



School Needs Assessment

Proposed Strategic Housing Development, Port Road,
Killarney

Client: Portal Asset Holdings

May 2024

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Appendix 1

01. Introduction

1.1 BACKGROUND

Portal Asset Holdings Ltd. intend to develop a Large-scale Residential Development (LRD) consisting of the construction of 224 no. residential units, a crèche and all ancillary site development works at Port Road and St. Margaret’s Road, Killarney, Co. Kerry.

The subject site, which is c. 6.19 hectares in area, is located in the townlands of Coollegrean, Inch, Knockreer, Ardnamweely and Derreen in Killarney in an area characterized by existing residential, social, institutional and recreational uses. Irregular in shape, the site is bounded to the north by mature residential development in the form of the Millwood and Coolegrean Estates; to the east by Killarney Nursing Home/Retirement Village, including associated Community Hospital and a new 4 storey, assisted living apartment building; to the south by Kerry Education and Training Board (ETB) lands, as well as Presentation Monastery National School; and to the west by a row of residential properties fronting Port Road and Knockreer Park which forms part of Killarney National Park.

This School Demand Assessment has been prepared to assess whether there will be sufficient capacity locally to cater for future primary and secondary school needs arising from the proposed development.

1.2 PROPOSED DEVELOPMENT

The proposed development comprises the residential unit mix as outlined in Table 01.

Unit Type	Total Units	4-Bed	3-Bed	2-Bed	1-Bed
House	76	30	38	8	
Duplex/Apartment	52		12	26	14
Apartment	96			80	16
Total	224	30 (13.5%)	52 (22%)	116 (51%)	30 (13.5%)

Table 01 – Proposed Development Unit Mix

The proposed development provides for a 46 child space creche and *inter alia* upgrades to Port Road comprising reduction in carriageway widths, provision of shared pedestrian/cycle path and uncontrolled pedestrian crossing, and a pedestrian connection to Millwood Estate.

1.3 SCHOOL DEMAND ASSESSMENT

This School Demand Assessment has been undertaken to identify the existing school provision in the catchment of the proposed development, to determine the potential school demand arising from the proposal and to consider whether there is capacity within this provision to support the proposed development.

1.3.1 Demographic Profile

In the 2022 Census the overall average household size in the 2 no. Electoral Divisions (ED) that cover the Killarney area (Killarney Urban and Killarney Rural), was 2.59 persons, relatively low compared to the national average of 2.74 persons per household. This low average figure is notably due to the small household sizes in Killarney Urban ED, where the average household comprises just 2.42 persons. Conversely, households in Killarney Rural ED are above the national average at 2.85 persons per household.

While the overall population in the 2 no. EDs increased by over 2,087 persons between 2011 and 2022 (c. 13%), in the last intercensal period growth was concentrated in the Killarney Rural ED, with the population experiencing a decline in Killarney Urban ED. Overall, the profile of Killarney Urban ED appears to indicate a declining population reflected in decreased household sizes. Conversely, population growth and larger household sizes are concentrated in the Killarney Rural ED Area.

The pre-school population (0-4 years) in County Kerry in 2022 accounted for 5.3% of the population. The proportion of the population represented by this age cohort has dropped from 6.9% in 2011, representing a 10% decline in the pre-school population. This trend in the pre-school population will impact directly on the future demand for school places. In the 2022 Census the primary school population (5-12 years) comprised 10.3% and the secondary school population (13 – 18 years) comprised 8% of the total population.

Similarly, within the Killarney Urban ED in 2022, 5.3% of the resident population of 10,487 people were of pre-school age¹, the same as the County average. As with the County figure, this proportion has also declined since 2011. However, within Killarney Urban ED there are significantly fewer primary school age children and slightly fewer secondary school age children than the County average.

County Kerry	County Kerry (%)	Killarney Urban ED (%)
Pre-school (0-4 year olds)	8,300 (5.3%)	551 (5.3%)
Primary School (5 – 12 year olds)	16,062 (10.3%)	707 (6.7%)
Secondary School (13 – 18 year olds)	12,560 (8%)	812 (7.7%)

Table 02 – School Age Population Details

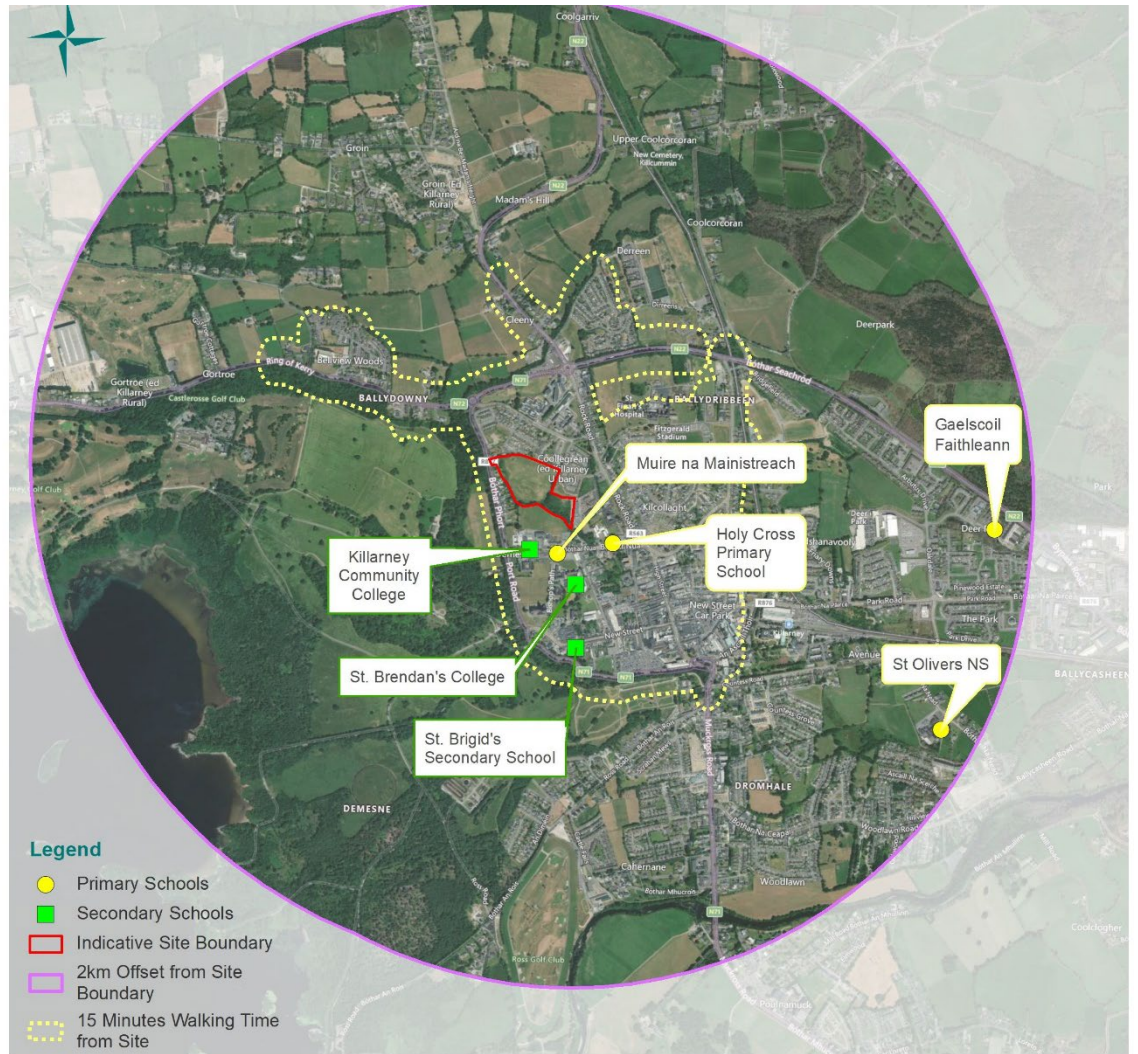
¹ 551 persons between the ages of 0-4 years.

The Killarney Town Plan 2022 – 2028 (Volume Two of the County Development Plan) notes that the Killarney Urban ED had the highest average age for the larger towns category in Ireland in the 2016 Census at 42.3 years. This had risen from 40.8 years in the 2011 census, a percentage change of 3.7%. This average age is reflective of the ageing population of the County and the popularity of Killarney as a retirement destination. Based on the demographic profile of Killarney we envisage that the primary market for the proposed apartments in the Port Road scheme will be retirees and young professionals working in the many employment centres within Killarney. We consider these age cohorts will not contribute significantly towards the school demand in the area.

The Killarney Town Plan recognizes that Killarney “*is influenced by a unique set of circumstances*” which put pressure on local accommodation; amongst these are its role as an international tourist destination, and the absence of affordable housing and accommodation requirements to cater for a significant number of seasonal workers. It is reasonable to assume that within the proposed development primarily only the 80 no. 3 and 4 bedroom units will be occupied by families with children of school-going age.

Notwithstanding the above the school demand calculation is based on a standardised approach using a proportion of the total indicate population that the proposal is likely to give rise to. It is anticipated that the 224 no. proposed units could result in an uplift of 542 persons based on the 2022 average household size of 2.42 in the Killarney Urban ED. Extrapolating from the percentage of the 2022 population that was of school age within this ED it is estimated that 37 (6.7%) of the future residents of the scheme will be of primary-school going age and 42 (7.7%) will be of secondary school going age. These estimates are conservative and do not factor in the local and countywide decline in the pre-school population between 2011 and 2016.

1.3.2 Schools and Education



1.3.2.1 Primary Schools

The population of Killarney is served by 4 no. primary schools within the town, namely Scoil Mhuire Na Mainistreach (The Mon) and Holy Cross Primary School on New Road in close proximity to the subject site, and St. Oliver's National School and Gaelscoil Faithleann, both to the south-west of the site. An overview of the primary schools within the study area is provided in Table 02 based on information obtained from a review of the 'Data on Individual Schools' 2023/24 database of the Department of Education². This indicates that there was an overall enrolment figure of 1,442 primary school children in the current academic year.

When historic enrolment statistics are considered, it can be seen that there has been an 8% drop in primary school enrolment figures in Killarney since the 2015/2016 academic year. This decline directly corresponds with the 10 per cent fall in the pre-school population across County Kerry as noted between the 2011 and 2022 census population figures.

² <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

Role ID	Primary School	Address	Postcode	2023 Enrolment.	2015 Enrolment
18049G	Scoil Mhuire Na Mainistreach	New Road	V93T271	192	167
19487M	Holy Cross Primary School	New Road	V93A096	378	401
19512I	St Olivers NS	Ballycasheen	V93W594	627	776
19941I	Gaelscoil Faithleann	An Pháirc	V93WP62	245	226
Total				1,442	1,570

Table 02 – Primary School Details

Projections from the Department of Education and Skills estimate that enrolment levels in schools will decrease further in the coming years, initially in primary schools and subsequently in post-primary schools. The Department of Education published the ‘Projections of Full-Time Enrolment Primary and Second Level 2018-2036’ (2018) which outlines various scenarios of future intake for both primary and post-primary schools. The report estimates that primary school enrolment peaked in 2018 and a continuous decline in new enrolments is expected until 2036.

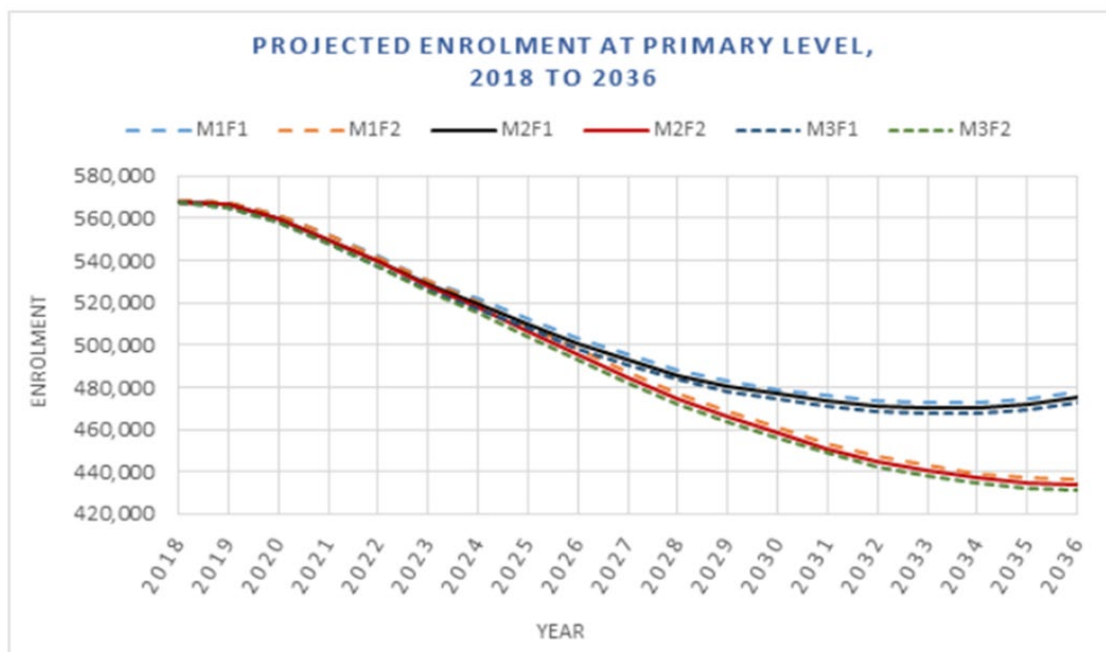


Figure 1.1 Dept. of Education and Skills Projections of Enrolment at Primary Level

The Department’s 2020 revised projections notes that:

Enrolments in primary schools in Ireland in 2019 stood at 567,716, down slightly on 2018 (567,772). Enrolments are now projected to fall over the

coming years under all scenarios, and under the M1F2 scenario will reach a low point of 451,971 by 2034. This is 115,745 lower than today's figure.

1.3.2.1 Secondary Schools

The population of Killarney is served by 3 no. secondary schools within the town, namely Killarney Community College, St. Brendan's College and St. Brigid's Secondary School. All are in close proximity to the subject site, and within a 15 minute walk. An overview of the secondary schools within the study area is provided in Table 03³. This indicates that there was an overall enrolment figure of 2,127 secondary school children in the 2023/2024 academic year. This represents a 42% increase in the number enrolled in the 2015/2016 academic year.

Role ID	Primary School	Address	Postcode	2023 Enrolment.	2015 Enrolment
61320M	St. Brendan's College	Cill Airne	V93FP49	894	607
61340S	St. Brigid's Secondary School	New Street	V93ND79	769	490
70450D	Killarney Community College	New Road	V93NA48	464	398
Total				2,127	1,495

Table 03 – Secondary School Details

³ <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

Based on the Department of Education’s 2018-2036 projections, the secondary school enrolment figures are envisaged to peak in 2024/2025. Similar to trends for primary schools, a continuous decline in post primary enrolment is then expected until 2036.

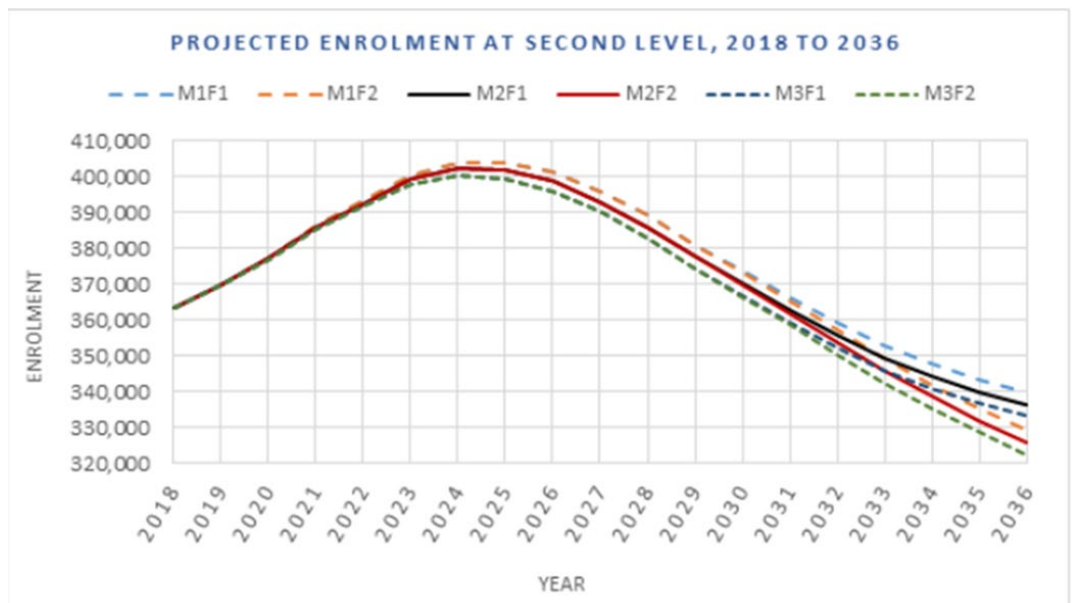


Figure 1.2 Projections of Enrolment at Second Level (Source: Projections of Full-Time Enrolment Primary and Second Level 2018-2036 - Department of Education and Skills)

In the preparation of this application a request was made to the Department of Education and Skills (DoES), 'Forward Planning' section in respect of local school's spare capacity data⁴. However, no information was provided by the DoES regarding the current excess capacity of existing schools within the study area. We have previously been informed by the DoES that the data from their own reviews of schools may indicate school capacity at various levels, it is not in a position to verify the existence of such capacity, and therefore, cannot provide the requested information.

Notwithstanding this, given the projected fall in both primary and secondary school enrolments in the coming years and the factors described relating to the proposed housing mix, it is considered that the demand for 37 primary-school places can already be accommodated within the existing school network. Furthermore, it is considered that there will be sufficient capacity locally to cater for future demand for an additional 42 secondary school places arising from the development.

⁴ Refer to Email Correspondence in Appendix 1

Appendix 1

- Communication with Department of Education and Skills requesting school capacity data for Killarney (in relation to previous Strategic Housing Development on-site)
- Previous response from Department of Education and Skills to request for school capacity data

To: deirdre_maher@education.gov.ie; Regina_Gannon@education.gov.ie; Hanlon, Alan
Cc: [Conor Frehill | HW Planning](#)
Subject: School Place Demand Assessment for Strategic Housing Development, Killarney
Date: Thursday 23 September 2021 09:22:54
Attachments: [image001.png](#)

Hi there,

We are preparing a Strategic Housing Development application for Port Road, Killarney comprising 230 housing units. We have been asked by ABP to prepare a School Place Demand Assessment and were wondering would the Department be in a position to provide us with any information that could inform our report?

Many thanks

Deirdre

Deirdre Tobin

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From: [Hanlon, Alan](#)
To: [Deirdre Tobin | HW Planning](#)
Subject: Schools capacity data
Date: Tuesday 11 August 2020 11:27:54
Attachments: [image001.png](#)

Deirdre

Thanks for your correspondence. I note the request by An Bord Pleanála. The Department carries out its own reviews of schools. Data from such reviews may indicate school capacity at various levels and can prove useful in the assessment of potential future school requirements. However, the use of any spare capacity within a schools falls within the remit of the School Patron/Owner. In this regard, it is not possible for the Department to determine the future use of such capacity and by definition is not in a position to verify the existence of such capacity.

Therefore, it is not possible to provide the information that you request.

Finally, in relation to your proposed development, where in Cork is it located and how many housing units will be developed? Regards

Alan

Site Acquisitions and Property Management

An Roinn Oideachais agus Scileanna
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