

School Assessment

For Development at Gortnahomna More (townland)
Castlemartyr, Co. Cork

on behalf of Marshall Yards Development Company Ltd.

November 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Chartered Planning Consultants have been appointed by Marshall Yards Development Company Ltd to prepare a School Need and Demand Report to accompany a Large-Scale Residential Development (LRD) application for 150 no. housing units and all associated development works in the settlement of Castlemartyr, Co. Cork.

This report provides details on the current and future capacity of existing and proposed primary and post primary schools in the area along with the demand for places likely to be generated by the proposed development. In undertaking a review of the required school provision for the proposed developed, this report will:

- Consider the current policy context for future school provision in the area;
- Determine an appropriate study area and methodological approach for the assessment;
- Assess the capacity of primary and post primary schools within the study area; and
- Conclude the analysis of the existing capacity of schools within the study area.

1.1 Methodology

The study areas for the primary school and post primary school analysis have been based on the following three factors:

- CSO Student Travel Data
- Drive Time Areas
- Availability of alternative schools

The CSO provides details on student travel patterns based on the 2016 and 2022 census and these details have been used to identify suitable catchment areas for primary and post primary level. The different travel times for primary and post primary level have resulted in different study areas for each.

The identified study areas have allowed an estimation of the proportion of primary school and post primary school aged children in the area by assessing the 2022 census data for the electoral divisions within each study area. These proportions then allowed the estimated of the expected population expected from the proposed development.

The capacity of the existing schools has been estimated using Pupil to Teacher Ratios (PTR) and by contacting the individual schools. In addition, reference has been made to the enrolment projections published by the Department of Education.

2. Site Context

The proposed development is situated within Castlemartyr Co. Cork. Castlemartyr is a large village located in County Cork with good connections to neighbouring towns such as Midleton, Youghal and Garryvoe. The subject site is zoned as residential. The site is surrounded by residential estates to the north and west and is in close proximity to the town/neighbourhood centre, which allows for good connectivity.

Access to the site is via the existing N25, which also connects Castlemartyr to Midleton, Youghal and Garryvoe, all of which are within a 15-minute drive.

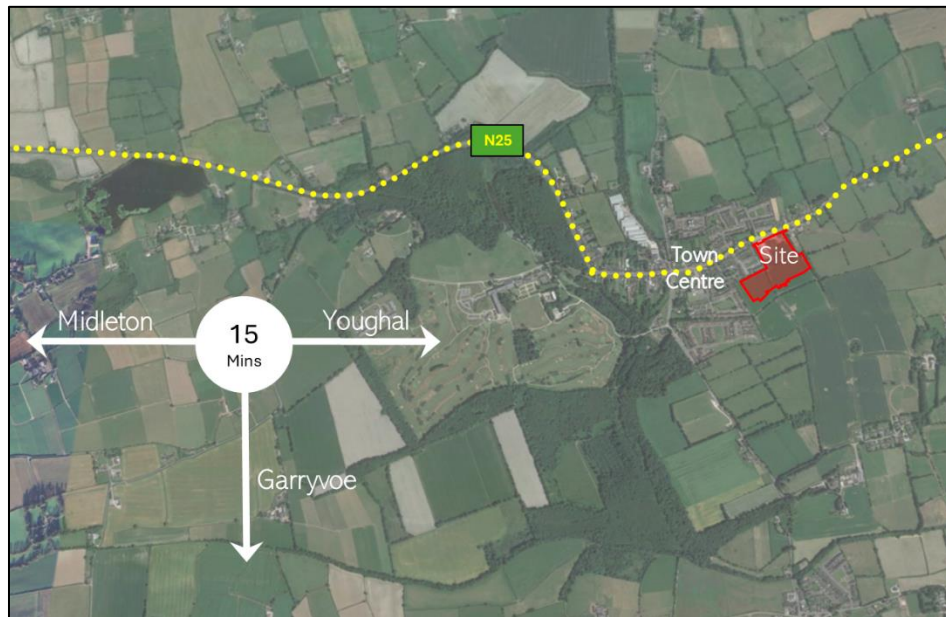


Figure 1 Site Context – Site outlined in Red.

3. Policy Context

3.1 The Provision of Schools and the Planning System: A Code of Practice

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.

3.2 Cork County Development Plan 2022-2028

The Cork County Development Plan 2022 includes policy objectives specific to educational institutions in Cork County. Objective SC 6-5 relates to the provision of educational facilities and states the following:

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

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 what is currently being planned and delivered, there is no requirement for additional school accommodation provision in the Castlemartyr/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 indicates that there are no plans to provide additional schools in Castlemartyr; however, two primary schools and one post primary schools will be required within Midleton to address future population educational needs.

Volume 4 of the Cork County Development plan 2022-2028 provides detailed policies and zoning objectives to the main settlements in East Cork. Section 3.6 relates to Castlemartyr.

Sections 3.6.1 and 3.6.2 describes Castlemartyr as a large village located approximately 8 kilometres east of Midleton, accessed via the N25. The plan has identified Castlemartyr as a key village with targets to increase population, develop a compact, strong village core and carefully manage the heritage amenities in the area.

There is no specific reference or provision for a new school in Castlemartyr.

4. Primary School

4.1 Study Area

The CSO Student Travel Data indicates that, in 2016, primary school students had a travel time of 11.6 minutes for their journeys to school. In 2016, 59.8% of primary school students travelled to school in a private car. The percentage of those travelling to school via car has been increasing while those traveling via bus, walking, or cycling has been decreasing.

Based on the average travel time of 11.2 minutes and the prevalence of the private car as a mode of transport, a 10-minute drive time area has been created to identify the Study Area to assess primary school demand which has been applied as a 3 km radius.

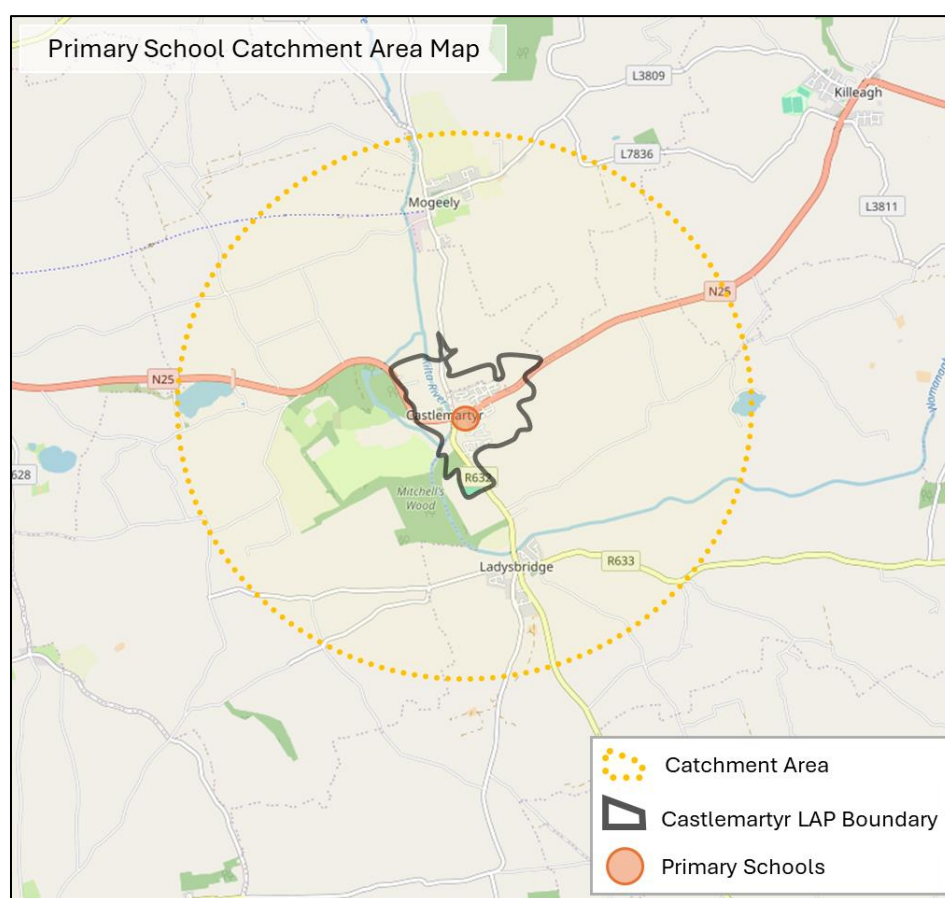


Figure 2 Primary School Catchment Area

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. An 11 kilometres radius has been calculated for post-primary schools. This is also equivalent of up to 20 minutes of travel time, ensuring that the schools can be accessed by car, bus, walking and cycling and reflects that there is no post-primary school located in Castlemartyr.

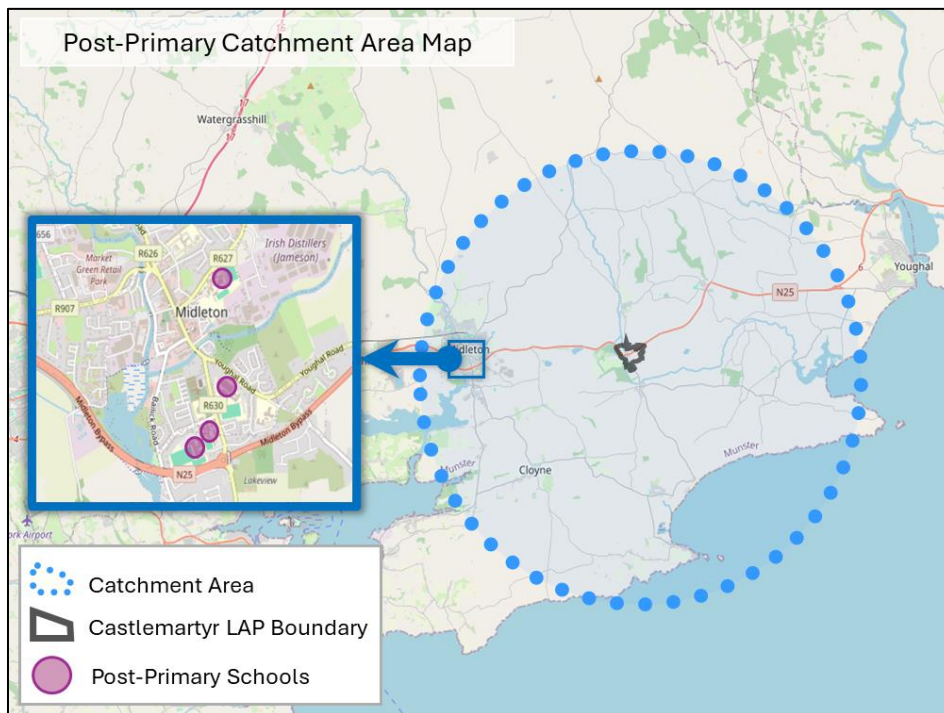


Figure 3 Post Primary School Catchment Area

4.2 Demographic Analysis

4.2.2 Demand Analysis for Primary Schools

Figure 4 below displays the historic primary school enrolment figures for the catchment area. The overarching trend in the historic enrolment figures for the catchment area is downward. With the catchment area recording a decrease of -1.44% in the total number of students as recent as the 2020-2021 academic year.

The future demand for primary school places is represented by the population aged 0-4 in the catchment area and provides a breakdown of the total population per age group. The largest age group is the 4-year-olds with 147 and the smallest age group is the 2-year-olds with 99.

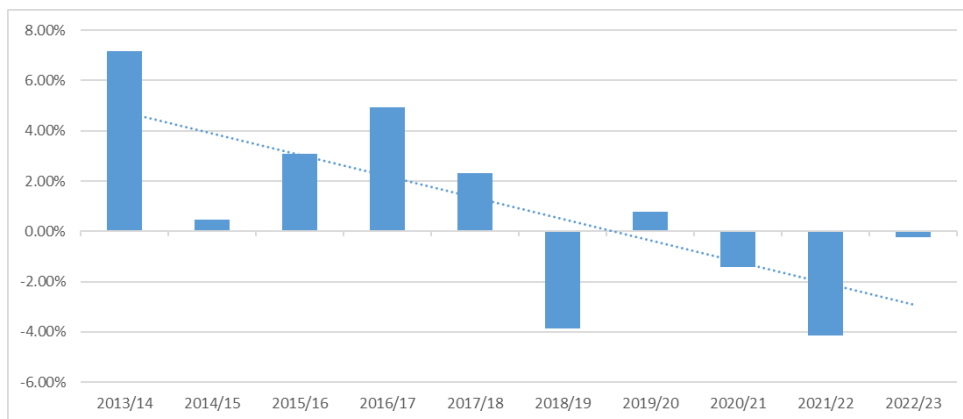


Figure 4 Historic Primary School Enrolment Change Figures for the Catchment Area

The past, current and future enrolment figures presented above point to a catchment area where the demand for primary school services is on the decrease. The historic enrolment figures show that the total number of primary school students has been increasing on average by less than 1% for the past 10 academic years. However, it is noted that since academic years 2022/21 student numbers have been decreasing by just under -2%. This downward trend is unlikely to change significantly due to the population aged 0-4 years not being significantly higher than the number of existing primary school students enrolled.

4.2.3 Estimated Primary School Enrolment

The McCutcheon Halley Development Yield Calculator estimated the number of primary school enrolments that the proposed development will generate. The estimate figure is based on the composition of units in the proposed development and the demographic data of the small area boundaries adjacent to the proposed development, the county of interest and Ireland. The total primary school students which the proposed development could generate is estimated to be approximately 55 new primary school students.

	Number of Units	Catchment Based	County Based	State Based
2 Bed units	60	7	6	7
3 Bed units	82	41	36	40
4 Bed units	8	7	6	6
Total	150	55	48	53

Table 1 Potential Primary School Students Generated by Proposed Development

4.2.4 Existing Primary Schools

There is one primary school located in Castlemartyr with an enrolment of 245 students.

School	No. of Students 2022/23
Castlemartyr National School	245

Table 2 Primary Schools Enrolment Figures for the 2022-2023 Academic Year

The Department of Education recommends a Pupil to Teacher Ratio (PTR) of 1:26. Generally, each primary school has one teacher per classroom and therefore, the overall capacity of the primary schools can be estimated by applying the PTR to the number of classrooms in each school.

The Department of Education provides up to date enrolment figures for each school throughout the county. The available capacity within each school can therefore be estimated by subtracting the 2022/23 enrolment figure from the estimated overall capacity.

Based on the PTR and the current enrolment figures, the existing school has an estimated available capacity of 260 no. places.

The table below outlines the enrolment and spaces available in each primary school in Midleton.

School	2022/2023 Enrolment	Classrooms	Overall Capacity*	Available Capacity
Castlemartyr	245	10	260	15
*Estimated based on PTR				

Table 3 Enrolment and Estimated Capacity of Primary Schools

5. Post Primary School

5.1.5 Demand Analysis for Post Primary Schools

An analysis of the historic change in post primary school enrolment figures for the catchment area. The overarching trend in the historic change figures for the catchment area is a sustained growth since the 2012-2013 academic year. Growth rates have been consistent with approximately 2% increase each academic year, with the exception of 2016-2017, which saw an almost -3% drop in enrolments. The future demand for post primary schools is represented by the population aged 5-12-years in the catchment area. A breakdown of this age category illustrates a decline in the number of students that will be entering secondary school with the largest age group being the 12-year-olds with 621 and the smallest age group is the 5-year-olds with 459. Bases on the current population figures, the class size entering first year of secondary school within the catchment will decline by an estimated 162 no. students over a seven-year period.

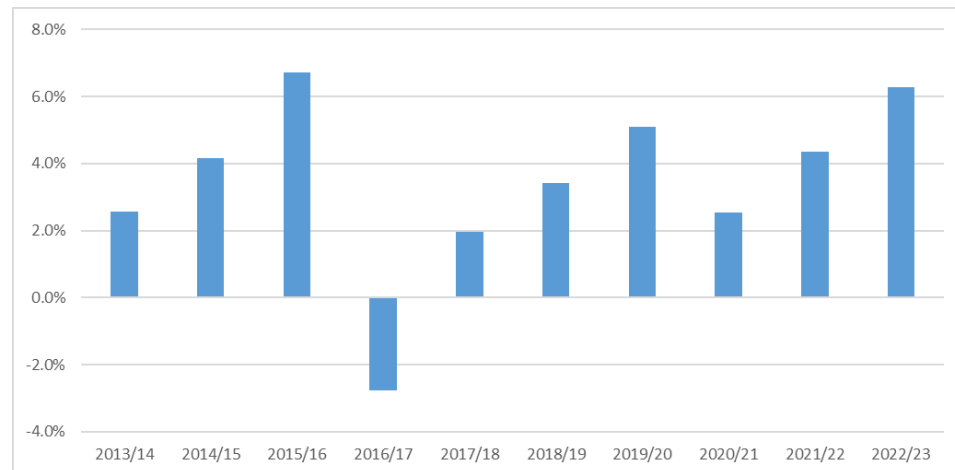


Figure 5 Historic Post Primary School Enrolment Change Figures for the Catchment Area

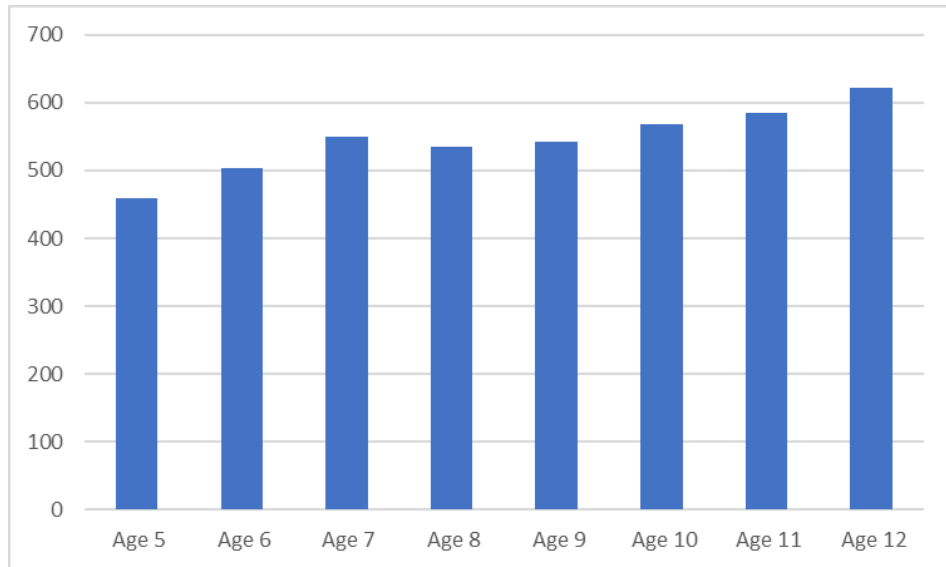


Figure 6 Population in Catchment Aged 5 to 12

The past, current and future enrolment figures presented above point to catchment where the demand for post primary school services is to remain constant and increase in the short-term. However, enrolments are likely to decrease in the long-term. This is due to the population aged 5, 6, and 7 years being less than the population aged 11 and 12 years.

5.1.6 Estimated Post-Primary School Enrolment

The McCutcheon Halley Development Yield Calculator estimated number of post primary school enrolments that the proposed development will generate. The estimate figure is based on the composition of units in the proposed development and the demographic data of the small area boundaries adjacent to the proposed development, the county of interest and Ireland. Table 4 contains the total post primary school enrolments which the proposed development could generate. Based on these figures, the proposed development would yield approximately 39 no. post primary school students.

	Number of Units	Catchment Based	County Based	State Based
2 Bed units	60	5	5	6
3 Bed units	82	29	27	30
4 Bed units	8	5	5	5
Total	150	39	37	41

Table 4 Potential Post Primary School Enrolments Generated by Proposed Development

It is worth noting that that this is the mature student yield which will be established as the proposed development matures. 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.

5.1.7 Existing Post Primary Schools

There are 4 existing post primary schools within the catchment area.

A phone survey of the schools was undertaken to determine the available capacity in these schools, The available capacity figures are based on the response from the individual schools and listed in the table below.

The survey found that there is a total capacity of 20 no. post primary school places in Midleton.

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

Table 5 Enrolment and Capacity of Post Primary Schools

6. School Demand Generated by Proposed Development

The proposed development will provide 150 no. residential units, a creche, and all ancillary development works. Based on our assessment of the proposed development in relation to typical development yields as detailed earlier in this report, the estimated student yield from the proposed development is 55 primary students and 39 post primary students.

	Estimated Population from Proposed Development
Primary	55 no.
Post Primary	39 no.
Total Population (2.75 household size)	412 no.

Table 6 Estimated Population from Proposed Development

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.

In addition, we also note that the enrolment projections for primary school are currently decreasing with the post primary enrolment figures are projected to start decreasing from 2026 which is consistent with decline in population from 12 years to 5 years of ages within the catchment area.

The Department of Education published a report, *Regional Projections of Full Time Enrolments Primary and Second Level, 2021-2036* in November 2021. The report provides projections of full-time enrolment in first and second level schools for the eight NUTS 3 Regional Authority areas. The report includes six projection models (M1F1, M1F2, M2F1, M2F2, M3F1, and M3F2) which include different assumptions of fertility and migration. These projections are shown in the graphs below (extracts from A.1 and A.2 of the Department's report). It demonstrates that enrolment for primary schools is currently decreasing and set to decrease until 2032/33. Enrolment is expected to start increasing again from 2034/35.

The graphs also demonstrate that enrolment for post primary is currently increasing and will reach a peak in 2025/2026 before decreasing until approximately 2039/2040.

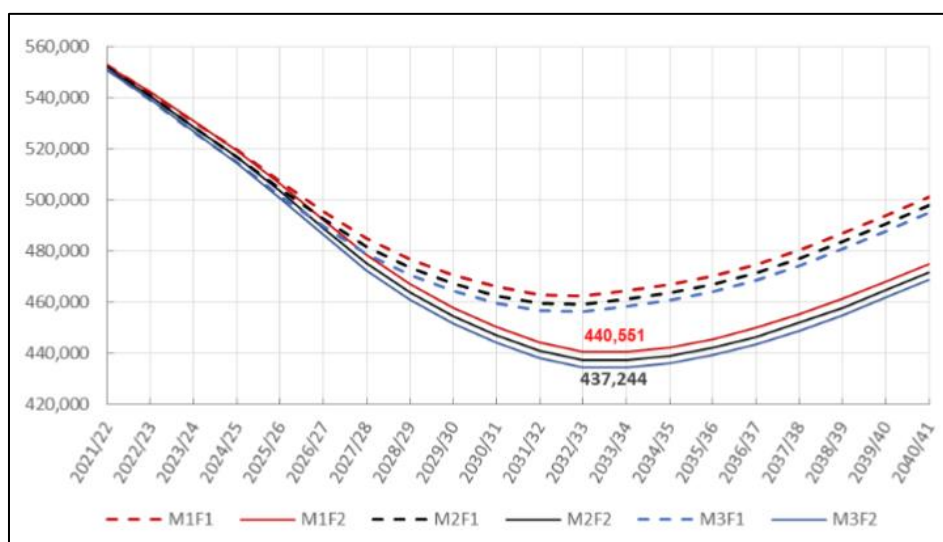


Figure 7 Projected enrolment at primary level, 2021-2040. Source: Dept of Education.

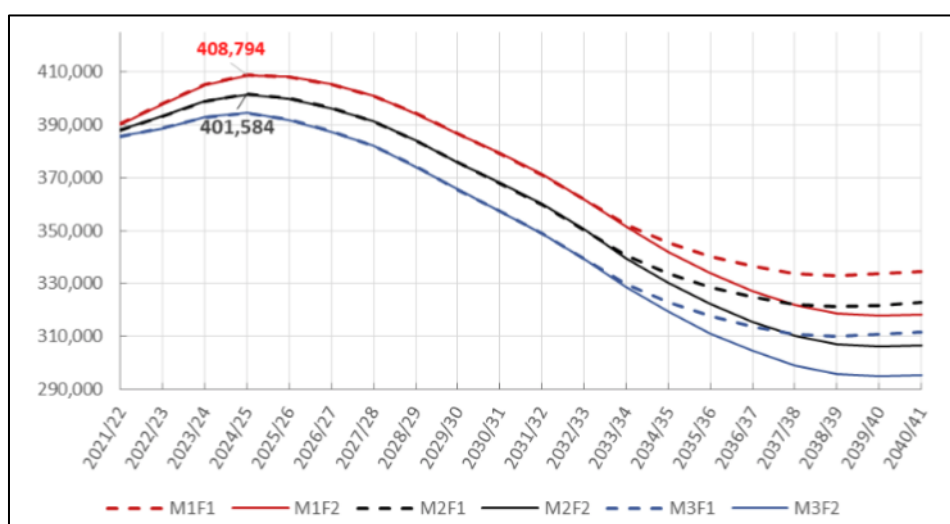


Figure 8 Projected enrolment at post-primary level, 2021-2040. Source: Dept of Education.

The Department of Education and the Department of Further and Higher Education, Research, Innovation and Science published a report '*Education Indicators for Ireland*' in February 2022 which presents a comprehensive set of educational indicators for the education system in Ireland.

Part 1 of this report notes that primary school enrolments are on a downward trajectory, having peaked in 2018 while post primary enrolments continue to rise sharply, up 34,300 between 2017 and 2021. This is in line with the 2021-2036 projections published in November 2021. The increase in post primary enrolment figures has been accompanied by an additional 13 no. post primary schools provided since 2017.

Based on the assessment of existing schools, it is estimated that there are currently 15 available spaces in the Castlemartyr National School, and it is anticipated that without new development, the school population will

continue to decline. Based on the number of 4 years olds versus the number of 2-year-olds within the catchment, there is potential for a 2 classroom decline across the school within that 2 year period when those children enter the school system.

It is therefore estimated that there will be sufficient space for within the existing primary school to cater for an additional 55 no. primary school students as they children with the proposed estate reach school age. Considering the expected decrease in enrolment at primary school level it is expected that there will continue to be space for the proposed development's population as it matures.

Based on the assessment of existing post primary schools, it is estimated that that there are 20 no. post primary school spaces in Midleton. The estimated 55 no. post primary school spaces required by the proposed development exceeds the current existing capacity within the catchment. However, it is expected that by the time the development matures and generates the full demand for post primary school places (10+ years) there will be sufficient space in the existing schools due to the projected decrease in enrolment.

7. Conclusion

This school demand report details the rationale, policy context, methodology in assessing the need and demand factors affecting school services within the catchment area. The results for the primary school assessment show that primary schools have an estimated 15 spaces of available capacity and that the future demand for primary school services is to decrease from the 2024-2025 academic year. Therefore, the report finds that the existing primary school facilities have the capacity to accommodate the estimated primary school enrolments generated by the proposed development. The results for the post primary school assessment show that post primary schools do not have any availability for capacity. However, future demand for post primary school services is to decrease from the 2024-2025 academic year. Therefore, the report finds that the capacity of existing post primary school facilities will increase in the long term.