



# Student Accommodation Demand and Concentration Report

Prussia Street, Dublin 7.

**Client:** Lyonshall Limited

March 2024



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# Introduction

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The following analysis has been prepared on behalf of Lyonshall Limited in support of an application for Student Accommodation at Prussia Street, Dublin 7.

The subject site is located on Prussia Street which is as highlighted on Figure 01. is within 5 minute walking distance of TUD Grangegorman Campus, where over 30,000 students attend. The subject site presents an opportunity to contribute to alleviating the prevailing shortage of suitable student accommodation in Dublin on appropriately zoned lands. The site is also located c. 5.4 km away from Dublin City University (DCU) and c. 2.7 km away from Trinity College Dublin (TCD), both of which demand purpose-built student accommodation to facilitate incoming and existing students.

Robust student concentration and demand analysis has become a key component of any successful student accommodation proposal. This evidence-based approach is a vital tool for both developers and local authorities alike when assessing the impact of such a proposal on its receiving environment.

This assessment has adopted a 1km study area surrounding the subject site which has been considered by Dublin City Council to be appropriate when considering applications for Purpose-Built Student Accommodation. Census 2022 Small Areas within this 1km catchment have been identified, totaling 113 no. small areas. The study area and small areas are identified in Section 4 and Appendix B of this report.

## 1.1 Executive Summary

This analysis identifies that 11% of the population within the defined catchment aged 15 and over are students. Once the proposed development is completed, this average will increase by 1.2% to 12.2%.

Given the subject sites proximity to the TUD Grangegorman Campus and TCD, this is a typical figure. For comparison, 12.1% of people living within 1km of Trinity College Dublin were students in 2022 (Appendix A).



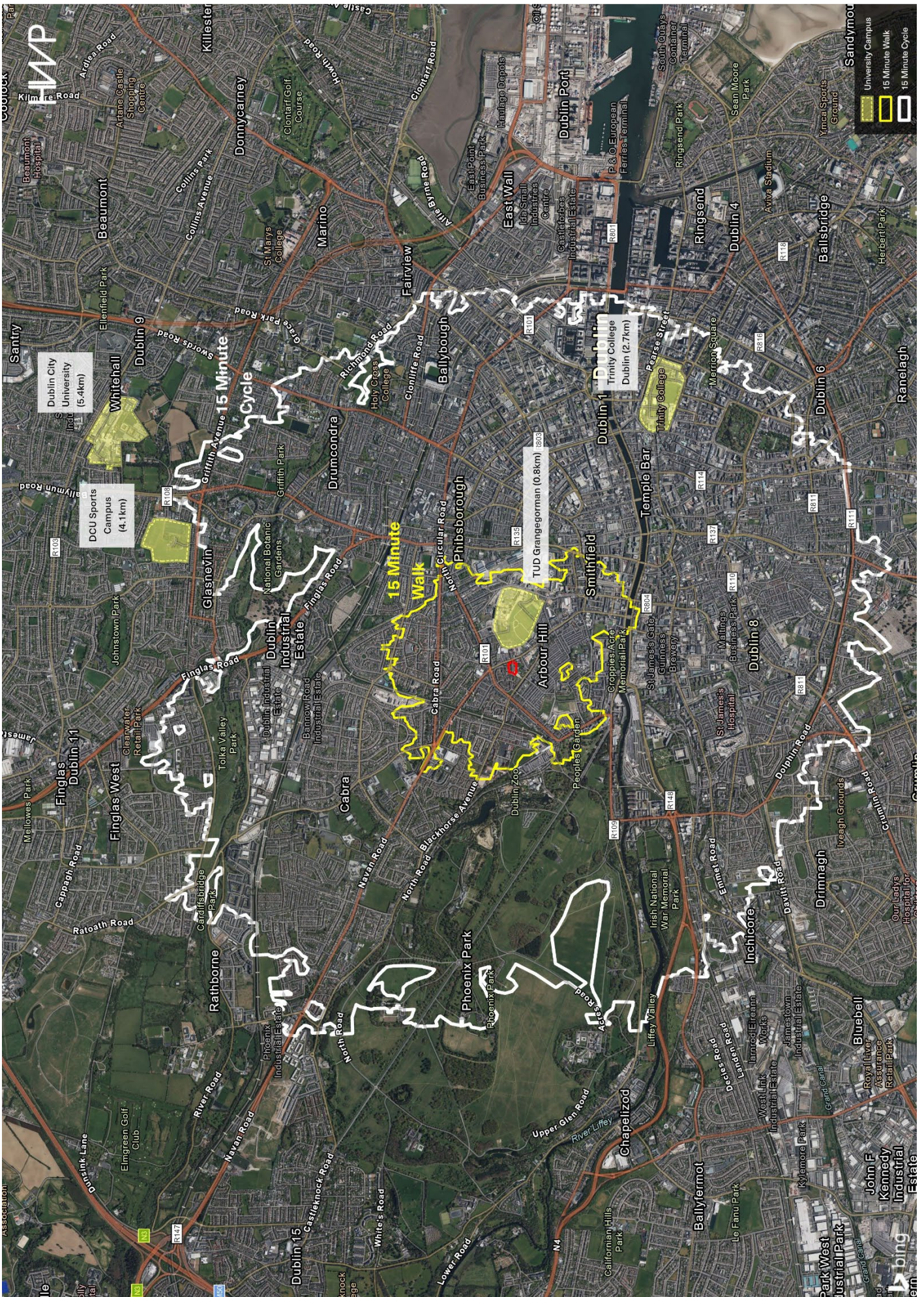


Figure 01. Site Context



# Planning Policy

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The following is a summary of relevant planning policy that relates to Purpose Built Student Accommodation. A more comprehensive analysis of the proposed development against the relevant policy is included within the Planning Statement and Statement of Consistency which accompanies this application.

## 2.1 National Student Accommodation Strategy

The Strategy points to all current indicators that indicate a significant increase in full time students attending publicly funded Higher Education Institutes (HEI) over the next decade:

*“The HEA Key Facts and Figures for 2015/2016, published in November 2016, highlighted that there were 179,354 full-time enrolments in Department of Education and Skills (DES) aided HEIs in the academic year 2015/2016 (169,363 of those students attend either a university or an institute of technology). Enrolments have increased from 173,649 in 2014/2015 and from 169,254 in 2013/2014.*

*The International Education Strategy has set a growth target of 33% for the higher education sector, which will result in an increase in international students in both public and private HEIs from 33,118 in 2014/2015 to approximately 44,000 by the end of the 2019/2020 academic year.”*

The Strategy also points out the potential impact of PBSA on the private rented sector:

*“There are a significant number of students renting from private landlords in Ireland as was highlighted in the National Economic and Social Council (NESC) Report “Ireland’s Rental Sector: Pathways to Secure Occupancy and Affordable Supply” which was published in May 2015. The NESC report also outlined that on average, there are 2.73 persons per household in Ireland. While it is likely that the occupancy of a household comprising solely of students is going to be higher than the national average, it is a fair extrapolation to make that every 4 students housed in either PBSA or in Digs will free up an additional housing unit in the private rented sector that would otherwise have been occupied by students.”*

In summary the National Strategy identifies that there will be significant continued demand for accommodation and that the delivery of additional PBSA has significant potential to free up housing for other demographics.

## 2.2 Dublin City Development Plan 2022-2028

The Dublin City Development Plan (CDP) recognises the need for more student bedspaces to deal with current and future levels of demand. The National Student Accommodation Strategy (NSAS)



2017 is acknowledged within Chapter 5 of the CDP as it sets out the target for an additional 16,374 PBSA bed spaces to be provided throughout the Dublin area by 2023. The CDP further emphasizes this need through the following policy objective QHSN45:

*“To support the provision of high-quality, professionally managed and purpose-built third-level student accommodation in line with the provisions of the National Student Accommodation Strategy (2017), on campuses or in appropriate locations close to the main campus or adjacent to high-quality public transport corridors and cycle routes, in a manner which respects the residential amenity and character of the surrounding area, in order to support the knowledge economy.”*

The need for additional PBSA units is clear from the NSAS, the CDP reflects this need while considering the importance of mitigating potential adverse impacts on the surrounding area of such developments. Within the housing strategy for the CDP, Dublin City Council highlight that PBSA developments are to be considered only when proposals for such developments are respectful of the existing local residential amenity and character of the surrounding area. An important facet in maintaining this amenity for all residents would expectedly be the avoidance of an over-proliferation of students in the area.

Chapter 15 of the CDP further outlines requirements for proposals regarding PBSA, as follows:

*“In assessing applications for purpose built student accommodation the planning authority will have regard to the following key factors:*

- *The location is appropriate in terms of access to university and college facilities by walking, cycling or public transport.*
- *The proposal will not result in an excessive concentration of student accommodation (including that in the private rented sector) to an extent that would be detrimental to the maintenance of balanced communities or to the established character and residential amenity of the locality.”*

# Methodology for Analysis of Student Population

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The Development Management chapter of the CDP outlines the methodology to be used in the preparation of student concentration and demand reports stating:

*“In assessing the degree of concentration of student accommodation, the Council will take into account the nature of the locality in terms of mix of land use and housing types, the existing and proposed number of students in the locality. To assist in this assessment the applicant will be requested to submit evidence of existing, proposed and under construction student accommodation developments within an area, including a map showing all such facilities within 1km of a proposal.”*

In accordance with the guidance provided in the CDP a 1 km catchment was used as the catchment area for this study and this contains 113 no. small areas with a total population of 27,222. The number of students as a percentage of the total adult population in the study area at present stands at 11%.

The potential of the scheme to displace student population from private housing in the area was also considered based on assumptions provided in the 2017 National Student Accommodation Strategy of the positive impact of PBSA in terms of freeing up private rented accommodation,

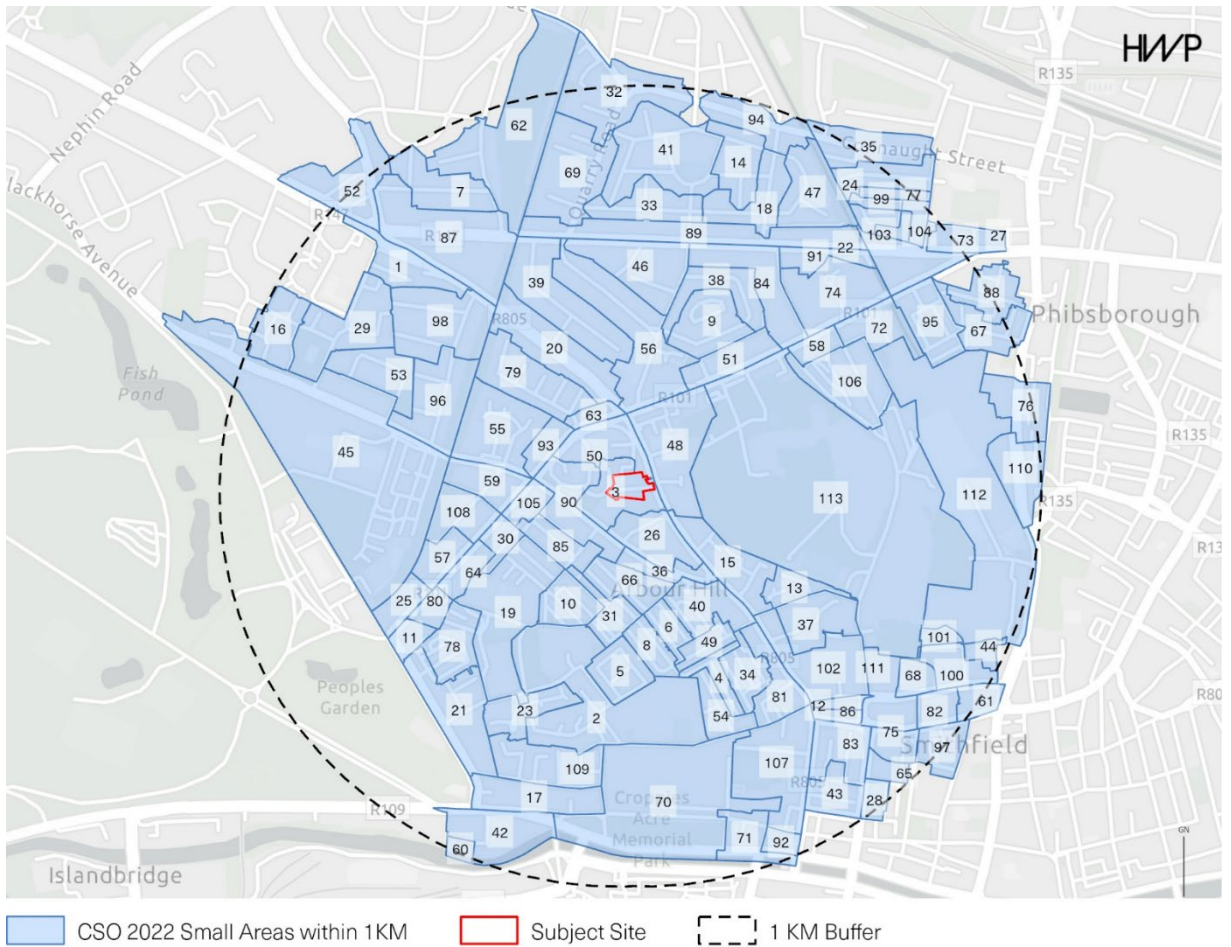


Figure 02. Study Area comprising 114 no. Small Areas

Edinburgh City Council's Student Housing Guidance is considered to be best practice in terms of providing the appropriate concentration levels of student accommodation in terms of maintaining the social and physical fabric of a given area. This guidance document indicates that:

*Where the student population is dominant, exceeding 50% of the population, there will be a greater potential imbalance within the community,*

As there is no equivalent document for Dublin, this has been widely referenced and accepted as an appropriate threshold in the assessment of many proposed student accommodation schemes including a student accommodation SHD scheme at Sweeney's Terrace, Mill Street and Clarence Mangan Road, Dublin 8 in 2019 (ABP 303436).

# Assessment

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## 4.1 Student Concentration

An analysis of the population within the study area has found that students account for 11% of the study area population (Figure 03). We note that this percentage also takes account of people aged between 15-18, an age group who will typically be living within their family home, who are also still attending secondary level education. However, this metric is still an effective indicator as to the level of students living in the study area.

Student concentrations across the different small areas within the study boundary of this assessment vary slightly but remain generally the same, the average concentration for the entire study area stands at 11%. The student concentration within the specific small area of the subject site is below this average at 2.8%, the adjoining small area (268005017) has a concentration of 7%. Some areas display slightly lower proportions of student populations, such as to the northwest of the study area (268036001) where students are just 1% of the population. The highest concentrations of student population within the study area can be seen to the east of the subject site and the Grangegorman campus (268002008) with a concentration of 42.8%.

In summary, the delivery of the proposed development will result in an additional 373 students living in the study area. This would increase the percentage of students living within the subject site's small area (268005016) from 2.8% to 7.8%, and marginally increase the wider study area's student concentration percentage by 1.2% to a total of 12.2%.



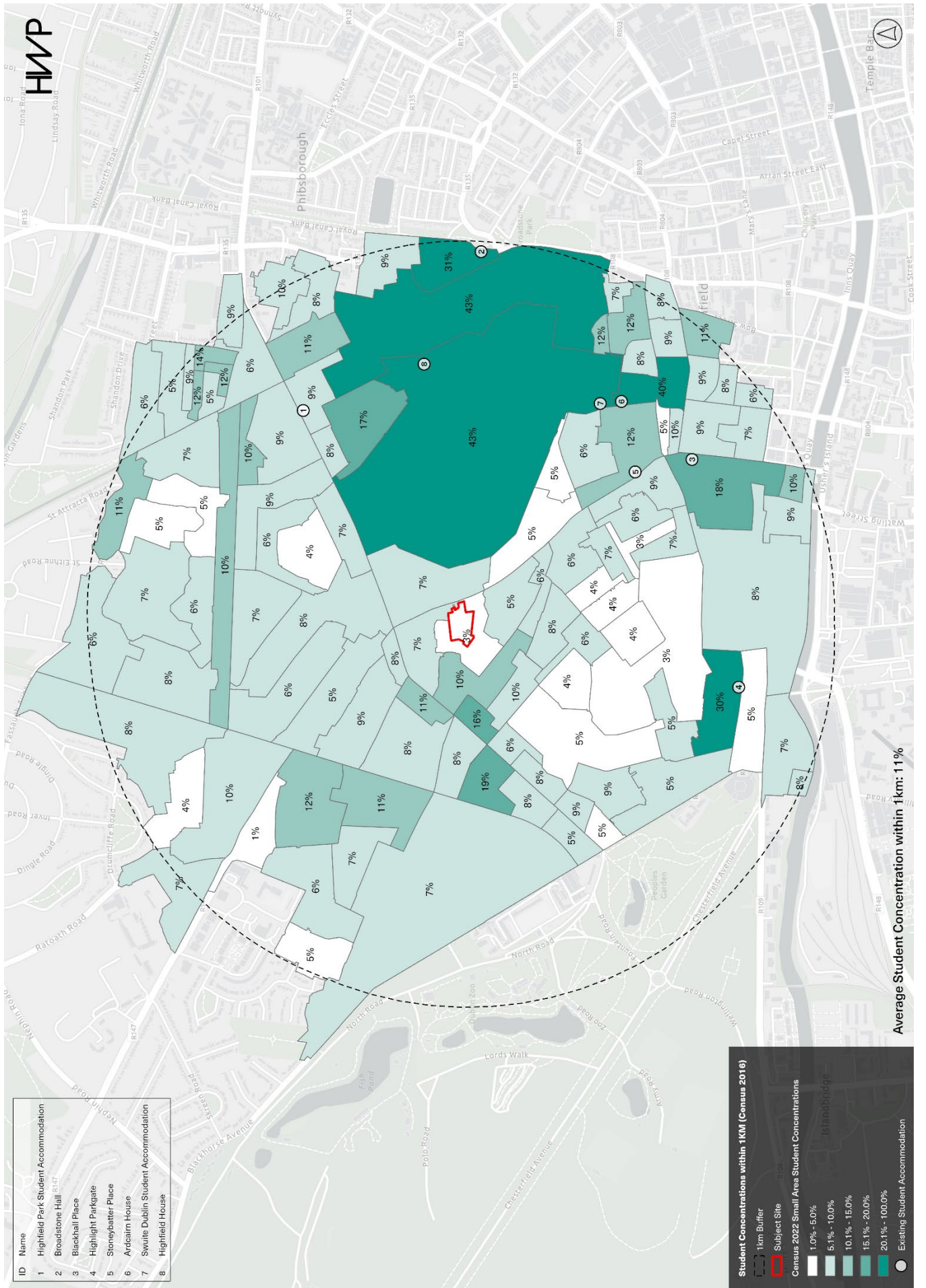


Figure 03. Student concentration percentages within the study area. Refer to Appendix B for Small Area Code Index. 9

## 4.2 Student Bedspace Demand & Supply

### 4.2.1 5.2.1 Increasing Enrolments within Higher Education Institutes (HEI)

TU Dublin was first officially established in 2019, the same year it was considered to be the largest provider of third level education in Ireland with over 29,000 students enrolled. At present, there are over 30,000 students enrolled with TUD. With the ongoing development of the college campus within the Grangegorman SDZ upward trends in student enrollment for TUD would be expected to continue, and additional PBSA bedspaces will be required to accommodate this.

The proposed development site is directly to the west of the Grangegorman campus, and the student concentration within this area currently stands at 11%. This is slightly greater than the concentration of 10.8% seen within the same area surrounding Dublin City University (DCU). DCU has a comparatively smaller student body than that of TUD with over 19,000 students enrolled. Additionally, Trinity College Dublin (TCD) has roughly 20,000 students enrolled with a student concentration living within the surrounding area of 12.1%.

TU Dublin has a significantly higher enrollment rate than both DCU and TCD, however at present, it has a comparable level of student population living within the surrounding area. With the continued growth of the Grangegorman campus an increase in this regard may be anticipated, particularly as other third level institutes have created a precedent that elevated rates of student concentration are to be suspected within the residential areas surrounding such institutions.

Furthermore, the CDP notes that Dublin has a relatively low proportion of the student population housed within PBSA at 16%, compared to other cities such as Edinburgh where the figure stands at 38%. With the expected delivery of additional PBSA units over the coming years, the CDP considers that:

***“It is anticipated that increased supply of PBSA can result in increased overall access to housing by releasing housing stock in multiple occupation in the residential sector.”***

This is supported by the NSAS 2017 in which it is suggested that for every 4 bedspaces provided in PBSA there is potential for 1 no. residential unit to be freed up for the private market. Based on this the proposed development would allow for 94 no. residential units to be released into the private market locally. Without an ample provision of PBSA, the private rental market of the surrounding area could face severe pressure to support both the growing student body of TU Dublin as well as the residential needs of the existing population.

#### 4.2.2 HEA Student Accommodation Report: Demand and Supply

In 2019 the Higher Education Authority (HEA) estimated that there will be an unmet demand nationally of 25,182 student bed spaces by 2024, which will have a direct impact on the private rental sector (Figure 04.). The report highlights that this will primarily be seen around Higher Education Institutes (HEIs) in Cork, Dublin, and Galway, with other areas generally having adequate supply to meet demand.

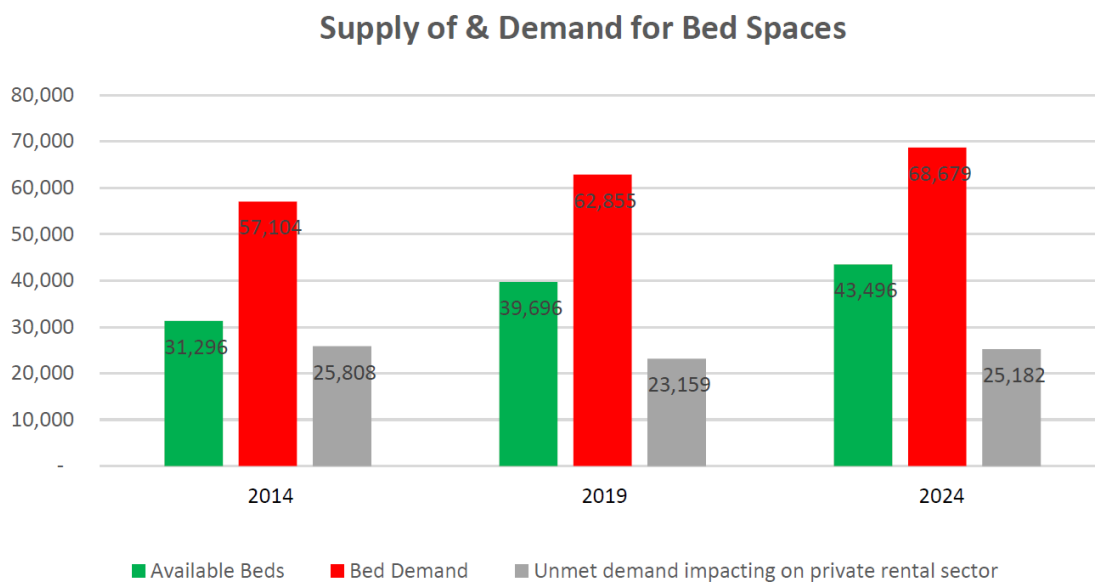


Figure 04. Source: HEA Report on Student Accommodation: Demand and Supply

Upon review of the HEAs findings and projections, it is evident that the current shortfall in supply is being maintained, rather than being reduced. The report concludes that “...it is not possible, or practical, to develop accommodation on campus to fully meet student demand, it is recommended that relevant stakeholders work together to increase the supply of student accommodation in the coming years”. A key recommendation of the report is that there is “continued flexibility by local authorities on application of guidelines for the specification of student accommodation”.

#### 4.2.3 National Student Accommodation Strategy (NSAS) 2017

The National Student Accommodation Strategy (NSAS) identifies a strong demand for purpose-built student accommodation in Dublin. According to this study, in order to meet demand for PBSA units, Dublin will need 42,375 PBSA spaces by 2024. This represents a requirement for 23,375 more bedspaces than are currently available. These findings are consistent with the Higher Education Authorities 2019 report, which also found that the demand for PBSA was not being met.

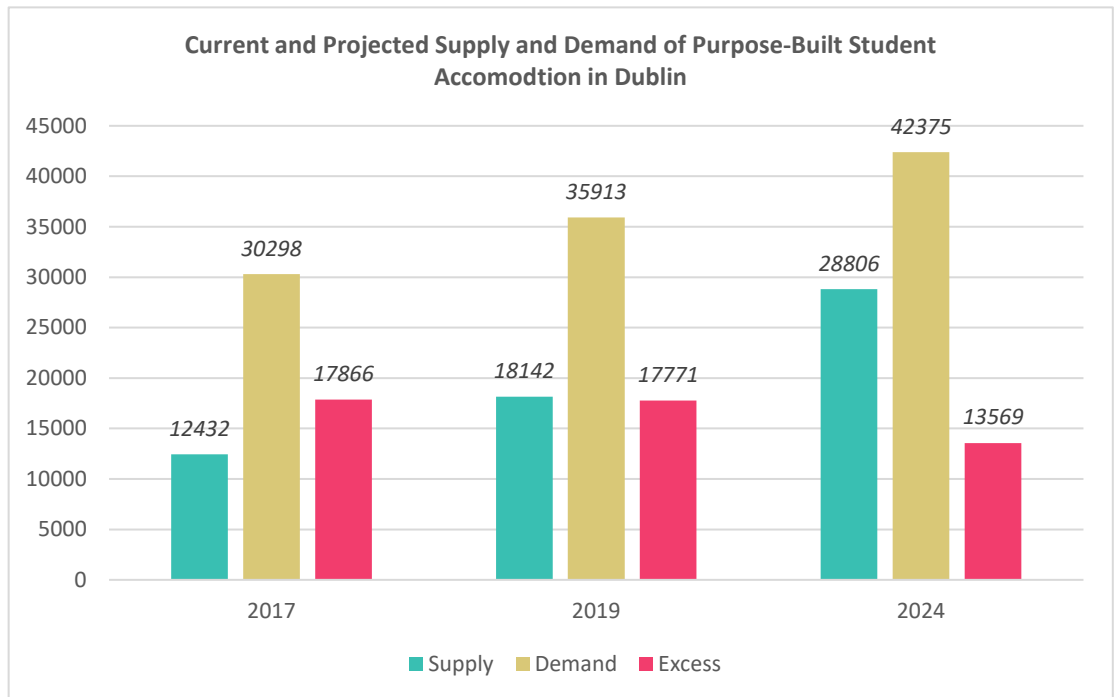


Figure 05. Supply and Demand of Purpose-Built Student Accommodation in Dublin (NSAS, 2017)

#### 4.2.4 Estimate of Supply of Purpose-Built Student Accommodation (PBSA) in Dublin 2024

Several PBSA developments have received planning permission or have been constructed in Dublin since the publication of the NSAS. A summary of same is included within the table below. In total, circa 5,082 no. additional PBSA bedspaces have been granted planning permission or constructed in Dublin since 2016.

The NSAS 2017 estimated that there would be a supply of 28,806 PBSA bedspaces, and a demand for 42,375 bed spaces in Dublin in 2024. Independent research conducted by Knight Frank in 2023 confirmed that there were only 19,000 operational PBSA bed spaces in Dublin in Q4 2023<sup>1,2</sup>, of which 10,640 bed spaces (56%) were privately held.

It is considered that there is an unmet demand of circa 23,375 PBSA bed spaces in Dublin in 2024. Given recent unforecasted population growth in Ireland, and the forthcoming revision to national population growth targets contained within the National Planning Framework, it is likely that the demand figure for PBSA bed spaces contained within the NSAS 2017 will be revised upwards, further increasing the gap between supply and demand.

It is considered that the proposed development on Prussia Street will contribute towards meeting the identified unmet demand for PBSA bed spaces in Dublin.

<sup>1</sup> [Ireland Student Housing Market 2023](#)

<sup>2</sup> In the absence of any updates to the PBSA bed space supply and demand figures contained within the NSAS 2017, we consider that the above referenced research published by Knight Frank to be a reliable source of information, in particular given that the NSAS 2017 references previous research conducted by Knight Frank in relation to student accommodation.



Reference No.	Applicant	Site Address	No. Student Bedspaces	Status
ABP-245433 (2016)	Safestore (Ireland) Ltd	14/15 Wexford Street and at Protestant Row, Dublin 2.	48	Built and Occupied
ABP-246097 (2016)	LHC Properties Ltd.	13-18 Grangegorman Road Lower, Dublin 7.	132	Built and Occupied
ABP-246555 (2016)	Kesteven Ltd.	6-14A Stephen Street Upper and Whitefriar Place, Dublin 2.	284	Built and Occupied
ABP-247008 (2016)	GSA Developments (Ireland) Ltd	8 and 8a Grangegorman Lower and 22-27 Brunswick Street North, Dublin 7.	126	Built and Occupied
ABP-247225 (2017)	Rhonellen Developments Ltd	58-64 Dominick Street Upper (Bounded by Henrietta Lane) Dublin 7.	130	Built and Occupied
3220/16	Hattington Student Housing Ltd	30,32-36 Thomas Street and 10 Hanbury Lane, St Catherine's Lane, Dublin 8 (Additional 19 bedspaces added to existing permitted development).	19	Built and Occupied
ABP-247275 (2017)				

4035/16	Balark Investments Ltd. <sup>3</sup>	Lands at rear of 84-87 Prussia Street, Stoneybatter, Dublin 7.	203	Under Construction
3772/16	Hattington Student Housing Ltd	37,39,41,43,45,47,51,53 and 55 Montpelier Hill, Dublin 7.	329	Built and Occupied
4174/16	Summer Road Development Ltd	123-128 Summerhill, Dublin 1.	393	Built and Occupied
248233 (2017)				
4341/16	Ziggurat ROI NO 4 LP	25-29, Dominick Street Upper, Dublin 7.	77	Built and Occupied
4262/16	Ziggurat ROI NO 1 LP	274 North Circular Road, Dublin 7.	429	Built and Occupied
ABP-248726 (2017)				
ABP-300184 (2018)	Cairn Homes Properties Ltd	The Donnelly Centre, Cork Street, Dublin 2.	399	Built and Occupied
ABP-300241 (2018)	Phibsborough Shopping Centre Ltd	Phibsborough Shopping Centre and 345-349 North Circular Road, Dublin 7	334	Grant permission with revised conditions <sup>4</sup> (due to expire in October 2023)
ABP-300666 (2018)	Labinies Limited	Former "Matts of Cabra" public house and lands to the rear, Fassaugh	208	Grant Perm. w Conditions (now expired)

<sup>3</sup> Extension of duration granted by Dublin City Council on 22<sup>nd</sup> of April 2022 up to 19<sup>th</sup> of September 2025.

<sup>4</sup> Permission later granted for Co-Living to replace permitted Student Accommodation, however still included here for completeness.

		Avenue, Cabra, Dublin 7.		
2827/17	Crosslane Student Developments UK Ltd	1, 2, 2.5 and 3 Spitalfields, 15, Carman's Hall, and 28, 29, 30, 31 and 32 Garden Lane, Dublin 8	227	Built and Occupied
4356/17 / ABP-300940 (2018)	Michael Anglim	Building At The Junction Of, Dunard Road & Blackhorse Avenue, Dublin 7	4	Grant permission with conditions
ABP-303436 (2019)	Creedon Group Ltd. and GSA Developments (Ireland) Ltd.	Site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8.	235	Built and Occupied
ABP-305061 (2019)	Molaga Capital Limited	355 South Circular Road, Dublin 8.	317	Grant Perm. w Conditions
ABP-305324 (2019)	Summix FRC Developments Limited	Site known as a portion of the Brewery Block, bounded by Newmarket, St. Luke's Avenue, Brabazon Place/Brabazon Row and Ardee Street (The site includes Nos. 13/14 Ardee Street and No. 29 Newmarket), Dublin 8.	368	Built and Occupied
ABP-309657 (2021)	The Park Shopping Centre Limited	Park Shopping Centre and 42-45 Prussia Street, Dublin 7.	584	Grant Perm. w Conditions

<p>ABP-312102 (2022)</p>	<p>Viridis Real Estate Services Limited and Prussia Properties Limited</p>	<p>No's. 29b, 30 and 31 Prussia Street, Dublin 7.</p>	<p>236</p>	<p>Grant Perm. w Conditions</p>
<p>TOTAL</p>	<p><b>+5,082 bedspaces (2016-2023)</b></p>			



## Conclusion

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The subject site, given its close proximity to TU Dublin Grangegorman Campus and location within one of Dublin's Key Urban Villages, is considered to be an appropriate location for student accommodation. The area is at present well serviced by high-quality public transportation connections and is expected to undergo further extensive public realm improvements resulting from the continued development of the Grangegorman Strategic Development Zone (SDZ) in addition to the future proposed BusConnects improvements. This study has been carried out to assess the demand for student accommodation and the potential for an over concentration of purpose-built student accommodation (PBSA) within 1km of the proposed development. This study has identified an estimated demand for 23,375 PBSA bed spaces in Dublin, a figure which has regard to both the National Student Accommodation Strategy (NSAS) 2017 and most recent available research on PBSA in Dublin.

The NSAS 2017 makes reference to a report regarding student integration within the Grangegorman area which was commissioned by the Grangegorman Development Agency (GDA) and published in 2016. Within the findings of this report, it is stated that:

*“The ability of a city the size of Dublin to absorb students is greater than that of smaller cities and university towns in the UK where studentification has become an issue. It is important to note that the DIT is an existing institution whereby the existing students have been able to be absorbed into the city. It is anticipated that this will continue to be the case.”*

As was noted previously within this assessment, the current student concentration within the study area stands at 11%, similar to that of Dublin City University (10.8%) and Trinity College Dublin (12.1%). The expected student concentration surrounding the subject site consequent to the proposed development would be 12.2% of the total population, meaning the area would experience levels of student concentration similar in comparison to that of Trinity College Dublin.

The proposed development would provide needed PBSA bed spaces to support the continued expansion of the Grangegorman SDZ. And will not lead to an overconcentration of student accommodation within the catchment area.

# Appendix A - Student Concentration Surrounding TUD, TCD and DCU

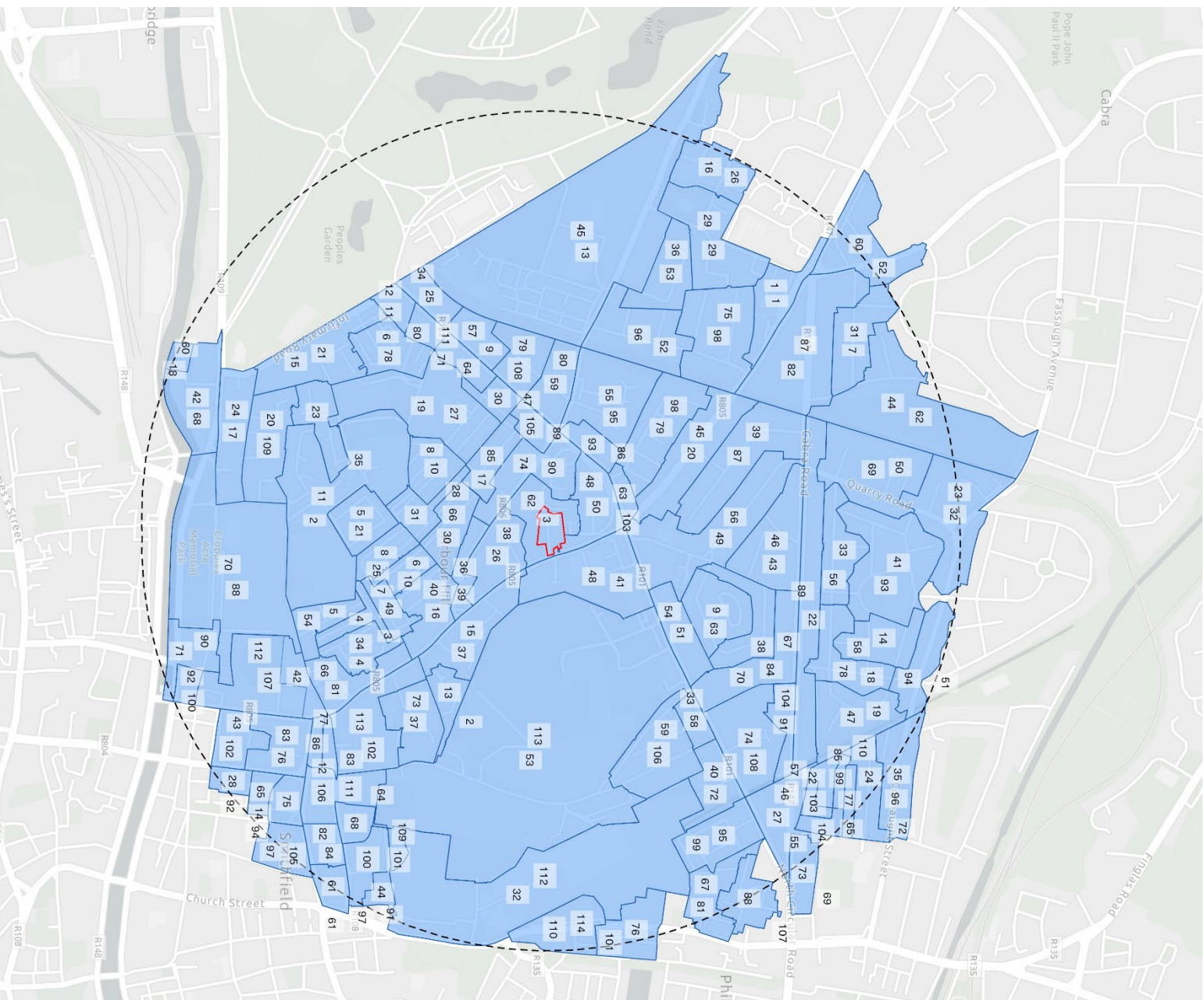


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## **Appendix B – CSO Census 2022 Small Areas Index**

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ID	Small Area Code	ID	Small Area Code	ID	Small Area Code
1	268036001	39	268032003	77	268030024/268030025
2	268004007	40	268005008	78	268004006
3	268005016	41	268031011	79	268032002
4	268005002	42	268118006	80	268004011
5	268004001	43	268003009	81	268005003
6	268005007	44	268002017	82	268002014
7	268036001	45	268036007/01	83	268003010
8	268005006	46	268032004	84	268032012
9	268032006	47	268031001	85	268005011
10	268004003	48	268002004	86	268002019
11	268004012	49	268005005	87	268033004
12	268002020	50	268005017	88	268001002
13	268002002	51	268032013	89	268031012
14	268031003	52	268035012	90	268005014
15	268002003	53	268036007/02	91	268032014
16	268036004	54	268005001	92	268003019
17	268004009	55	268032001	93	268032011
18	268031002	56	268032007	94	268031004
19	268004002/268004008	57	268032017	95	268001001
20	268032009	58	26802012	96	268036005
21	268004005	59	268032008	97	268003011
22	268030016	60	268118006	98	268036002
23	268004004	61	268002007	99	268030006
24	268030001	62	268035003	100	268002018
25	268032018	63	268032010	101	268002001
26	268005012	64	268004014/268004015	102	268002010
27	268030021	65	268003001	103	268030017
28	268003008	66	268005009	104	268003020
29	268036006	67	268001003	105	268005015
30	268004016/268004017	68	268002015	106	268002005
31	268005010	69	268031015	107	268003013/268003018
32	268031014	70	268003012	108	268032016
33	268031013	71	268003016	109	268004010
34	268005004	72	268002013	110	268001004
35	268030002	73	268030018	111	268002016
36	268005013	74	268032015	112	268002011
37	268002009	75	268003002	113	268002008
38	268032005	76	268001006		

ID	Small Area (SA)	Existing SA Total Population	Existing Total Student Population	Existing % Student Population	Proposed SA Total Future Population	Proposed SA Total Future Student Population	Proposed Future % Student Population
1	268036001	104	1	1.0%	104	1	1.0%
2	268004007	273	7	2.6%	273	7	2.6%
3	268005016	109	3	2.8%	482	376	78%
4	268005002	170	5	2.9%	170	5	2.9%
5	268004001	275	10	3.6%	275	10	3.6%
6	268005007	170	7	4.1%	170	7	4.1%
7	268035001	217	9	4.1%	217	9	4.1%
8	268005006	212	9	4.2%	212	9	4.2%
9	268032006	280	12	4.3%	280	12	4.3%
10	268004003	249	11	4.4%	249	11	4.4%
11	268004012	87	4	4.6%	87	4	4.6%
12	268002020	173	8	4.6%	173	8	4.6%
13	268002002	173	8	4.6%	173	8	4.6%
14	268031003	210	10	4.8%	210	10	4.8%
15	268002003	252	12	4.8%	252	12	4.8%
16	268036004	209	10	4.8%	209	10	4.8%
17	268004009	271	13	4.8%	271	13	4.8%
18	268031002	206	10	4.9%	206	10	4.9%
19	268004002/268004008	221	11	5.0%	221	11	5.0%
20	268032009	216	11	5.1%	216	11	5.1%
21	268004005	211	11	5.2%	211	11	5.2%

ID	Small Area (SA)	Existing SA Total Population	Existing Total Student Population	Existing % Student Population	Proposed SA Total Future Population	Proposed SA Total Future Student Population	Proposed Future % Student Population
22	268030016	227	12	5.3%	227	12	5.3%
23	268004004	263	14	5.3%	263	14	5.3%
24	268030001	204	11	5.4%	204	11	5.4%
25	268032018	239	13	5.4%	239	13	5.4%
26	268005012	239	13	5.4%	239	13	5.4%
27	268030021	145	8	5.5%	145	8	5.5%
28	268003008	162	9	5.6%	162	9	5.6%
29	268036006	277	16	5.8%	277	16	5.8%
30	268004016/268004017	153	9	5.9%	153	9	5.9%
31	268005010	220	13	5.9%	220	13	5.9%
32	268031014	232	14	6.0%	232	14	6.0%
33	268031013	247	15	6.1%	247	15	6.1%
34	268005004	244	15	6.1%	244	15	6.1%
35	268030002	256	16	6.3%	256	16	6.3%
36	268005013	159	10	6.3%	159	10	6.3%
37	268002009	63	4	6.3%	63	4	6.3%
38	268032005	250	16	6.4%	250	16	6.4%
39	268032003	203	13	6.4%	203	13	6.4%
40	268005008	218	14	6.4%	218	14	6.4%
41	268031011	332	22	6.6%	332	22	6.6%
42	268118005	177	12	6.8%	177	12	6.8%



ID	Small Area (SA)	Existing SA Total Population	Existing Total Student Population	Existing % Student Population	Proposed SA Total Future Population	Proposed SA Total Future Student Population	Proposed Future % Student Population
43	268003009	379	26	6.9%	379	26	6.9%
44	268002017	203	14	6.9%	203	14	6.9%
45	268036007/01	230	16	7.0%	230	16	7.0%
46	268032004	214	15	7.0%	214	15	7.0%
47	268031001	199	14	7.0%	199	14	7.0%
48	268002004	199	14	7.0%	199	14	7.0%
49	268005005	155	11	7.1%	155	11	7.1%
50	268005017	237	17	7.2%	237	17	7.2%
51	268032013	167	12	7.2%	167	12	7.2%
52	268035012	222	16	7.2%	222	16	7.2%
53	268036007/02	207	15	7.2%	207	15	7.2%
54	268005001	191	14	7.3%	191	14	7.3%
55	268032001	373	28	7.5%	373	28	7.5%
56	268032007	316	24	7.6%	316	24	7.6%
57	268032017	169	13	7.7%	169	13	7.7%
58	268002012	181	14	7.7%	181	14	7.7%
59	268032008	335	26	7.8%	335	26	7.8%
60	268118006	115	9	7.8%	115	9	7.8%
61	268002007	254	20	7.9%	254	20	7.9%
62	268035003	228	18	7.9%	228	18	7.9%
63	268032010	63	5	7.9%	63	5	7.9%

ID	Small Area (SA)	Existing SA Total Population	Existing Total Student Population	Existing % Student Population	Proposed SA Total Future Population	Proposed SA Total Future Student Population	Proposed Future % Student Population
64	268004014/268004015	226	18	8.0%	226	18	8.0%
65	268003001	364	29	8.0%	364	29	8.0%
66	268005009	163	13	8.0%	163	13	8.0%
67	268001003	287	23	8.0%	287	23	8.0%
68	268002015	327	27	8.3%	327	27	8.3%
69	268031015	361	30	8.3%	361	30	8.3%
70	268003012	239	20	8.4%	239	20	8.4%
71	268003016	241	21	8.7%	241	21	8.7%
72	268002013	149	13	8.7%	149	13	8.7%
73	268030018	147	13	8.8%	147	13	8.8%
74	268032015	180	16	8.9%	180	16	8.9%
75	268003002	326	29	8.9%	326	29	8.9%
76	268001005	202	18	8.9%	202	18	8.9%
77	268030024/268030025	211	19	9.0%	211	19	9.0%
78	268004006	210	19	9.0%	210	19	9.0%
79	268032002	353	32	9.1%	353	32	9.1%
80	268004011	165	15	9.1%	165	15	9.1%
81	268005003	303	28	9.2%	303	28	9.2%
82	268002014	170	16	9.4%	170	16	9.4%
83	268003010	306	29	9.5%	306	29	9.5%
84	268032012	211	20	9.5%	211	20	9.5%

ID	Small Area (SA)	Existing SA Total Population	Existing Total Student Population	Existing % Student Population	Proposed SA Total Future Population	Proposed SA Total Future Student Population	Proposed Future % Student Population
85	268005011	188	18	9.6%	188	18	9.6%
86	268002019	258	25	9.7%	258	25	9.7%
87	268035004	285	28	9.8%	285	28	9.8%
88	268001002	294	29	9.9%	294	29	9.9%
89	268031012	362	37	10.2%	362	37	10.2%
90	268005014	264	27	10.2%	264	27	10.2%
91	268032014	192	20	10.4%	192	20	10.4%
92	268003019	355	37	10.4%	355	37	10.4%
93	268032011	200	21	10.5%	200	21	10.5%
94	268031004	190	20	10.5%	190	20	10.5%
95	268001001	216	23	10.6%	216	23	10.6%
96	268036005	230	25	10.9%	230	25	10.9%
97	268003011	232	26	11.2%	232	26	11.2%
98	268036002	246	29	11.8%	246	29	11.8%
99	268030006	204	25	12.3%	204	25	12.3%
100	268002018	236	29	12.3%	236	29	12.3%
101	268002001	219	27	12.3%	219	27	12.3%
102	268002010	251	31	12.4%	251	31	12.4%
103	268030017	210	26	12.4%	210	26	12.4%
104	268030020	143	20	14.0%	143	20	14.0%
105	268005015	135	21	15.6%	135	21	15.6%

ID	Small Area (SA)	Existing SA Total Population	Existing Total Student Population	Existing % Student Population	Proposed SA Total Future Population	Proposed SA Total Future Student Population	Proposed Future % Student Population
106	268002005	330	55	16.7%	330	55	16.7%
107	268003013/268003018	365	66	18.1%	365	66	18.1%
108	268032016	278	53	19.1%	278	53	19.1%
109	268004010	704	213	30.3%	704	213	30.3%
110	268001004	227	70	30.8%	227	70	30.8%
111	268002016	705	282	40.0%	705	282	40.0%
112	268002011	569	243	42.7%	569	243	42.7%
113	268002008	558	239	42.8%	558	239	42.8%
	<b>TOTAL</b>	<b>27,222</b>	<b>3,005</b>	<b>11.0%</b>	<b>27,595</b>	<b>3,378</b>	<b>12.2%</b>



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ISO | 45001:2018