

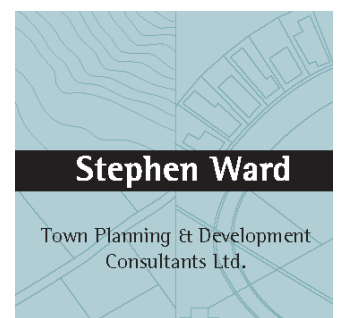
School Enrolment and Demand Assessment

Large-Scale Residential Development

Flemington and Bremeore, Balbriggan, Co. Dublin



Prepared on behalf of
Lagan Homes Balbriggan Ltd
August 2026



CONTENTS

1.0 Introduction	3
2.0 Proposed Development	3
3.0 Existing School Provision	4
3.1 Primary Schools	4
3.2 Secondary Schools	5
4.0 Future School Provision	6
4.1 School Building Programme – Large-scale Projects	6
4.2 Development Plan Policy	7
5.0 School Enrolment Trends.....	7
5.1 Primary School	8
5.2 Post-Primary School.....	8
6.0 Predicated Demand for School Places	9
7.0 Conclusion	10

1.0 INTRODUCTION

This report will estimate the number of school age children that could result from the completed LRD and examine existing school enrolments within reasonable distance of the application site.

The assessment of potential demand and data on current and past school enrolments is based on the following sources:

- <https://www.gov.ie/en/service/find-a-school/>
- <https://www.gov.ie/en/collection/primary-schools/>
- <https://www.gov.ie/en/collection/post-primary-schools/>
- <https://www.gov.ie/en/collection/d73cb-building-works-for-the-construction-extension-and-refurbishment-of-schools/>
- <https://planning.agileapplications.ie/southdublin/search-applications/>
- <https://data.cso.ie/>
- National Projections of fulltime enrolment Primary & Post-Primary Level 2025/26 – 2044/45 (December 2025)

2.0 PROPOSED DEVELOPMENT

The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed. All housing will be one or two-storey in height. Duplex apartment buildings will be three-storey in height. A two-storey childcare facility with play space, car parking and drop off area will be provided to support the new community that has been sized to provide for 80no. childcare spaces.

The development will provide the first section of the Active Travel Route that will form a central spine through the Flemington Local Area Plan (LAP) lands which commences at a gateway building fronting Flemington Lane where there will be an active travel hub as well as the first Section of the Link Street also as per the LAP. Three new vehicular access roads off Flemington Lane will serve the development. The proposal also provides for public open space including the provision of a Multi-Use Games Area (MUGA), communal open space associated with apartments, landscaping, boundary treatments, car parking, bicycle parking structures, bin storage structures, works to Flemington Lane itself, undergrounding of ESB overhead lines, infrastructure services and all other associated site development works.

Table 1					
Unit Type	1-bed	2-bed	3-bed	4-bed	Total
Houses	-	16	91	13	120
Apartments	13	13	-	-	26
Total	13	29	91	13	146
	9%	20%	62%	9%	100%

3.0 EXISTING SCHOOL PROVISION

3.1 PRIMARY SCHOOLS

The schools detailed in Table 2 are all within a 2km radius of the application site.

Table 2: Primary School Enrolment Figures				
Map No.	Primary School	Roll No.	2024-2025	2025-2026
1	Balbriggan Educate Together NS	20202A	357	356
2	St.Molaga Senior NS	16970A	434	422
3	St.Georges NS	15315J	334	339
4	Balscadden NS	09492W	202	198
5	SN Peadra Agus	16972E	358	357
6	Scoil Chormaic	20269J	376	362
Total enrolments by academic year			2,061	2,034

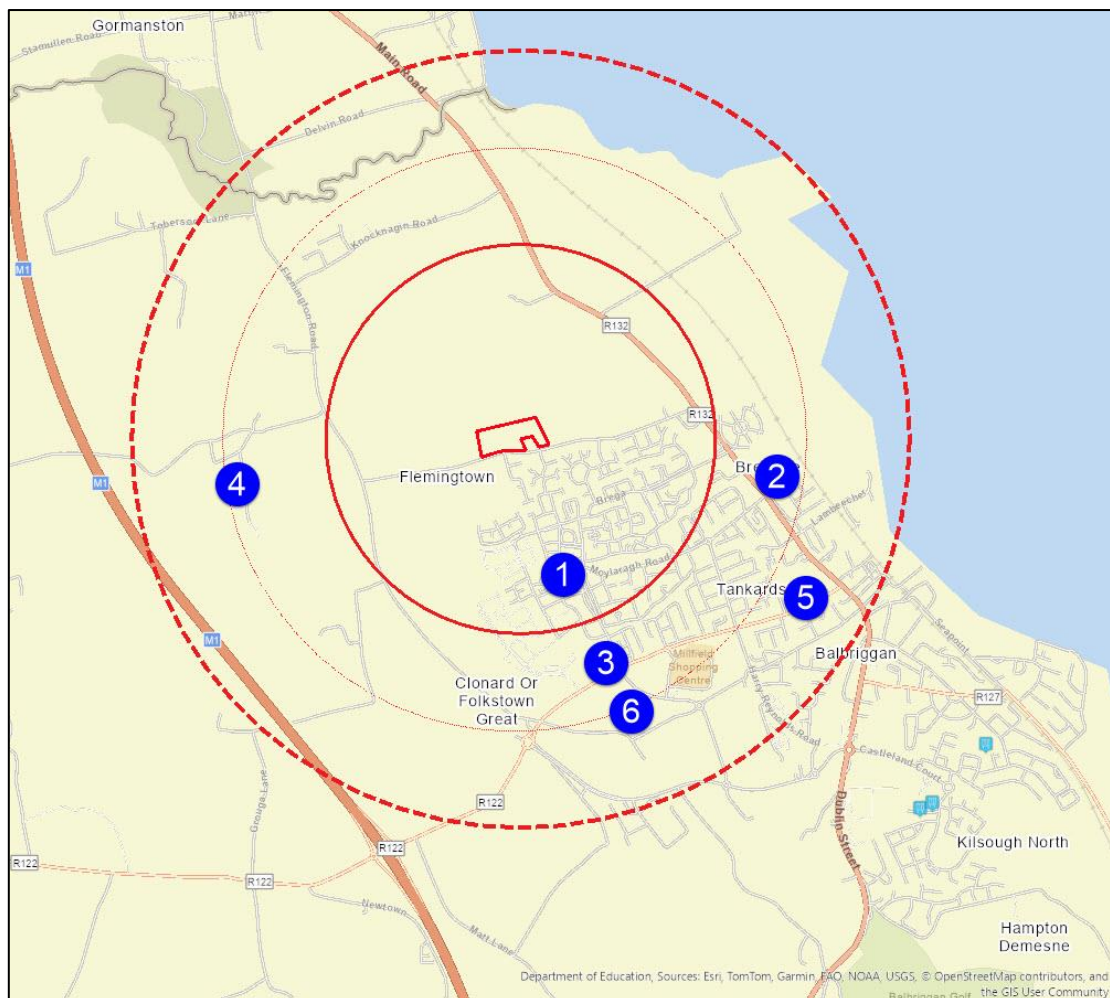


Figure 1 - Primary Schools

This above table shows a combined enrolment of c.2,000no. for primary school students within 2-kilometres of the subject site, according to the latest enrolment figures available.

3.2 SECONDARY SCHOOLS

Post primary school enrolment figures within a 2km radius of the application site been examined.

Table 3: Post Primary School Enrolments				
Map No.	Secondary School	Roll No.	2024-2025	2025-2026
1	Colaiste Chlor na Mara	68082L	500	520
2	Bremore Educate Together Secondary	68262N	836	824
3	Balbriggan Community College	70010V	696	686
4	Loreto Secondary School	60010P	1,232	1,220
Total enrolments by academic year			3,264	3,250

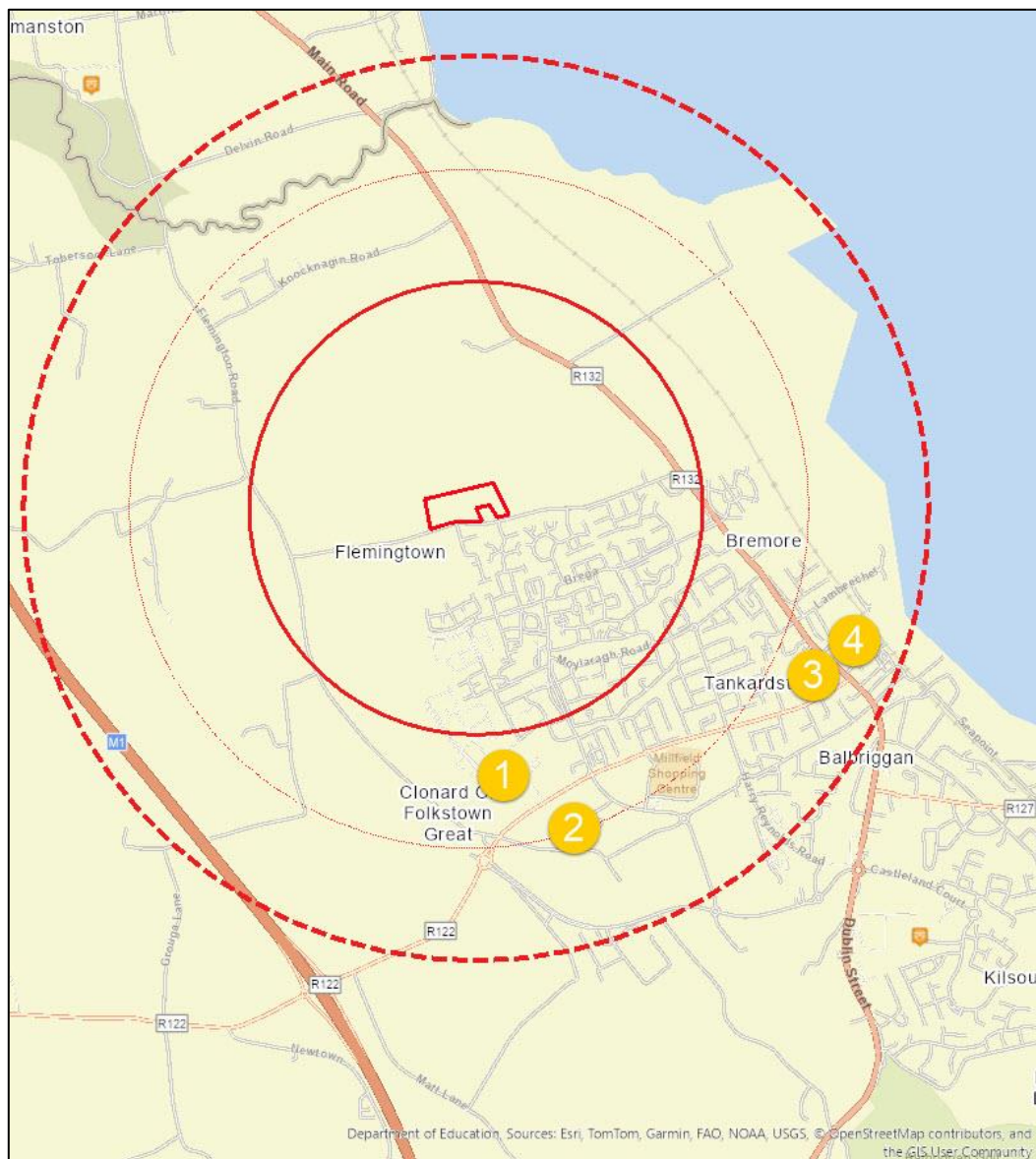


Figure 2 - Post-Primary Schools

The combined enrolment for the above post primary schools is over 3,220no students.

4.0 FUTURE SCHOOL PROVISION

4.1 SCHOOL BUILDING PROGRAMME – LARGE-SCALE PROJECTS

The Department of Education records of Current Status of Large-Scale projects and Additional School Accommodation projects being delivered under the school building programme (March 2026) were reviewed to assess if there will be additional capacity available in the study area.

Table 4 Current Status of Large-Scale projects in Balbriggan

Table 4 Current Status of Large-Scale projects in Balbriggan		
Roll Number	School Name	Current Status
129	70010V	Project Brief

The project brief is to provide a total of 1000 students and two new special education classes.

St.Molaga's Senior primary school is also due to be replace with a larger two storey school with construction in progress (P.A.Ref. F21A/0668).



Figure 3 Extract from Planning Application Drawing by Van Dijk Architects No. 1952-PA-003

4.2 DEVELOPMENT PLAN POLICY

The Zoning Objectives for Balbriggan are provided on Sheet 4 of the Fingal Development Plan 2023-2029 (as varied). Proposed School Sites are indicated by a specific objective symbol on this map. The only proposed school site is located south of Balbriggan town in Balrothery. No new schools are planned for Balbriggan.

The Fingal County Development Plan was recently varied to align the revised population projections and housing supply required under the National Planning Framework. The Department of Education and Youth made a submission to the proposed variation in January 2026. The submission cites a number of settlements across the County where demand for additional schools places will likely occur as a result of the revised population figures, including Balbriggan. The Department recommend to cater for this demand may require the reservation of sites for school facilities and/or potentially the demand could be met by the possible expansion of existing facilities. The Department state they will engage further with the Council for the settlement area of Balbriggan.

The Chief Executive's report on submissions received on the proposed variation to the FCDP responds to the submission by the Department and states *"While it is acknowledged that the provision of new schools is the responsibility of the Department of Education and Youth, Fingal County Council continues to work collaboratively with the Department in the identification of suitable sites for the delivery of new and expanded educational facilities in Fingal."*

This response is in line with the relevant Development Plan policies and objectives as detailed below-

Policy CIOSP9 – Education and Health
Continue to work collaboratively with Educational and Health care providers to ensure the timely provision of educational facilities, health care and community resources throughout Fingal. The Plan will support the provision of education and healthcare facilities in line with national and regional policy objectives.
Objective CIOSO17 – Educational Infrastructure
Encourage the continued use and possible intensification of existing educational infrastructure where appropriate. Facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government's School Building Programme.
Objective CIOSO18 – Sites for Primary and Secondary Schools
Identify sites for primary and secondary schools in consultation with the Department of Education based on future population growth projections and in accordance with the Core Strategy and Settlement Hierarchy.
Objective CIOSO19 – Additional Schools
Facilitate the development of additional schools, including Gaelscoileanna and Gaelcholáistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies.

5.0 SCHOOL ENROLMENT TRENDS

The Department of Education and Youth publication 'National Projections of fulltime enrolment Primary & Post-Primary Level 2025/26 – 2044/45' (December 2025) presents the latest set of projections of full-time enrolment in primary and post primary schools. The enrolment projection model is based on the Central Statistics Office's

(CSO) national projections which were updated in July 2024. This assumes that high rates of migration will continue, and that fertility will gradually decrease from the current rate of 1.55 to 1.3 in 2037.

According to the Report, enrolment trends are not universal across all school planning areas or schools. It is acknowledged by the Report that new residential development or inward migration, for example, can create upward pressure on enrolments in certain areas, even as enrolments in other areas are declining.

5.1 PRIMARY SCHOOL

Since the peak in 2018/19 (567,772 pupils), enrolments had been decreasing in line with school age demographic trends until 2022/23, when numbers rose due to increased inward migration.

Under all scenarios, enrolments are projected to fall until 2040/41, before beginning to rise again. Enrolments under the M1F2 scenario will reach a low of 481,536, a decrease of over 70,500 from September 2024. The sharpest decline will be seen over the next two to nine years.

Intake into Junior Infants is projected to decrease by over 5,800 to 54,887 over the next 11 years before starting to rise again in 2036/37.

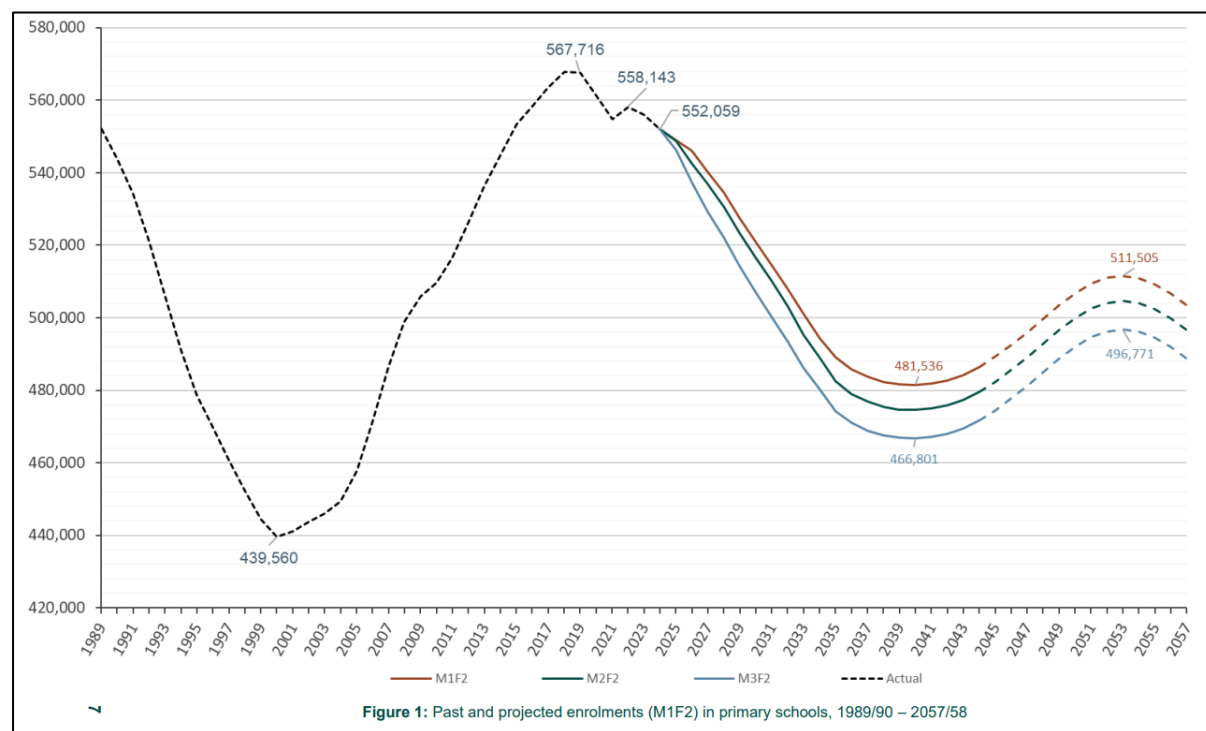


Figure 4 - Past and Projected enrolments in primary schools 1989/1990—2057/2058

5.2 POST-PRIMARY SCHOOL

Post-primary school enrolments have risen by almost 54,000 pupils since 2019/20, an increase of 14.5% in the last 5 years. Enrolments are expected to peak in 2025/26 under all three migration scenarios. From 2026/27 onwards, enrolments are projected to fall over the coming years, with a decrease of over 78,000 over the next 20 years.

As enrolments at primary level are projected to decrease, this will begin to carry over into post-primary level after the peak in 2025/26. The number of students entering 1st Year is projected to fall by over 13,500 from the 2024/25 peak of 73,237 to 59,681 over the next 20 years

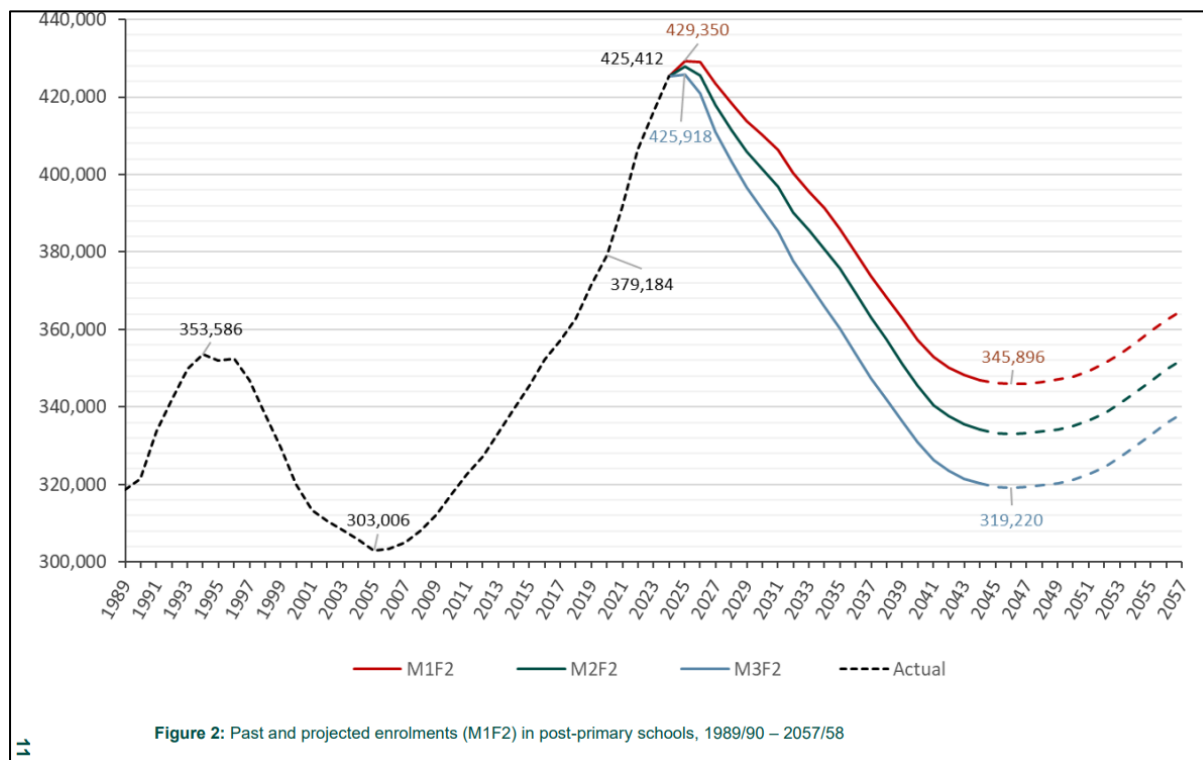


Figure 5 - Past and projected enrolments in post-primary schools 1989/1990-2057/2058

6.0 PREDICATED DEMAND FOR SCHOOL PLACES

The Fingal County Development Plan provides an agreed occupancy of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms for the purposes of calculating public open space.

Dwelling Size	No. Proposed	Occupancy	Potential Population Generated
1-bed	13	1.5 persons	63
2-bed	29		
3-bed	89	3.5 persons	364
4-bed	13		
Total			427

The demographic profile for the proposed development has been based on the profile recorded for Balbriggan in Census 2022. The number of children in each age ground is presented below.

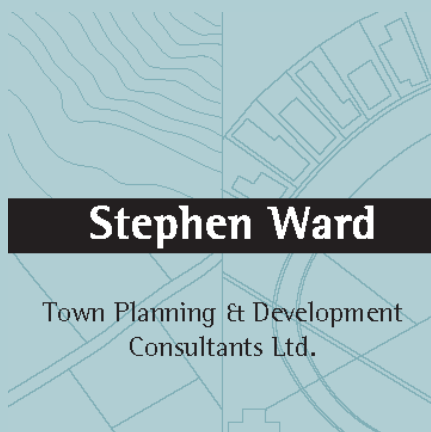
	Age 5-9	Age 10-14	Age 15-19
Balbriggan Census 2022	2,154	2,422	2,084
Percentage of Total Population	9%	10%	9%
Potential New Population	38	42	38

The predicted population of 118no. children of school going age would be spread across the eight primary school years and five secondary school years (excluding transition year).

7.0 CONCLUSION

As stated by the Department of Education and Youth, it is important to recognise that enrolment at local levels may not align with national trends. The Flemington Local Area Plan recognises *“A number of primary schools are situated a short distance from the LAP lands including St. Molaga’s National School on Drogheda Street and Balbriggan Educate Together National School on Hamlet Lane. Secondary school provision is also catered for in the wider area including Loreto Secondary School and C  laiste Ghl  r na Mara.”* (para. 8.2) The LAP does not identify a need for additional school places in Balbriggan as a result of new residential development of these lands.

It is acknowledged that a significant number of new residential units are planned for the Balbriggan area under Variation No.1 of the Fingal County Development Plan 2023-2029. There is an associated demand for school places with the development of new houses. However, due to the reduction in birth rates and family sizes, the school place demand is projected to decline. The proposed development will support the existing schools. Any future school provision will be the responsibility of the Department of Education and Youth.



Stephen Ward

Town Planning & Development
Consultants Ltd.

Jocelyn House

Jocelyn Street

Dundalk

Co. Louth

A91 A03Y

+353 42 932 9791