School Demand Report

For Development at Old Fort Road, Ballincollig, Cork

on behalf of O'Flynn Construction Unlimited Company

May 2026



McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Planning Consultants have been commissioned by O'Flynn Construction Unlimited Company to prepare a School Demand Report considering the existing primary and post-primary education facilities in Ballincollig, Cork. The report will inform the proposed large-scale residential development of 157 no. units at Old Fort Road, Ballincollig, Cork.

In assessing the current and likely school demand for the catchment area, the study analysed Central Statistics Office (CSO) data and enrolment data from the Department of Education (DoE) in Ballincollig, Cork (i.e., the study area). The study area encompasses all small area boundaries within a 3km radius of the site boundary, as defined by the CSO. This ensures that all schools in the immediate area are accessible by sustainable forms of transport, particularly walking and cycling.



Figure 1: Site Location Identified with X and Site Context

2. Study Methodology

To assess the current and likely school demand in Ballincollig, an analysis of CSO data and an evaluation of primary and post-primary schools within the study area were undertaken. The research has identified all schools within 3km of the subject site. This radius, along with the number of schools identified, defined the study area (Figure 2).

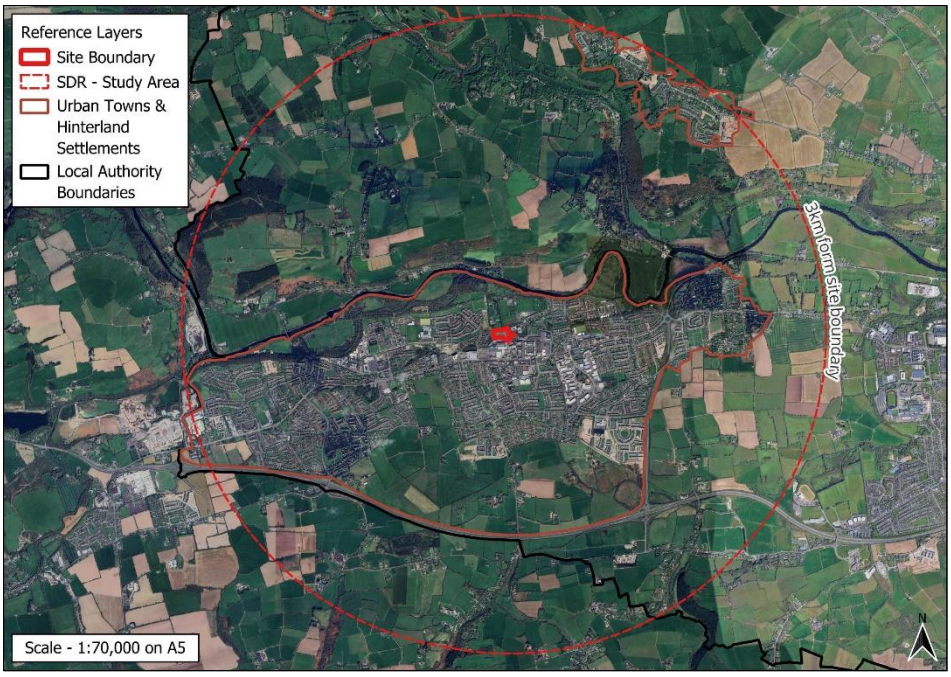


Figure 2: Study Area Boundary (Source: Tailte Ireland, 2025)

CSO data for the small-area boundaries within the study area indicate that 71.1% of the population aged 5 years and above travel for 0-30 minutes daily for work, school, or college in 2022. Based on this, it can be argued that a 3km distance is reasonable for accessing essential services such as primary and post-primary education. The primary modes of transportation to school are identified as walking, cycling, and driving. The 220 and 220X Bus Éireann routes serve Ballincollig. However, it does not pass by the site, so public transport is excluded from this report.

Several sources were consulted in the preparation of this report:

- www.education.ie and www.shooldays.ie were consulted to locate existing schools and enrolment numbers;
- Census 2022 data was assessed to determine the demographic profile of the settlement of the study area, and to compare with county averages; and
- Direct contact was made with each of the post-primary schools identified in the study area. This has enabled the report to draw definitive conclusions regarding the available school capacity in the study area.

There were mixed response levels with some schools providing the necessary information on enrolment and capacity figures, while others declined to do so. Schools that did not share the relevant information are categorised as 'No response received' in Table 3 and Table 4.

3. Policy Context

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

The guidelines by the Department of Education and Science and the Department of the Environment, Heritage and Local Government (2008) for the provision of Schools outline the following core objectives for the effective integration of schools and development planning systems:

- *Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
- *The provision of any new schools (both primary and post-primary) 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*
- *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.*

3.2 Cork City Development Plan 2022-2028

The Cork City Development Plan (CCDP) 2022 underlines that the DoE is responsible for determining the need for school facilities and cites preliminary assessment figures from the DoE that allocate primary and post-primary schools to school planning areas within Cork City. The School Planning Area of Ballincollig is identified as requiring at least 2 additional primary schools and 1 additional secondary school. post-primary school. The above is encapsulated within Objective 3.24 of the CCDP 2022 which states:

a. *To work closely with the Department of Education in planning for the delivery of new schools in-step with new housing development within the city;*
b. *To ensure that new school sites are made available in accordance with the requirements of the Department of Education;*
c. *To encourage the co-location of schools as part of education campuses and with other community uses to create community hubs. This could facilitate the sharing of halls, playing fields and courts where feasible;*
d. *Work closely with the Department of Education and Skills and landowners to ensure that new schools are provided to meet the needs of new residential neighbourhoods at: City Docks; Tivoli Docks; Ballincollig Maglin; Ballyvolane; South Glanmire; Blarney (Stoneview); Kilbarry / Blackpool Neighbourhood; and Douglas (Castletreasure).*

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
	Pouladuff / Lehenagmore	1	0
Gurranabraher	Ballyvolane	1-2	1
	Old Whitechurch Road	1	0
	Kilbarry	1	0
	Farranferris	1	0
Ballincollig	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 3: Table 3.8 DoE Preliminary Assessment of Additional Education Capacity of the CCDP (Source: Cork City Council, 2022)

Chapter 10 of the CCDP identifies Ballincollig as a key growth area within Cork City, setting out area-specific aims and objectives. Regarding education, the chapter notes that the total primary and post-primary schools envisioned will be required to serve Ballincollig with sites zoned to provide these future new schools as per Table 3.8 of the CCDP 2022, with Objective 10.62 stating:

> ***Ballincollig Education:***
>
> *Cork City Council will work with the Department of Education and landowners to identify new school sites for the town and its wider catchment.*

In achieving this objective, the CCDP 2022 zoned 3 no. areas for education use in Ballincollig. The locations of these areas are presented in the CCDP 2022 zoning plan, which zoned 3 no. parcels of land for education purposes within the Ballincollig town boundary (Figure 4). The existing use, zoning and the area for each parcel are presented in Table 1 below. The addition of schools on these 3 no. parcels will complement the existing primary and post-primary schools surrounding Ballincollig (Figure 4).

Table 1: Lands Zoned for Education Purposes in Ballincollig (Source: Adapted from Cork City Council, 2025)

Existing Use	Zoning	Ha
375 - Greenfield	**ZO 12: Education** To provide for schools and educational facilities and related development.	10.14
376 - Greenfield		7.68
377 - Greenfield		1.51



Figure 4: Land Zoned for Education Purposes in Ballincollig (Source: Cork City Council, 2025)

4. Catchment Area

The catchment area for this school demand report was set at 3km from the site boundary. This ensures that schools can be reached by several modes of travel, including walking, cycling, and driving. Using the catchment area as a guide, the small area boundaries within 3km of the site were selected, and Census 2022 figures for these small areas were aggregated by theme and table. Figure 5 represents the catchment area and the small area boundaries selected for this report. Table 2 provides a demographic profile of the primary school (5–12-year-olds) and the post-primary school (13–18-year-olds) populations in the catchment area.

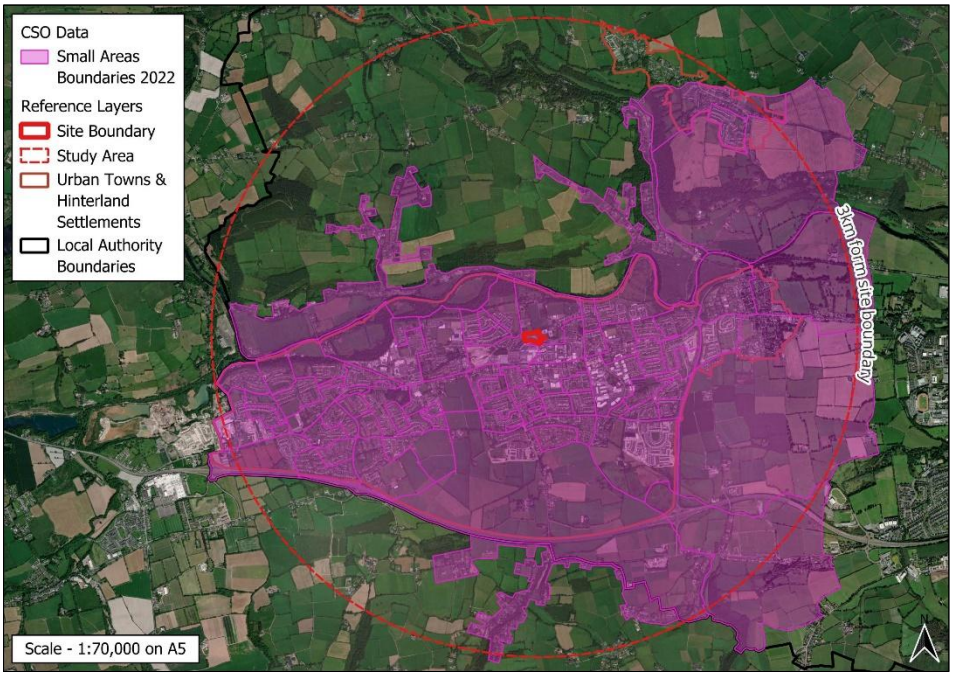


Figure 5: Catchment Area for Demographic Data (Source: Tailte Ireland, 2023)

Table 2: Demographic Breakdown of Pre-school and School Age Population within the Catchment Area (Source: CSO, 2023)

Age Cohort	Population	Proportion
Age 5-12	2,732	12.1%
Age 13-18	1,757	7.8%
Total	4,489	19.9%

There are 6 no. primary schools, and 3 no. post-primary schools located within 3km of the subject site (Figure 6, Figure 7). For this report, fee-paying schools have been excluded from our assessment, as they serve a wider area.

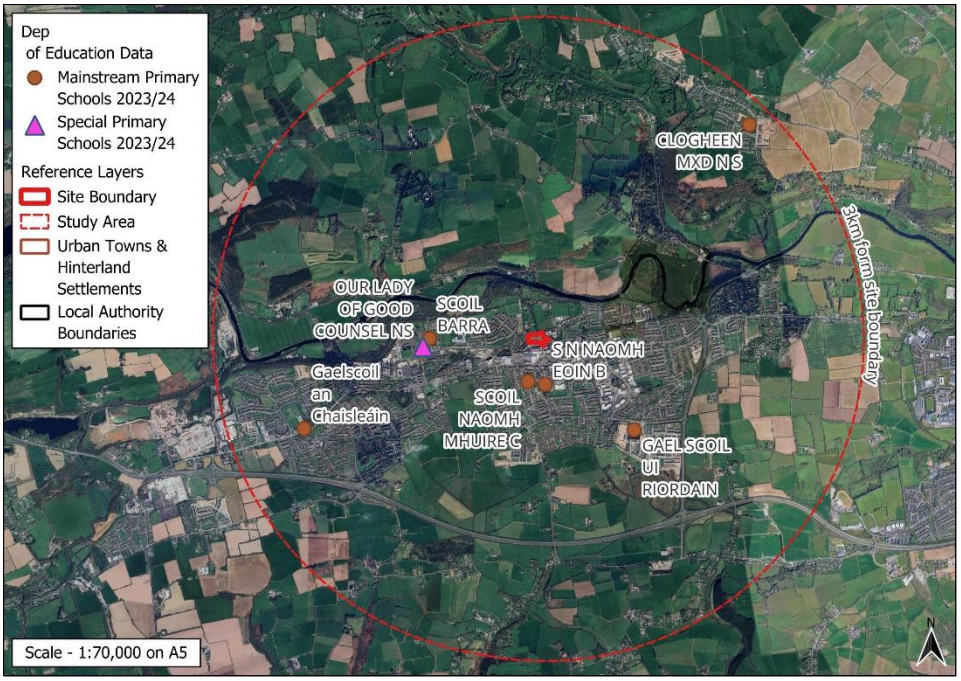


Figure 6: Location of Primary Schools within Study Area (Source: Department of Education, 2024)



Figure 7: Location of Post-Primary Schools within Study Area (Source: Department of Education, 2024)

The 6 no. primary schools and 3 no. post-primary schools located in the study area are all within 3km radius of the proposed development. Table 3 and Table 4, presented below, identify the distance from the subject site to the schools and indicate the driving, cycling and walking times required to access these schools.

Table 3: Distances and Travel Times to Primary Schools from Subject Site Location

School Name	Km from Site	Mins Walk	Mins Cycle	Mins Drive
CLOGHEEN MXD National School	2.9	61	18	9
SCOIL BARRA	1.0	15	4	4
Gaelscoil an Chaisleáin	2.4	31	12	6
Scoil Eoin	0.4	7	4	2
GAEL SCOIL UI RIORDAIN	1.2	20	6	3
SCOIL MHUIRE	0.4	7	3	3

Table 4: Distances and Travel Times to Post-Primary Schools from Subject Site Location

School Name	Km from Site	Mins Walk	Mins Cycle	Mins Drive
Ballincollig Community School	0.7	12	5	3
Le Cheile Secondary School Ballincollig	0.8	11	4	3
Coláiste Choilm	0.8	11	3	2

5. Future Demographic Trends in School-Age Population

In July of 2024, the CSO published its population projections based on the results from the 2022 Census. The population projections were calculated using three scenarios: high, moderate, and low net migration. The assumptions regarding fertility and mortality rates remain constant across the three scenarios. The total population of Ireland is projected to increase under all three scenarios, with the high-net-migration scenario anticipating that the national population will exceed 7 million by 2057. However, when considering the projected population disaggregated by age, it is apparent that specific age cohorts will experience a population decline. Two such age cohorts are the primary school-going and post-primary school-going age cohorts.

The primary school-age population is those aged 5-12. In 2022, there were 569,700 children aged 5-12 across Ireland. The number of children aged 5-12 is projected to decrease by as much as 99,000 by 2032. The decline in the national birthrate since 2010 is expected to reduce the number of children aged 5 to 12 in the future. However, the rate of decline in the number of children aged 5-12 depends on the net migration scenario. Figure 8 shows Ireland's projected number of children aged 5-12 between 2022 and 2057. Based on Figure 8, it is evident that the rate of decline in the number of children aged 5-12 is the highest for the low net migration scenario and lowest for the high net migration scenario.

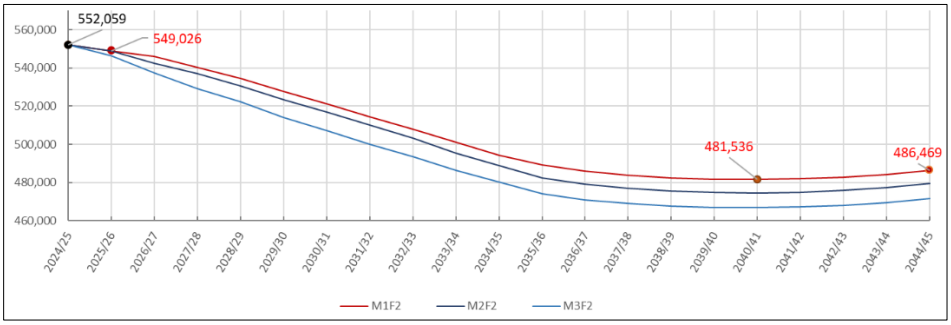


Figure 8: Primary School Aged Population 2022-2057 (Source: CSO, 2024)

The number of children aged 13-18, who are post-primary school-going, in Ireland in 2022 was 421,500. The number of children aged 13-18 is projected to exceed the 2022 figure by 2032. The number of children aged 13-18 is expected to peak by 2027 and then decline in all three net migration scenarios. The rate of decline is dependent on the chosen assumption, but even under a moderate net migration scenario, there will be approximately 20% fewer children aged 13-18 in 2057 than in 2022. The actual decline by 2057 will be between 44,000 and 121,600 children aged 13-18 years fewer than in 2022. Figure 9 shows the projected number of post-primary school-aged children for the selected years 2022-2057.

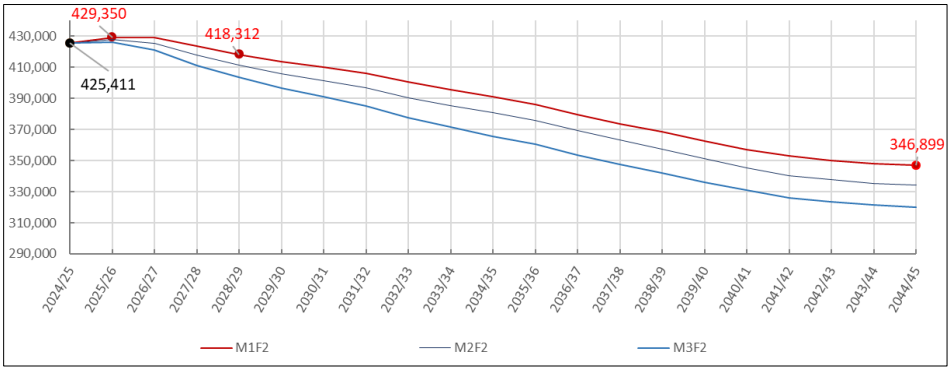


Figure 9: Post-Primary School Aged Population 2022-2057 (Source: CSO, 2024)

The above figures indicate that the primary and post-primary school populations are set to decline in the long term under each net migration scenario. Of the three scenarios, the moderate net migration scenario is the most balanced, and even this scenario estimates a decrease in both the primary school and post-primary school populations by 2057. The post-primary school-aged population is expected to remain above 2022 levels until 2032, which could put pressure on existing post-primary school facilities in the short term. Still, this pressure is expected to peak by 2027 and then decline to levels below those of 2022 by 2037. This short-term pressure could be accommodated by expanding existing facilities rather than adding new school facilities.

6. Existing School Provision

Primary Schools

Enrolment data and national school population trends used in this assessment are informed by the most recent projections published by the Department of Education and Youth in National Projections of Full-Time Enrolment – Primary and Post-Primary Level 2025/26–2044/45 (December 2025). These projections provide the latest available baseline for school enrolment trends and are based on Central Statistics Office population projections, including assumptions relating to fertility and migration patterns. The projections indicate that changes in school enrolment levels are directly linked to demographic trends, residential development and migration patterns, with local variations potentially differing from national trends.

The capacity of each primary school was estimated by applying a Pupil–Teacher Ratio (PTR) to the number of classrooms in each school. The Department of Education recommends a PTR of 1:23 (Circular 0011/2024 – DoE, 2024). The number of classrooms was multiplied by 23 to determine the estimated capacity of each primary school, and available capacity was calculated by comparing this estimated capacity with current enrolment figures.

Table 5: Enrolment Data for Primary Schools within Study Area (Source: Department of Education, 2024)

School Name	Enrolment Figures 2024-2025	Number of Classes	Estimated Capacity	Available Capacity
CLOGHEEN National School	183	7	183	0
SCOIL BARRA	438	17	438	0
Gaelscoil an Chaisleáin	175	7	175	0
Scoil Eoin	411	18	414	3
GAEL SCOIL UI RIORDAIN	725	31	725	0
SCOIL MHUIRE	454	18	454	0
Total Enrolment and Capacity	**2,386**	**98**	**2,389**	**3**

The total number of primary school enrolments in the 6 no. existing schools is 2,386 pupils. Based on the study, the available capacity within these schools for the 2024/25 academic year is estimated at 3 pupil places. National projections published by the Department of Education and Youth indicate

that primary school enrolments are expected to decline from 2025/26 onwards, with pupil numbers projected to decrease nationally until approximately 2040/41 before stabilising and gradually increasing thereafter. This reflects broader demographic trends, including declining birth rates and changing migration patterns. Accordingly, the demand for primary school places is expected to reduce in the short to medium term, and available capacity within existing schools is likely to increase over the coming years.

Post-Primary Schools

The capacity estimation for post-primary schools is more complex due to the range of courses available at this level. Each school was surveyed to determine its capacity. The current enrolment figure and the available capacity of each post-primary school were sourced. Then, the capacity figure for each post-primary school was derived by adding the enrolment figure to the available spaces figure. In cases where the school did not share their current enrolment figures, the enrolment figures as per the latest list of schools from the DoE were taken as a proxy capacity figure.

Table 6: Enrolment Data for Post-Primary Schools within Study Area (Source: Department of Education, 2024)

School Name	Enrolment Figures 2023-2024	Capacity	Available Capacity
Ballincollig Community School*	961	961**	0
Le Cheile Secondary School Ballincollig*	117	117**	0
Coláiste Choilm*	1,359	1,393**	34
Total Enrolment and Capacity	**2,437**	**2,471**	**34**

*Denotes the schools that were contacted but did not provide a response.

**Denotes the largest enrolment figure since the 2012/13 academic year

There is an available capacity of 34 no. spaces at the existing post-primary schools within the catchment area. The available capacity at post-primary schools is likely to decrease in the short term, as the CSO projects the post-primary school population to grow until 2027. Thereafter, a marked decrease is observed in the post-primary school population, with the number of post-primary school students falling below the 2022 level after 2032. This future scenario is expected to lead to a short-term increase in demand for additional post-primary school student places in the catchment area. However, this demand will not persist in the medium to long term, as the number of post-primary school students is expected to decline from 2027.

7. Existing and Future Demand

7.1 Primary & Post Primary School Population

The future demand for school places within the catchment area will be phased over a proposed 5-year timeline to complete the development.

The proposed scheme consists of 157 no. residential development units. It is proposed that these residential units will be delivered in one phase. The assessment considers the future demand for each phase.

Assumptions

- All studio and 1-bedroom units will be omitted for the school assessment (consistent with the accepted approach to the delivery of creches);
- Average Persons per Household of 2.74 has been applied, which represents the national average household size as of 2022;
- The Primary School Age Cohort considers 5–12-year-olds. This is 12.1% of the catchment population; and
- The Post Primary School Age Cohort considers 13–18-year-olds, which is 7.8% of the catchment population.

The Forward Planning Unit of the DoE recommends that the estimated student population be determined using the following percentages:

- Primary School: 12%
- Post-Primary: 8.5%

It should be noted that these figures exceed the actual proportion of the population within the catchment area at both primary and post-primary levels.

Primary Student Population Estimate

Based on the assumptions outlined, an estimate of the mature student yield generated by each phase has been calculated, as presented in Table 7 below.

Table 7: Estimated Future Primary School Demand

Phase	2-bed+ Units	Mean Households Size	% Population	No. Student	PTR	Estimated Classroom Required
Phase 1	80	2.74	12.0%	26	01:26	<1

It is estimated that the development would generate circa 26 no. new primary school students. The existing primary schools in the catchment area have the capacity to accommodate 3 students each. Even if the primary school population does not decline at the rate anticipated by the CSO, there is sufficient capacity within these schools to accommodate the 3 new enrolments generated by the proposed development. These figures point to

a strained supply of primary school spaces in Ballincollig, however, as outlined in Section 3 of this report, Cork City Council have allocated 3 parcels totalling more than 20ha for educational use. Therefore, the proposed development will serve to sustain the threshold population that justifies the provision of existing and future primary education facilities.

Post-Primary School Population Estimate

Based on the assumptions outlined, the mature student yield for each phase has been estimated and presented in Table 8 below.

Table 8: Estimated Future Post-Primary School Demand

Block	2-bed+ Units	Mean Household s Size	% Populatio n	No. Students	PTR	Estimated Classroom Required
Phase 1	80	2.74	8.5%	19	01:25	<1

It is estimated that the development would generate circa 19 new post-primary students. The proposed development will be completed in the period when the demand for post-primary school services is anticipated to decrease i.e. after 2027. Based on this demographic trend and the available capacity of 34 spaces at existing post-primary schools. The existing post-primary schools in the catchment area can accommodate the 19 new enrolments generated by the proposed development.

8. Conclusion

The proposed development will deliver 157 no. units in Ballincollig. It has the potential to generate 26 primary school places and 19 post-primary school places.

As demonstrated in this assessment, the existing primary schools have the capacity to accommodate the proposed development if required. The proposed development is likely to generate 26 no. primary school pupils over 5 years of development, which is less than half of the available primary school student places within the catchment area.

While there is currently capacity at the existing post-primary schools within the catchment area, demand for these spaces is expected to peak by the time the proposed development is completed. This is due to the decline in the post-primary school population, which is likely to occur from 2027. Therefore, it is anticipated that the 19 no. Post-primary students generated by the proposed development can be accommodated within the existing schools.

This report concludes that the demand for schools generated by the proposed development can be accommodated within existing schools in the catchment area.