



SCHOOLS DEMAND ASSESSMENT

LDA Wilton, Sarsfield Road LRD

Site Measuring c. 2.61Ha on lands to the North of the ESB Networks Office, Sarsfield Road, Wilton, Cork



PREPARED FOR:
LAND DEVELOPMENT AGENCY
ASHFORD HOUSE
TARA STREET
DUBLIN 2
D02 VX67

PREPARED BY:
TOM PHILLIPS + ASSOCIATES
NO 1 HORGANS QUAY
CORK CITY
T23 PPT8

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1.0 INTRODUCTION

This 'Schools Demand Assessment' has been prepared by Tom Phillips + Associates¹, on behalf of The Land Development Agency², to inform the planning application for a proposed Large-Scale Residential Development (LRD) at lands north of the ESB Networks Office, Sarsfield Road, Wilton, Cork.

This assessment has been prepared to provide an overview and analysis of the overall provision of schools within the study area and the local demand, as well as the demand generated by the proposed development.

2.0 PROPOSED DEVELOPMENT

The proposed development consists of a Large-Scale Residential Development (LRD). The development description for the proposed development is as follows:

"The Land Development Agency (LDA) intends to apply to Cork City Council for permission for a Large Residential Development with a total application site area of c. 2.61ha, on lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City. The development will provide 348 no. residential units and a 156 sqm childcare facility, revised access arrangements to Sarsfield Road and all associated development above and below ground."

The proposed housing mix is as follows: proposed housing mix is as follows: 152 no. 1-bedroom units, 168 no. 2-bedroom units, and 28 no. 3-bedroom units.

3.0 SUBJECT SITE

The subject site is located at undeveloped lands, currently forming part of the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton. The site is largely undeveloped, save for an underground tank to the east of the site and ESB wire mast training facility to the south-west.

¹ No 1 Horgan's Quay, Cork City, T23 PPT8.

² Ashford House, Tara Street, Dublin 2, D02 VX67.



Figure 3.1: Location of the subject site (indicatively outlined in red) in the context of the surrounding area. (Source: Google Earth, as annotated by Tom Phillips + Associates, 2025.)

The surrounding uses are largely residential, commercial and institutional uses. To the north of the site is the access road to the SMA Wilton Parish Centre, and associated lands and buildings. To the east of this is the Wilton Shopping Centre and associated car parking. To the east and west of the site lies a substantial number of semi-detached and terraced residential premises. The ESB office and associated car parking and buildings are to the south.

Wilton is a well-established suburban neighbourhood of Cork City. The subject site c. 3.15km from the City Centre.

Further to the north of the site, c. 622 m, is the Cork University Hospital and Cork University Maternity Hospital. The wider area can be largely characterised by several housing estates, such as Wilton Gardens and Laburnum Lawn, comprising of detached/semi-detached houses. Wilton currently has several public amenities and essential services located within the area. This includes the SMA Wilton Parish Centre to the immediate north of the site. To the east (c. 630 sq m) is St. Finbarr's National Hurling and Football Club, with associated playing pitches. Clahsduv Park is also in close proximity of the site, which consists of a sizable public park, playground and a tennis pitch. Further to the south of the site, beyond the dual carriageway, lies the Doughcloyne Industrial Estate, which consists of several businesses such as Carey Tools and Caltech Electrical Supplies Limited.

4.0 METHODOLOGY

For the purposes of this assessment, we will utilise both a 1km and 2km radius from the subject site to define the Study Area, which equate to approximately a 15-minute or 30-minute walk (or less) respectively.

To analyse the demographic profile of the area, we will utilise the CSO data for the 'Bishopstown E' Electoral Division (ED ID. 48009), which is the relevant ED for the subject site.

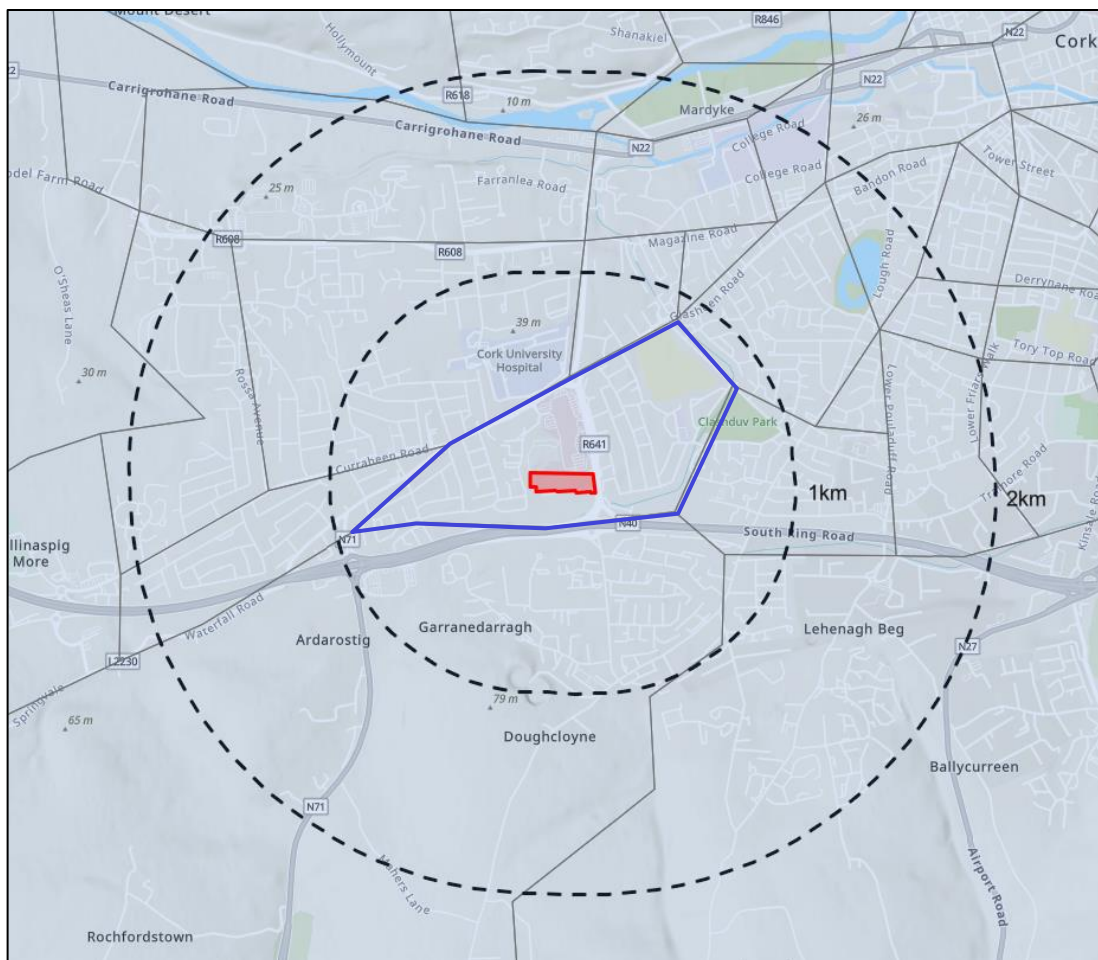


Figure 4.1: Location of the 'Bishopstown E' Electoral Division (ED ID. 48009), as indicated by blue boundary, in the context of the 1km and 2km buffer of the subject site (as indicatively shown). (Source: Central Statistics Office, as annotated by Tom Phillips + Associates, 2025.)

Section 7.0 of this Report, which assesses the existing childcare provision in the area, provides an overview of the provisions within both 1km and 2km of the subject site. Within the context of this urban location and the surrounding established residential area, it was deemed appropriate to audit the existing childcare provision within both a 1km and 2km radius of the subject site, an approximate 15-minute (or less) and 30-minute walk (or less) respectively. Given the site's location and access to public transport, this distance is considered a reasonable catchment for the existing population and future occupants of the proposed development to access childcare facilities.

The following methodology approach was adopted for the research, as set out in this report:

- Analysis of the site context;
- Defining the study area;
- Assessment of Census data; and
- Analysis of the existing childcare provision.

Sources used to inform this audit/report include the following:

- Census Statistics and SAPMAP;
- www.corkcity.ie;
- www.myplan.ie;
- Google Earth;
- Google Maps;
- Pobal Maps; and
- Tusla Reports.

5.0 POLICY CONTEXT

The *Cork City Development Plan 2022-2028* (the Development Plan) took effect on 8th August 2022 and is the relevant Planning Policy document for the proposed development.

Educational facilities are key pieces of social and community infrastructure and play an important role in the creation of the 15-minute city, which is a key goal of the Development Plan.

Section 3.8

“A key premise of the 15-Minute City is that people should be able to walk and cycle to access the resources and facilities within their neighbourhood. Not only will this reduce car travel and improve health but most of all it will result in an equity in the quality of life of Cork’s citizens. Within 15 Minutes of people’s home they should have access to: local commercial services (e.g. shops), a creche, a primary school and other community services, a high-quality bus network, open space, a play ground and wildspace (nature). The City Council is also locating new employment opportunities in multiple locations around the city to ensure that more people will have the chance of working close to home.”

Section 3.77 of the Development Plan outlines that Cork City will continue to work with the Department of Education to plan for the provision of educational facilities.

Section 3.77

“In accordance with the “The Provision of Schools & the Planning System a Code of Practice for Planning Authorities” (2008), Cork City Council will continue to work closely with the Department of Education to plan for new schools or the expansion of existing school within the catchments of proposed growth.”

Sections 3.71 and 3.72 of the Development Plan set out projections for new educational facilities required in Cork City to the year 2031.

Section 3.71

“The Department of Education has prepared preliminary projections of requirements for school places in different sub-areas in Cork City over the period to 2031. The projections suggest a potential need of up to 26 new or expanded primary schools and up to 9 new or expanded post-primary schools as per the summary set out in Table 3.8: Preliminary Assessment of Additional Education Capacity.”

Section 3.72

“Projections represent a starting point as demographic changes within the existing population cohort may reduce the requirement. Nevertheless, the level of potential need must be planned for in order to meet the future educational needs of the City. A full appraisal by the Department of Education of the expansion capacity of existing schools or the potential to co-locate schools as part of a campus remains ongoing.”

DoE Preliminary Assessment of Additional Education Capacity			
School Planning Area	Growth Areas Included	Number of new or expanded Primary Schools (baseline figure)	Number of new or expanded Secondary Schools (baseline figure)
Ballintemple	General	1	0
	Mahon	1	0
	City Docks	4-6	1-2
Montenotte	Tivoli Docks	2-3	1
Glasheen	General	1-2	0
Gurrabraher	Pouladuff / Lehenagmore	1	0
	Ballyvolane	1-2	1
	Old Whitechurch Road	1	0
	Kilbarry	1	0
Ballincollig	Farranferris	1	0
	Maglin	2	1
Blarney	Stoneview	1-2	1
Glanmire	General	0	1
	South Glanmire	1	0
South Suburbs	Douglas	1	1
	Castletreasure	1	0
TOTAL		20-26	7-8

Figure 5.1: Extract from Table 3.8 of the *Cork City Development Plan 2022-2028* showing the Department of Educations’ preliminary assessment of additional education capacity in Cork City. (as annotated by Tom Phillips + Associates, 2025).

Section 3.64 and Objective 3.19 of the Development Plan set out the intention of Cork City Council to create a tool to estimate the demand for childcare, education, and open space which would be generated by a residential development.

Objective 3.19: Planning for Children-Orientated Facilities

“To progress preparation of a tool to provide greater clarity on likely childcare, education and open space needs arising from new development proposals in Cork City.”

Section 3.64

“To enable Cork City Council, developers, infrastructure providers and communities to better anticipate the children-orientated infrastructure needed to support individual development schemes or multiple schemes in an area, Cork City Council will prepare an appraisal tool to indicate the likely number of children that will arise from a development across different age cohorts and translate this data into indicative childcare, education and open space needs. It will represent an enabling tool informed by international best practice that will help stakeholders anticipate and provide for new or expanded facilities.”

As of the time of writing this report, this tool has not been released to the public.

The subject site is located within the Glasheen School Planning Area (general). Figure 5.1 shows that 1-2 new or expanded primary schools are anticipated to be required in this area up to 2031. The capacity assessment did not identify any need for new or extended secondary schools in the area.

We contend that it is the role of Cork City Council, in association with the Department of Education and Skills to provide sufficient educational infrastructure in locations which are experiencing population growth, as opposed to the onus being on developers to choose sites for residential development based on the capacity of surrounding schools.

6.0 DEMOGRAPHICS

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Division (ED);
- 2) The larger Corl City Local Authority (LA) administrative boundary.

These enumeration areas (identified in Figure 4.1 above) provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

6.1 Population

Table 6.2 below sets out a comparison of the intercensal population change (2016-2022) for the Bishopstown ED, Cork City, and the State. The subject ED, Bishopstown, saw a large increase in population between 2016 and 2022, from 1,492 to 3,213 persons, a 115.3% increase. During this same period, Cork City saw a large increase in population, from 125,657 to 224,004 persons, a 78.3% increase. The total Irish population also saw an increase during this intercensal period, but this increase was far smaller than that seen in the subject ED and Cork City, at just 8.1%.

	Total Population 2016	Total Population 2022	Intercensal Population Change
Bishopstown E	1,492	3,213	115.3%
Cork City	125,657	224,004	78.3%
Ireland	4,761,865	5,149,139	8.1%

Table 6.1: Population change for the subject Electoral Division, Cork City, and the state between the period of 2016 and 2022. (Source: www.data.cso.ie.)

6.2 Age Profile

Table 6.2 below sets out the general age profile for the subject ED, Cork City, and the State. The six age cohorts studied are 0-5, 6-12, 13-18, 19-24, 25-64, and 65+ years of age. These age groupings have been identified, as they generally represent the pre-school, primary school, secondary school, young adult, working adult, and retired age groups. Table 6.3 below represents this same data in percentage format.

Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
Bishopstown E	173	218	131	317	1736	638	3213
Cork City	13,772	18,158	15,202	21,058	122,542	33272	224,004
Ireland	359,441	504,158	421,720	371,739	2,715,766	776,315	5,149,139

Table 6.2: Population by age cohort for the subject ED, Cork City and the state, based on the 2022 Census. (Source: www.data.cso.ie.)

Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
Bishopstown E	5.4%	6.8%	4.1%	9.9%	54.0%	19.9%	100%
Cork City	6.1%	8.1%	6.8%	9.4%	54.7%	14.9%	100%
Ireland	7.0%	9.8%	8.2%	7.2%	52.7%	15.1%	100%

Table 6.3: Percentage population by age cohort for the subject ED, Cork City, and the State, based on the 2022 Census. (Source: www.data.cso.ie.)

The age profile for the study area, as shown in Tables 6.3 and 6.4 above, indicates that the subject ED has an age profile which is generally consistent with that of Cork City and the State.

Only 5.4% of the population of the subject ED, Bishopstown E, were aged between 0-5 years in 2022, which is classified as pre-school age. In 2022, 6.1% of the Cork City population was in this age cohort, while 7.0% of the Irish population were in this age cohort.

Within the subject ED in 2022, 6.8% of the population were aged between 6-12 years, which is generally categorised as primary school age. This was lower than the same percentage population within the age cohort seen in Cork City (8.1%) and the state (9.8%). Similarly, the subject ED had a lower percentage of the population aged between 13-18 years, which is secondary school age, compared to Cork City and the state, with 4.1% of the subject ED population being within this age cohort compared to 6.8% and 8.2% for Cork City and the state, respectively. Overall, the percentage of the population aged 18 years or younger within the subject ED was 16.3% in 2022, compared to 21% in Cork City and 25% in the state. This indicates that the percentage of the population within the subject ED aged 18 years old and younger, who require specific social infrastructure such as childcare and schools, is lower than that seen elsewhere in Cork City and within the state.

The percentage of the population aged between 19-24 years, which generally aligns with the college-going/young adult population cohort, in 2022 was 9.9%, which is slightly higher than that seen in Cork City (9.4%), and higher than that of the state (7.2%). This is likely due to the location of both University College Cork and Munster Technological University within 2km of the subject site.

The percentage of the population aged between 25-64 years, which is considered the 'working' population' in 2022 was relatively similar between the subject ED (54.0%), Cork City (54.7%), and the state (52.7%).

In 2022, the proportion of the subject ED population aged 65 years and over was slightly higher than that of the Cork City and state populations, with 19.9% of the subject ED population being within the age cohort, compared to 14.9% and 15.1% for Cork City and the state, respectively.

Figure 6.1 provides a visual representation of the percentage breakdown of the population by age cohort for the subject ED, Cork City, and the State.

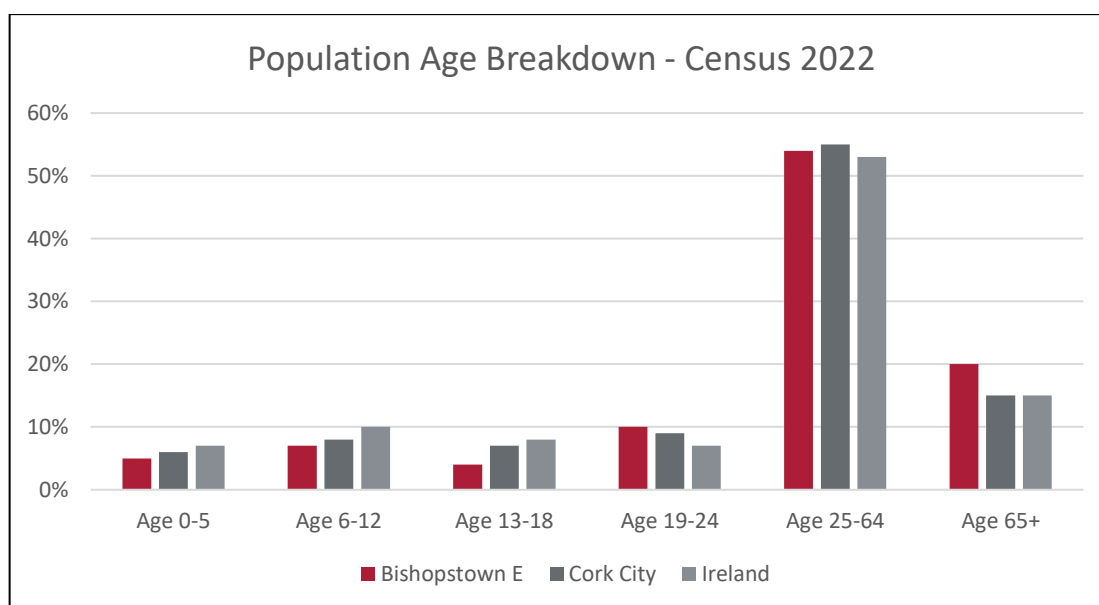


Figure 6.1: Breakdown of the population by percentage per age cohort for the subject ED, Cork City, and state. (Source: www.data.cso.ie.)



Overall, the population age breakdown for the subject ED, Bishopstown E, are generally on par with that of the Cork City and State. However, we highlight that the subject ED had a lower quantum of 6-12 year olds, i.e. those who would be attending primary school, compared to Cork City and the state. The quantum of secondary school age children is also lower in the subject ED compared to Cork City and the State. Therefore, we can conclude that the proposed development does not require any particular interventions, with regard to education, to meet the needs of the existing population, over and beyond what would typically be provided through a scheme of this scale.

The scheme proposed for the subject site includes a total of 348 no. residential units. Of these, 152 are one-bedroom units, which are unlikely to result in any school place requirements. Of the remaining 196 no. units, 168 will be two-bedroom units and 28 no. will be 3-bedroom units. Based on the State's average household size of 2.73 persons per household³, the 196 no. units suitable for families with children would generate approximately 535 no. persons.

Based on the population of the subject ED (Bishopstown E), where 6.8% of the population are primary school age (6-12 years old) and 4.1% are secondary school age (13-18 years old), of the anticipated c. 535 no. persons who will live in the proposed development, c. 36 will be primary school age and c. 22 will be secondary school age children, who will need to be accommodated within the existing school network in the area surrounding the subject site.

7.0 SCHOOL PROVISION

For the purpose of this assessment, we have used three classifications for the type of schools within the study area:

- Primary;
- Post-Primary; and
- Special Education.

As outlined in Section 6.2 above, primary schools typically cater for those aged between 6-12 years and post-primary (secondary) schools typically cater for those aged 13-18 years. Special Education schools cater for students with additional educational requirements, and may cater for primary school age children, post-primary school age children, or both (as well as some which cater for those younger than 6 and those older than 18 years).

³ <https://www.cso.ie/en/releasesandpublications/ep/p-cpsr/censusofpopulation2022-summaryresults/householdsizeandmaritalstatus/>

7.1 Existing Schools

The Study Area is well served by primary and post primary schools, with 11 no. primary schools, and 4 no. secondary schools located within this 2km radius. Additionally, there are 2 no. special education schools within the Study Area.

Within the immediate 1km radius, there are 4 no. primary schools, 1 no. secondary school, and 1 no. special education school.

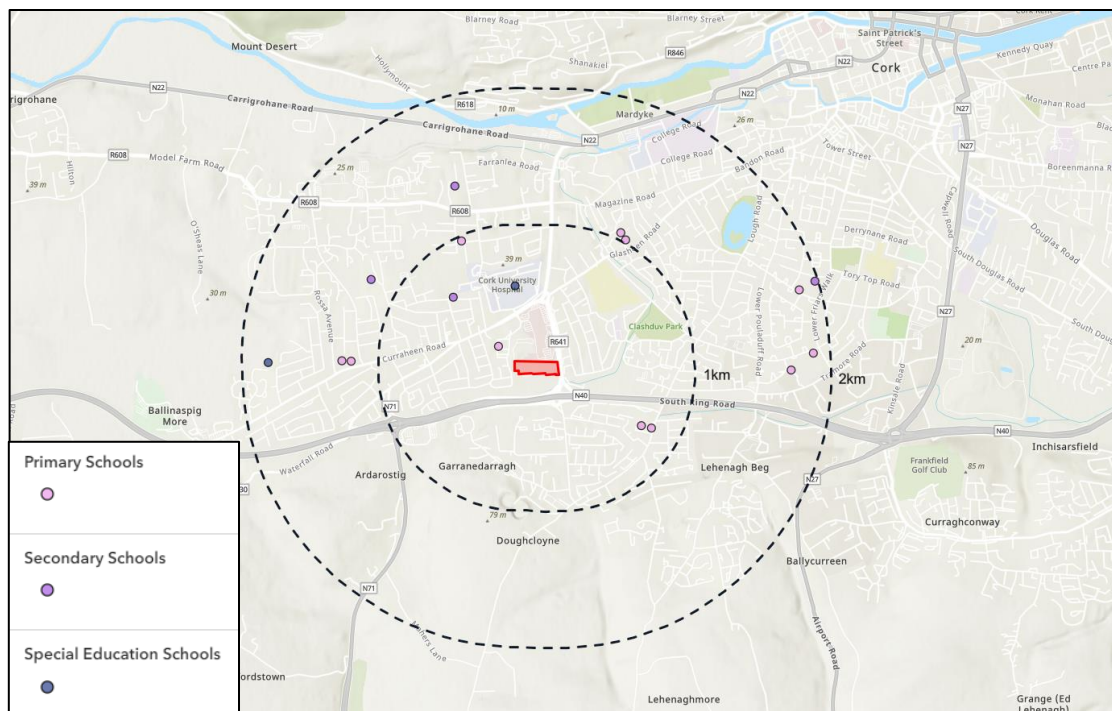


Figure 7.1: Location of all schools within 2km of the subject site, with the indicative site boundary shown. (Source: Department of Education, as mapped by Tom Phillips + Associates, 2025.)

Primary Schools

There are 11 no. primary schools located within the study area, which have a combined enrolment total of 3,074 no. pupils. Of these schools, 5 no. cater for girls only, 4 no. cater for boys only, and 2 no. are mixed. Within 1km of the subject site, there are 4 no. primary schools: Scoil Naomh Caitriona (Girls), Gaelscoil Uí Riada (Mixed), Togher Girls Catholic National School (Girls), and Togher Boys Catholic Primary School (Boys).

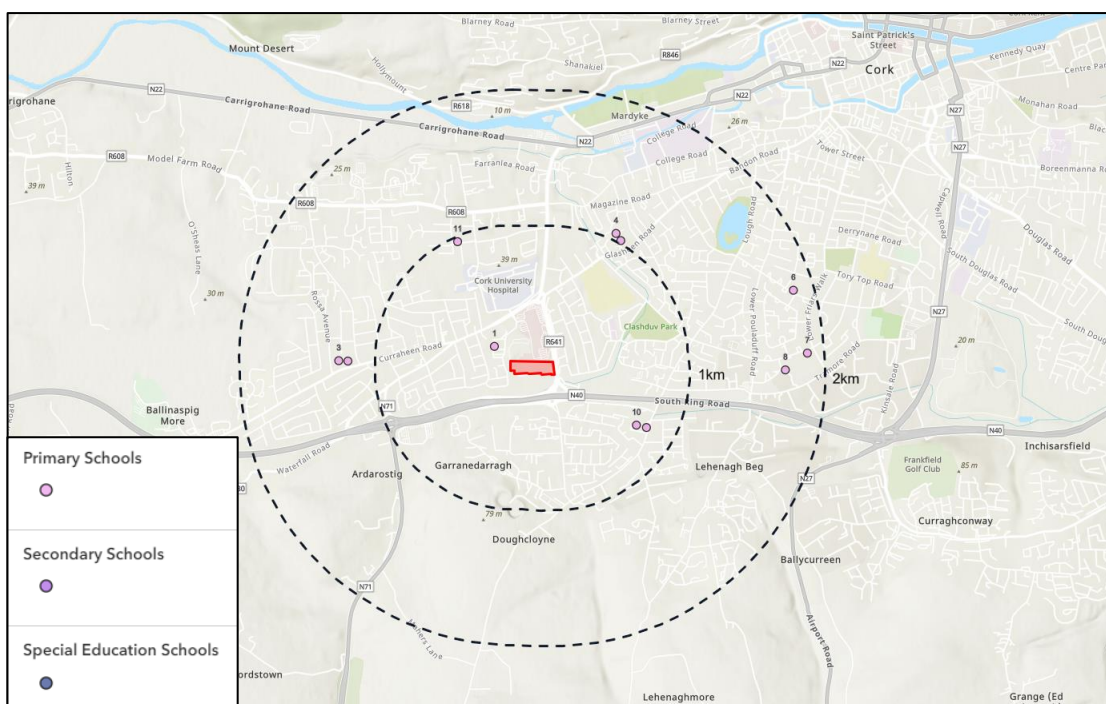


Figure 7.2: Location of primary schools within 2km of the subject site, with the indicative site boundary shown. (Source: Department of Education, as mapped by Tom Phillips + Associates, 2025.)

No.	Primary School	Gender	Roll No.	Enrolment Total
1.	Gaelscoil Uí Riada	Mixed	19852J	277
2.	Bishopstown Girls National School (S N AN SPIORAIÐ NAOMH C)	Girls	19000E	281
3.	Scoil an Spioraid Naoimh Boys	Boys	20077A	394
4.	Glasheen Girls School (Muire Gan Smal C)	Girls	17105I	329
5.	Glasheen Boys National School (Scoil Mhuire Gan Smal B)	Boys	17993R	448
6.	Maria Assumpta (SCOIL MARIA ASSUMPTA)	Girls	20389T	167
7.	Morning Star NS Cork Ballyphehane (REALT NA MAIDINE)	Boys	18734V	108
8.	South Lee Educate Together National School	Mixed	20522S	114
9.	Togher Boys Catholic Primary School (S N B TOGHER CORK)	Boys	13980L	262
10.	Togher Girls Catholic National School (S N ATHAIR MAITIÚ C)	Girls	18566D	280
11.	Scoil Naomh Caitriona (St. Catherine's National School)	Girls	18253F	414
Total				3,074

Table 7.2: Primary Schools located within 2km of the subject site. (Source: Department of Education 'Schools Directory'⁴, 2025.)

⁴ Department of Education 'Schools Directory'. Available at: https://www.gov.ie/en/directory/category/495b8a-schools/?school_roll_number= (Accessed: November 2024.)

The number of places offered for Junior Infants, in the last academic year where data is available, as well as the number of names placed on the waitlist is shown in Table 7.3 below.

We note a number of challenges when collating this data, as not all schools listed the number of places being offered on their 'Admissions Policy' and an even smaller number listed the number of children placed on the waitlist during the last admissions period. We further highlight that not all schools had operational websites. All schools were contacted via email and phone to obtain this data, which was collated into Table 7.3, where available. Response rates to this survey were low, which limited the data available.

There is no pattern evident in the number of names placed on the waitlist, as some schools, such as Gaelscoil Uí Riada did not fill up all places available, whereas South Lee Educate Together National School has 46 no. children were placed on the waitlist with only 25 no. places available. We highlight that in Glasheen Boys National School, all names on the waitlist were for autism class spaces.

We highlight that it is common for parents to submit applications for their children for enrolment for a number of schools, and the fact that a child is placed on the waitlist in one school does not necessarily mean they do not have a school place elsewhere.

No.	Primary School	Number of Places	Number of Names Placed on the Waitlist
1.	Gaelscoil Uí Riada	60	0 ⁵
2.	Bishopstown Girls National School (S N AN SPIORAI D NAOMH C)	No data available	No data available
3.	Scoil an Spioraid Naoimh Boys	52	No data available
4.	Glasheen Girls School (Muire Gan Smal C)	40	20
5.	Glasheen Boys National School (Scoil Mhuire Gan Smal B)	50	13 ⁶
6.	Maria Assumpta Catholic Pre-School (SCOIL MARIA ASSUMPTA)	No data available	No data available
7.	Morning Star NS Cork Ballyphehane (REALT NA MAIDINE)	No data available	No data available
8.	South Lee Educate Together National School	25	46
9.	Togher Boys Catholic Primary School (S N B TOGHER CORK)	3	10
10.	Togher Girls Catholic National School (S N ATHAIR MAITIU C)	40	No data available
11.	Scoil Naomh Caitriona (St. Catherine's National School)	56	No data available

Table 7.3: Number of places offered for Junior Infants and number of names placed on the waitlist for the Primary Schools within the Study Area, based on the most recently available school year data. (Source: Website or email confirmation from each school.)

⁵ Only 54 no. applications were received, therefore all applicants were offered a place, and no waitlist was required.

⁶ All names on waitlist were for Autism Classes, no names were placed on the waitlist for mainstream classes.

Secondary Schools

There are 4 no. secondary schools located within the study area. There is an enrolment total for these schools of 2,012 no. pupils. Of these 4 no. schools, 1 no. is girls only, 1 no. is boys only, and 2 no. are mixed.

Coláiste an Spioraid Naoimh is the closest secondary school to the proposed development. The school is located a c. 20min walking distance from the subject site and has a current enrolment of 711 boys. Mount Mercy College (Girls) and Bishopstown Community School (Mixed) are located further away from the subject site than Coláiste an Spioraid Naoimh but are both within a c. 30min walk or c. 10min cycle.

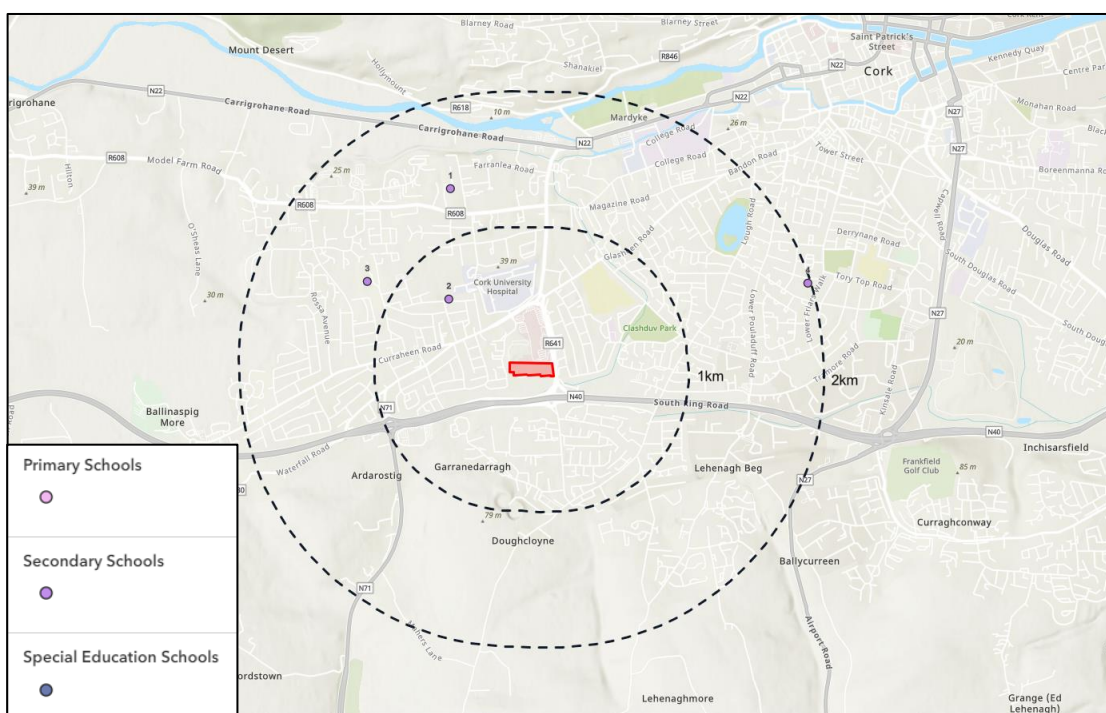


Figure 7.3: Location of post-primary schools within 2km of the subject site, with the indicative site boundary shown. (Source: Department of Education, as mapped by Tom Phillips + Associates, 2025.)

No.	Post-Primary School	Gender	Roll No.	Enrolment Total
1.	Mount Mercy College	Girls	62661U	793
2.	Coláiste an Spioraid Naoimh	Boys	62580U	713
3.	Bishopstown Community School	Mixed	91397T	338
4.	Presentation Secondary School Ballyphehane	Mixed	62693K	168
Total				2,012

Table 7.4: Post-Primary Schools located within 2km of the subject site. (Source: Department of Education 'Schools Directory'⁷, 2025.)

⁷ Department of Education 'Schools Directory'. Available at: https://www.gov.ie/en/directory/category/495b8a-schools/?school_roll_number= (Accessed: November 2024.)



The number of places made available at first year, for the last year when data is available, and number of names placed on the waitlist, for the post-primary schools in the area are shown in Table 7.5 below.

Mount Mercy College and Bishopstown Community School both saw small numbers of students placed on the waitlist. Coláiste an Spioraid Naoimh had a larger number of names placed on the waitlist, which may be the result of it being the only Gaelscoil in the catchment area and the increasing demand for places in gaelscoils throughout the country.

No data was available for waitlists at Presentation Secondary School Ballypheane on their website or upon request.

No.	Post-Primary School	Number of Places Available	Number of Names Placed on Waitlist
1.	Mount Mercy College	142	34
2.	Coláiste an Spioraid Naoimh	120	77
3.	Bishopstown Community School	72	5
4.	Presentation Secondary School Ballypheane	51	No data available ⁸

Table 7.5: Number of places available and number of names placed on the waitlist for the Post-Primary Schools within the Study Area, based on the most recently available school year data. (Source: Website for each school.)

Special Education Schools

There are 2 no. special education schools within the study area, which cater for students with additional educational needs.

Cork University Hospital School caters for primary and secondary school age students who are patients within the Cork University Hospital. The school has a current enrolment of 17 no. students. We note that as the school exclusively caters for patients of the hospital, school places would not be freely available to future residents of the subject residential development.

St. Gabriel's Special School caters for students with severe to profound intellectual disabilities and Autism Spectrum Disorder and has a current enrolment of 42 students.

⁸ No data for waitlists at this school were available on the school website or upon request (January 2025).

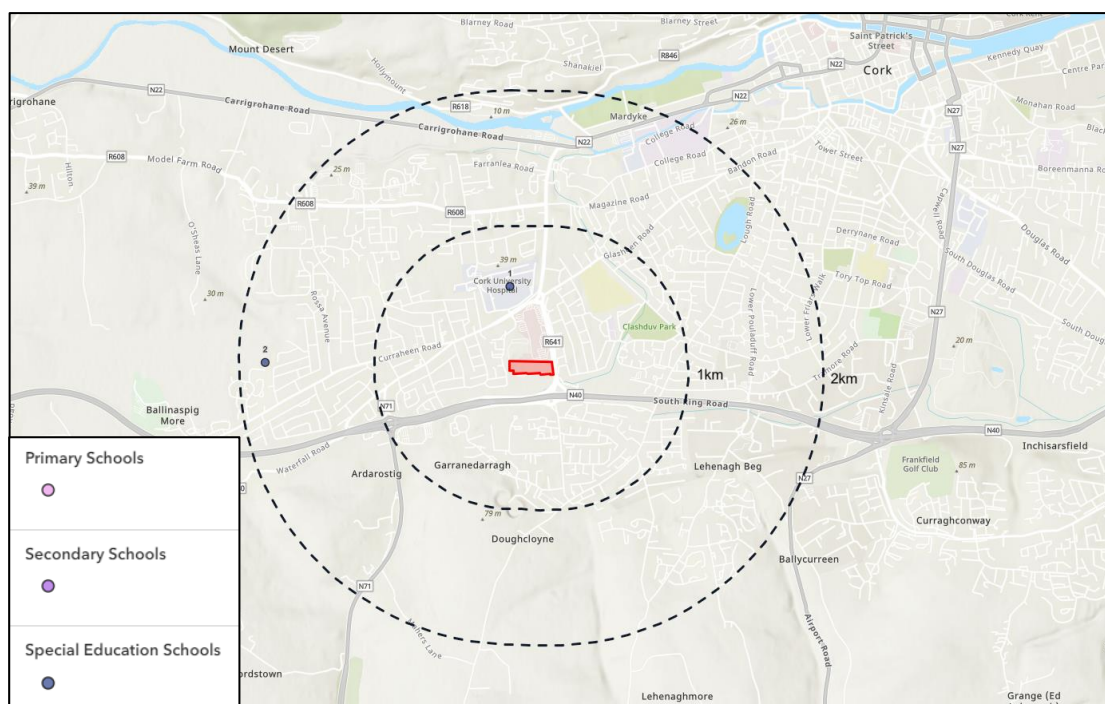


Figure 7.4: Special Education Schools located within 2km of the subject site, with the indicative site boundary shown. (Source: Department of Education, as mapped by Tom Phillips + Associates, 2025.)

No.	Special Education School	Gender	Roll No.	Enrolment Total
32..	Cork University Hospital School	Mixed	20119N	17
33.	St. Gabriel's Special School	Mixed	20074R	42
Total				59

Table 7.6: Special Education Schools located within 2km of the subject site. (Source: Department of Education 'Schools Directory'⁹, 2025.)

The number of places available for the last academic year and number of names placed on the waitlist for schools within the Study Area are provided in Table 7.7 below.

More names were placed on the waitlist for St. Gabriel's Special School than places available. This is reflective of the insufficient quantum of special education school places available throughout the country.

There is no waitlist for Cork University Hospital School as it solely caters for patients of the hospital, when needed, and does not offer school places to the general public. This school also does not operate a typical admissions process, based off a September – June school year.

⁹ Department of Education 'Schools Directory'. Available at: https://www.gov.ie/en/directory/category/495b8a-schools/?school_roll_number= (Accessed: November 2024.)

No.	Special Education School	Number of Places Available	Number of Names Placed on Waitlist
32..	Cork University Hospital School	N/A	N/A
33.	St. Gabriel's Special School	9	13

Table 7.7: Number of places available and number of names placed on the waitlist for the Special Education Schools within the Study Area, based on the most recently available school year data. (Source: Website for each school.)

While the provision of purpose built special education needs schools within the study area is quite low, we highlight that there are a number of special educational needs classrooms within mainstream schools in the study area.

Glasheen Girls School has a 'Moderate General Learning Disability' classroom and Glasheen Boys National School has an 'Autism/Autism Spectrum Disorder' classroom. Maria Assumpta Catholic Pre-School has 2 no. 'Autism/Autism Spectrum Disorder' classrooms. Morning Star National School has 4 no. 'Autism/Autism Spectrum Disorder' classrooms. South Lee Educate Together National School has 2 no. 'Autism/Autism Spectrum Disorder' classrooms. Togher Boys National School has 2 no. 'Autism/Autism Spectrum Disorder' classrooms.

Bishopstown Community School has 4 no. 'Hearing Impairment' classrooms. Presentation Secondary School has 2 no. 'Autism/Autism Spectrum Disorder' classrooms.

We therefore contend that the overall provision of special educational needs places, both within special education schools and mainstream schools, in the proximity of the subject site, is sufficient.

8.0 SCHOOL DEMAND

8.1.1 School Planning Areas

The subject site is located within the Glasheen-Cork City School Planning Area (SPA), which covers the south-west portion of Cork City.

The 'Gurranbraher-Cork City', 'Ballincollig', 'Carrigaline', and 'South Suburbs-Cork City' School Planning Areas intersect into the Study Area for this assessment.



A new 8 classroom school for the 'Glasheen-Cork City/Pouladuff' SPAs was announced as part of this plan. This is the existing South Lee Educate Together Secondary School, which is within the Study Area.

A new 600 pupil secondary school was announced for 'Ballincollig', as part of the 2018 report. This school opened in 2021 as Le Chéile Secondary School. This school is outside the Study Area.

School Planning Area	Name	Announced for Establishment	Established	Patron
Primary				
Glasheen_CorkCity/Pouladuff	South Lee ETNS	2019	2019	Educate Together
Carrigaline	Owenabue Educate Together National School	2020	2020	Educate Together
Gurranbraher_CorkCity	Patron to confirm	2021	Deferred	TBD
Post-Primary				
Ballincollig	Le Cheile Secondary School Ballincollig	2021	2021	Le Chéile Schools Trust

Table 7.5: Status of new schools announced since 2018 within the study area SPAs. (Source: Department of Education, 2022.)

While most of these schools are not located within the Study Area, their location just outside the Study Area provides for additional school places within the wider context of the subject site.

As part of the analysis undertaken by the Department of Education, alongside the Minister for Education and Skills, the Glasheen-Cork City School Planning Area was not identified as having an undersupply of secondary school spaces and therefore it was not deemed that additional secondary schools would be required in this area.

8.1.2 5-Year Enrolment Change

The primary schools within the Study Area saw a 3.7% increase in enrolment during the 5-year period between 2019/2020 and 2023/2024. This equates to an increase in just 110 no. students. The 4 no. primary schools located within 1km of the subject site saw a minor decrease in student enrolment from 1,239 to 1,233 no. students during this 5-year period, a 0.5% decrease.

The large 5-year percentage change seen for South Lee ETNS is a result of 2019 being the opening year for the school. For the opening year, places were only available for Junior Infants, with the school size growing year-on-year since then.

No.	Primary School	Enrolment 2019/2020	Enrolment 2023/2024	5-Year % Change
1.	Gaelscoil Uí Riada	279	277	-0.7%
2.	Bishopstown Girls National School (S N AN SPIORAIÐ NAOMH C)	284	281	-1.1%
3.	Scoil an Spioraid Naoimh Boys	417	394	-5.5%
4.	Glasheen Girls School (Muire Gan Smal C)	288	329	14.2%
5.	Glasheen Boys National School (Scoil Mhuire Gan Smal B)	442	448	1.4%
6.	Maria Assumpta Catholic Pre-School (SCOIL MARIA ASSUMPTA)	167	167	0%
7.	Morning Star NS Cork Ballyphehane (REALT NA MAIDINE)	119	108	-9.2%
8.	South Lee Educate Together National School	8	114	1,325.0%
9.	Togher Boys Catholic Primary School (S N B TOGHER CORK)	271	262	-3.3%
10.	Togher Girls Catholic National School (S N ATHAIR MAITIU C)	255	280	9.8%
11.	Scoil Naomh Caitriona (St. Catherine's National School)	434	414	-4.6%
Total		2,964	3,074	3.7%

Table 7.6: 5-Year percentage change for enrolment in the primary schools located within the Study Area. (Source: Department of Education, 2025.)

The post-primary schools within the Study Area saw a 1.6% decrease in enrolment during the 5-year period between 2019/2020 and 2023/2024. This equates to a reduction of 32 no. students.

No.	Secondary School	Enrolment 2019/2020	Enrolment 2023/2024	5-Year % Change
1.	Mount Mercy College	796	793	-0.4%
2.	Coláiste an Spioraid Naoimh	710	713	0.4%
3.	Bishopstown Community School	305	338	10.8%
4.	Presentation Secondary School Ballyphehane	233	168	-27.9%
Total		2,044	2,012	-1.6%

Table 7.7: 5-Year percentage change for enrolment in the post-primary schools located within the Study Area. (Source: Department of Education, 2025.)

For the two special schools located within the study area, we can see a 5.4% increase in enrolment during the 5-year period between 2019/2020 to 2023/2024.

The nature of Cork University Hospital School means that enrolment will fluctuate year-on-year but also during the school year, depending on the number of school-age children in the hospital.

No.	Special Education School	Enrolment 2019/2020	Enrolment 2023/2014	5-Year % Change
1.	Cork University Hospital School	13	17	30.8%
2.	St. Gabriel's Special School	43	42	-2.3%
Total		56	59	5.4%

Table 7.8: 5-Year percentage change for enrolment in the special schools located within the Study Area. (Source: Department of Education, 2025.)

When analysing the enrolment trends for the schools located within the Study area, as shown in Tables 7.6-7.8 above, we can see an overall slight increase in enrolment (1.6%) within the last 5 academic years (2019/2020-2023/2024).

Primary Schools

As set out in Section 6.2 above, the subject application would result in a demand for c. 36 no. primary school spaces.

South Lee Educate Together National School is a relatively new school, currently located in temporary accommodation, which has resulted in a large year-on-year increase in enrolments. Their Admissions Policy notes that for the 2024/2025 academic year, the school will provide classes at Junior Infants to 4th Class level, indicating that the school has operated a phased enrolment of class groups since its inception in 2019. Therefore, it is likely that for the next three academic years, enrolments will increase incrementally until the school provides all class groups from Junior Infants to 6th Class. The 'Admissions Policy' notes that 25 no. places are being made available at Junior Infants level for the 2024/2025. If this number of places are to be made available for the following two academic years intakes of Junior Infants, this will provide a total of 75 no. additional school places over and beyond that currently available at this school.

We contend that the demand for primary school places resulting from the proposed development could be sufficiently catered for solely through the newly established South Lee Educate Together National School. In spite of this, we note the fluctuating enrolments for a number of the primary schools within the surrounding area, which indicate additional primary school places are available within these schools.

Post-Primary Schools

As set out in Section 6.2 above, the subject application would result in a demand for c. 22 no. post-primary school spaces.

The 4 no. post-primary schools located within the study area saw a 1.6% decrease in enrolments in the last 5 no. academic years, which equates to 32 no. spaces. We therefore contend that the resulting demand for post-primary school spaces from the proposed development could be sufficiently catered for by the existing school provision.

Special Schools

While we are unable to estimate the likely demand for special education spaces which would result from the proposed development, we note that the subject site benefits from the location of 2 no. special educational needs schools within 2km of the subject site. Additionally, as noted in Section 7.1 above, there are a large number of additional educational needs classrooms within the mainstream schools within the study area.

9.0 CONCLUSION

The proposed development includes the provision of 348 no. residential units, comprised of 152 no. 1-bed, 168 no. 2-bed, and 28 no. 3-bed units). Based on the proposed housing mix and existing demographic profile for the Electoral Division where the subject site is located, we can estimate a likely demand for c. 36 no. primary school places and c. 22 post-primary school places will result from the proposed development.

As outlined in this report, the subject site is well located in terms of accessibility to existing primary, post-primary, and special educational needs schools.

We contend that the supply of primary school places is currently increasing, due to the phased establishment of South Lee Educate Together National School. We contend that these additional school places to be established will be sufficient to cater for the anticipated demand for primary school spaces which will result from the proposed development, alongside the typical provision from other existing schools in the area.

The post-primary schools in the study area have seen a 1.6% decrease in enrolments in the last 5 academic years, which has resulted in a surplus of at least 32 no. post-primary school places within the study area. This surplus is sufficient to cater for the likely demand for post-primary school places resulting from the proposed development.

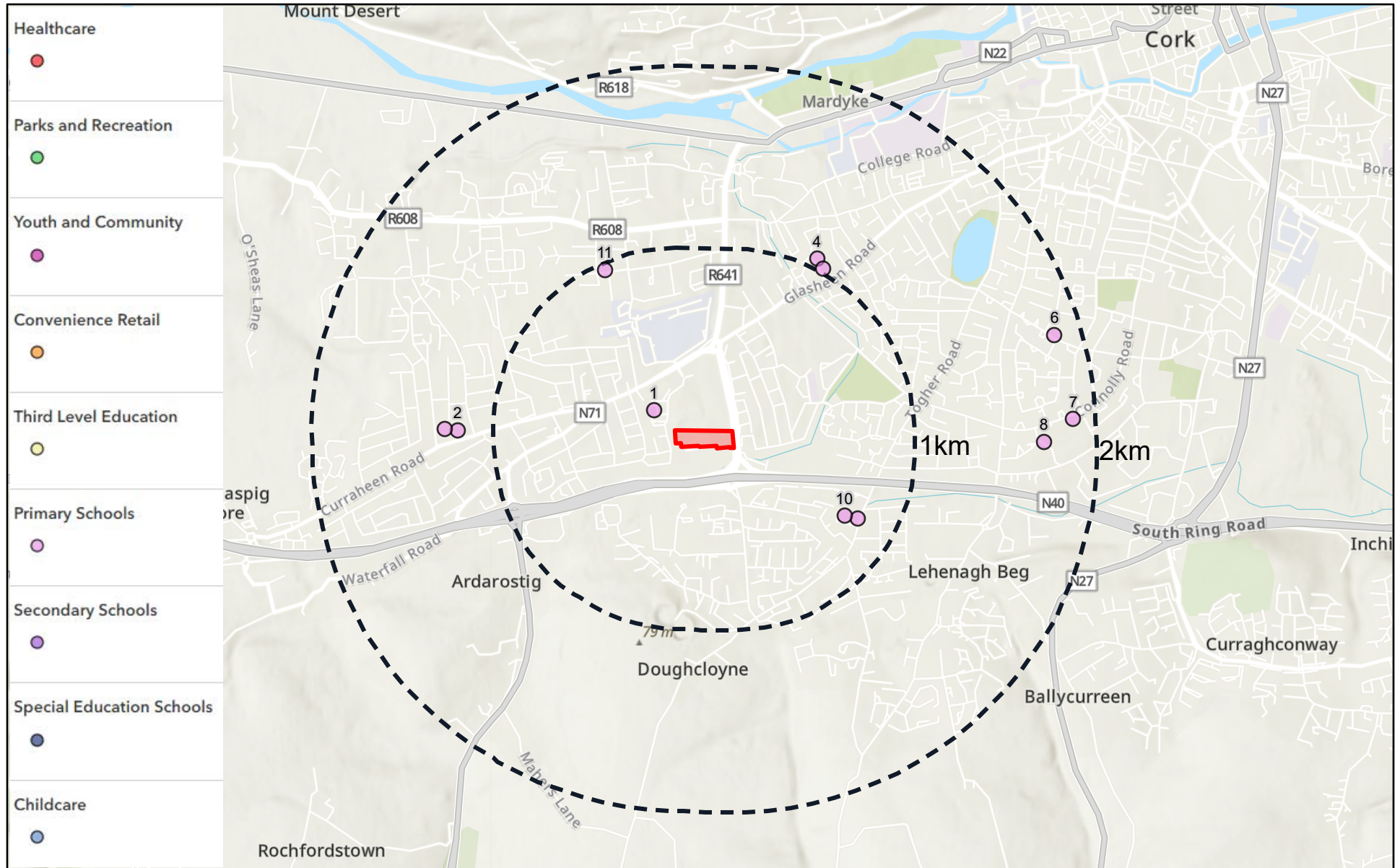
The study area features 2 no. special educational needs schools, alongside a large number of additional educational needs classrooms within the mainstream primary and post-primary schools, which will cater for those students who require additional educational supports.



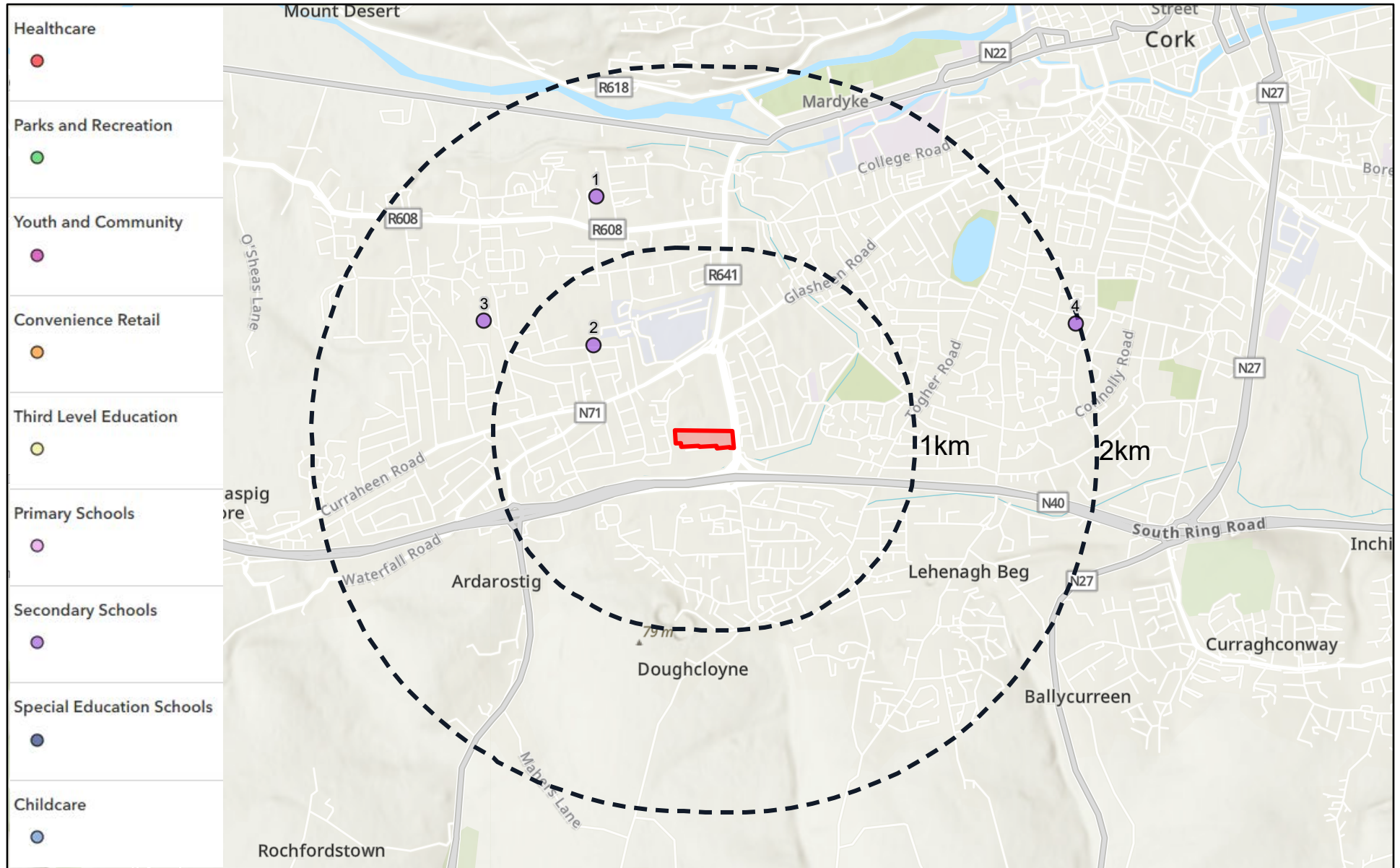
APPENDIX A

Map of Schools within the Study Area

Primary Schools within 2km of Wilton LRD



Post-Primary Schools within 2km of Wilton LRD



Special education Schools Within 2km of Wilton LRD

