirements from the from strategic planning documentation.
- **Section 5** sets out the current position with respect to education infrastructure provision across study area and establishes a needs profile with respect to various tiers of education service provision.
- **Section 6** provides an overview of the analysis and determines school capacity for development in the area to address An Bord Pleanála's query.

1.4 The Purpose of this Report

An Board Pleanála (ABP) considers a number of issues to be addressed pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017. It is requested that the Applicant submit the following specific information with the planning application;

“6. A report identifying demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. ”

The following report addresses this component.

1.5 The Proposed Development

The development will consist of the demolition of existing buildings on the lands, residential development of approximately 366 residential units, a childcare facility together with all associated and ancillary infrastructure and open space provision. The development will comprise;

- 184 x residential dwellings consisting of 20 x 2 bedroom units, 75 x 3 bedroom units, 77 x 4 bedroom units and 5 x 12 bedroom units;
- 182 apartment/duplex dwellings consisting of 12 x 1 bed own door apartments, 16 x 1 bed apartments, 82 x 2 bed apartments, 36 x 2 bed own door apartment under duplex and 36 x 3 bed own door duplex units;
- Total public open space proposed is 1.6125ha (14.14% of the site);
- Childcare facility provision; and
- Car parking provision for all apartments.

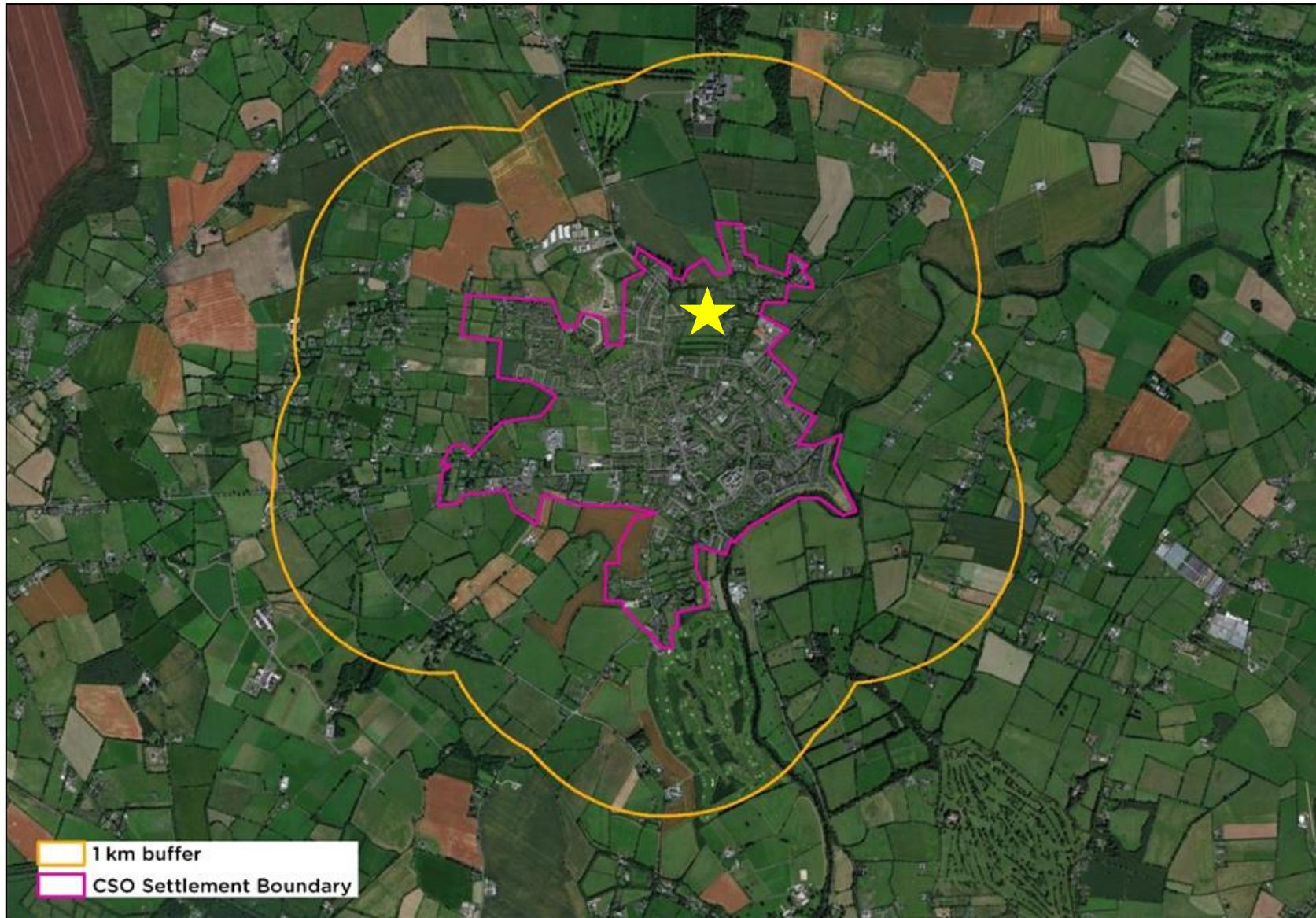


Figure 1.1: Aerial image of Clane town. The location of the subject site is indicated by yellow star.

2.0 AREA CONTEXT AND SUBJECT SITE LOCATION

2.1 The Study Area

Clane is a historic town developed from a compact linear core along the Main Street with residential development predominantly outwards to north, east and west of the settlement. Clane has a wide variety of community facilities, services and groups spread throughout the town. A number of regional roads, R403 and R407, connect the town to the wider county and Dublin City. Located adjacent to the River Liffey, the surrounding area is mostly rural in character. The primary schools are located in and along Prosperous Road. The town is served by a range of social, civic and commercial facilities. A cluster of industries are located in the north of the town including motor services, electronic and household retail, and various other commercial activities spread out in different locations in town.

The catchment area defined for the audit is based on the current Local Area Plan (LAP) boundary for Clane Settlement. Specifically, the catchment takes in assets that are located within a 1km radius of the LAP boundary. The 1km buffer of the LAP boundary intersects 2 different Electoral Division areas. The population and demographic information used as part of the study is based only on the Small Area of Clane as defined by CSO (outlined in Figure 1.1).

2.2 The Subject Site

The subject site is circa 11.4 hectares in area and is located within the northern boundary outskirts of the town. The site is in close proximity to both a Lidl Stor to the east, and a Tesco Metro to the south. Bus stops are located on College Road (R407), 3 to 5 minutes walk west of the site and 8-10 minutes walk east of the site. Residential areas are located to the west, such as Hillview Heights and Loughbollard, and Central Park & Churchfield to south of the subject site, comprising a mix of bungalows and semi-detached houses. A mix of business activities are located on industrial lands situated north-west of the site. The majority of the lands north of the site are agricultural with a number of dwellings located along the rural roads. The subject site is zoned New Residential/Infill surrounded by large undeveloped lands. According to the Clane LAP, the site is designated as the second, out of five, Key Development Areas (KDA) in Clane.

3.0 POLICY CONTEXT

For the purpose of this report Future Analytics Consulting Ltd. (FAC) have reviewed national-level planning policy relating to childcare and schools, along with the relevant Kildare County Development Plan 2017-2023 and associated Local Area Plan. The key points relating to this study, as derived from each piece of policy, is outlined in the following chapter.

3.1 Department of Education and Skills: Action Plan for Education 2018

Goal 4 of the Department of Education and Skills (DES) 2018 'Action Plan for Education' seeks to '*build stronger bridges between education and the wider community*'. A fundamental part of this goal is the provision of increased choices in school type, affording parents of children with greater options. Action 66 aims to '*make progress towards increasing the diversity of school type, in order to offer parents more choice*'. As an indicator of whether this action has been achieved a target of 400 multi-non-denominational schools by 2030 is set.

Goal 5 seeks to 'improve national planning and support services' and one of the methods through which this can be achieved is via the delivery of appropriate infrastructure for learning environments. Action 105: '*Support infrastructural development within the school's sector, through the rollout of the 2016-2021 Construction Programme*'. Indicators for this action will require the meeting of demographic demand through the provision of additional permanent primary and post-primary school places. This sees targets of 9,000 additional primary school places and a further 8,000 additional permanent post-primary school places. Furthermore, new/replacement primary and post-primary schools will be built.

3.2 Design Standards for New Apartments (DSNA) – Guidelines for Planning Authorities (Department of Housing, Planning and Local Government, 2018)

Section 4.7 of the Ministerial Guidelines Design Standards references the provision of childcare facilities in new apartment developments. It states the following:

"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".

This provides an element of flexibility in the provision of childcare facilities as it requires that the inclusion of such a facility is justified in terms of the sufficient demographic or/and geographical context. It also stipulates that one-bedroom apartments do not need to be included in any count that estimates the number of children in a development.

3.4 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas – Department of Environment, Heritage and Local Government (2009)

Under the chapter entitled 'planning for sustainable neighbourhoods' the provision of certain key community facilities is discussed, with both schools and childcare forming essential elements. As new residential developments can lead to a demand for school places, it is vital that the '*timely provision of new school buildings*' is planned for. Furthermore, it is stated that '*no substantial residential development should proceed without an assessment of existing school capacity or the provision of new school facilities in tandem with the development*'. In addition, the guidelines recommend that development applications with over 200 units should be accompanied by a report that assesses the likely school-place demand generated, and the existing capacity.

Regarding childcare facilities, the guidelines note that when assessing development applications, particularly for larger developments, it is recommended that there is a *“provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units”*. It continues to state that the provision of such should have regard to the *“existing geographical distribution of childcare facilities and the emerging demographic profile of areas”*.

3.5 The Provision of Schools and the Planning System: A code of Practice (2008)

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);
- The current school-going population based on school returns;
- The increase in school going population, assuming that an average of 12% of the population are expected to present for primary educations; and,
- The number of classrooms required in total derived from the above.

3.6 Childcare Facilities: Guidelines for Planning Authorities – Government of Ireland (2001)

The guidelines instruct Local Authorities to set out objectives in Development Plans that relate to the provision of childcare facilities. A focus should be placed on promoting childcare facilities, as part of the development of sustainable communities, in locations such as: residential areas; places of employment; educational establishments; city, town, neighbourhood and district centres; and locations convenient to public transport nodes.

Additionally, the guidelines require the objectives section of development plans to include childcare facilities as a specific use in ‘appropriate locations/zones’. These locations would include *“new communities/larger new housing developments”*. The guidelines state the following in relation to 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 for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.”

Section 3.3.1 elaborates further by stating that *“a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate”* for new residential developments. However, it clarifies that this *“will depend on the particular circumstances of each individual site”*.

3.7 Kildare County Development Plan 2017-2023

The current Kildare County Development Plan (KCDP) covers the period between 2017 and 2023. It stipulates several requirements for development in the County over the lifetime of the plan.

Clane is designated as a ‘Small Town’ in the KCDP Settlement Strategy, which means it is located within the Hinterland area generally comprising of a population of between 1500-5000 people. Their role is to develop as a key local centre for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise to cater for local demand. Small Town Plans have been prepared by Kildare CoCo with the aim to provide a planning framework for their future development.

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

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

Policy CPF1: Childcare Facilities. *‘Work with national (e.g. TUSLA) and local agencies (e.g. Kildare Childcare Committee) to improve the quality, provision and affordability of childcare in the county.’* – This policy measure is a result of Kildare County Council’s adherence to the ‘Childcare Facilities Guidelines for Planning Authorities’, which is discussed in this report. The policy reflect the Guidelines’ recommendation that new residential developments of 75+ dwellings should provide one childcare facility on site. However, this will have regard to geographic distribution and the existing capacity of surrounding facilities.

3.8 Clane Local Area Plan 2017-2023 (LAP)

The 2016 Census indicated that Clane had a population of 7,077 persons. This is an increase of 375 people to the area compared to the previous census year (2011). According to Sections 18-20 of the Planning and Development Act 2000, as amended, that a local area plan shall be made if an area has a population in excess of 5,000. The Clane LAP includes the following relevant policies:

Policy HC03.1 Education, Childcare and Health Facilities: *‘To support and facilitate improvements to existing educational, childcare and healthcare facilities within Clane’.* – This policy calls for the full spectrum of educational needs, including preschools, to be provided for as the necessary supporting structures for the area.

Furthermore, **Policy HC03.2** and **HC03.3** state, *“To require the provision of a minimum of 0.13 childcare spaces per dwelling on a pro-rata basis in the Key Development Areas, in accordance with the phasing requirements set out in Section 13 Implementation.”* And *“To support the provision of a purpose-built childcare facility or facilities to meet the pro-rata childcare needs of housing development during the Plan period.”*- The development of childcare facilities will be required in the overall area, unless there is an over supply of childcare facilities in the immediate area.

3.9 School Building Programme

In April of this year (2018) a press release was issued by the DES which announced the intentions to establish 42 new schools over the next four years. It has designed its own boundary system for the allocation of schools but has yet to release details of these boundaries, known as school planning areas (SPAs). The Department has identified a need for additional primary schools in Kildare County up to 2022 including the following locations;

- Both Leixlip and Maynooth SPA’s have been selected for the provision of an 8-classroom primary school by 2019;
- Naas SPA has been selected for the provision of an 8-classroom primary school by 2021.

4.0 APPROACH

Having regard to the planning policy outlined in the previous section it is evident that an assessment of the existing childcare facilities in the study area is required. A baseline is required which would then allow future demand estimations to be made based on demographic change and the associated impact of the proposed development. Therefore, a methodology for the assessment of school and childcare facilities has been developed in accordance with the directions provided in the aforementioned planning policies, and involves the following steps:

1. Determining the extent and provision of existing school and childcare facilities within the wider study area;
2. Undertaking a study of the current and potential future demographic make-up of the study area's population; and,
3. Estimating the level of demand for childcare and school facilities that may arise from the development proposal.

The following sections will utilise this methodology as a structural framework with the currently existing supply of facilities first established, followed by a demographic analysis. The demographic analysis will provide valuable insight into the characteristics of the study area's population, before finally determining the potential demand created by the proposed development.

5.0 SUPPLY

In order to establish a baseline of the existing capacity in the study area it was necessary to first identify each of the existing childcare facilities. This was undertaken through a comprehensive desktop research exercise which used publicly available information and sources. Tusla provides the most appropriate source of information on childcare facilities as it is the dedicated State agency charged with undertaking a reform of child protection, early intervention and family support services in Ireland. The selection of facilities was made based upon their database.

5.1 Existing Provision

While the various policies referenced make certain provisions for determining the requirements for childcare facilities in neighbourhoods, there is no reference to the most appropriate distances families should travel, or the quantum of facilities that are appropriate in a given area. Therefore, for the purpose of this study it was deemed appropriate to audit all facilities within a 1km catchment of the subject site which will spread outside the town of Clane.

5.1.1 Childcare Facilities

Figure 5.1 below provides the locations of all childcare facilities, registered with Tusla, within this 1km study area. The pink symbols correspond to each childcare facility and in total there are 10 registered facilities, although some of these operate within the same location but under different names. Table 5.1 below shows the names of each creche within the study area.

Table 5.1: The pre-school educational facilities available within the Study Area.

Facility	Name of facility
Pre-school	An Scoil Bheag
Pre-school	Ann Dowd Home Based Childcare
Pre-school	Early Days Creche and Daycare
Pre-school	Enquiring Minds Heweston
Pre-school	Enquiring Minds Clane
Pre-school	Enquiring Minds Yew Tree Square
Pre-school	La Petite Ecole Montessori A.M.I
Pre-school	Playworld
Pre-school	Primrose Hill Playgroup
Pre-school	Small Beginnings

5.1.2 Primary Schools

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

Returning to the 1km buffer zone that equates to this report's study area, DES records show that there is a total of three primary schools in the area, one of which fall outside the Clane CSO Settlement boundary. Information on each school for the 2017 and 2018 academic years is provided in the following Table 5.2. The yellow symbol on the map highlights the primary schools.

2017 enrolment figures for the three primary schools showed an increase on the figures recorded in 2017/18 compared to 2015/16. The Department of Education and Skills list one school in Clane to be delivered under the school building program, St Patrick's BNS, which is currently in Stage 2b (detailed design). Planning permission was granted by the Council in 2016 and includes the provision of 24 classrooms, general purpose room and

ancillary accommodation. This major extension will increase intake to the school, providing capacity for an increase in population to the area.

Table 5.2: The primary educational facilities available within the Study Area.

Facility	Name of School and Location	Girls 2017/18	Boys 2017/18	Total Enrolments 2017/18*	Total Enrolments 2015/16*
Primary School	Scoil Naisiunta Bhríde (Prosperous Road)	493	3	496	468 (only girls this year)
Primary School	Scoil Phódraig Boys' National School, Prosperous Road	-	520	520	494 (boys only school)
Primary School	Hewetson School, Millicent Road	51	40	91	86 (38 boys/48 girls)

5.1.3 Post-primary Schools

In terms of post-primary schools, or secondary schools, in the study area, DES records two facilities. These schools are a mix of fee-paying/boarding and public and cater for all genders. The following Table 5.3 offers an overview of each school and provides the enrolment figures, as obtained from the DES statistics, for the 2015-2016 academic year and the 2017-2018 academic year.

Table 5.3: The post-primary educational facilities available within the Study area.

Facility	Name of School and Location	Girls 2017/18	Boys 2017/18	Total Enrolments 2017/18*	Total Enrolments 2015/16*
Secondary School	Scoil Mhuire Community School, Prosperous Road	571	584	1155	1099
Secondary School	Clongowes Wood College SJ, Cappolis Road	-	445	445	433

Enrolment figures for the 2017-2018 academic year indicated that there was a total of 1,600 students dispersed between the two post-primary schools. This total figure increased compared to the 2015/16 academic year (2017-2018) when the combined total amounted to 1,532 students. Although it is difficult to discern a trend in enrolment figures through a study of two consecutive years, it does suggest some flexibility the schools have in terms of accepting new students. The following map highlights the locations of all primary and post-primary schools within the defined study area.



Figure 5.1: Aerial image of Clane town with Primary, Secondary and early years/creche centres identified.

5.1.4 Third Level Education Provision

National University of Ireland is located in Maynooth, approximately 11.5 km north-east of the study area. The Council recognises the importance of making provision for educational facilities throughout the Country, and the role of higher education in providing for the economic and social wellbeing of the County's population. The National University of Ireland provides third and fourth level education in the County. Several third level educational options are also provided in Dublin, accessible to the population of Clane.

5.1.5 Training Facilities Provision

Clane Project Centre (CPC) provides workspace and support services for commercial and community ventures in North Kildare including a Men's Shed and a Youth Project. There are a number of training facilities located within the county with several situated in towns in relatively close proximity of Clane.

5.2 Consultation

With the locations of existing childcare facilities identified an assessment of their current capacity could be completed. With no data publicly available that lists childcare spaces there was a requirement to contact each individual facility and request such information. Due to the understandably cautious attitudes of childcare facility owners to release such information, this proved to be a challenging task.

Table 5.4 offers an overview of the childcare facilities that were located in the study area and responded when contacted. Each of the facilities contacted during the course of the research were asked to provide information on the total number of pupils they can facilitate and if they have further capacity to accommodate more. These details are also provided in the table.

In total, nine of the ten facilities provided details of their existing capacity and pupil numbers. Of the nine creches, there are 318 pupils in their care. Six of the nine facilities claimed to be at capacity currently, and for the foreseeable future, with waiting lists of prospective pupils extending to September of 2022 in some cases. Three of the nine facilities stated that they had capacity to enrol additional pupils, with capacity available for 78 places.

Taking into account the responses received and estimating figures for the facilities that did not provide responses, it appears that the existing childcare facilities have the ability to cater for approximately 396 childcare spaces within the study area. Of these facilities, An Scoil Bheag, Enquiring Minds Yew Tree Square and Small Beginnings indicated that they had capacity currently available, with space for 78 children available between the three creches.

Table 5.4: Overview of the childcare facilities located in the study area.

Pre-school Facility	Capacity of facility	Current Capacity	Possible future capacity
An Scoil Bheag Cluain Phadraig Dublin Road Clane Kildare Mari Glynn 045 892462 Sessional – <i>Creche</i>	28	24	4
Ann Dowd Home Based Childcare 15 Millicent Cois Abhainn Clane Kildare Ann Dowd 045 943749 Childminder –	No Available Data	No Available Data	No Available Data
Early Days Creche and Daycare Collegewood Manor Clane Kildare Tanya Montgomery 045 892483 Full Day – <i>Creche and Daycare Centre</i>	65	Full	Full until September 2019
Enquiring Minds Heweston School Millicent Clane Kildare Clare Venter 045 232488 Part Time Sessional or 086 145 3236 – <i>childcare facility</i>	22	Full	Full until September 2019
Enquiring Minds Clane Clare Venter 045 838488	60	Full	Full until Summer 2019
Enquiring Minds Yew Tree Square Prosperous Road Clane Kildare Clare Venter 045 838488 (Might be contact person for both facilities) Full Day – <i>childcare facility</i>	79	38	41
La Petite Ecole Montessori A.M.I. (IMEB Accredited School) Scoil Bhríde Girl's School Prosperous Road Clane Kildare Rita Bourdiol-Ruane 045 861200 – or 087 7500221 Part Time Sessional – Montessori	44	Full	Full until 2022
Playworld Unit 8 Village Centre Clane Kildare Yvonne Darragh 045 892899 Full Day - <i>Creche</i>	36	Full	Full until 2020
Primrose Hill Playgroup Castlebrown Clane Kildare Mary O'Shea Maura McCraith 087 4166226 Sessional	18	Full	Full until 2021
Small Beginnings Capdoo Clane Kildare Joan Lyons 045 868197 Sessional - <i>Montessori</i>	44	11	33

6.0 DEMAND

6.1 Demographic Profile

The catchment area for the study is defined by the CSO Settlement boundary (Figure 6.1). The total population for this catchment area was 7,280 in 2016 up 8.6% from 2011, or 578 persons.

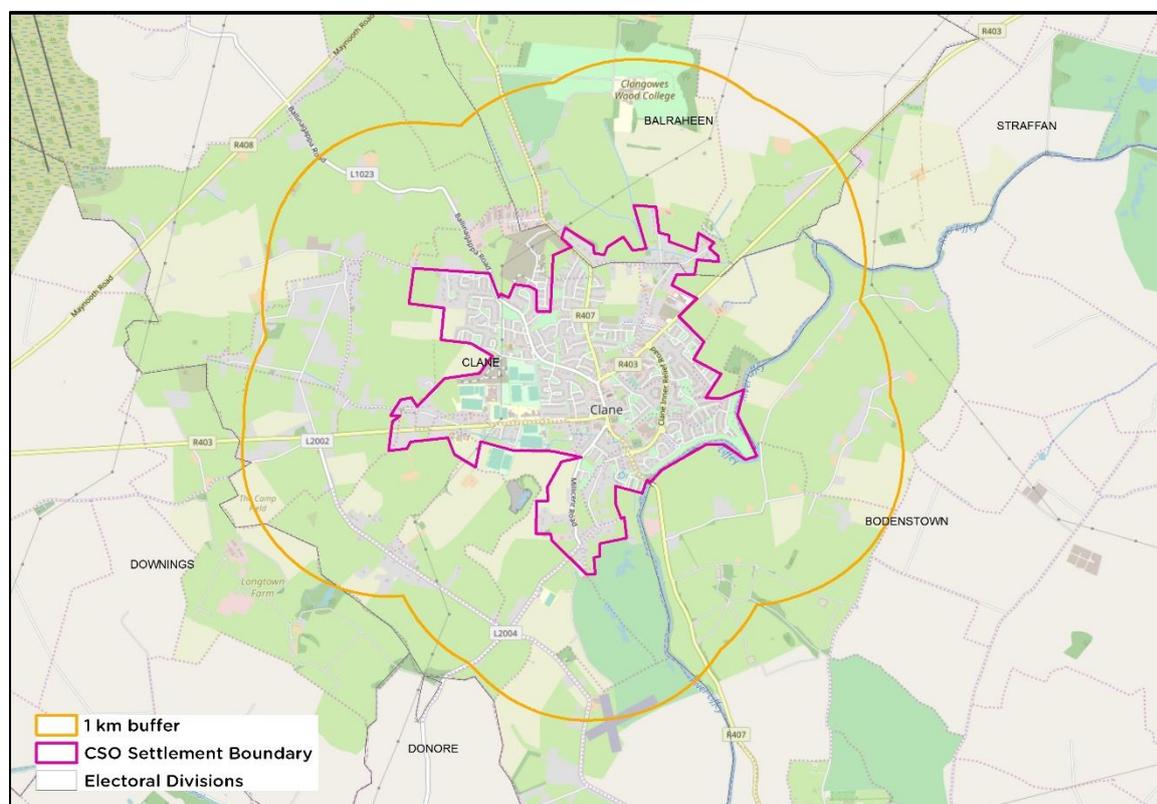


Figure 6.1: Map of the catchment area.

The subject site is located in the Electoral District (ED) of Clane (CSO Area Code ED: 06062) which cover a larger area to the south-west and north of the settlement and had a total population of 8,142 in the 2016 census. The precise population figures from the Central Statistics Office called Small Area Population Statistics (SAPS) data have been used for both 2011 and 2016. The majority of the settlement boundary is located within the Clane ED, with a small portion of the northern part of the settlement located under the adjacent ED of Balraheen. This does not affect the statistics used for this report as the figures used are based on the LAP boundary.

Table 6.1: Population Change for Catchment.

Settlement	2011	2016	Change 2011-16	Percentage change
Clane	6,702	7,280	578	+8,6%

Discounting the population gain from future residential development within Clane, this study focuses on the existing population and the natural increases that will occur over the next 10-year horizon within the catchment area as defined by the settlement boundary. The population in Clane is projected to grow by 18.3% (grow by 1,331 to 8,611) by 2026¹. Comparing this growth to the national projected average growth from the CSO² (which is estimated to be just under 12% over the same period (2016-2026), Clane will experience significantly high growth rates than the national average.

¹ The projected figures have been developed by FAC in accordance with international best-practice [reference code M1F1aRadj S18].

² www.cso.ie/en/media/csoie/releasespublications/documents/population/2013/poplabfor2016_2046.pdf

6.2 Age Profile

Another demographic factor relevant to determining the needs for residential development is age profile. Ensuring that there is an adequate provision of suitable properties for the primary age cohorts that will reside in an area should be a direct determinant of what type of development occurs and where.

Table 6.2: Population by Age in 2016 census for Catchment and Population Projection by Age in 2026 for Catchment.

Age Group	Population 2016	% of Total 2016	Population 2026	% of Total 2026
0-14	1837	25.2%	1824	21.2%
15-24	843	11.6%	1225	14.2%
25-34	1136	15.6%	1094	12.7%
35-44	1373	18.9%	1237	14.4%
45-54	1036	14.2%	1388	16.1%
55-64	524	7.2%	1018	11.8%
65+	531	7.3%	825	9.6%
Total	7,280	100.0%	8,611	100.0%

The most recent age profile is based on the 2016 census (Table 6.2) which show a high concentrations of younger age cohorts with 36.8% of the current population under the age of 25. Approximately 55.9% of the population fall between the ages of 25 and 64, which could be considered as the primary working years.

In addition, Table 6.2 shows how the population will shift over the next 10 years but the concentrations of young persons under the age of 15 is likely to decrease. In contrast it is expected that a larger number of persons entering the age brackets 65+, will see a net increase of further 294 persons over the next decade.

As a result of the changes in the elderly and young categories, there is a slight reduction in the primary working cohort. Those aged between 25 and 64 is expected to form 55% of the area's population, which is a slight decrease since the most recent CSO figures. However, although there is a slight drop in the percentage total of the 25-64 cohort, there will actually be an increase in total numbers. The 2016 figures indicate there were 4069 people living in the study area that fell into this wide age category, and this is expected to increase to 4737 by 2026.

Modelling this change using the Demographic Component Model methodology from the Central Statistics office³ highlights a number of key points:

- The population of the catchment area is set to grow by approximately 8.6% over the period 2016 - 2026. Given the area's existing population, this will result in a cohort of 825 people aged 65 years and above. Equally, numbers in very young cohorts 0-14 will account for 21.2% (1824 persons) in 2026.
- The aged dependency ratio in Clane will increase over the next decade adding a further 294 persons over the age of 65. This indicates a widening of the effective gap between the population of working age and those likely to be dependents over the age of 65.
- Clane will experience an increased requirement for services and infrastructure aimed at providing care for the ageing population.

³ FAC's projection of population is underpinned by the application of the demographic cohort component methodology (CCM); the same methodology as used by the Central Statistics Office in preparing the national projections. CCM is widely used internationally as a best-in-class methodology. It provides a flexible and powerful approach to population projection by using varying comparative scenarios, each tailored around the application of qualified assumptions in mortality, fertility and migration (as aligned with the Central Statistics Office's assessments).

- While the age cohort of person under the age of 15 will see a decrease of 13 people, the total of people under the age of 25 will see an increase of 369 persons, or 13.7%.
- There is a continued need to provide suitable community facilities, and infrastructure for young people where an increase of the population between 15 and 24.
- With a large population falling into the primary working age cohorts, there is a need to house these people and provide a range of housing options to suit their myriad needs.

The projection does not account for the zoned land and significant development capacity for new residential developments in the area. Noting each development over 75 dwellings is required to carry out their own assessment as such.

6.3 Impact of Proposed Development

The proposed development consists of a mix of residential apartments totalling 366 units. This total is divided between the different unit types as follows: housing units 50%, 20% Duplex units and 30% apartment units. As per the policy guidelines there is no requirement to include one-bedroom apartments in any analysis of the likely generated demand on childcare facilities that may arise from a proposed new development. This means that one-bedroom apartments can be excluded from the analysis, or 7.6% of the total number of units that are part of the development. In other words, approximately 338 units can be included in relation to the requirements for an additional childcare facility.

Census 2016 statistics record Ireland's average household size as being 2.73 persons per unit. Taking the latter figure and applying the 2016 figure for the proportion of children (6.3%), it is possible to estimate the total number of residents that may reside in the future proposed development. Table 6.3 provides an understanding of the method through which a final total for pre-school children could be arrived at.

Table 6.3: Total 0-4 year old population based on national household size.

No. of Units	Persons per Unit	No. of Residents	% 0-4 Population	No. of 0-4
366	2.73	999	6.3% (2016)	62
338	2.73	922	6.3% (2016)	58

As Table 6.3 shows, calculations were made using the average persons per unit figure and both the total unit count and the reduced unit count (based on the childcare guidelines). Of the projected population of 999 residents it is estimated approximately 62 would be children aged 0 to 4. Taking the reduced apartment figure of 338, which excludes all one-bed apartments, the total number of potential residents within these units came to 922 persons. When the 2016 proportion of 0 to 4-year olds is applied to this figure, it gives a total of approximately 58 children.

Another method of determining the approximate number of children that could potentially reside in any future proposed development is through an analysis of the Census household data. The Census records private households by type, with categories that range from a single occupant to married couples and children. In the study area it is found that approximately 57% of all households are inhabited by residents who do have children. Table 6.4 below takes this figure and applies this logical to the proposed development under the full analysis scenario (with all units included) as well as the limited analysis scenario which removes all single-unit apartments.

Table 6.4: Total 0-4 year olds based on private household by type.

Units @ 57%	Units w/children	Persons/unit	Residents	% 0 to 4	No. of 0-4
366	209	2.73	570	6.3% (2016)	35
338	193	2.73	526	6.3% (2016)	33

Under the full unit scenario, a total of 35 children aged between 0 and 4 is estimated, while under the limited scenario there is a total of 33. However, as the analysis shows, there is no definitive method of establishing the potential number of pre-school children that may be resident in the proposed development. All methods are based upon various assumptions and estimates, with the most logical methodology usually offering an appropriate compromise.

6.4 Department of Education and Skills Enrolment Projections

The Department of Education and Skills (DES) regularly release enrolment projection reports which are the basis for their determination of whether new school infrastructure is required. In July 2018 they released the most recent report which analyses projections of full-time enrolment for the 2018 to 2036 period.

Using three migration assumptions and two fertility assumptions the DES created six scenarios to model projected enrolments over that period. DES state that 2018 will prove to be the year when 'peak' primary school enrolments occur, totalling 567,800 pupils and gradually reducing after this.

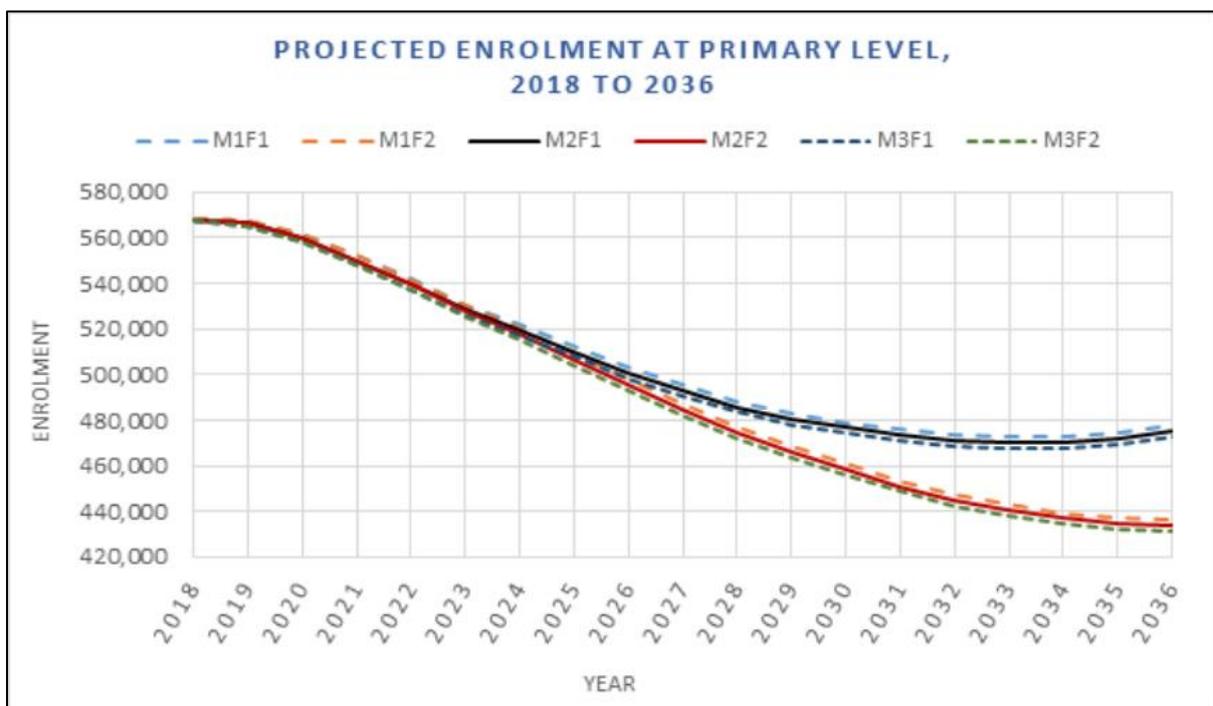


Figure 6.2: Projected primary school enrolment to 2036 (Source: DES).

Post-primary school peak enrolments will not be reached until 2024 when an excess of 402,175 pupils are expected to enrol. They will subsequently reduce after 2024 on an annual basis.

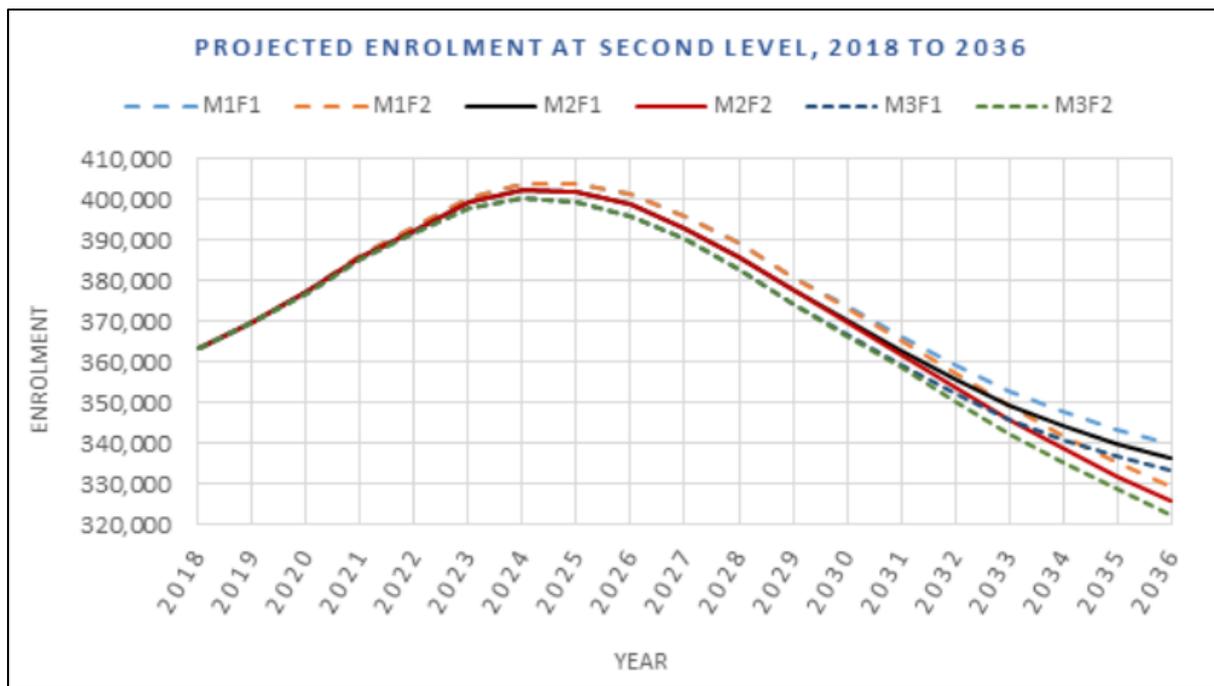


Figure 6.3: Projected secondary school enrolment to 2036 (Source: DES).

Although both of these graphs are focused on primary and post-primary enrolments, they do offer valuable insights into the potential future demand for pre-school facilities. Obviously, primary school children will require childcare facilities before embarking on their formal education paths, therefore, assumptions can be made based upon the DES projections. With enrolments figures peaking in 2018 for primary school children, and 2024 for secondary school pupils, the requirement for additional school facilities will be reduced in the near future. If it is accepted that current school provision is adequately able to support the current numbers of students, albeit at capacity, there will be far less pressure on schools in the future, meaning there is no requirement to provide for new schools. This same logic, when applied to childcare facilities, indicates that developing new childcare facilities now would be an unnecessary exercise considering the expected drop in total numbers of children.

7.0 CONCLUSION

New, largescale residential developments will create housing for the immediate area. Ireland is currently experiencing a housing crisis and the creation of additional units in Clane will ease pressure on the housing market. This development has the potential to support the development of a more diverse community in Clane and it is important to ensure appropriate social infrastructure is in place to cater for the needs of the current and incoming occupants of the town. In this regard it is critical to have a clear understanding of the ability of education facilities to support the wider community, both now and in the future. This report demonstrates that;

- The needs of the current population in the catchment area are adequately supported by the social infrastructure presently in existence.
- The existing and planned infrastructure has an appropriate capacity to support any future population changes, including that generated by the proposed development.

The key conclusions from this report are;

- **Childcare/creche provision;** FAC's survey on existing creche intake and spaces within the catchment area, demonstrates that at present there are 78 creche spaces available for take up.
- **Demand generated by the Proposal:** Our analysis of the proposed scheme, the demographics of the area and the projected population have demonstrated that the proposal will accommodate approximately **33-62 children** aged between 0-4.
- **Demographics of the Area:** Using the Demographic Component Model methodology from the Central Statistics office and CSO 2016 census data, it is evident that the age cohort of persons under the age of 15 will **decrease by 13 people** between 2016 and 2026. This data alone should highlight there will be no increase in children in the area over the course of the 10-year period should the population of the area continue to grow at the current rate (not factoring in new development).
- **Primary and post primary School Provision:** 2017 enrolment figures for the three primary schools within the catchment show an increase on the figures recorded in 2017/18 compared to 2015/16. The Department of Education and Skills list one school in Clane to be delivered under the school building program, St Patrick's BNS, which is currently in Stage 2b (detailed design).

Planning permission was granted by the Council in 2016 and includes the provision of 24 classrooms, general purpose room and ancillary accommodation. This major extension will increase intake to the school, thus providing availability for an increase in population to the area.

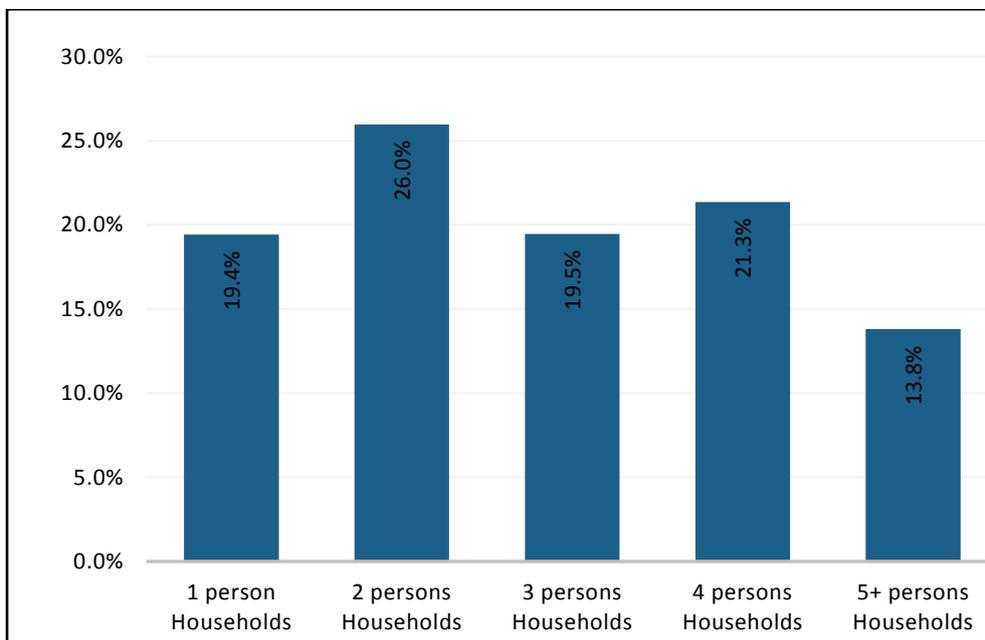
It is therefore concluded that the existing school provision in the area is sufficient to cater for the needs of the current and future population of Clane.

APPENDIX A

Housing Trends in Clane:

Type of Household	Households	Persons
One person	484	484
Married couple	299	598
Cohabiting couple	139	278
Married couple and children	943	3860
Cohabiting couple and children	129	485
Father and children	30	68
Mother and children	235	610
Couple and others	31	100
Couple children and others	59	292
Father children and others	5	16
Mother children and others	24	87
Two or more family units	18	95
Non-family households and relations	31	75
Two or more non-related persons	65	172
Total	2492	7220

Household Makeup:



Owner Occupancy:

Type of occupancy	Households	Persons
Owner occupied with mortgage	1071	3493
Owner occupied no mortgage	542	1253
Rented from Private Landlord	638	1763
Rented from Local Authority	156	484
Rented from Voluntary Body	6	14
Occupied free of rent	18	45
Not stated	61	168
Total	2492	7220