

The Freedom of Information Unit

Dept of Education and Skills

Marlborough St

Dublin 1

D01 RC96

18/08/2016

[REDACTED]
[REDACTED]
[REDACTED]

Re: Planning Application 4185/15

Development of St. Pauls College Playing Fields at Sybil Hill, Raheny

Dear Sir

I am writing to you in the hope of better understanding how the Department came to its decision not to raise any concerns about the proposed development at St. Pauls College in Raheny.

I am attaching previous correspondence to the Department which has gone unacknowledged and unanswered, and which hopefully is clear.

I am making this application under the FOI Act.

In a nutshell, the Department seems to have accepted at face value, a Needs Assessment Report prepared on behalf of a party with a vested interest in securing planning. The conclusions of the Needs Assessment Report have now been challenged by DCC who are seeking further information due to inconsistencies and a lack of clarity in the original Needs Assessment Report.

I look forward to your response.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Freedom of Information Unit
Department of Education and Skills

19 AUG 2016

FOI Case # 2016/309

Department of Education and Skills,
Portlaoise Road,
Tullamore,
Co. Offaly.
19th April 2016

[REDACTED]
[REDACTED]
[REDACTED]

Re: Planning Application 4185/15

Development of St. Pauls College Playing Fields at Sybil Hill, Raheny

Dear Ms. Marriott

I wrote to you in February concerning your submission to Dublin City Council in relation to the above planning application.

As I neither received a response to my queries, nor an acknowledgment of my request for information, I am re-attaching the letter and related contents.

Furthermore, since submitting my original request for information, Dublin City Council has sought additional information from the developer, including requests that:

The applicant shall provide a more detailed and expansive community infrastructure statement. This shall address the capacity and waiting lists, for the schools in the area. The schools location map submitted is at an inappropriate scale and not clearly legible. Information should be submitted regarding each of the schools shown. The information shall be evaluated to indicate the level of school provision in the area and shall include St Pauls College in the assessment.

It is stated in the application that the school could accommodate 50 additional students. The applicant shall provide information in relation to this figure. Does the 50 additional students represent 1 year increase intake, to be continued over the 6 years of the secondary school programme, accumulating to 180 students, or does it represent 10 students over 5 years? There are many possibilities as to how this figure could be interpreted and the varying consequences would be significant in the evaluation of this application.

Can you clarify why neither of these concerns were raised by the Department? Or are these considerations outside of the Departments remit?

If you are unable or unwilling to provide further information, can you please let me know where I should direct my request?

Many thanks,

Yours sincerely

[REDACTED]

Department of Education and Skills,
Portlaoise Road,
Tullamore,
Co. Offaly.
12th February 2016

[REDACTED]
[REDACTED]
[REDACTED]

Re: Planning Application 4185/15

Development of St. Pauls College Playing Fields at Sybil Hill, Raheny

Dear Ms. Marriott

I am writing to you regarding the referral letter dated 13/01/2016 in relation to the above, signed by you, which was lodged with the Dublin City Council Planning Department. A copy of the letter is hereby attached.

Can you outline the process whereby the Department reviews developments such as these?

Is there a specific process that relates to land that has Z15 zoning?

A School Needs Assessment was presented to the Department by Simon Clear & Associates, Planning Consultants appointed by the Vincentian Order, which has a vested interest in securing planning approval. Did the Department seek an independent assessment of school and community needs?

Was this report by Simon Clear & Associates the only evidence considered by the Department when reviewing the application and coming to its decision?

The report from Simon Clear & Associates relies upon the Department's 2012-2016 investment programme to support the argument that St. Pauls College will not be called upon to accommodate more than approximately 600 students. Considering that we are coming to the end of the 2012-2016 programme, when will the Department be releasing its next development plan, and what plans are in place for the urban areas of Dublin? Did the Department not challenge the report's reliance on a programme that is now essentially completed?

Is the Department aware that the college is selling in excess of 50% of the current campus?

The Road Safety Audit prepared by ILTP Consulting on behalf of the developer makes no reference to St. Pauls College. Given that the access road to the development of over 400 homes is adjacent to the school entrance, and runs parallel to the school campus, does the Department have any responsibility for Health & Safety provisions of staff and students in this regard?

Is there any reason why the Department didn't supply a similar referral letter for the previous application to develop the site (ref 3899/15) which was subsequently invalidated?

Finally, does the Department stand to benefit financially from the transaction?

I look forward to your response in the spirit of openness, transparency and democracy.

Yours sincerely,

[REDACTED]

An Roinn Oideachais agus Scileanna
Bóthar Port Laoise
An Tulach Mhór
Co. Uíbh Fhailí



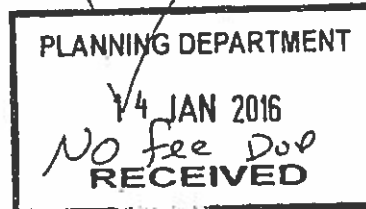
Department of Education and Skills
Portlaoise Road
Tullamore
Co. Offaly

*Decisions
BYIF3*

13 January 2016

Referral

Executive Manager
Planning Registry and Decisions
Planning Department
Civic Offices
Wood Quay
Dublin 8



Dear Sir / Madam

Re: Planning Application No: 4185/15

With reference to the above planning application and the redevelopment of lands at St Paul's College, Sybil Hill, the Department of Education and Skills has no objections to make.

Yours sincerely

Liz Marriott
Forward Planning



**SIMON CLEAR & ASSOCIATES
PLANNING AND DEVELOPMENT
CONSULTANTS**

Clare Connolly,
Executive Officer,
Forward Planning Section,
Dept of Education & Skills,
Clonminch,
Tullamore,
Co Offaly.

clare_connolly@education.gov.ie

14/10/2015

**Ref : St Paul's College boys secondary school, Sybil Hill Road, Clontarf,
Dublin 3 – school needs assessment.**

Dear Clare

I act as a planning consultant on behalf of The Vincentian Order, trustees of the St Paul's boys secondary school located on lands adjacent to The Vincentian provincial house at Sybil Hill Road, Clontarf, Dublin 3. As discussed on the telephone, there is a requirement for the owners of the institution to engage with the Department of Education & Skills in accordance with the Z15 zoning provisions of the Dublin City Development Plan, where proposals for alternative uses are proposed for part of the institutional lands. In this case it is proposed that the land area used by the school will be reduced and that the unused land will be in future developed for residential purposes.



Simon Clear B.A. Dip. T.P. MIPI
Darran Quail B.A. (MOD) MRUP MIPI

3 TERENURE ROAD WEST,
TERENURE,
DUBLIN 6W
D6W YY79,
IRELAND.

Phone: 00-353-1-492 5934
Fax: 00-353-1-492 7617
E-mail: admin@clearconsult.ie
Web: www.clearconsult.ie
Vat No. 980319911

The Z15 text of the Dublin City Development Plan requires that, in considering whether there is no longer a need for the existing use, consultation shall be held with the relevant department.

In order to assess the school needs, and as part of an overall land use Master Plan, we have conducted a School Needs Assessment to complete this we have conducted a number of steps as follows:-

- Recorded the enrolment in St Paul's boys secondary school over the last 10 years;
- Mapped the address locations from the 2015 student body is drawn to assess the pupil catchment area;
- Noted the significant areas of Dublin Bay and Dublin Port within the local catchment area;
- Reviewed the catchment population change profile 1996/2011;
- Plotted the other secondary schools that serve the catchment;
- Reviewed the use of sports facilities;
- Reviewed the DES Investment program 2012, noting the intended location of future secondary schools to serve the GDA;
- Assessed the use of existing pitches & school buildings to determine capacity needs.

The outcome of the analysis in the Masterplan is that St Paul's:-

- Will continue to operate as a boy's secondary school to accommodate 600 pupils and with a capacity within existing facilities to educate 650 pupils, which indicates sufficient headroom within the local catchment context.
- The sale of lands surplus to the needs of the main educational institution has consolidated the existing community and institutional uses, as there will be rationalization, investment in school infrastructure and the establishment of a trust to fund future capital programmes.
- The proposed residential developments on lands within the original institution will not result in the loss of any existing institutional use.
- Finally, it is confirmed that the institution will be retained, as described above.

Conclusion

I wish to confirm on behalf of The Vincentian Order that it has been identified that there is a need for the institution and it will be retained in operation as described above.

I would be obliged if you would consider the information contained in the enclosed document and would confirm that the Department is satisfied that the institution will continue to operate within the capacities indicated at appropriate level to the catchment for the education of boys at secondary level.

Should you have any queries please do not hesitate to contact me.

Yours sincerely

Simon Clear