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# Memorandum of Understanding between the Department of Education and City of Dublin Education and Training Board

March 2022

## 1. Parties to the Agreement

This agreement is entered into by Department of Education (DE) and City of Dublin Education and Training Board (CDETБ).

## 2. Purpose

The purpose of this agreement is to:

- a. Facilitate strategic investment in schools infrastructure and support the provision of required additional school capacity in North Dublin City.
- b. Maximise the strategic value of the Minister-owned Cathal Brugha Street/Marlborough Street property and a number of CDETБ properties.

DE's and CDETБ's use of funds, including capital investment, is bound by the Public Spending Code (PSC) and this agreement is predicated on the over-arching objective of maximising Value for Money for the State and ensuring compliance with the PSC.

## 3. Summary Agreement

- a. DE and CDETБ agree to enter into concurrent long-term leases:
  - i. DE leasing the Cathal Brugha Street/Marlborough Street property to CDETБ; and
  - ii. CDETБ leasing certain properties to DE.
- b. DE will deliver additional school infrastructure on the properties leased from CDETБ.
- c. Future-proofing of school accommodation requirements will be prioritised.

The detail of the agreement is set out at section 6.

## 4. Cathal Brugha Street/Marlborough Street Property

This property presents an opportunity for a flagship FET College of the Future presence for CDETB, which can act as a catalyst for the transformation of FET provision in Dublin city. The lease of this property by CDETB will facilitate the relocation and consolidation of FET facilities on a phased basis as set out in the Cathal Brugha Street Strategic Business Case submitted by CDETB to SOLAS on 14 December 2021 and approved by SOLAS and the Department of Further and Higher Education, Research, Innovation and Science.

## 5. Schools Infrastructure

On foot of demographic pressures in specific school planning areas, and aligned with the National Planning Framework's (NPF's) objectives around compact growth, the DE has identified a number of requirements for school accommodation provision in the North Dublin City area. In addition to identified mainstream school requirements, there are also significant Special Education Needs (SEN) accommodation requirements across the city. The school infrastructure requirements and proposed solutions are set out below:

### **Requirement 1: At least 1,000 additional mainstream post primary school places to serve the North City area**

Following a demographic exercise, the 2018 Ministerial announcement of new schools to be established included a new 1,000 pupil post primary school to serve the Drumcondra\_Marino\_Dublin1 school planning area to meet emerging post primary school place requirements in North Dublin City.

### **Solution:**

The Cathal Brugha Street/Marlborough Street property was acquired by DE as a solution to provide the 1,000 additional post primary school places in North Dublin City. In lieu of this the CDETB property at Swords Road, Whitehall on which Clonturk College is located ("the Whitehall site") presents an opportunity for in excess of 1,000 additional post primary school places and 8 post primary SEN classes as follows:

- i. A new school building comprising accommodation for 1,000 pupils plus 4 class SEN unit for Clonturk Community College.
- ii. A new school building comprising accommodation for 1,000 pupils plus 4 class SEN unit for Margaret Aylward Community College, which is to be relocated to the Whitehall site.

These projects combined will deliver over 1,600 additional post primary places relative to 2018 enrolments, when the requirement for additional capacity was identified.

The location of this additional post-primary capacity at the Whitehall site compared to the Cathal Brugha Street/Marlborough Street property has advantages in terms of external areas, scope for expansion and in facilitating optimised layouts for schools and SEN provision etc.

### **Requirement 2: Accommodation for two new primary schools**

The 2018 Ministerial announcement of new schools to be established included new primary schools to serve the Killester\_Raheny\_Clontarf and Drumcondra\_Marino\_Dublin1 school planning areas. Both schools were established in 2019 as Killester Raheny Clontarf ETNS and Gaelscoil Áine, respectively.

#### **Solution:**

Both permanent and new interim accommodation solutions are required for both Gaelscoil Áine and Killester Raheny Clontarf ETNS. These can be accommodated on the CDETB properties at Whitehall and Killester:

- i. Permanent accommodation, comprising 8 classrooms plus 2 class SEN unit, for Gaelscoil Áine on the Whitehall site.
- ii. Permanent accommodation, comprising 8 classrooms plus 2 class SEN unit, for Killester Raheny Clontarf ETNS at the current Killester College of Further Education location.
- iii. Interim accommodation for both schools from the start of the 2022/23 academic year on their permanent sites.

### **Requirement 3: Future-proofing school accommodation requirements including Special Education Provision**

The population targets set out in the NPF, as part of Project Ireland 2040, and the objective for sustainable and compact growth of Dublin City may generate increased requirements for school places in some areas, above those which are currently identified. Furthermore, in the longer-term, after an initial period of decline in overall (national) school place requirements, a subsequent uptick in school-age population out to 2051 is anticipated. Some CSO scenarios show the number of school-age population nearing or exceeding the current peak by 2051. Such future growth would be likely to generate significant pressure in metropolitan areas, such as Dublin City. Given the scarcity of available land, it is very important that education-sector properties in the city are protected to meet potential future need.

#### **Solution:**

In that context, in respect of both the Whitehall and Killester properties, the site layouts should be optimised to facilitate the potential future provision of further school capacity through the provision of additional school accommodation on site.

Furthermore, the vacated Margaret Aylward CC site will provide an opportunity to future-proof school provision requirements in the area which is important in the context of population targets envisaged under Project Ireland 2040.

Opportunities to maximise the use of other existing school sites, including those in CDETB ownership, will also be critical in addressing future school accommodation requirements and special education provision. The DE and CDETB will continue to collaborate in identifying and progressing any such opportunities, as appropriate.

## 6. Agreement

a. DE agrees to:

- i. Lease to CDETB the Cathal Brugha/Marlborough St. premises which is in the ownership of the Minister. This lease will be for a period of 50 years and will be at nominal cost.
- ii. Deliver a new school building for Margaret Aylward Community College on the Whitehall site to accommodate 1,000 pupils and 4 classes for pupils with special education needs.

Additionally, the DE confirms its previous agreement to:

- iii. Deliver a new school building for Clonturk Community College on its current site to accommodate 1,000 pupils and 4 classes for pupils with special education needs.

b. CDETB agrees to:

- i. Lease the Killester College of Further Education property to the DE to facilitate the provision of primary school accommodation for Killester Raheny Clontarf ETNS on the site. This lease will be for a period of 50 years and will be at nominal cost.
- ii. Facilitate interim arrangements for the accommodation of this school at the Killester CFE site from the commencement of the 2022/23 academic year, insofar as is possible, in cognisance of the potential impact on existing education provision on the site.
- iii. Lease a circa 7\* acre portion of the lands in its ownership at Swords Road, Whitehall, Dublin 9 to the DE to facilitate the overall development of a school campus at this location, to include accommodation for Clonturk Community College, Margaret Aylward Community College and Gaelscoil Áine. This lease will be for a period of 50 years and will be at nominal cost.
- iv. Facilitate interim arrangements for the accommodation of Gaelscoil Áine at the Whitehall site from the commencement of the 2022/23 academic year, insofar as is possible, in cognisance of the potential impact on existing education provision on the site.
- v. Lease the current Margaret Aylward CC property to the DE to facilitate potential future education provision at that location, at the DE's discretion. This lease will be for a period of 50 years and will be at nominal cost.
- vi. Continue to collaborate with DE to identify opportunities at its other existing properties to facilitate expansion or new provision to cater for demographic requirements and, in particular, to make provision for pupils with special education needs. Where technically feasible, this may involve the identification of other opportunities for the creation of school campuses through co-location of a new school on an existing school site.

\*The size of the area of land required at Whitehall to be leased by CDETB to the DoE will be informed by the campus masterplan for the overall development of the site. The proposed campus layout will be required to take account of any zoning requirement on the site. The area of land will also be informed by the final valuations of the CDETB sites at Whitehall, Killester and Margaret Aylward.

In achieving the objectives of this MoU the aim of both parties is to achieve an equivalency of value in the strategic use of their property holdings to meet both current and future education requirements for the Dublin city area. A summary of relevant properties and values has been exchanged and agreed as set out in the document "*Indicative Property Values for DE CDETB MOU 10 Mar 2022*"

## 7. Duration of this Agreement

This agreement will come into force on the date of signing by both parties and will remain in force until all of the elements listed in No. 6 above are delivered or the agreement is revised or replaced on the agreement of both parties.

## Signed on behalf of the DE and CDET B

**Department of Education:**

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**Hubert Loftus**

**Assistant Secretary General**

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**Date**

**City of Dublin Education and Training Board:**

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**Christy Duffy**

**Chief Executive**

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**Date**