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Planning Department
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Wednesday 18 December 2024

Re. Lands at Terenure College, Dublin 6W

To Whom it may concern,

We write with respect to the lands adjacent to Terenure College (the 2.65 ha greenfield site at the north-western corner of Terenure College at the junction of Fortfield Road/Greenlea Road, and the linked 1.91 ha wooded area, including private lake), and confirm that the entirety of this land is surplus to the requirements of the Carmelite Order and Terenure College. We also confirm that there is more than sufficient capacity on the balance of our landholdings to accommodate any expansion or development of the existing school facilities and institutional uses at Terenure College over the next 100 years and beyond.

In this regard we confirm that we are in active dialogue with the Department of Education regarding accommodating their potential future educational requirement in the south Dublin City area within the significant landholding of Terenure College. It is likely that these discussions will conclude in the short term.

The greenfield site in question was previously used as playing pitches. Terenure College Junior School closed in 2018 and all the Junior School facilities, classrooms, offices and playing pitches are now used by the Secondary School. Also, with the recent development of the All Weather 4G rugby pitch and two All Weather training areas for the school it has become clear to the Carmelites and College Management that this site is surplus to the requirements of the school and the Order. The lake and wooded area were always out of bounds to the students.

I am filled with Zeal for the Lord

The Board of Management and the Carmelite Order recognises the enormous benefit that this proposed development has for the school and the Order. It will allow for a capital injection into Terenure College and secure the College's future viability as a secondary school as well as benefit the ongoing work and ministry of the Carmelite Order in Ireland, Zimbabwe, and other parts of the world.

Development of the site to the north-west of the Terenure College lands will ultimately enhance and secure the continued operation of the school, its playing fields and swimming pool with more than sufficient space to cater for any school expansion. School activities and those of the various groups that use the school grounds can be more than comfortably accommodated on the remaining College lands.

The Department of Education recommends a site area of 3.82ha for a school of 750 pupils which is relevant for schools of two storeys which is the case with Terenure College (see Identification and Suitability Assessment of Sites for Post Primary Schools, 2019, Technical Guidance Document). The Guidance also allows for school site areas to be reduced in urban areas and separation distances reduced having regard to sustainable transport options. Terenure College site, at 19.6ha, is of a size significantly more than the area required to cater for existing and future school needs.

Terenure College is attended by 735 pupils on a site with an area of approximately 19.6ha. By contrast, Gonzaga College in Milltown has a site area of approximately 6.5ha and pupil numbers of approximately 550. St Michael's, off Ailesbury Road, has student numbers of around 655 on a site of just 4.45ha. Blackrock College has a site area of 22.7ha with 1,018 students but it also has a primary school in addition to the secondary school on the site.

The development site area, at 2.6ha and with excess of 25% public open space, would not impact on the operation of the school. The remaining Institutional land, at 15.0ha, would be vastly more than that required for the size of the school and associated uses. We confirm that the school facilities and activities, including activities of the various groups that use the school facilities, can be accommodated with ease within the remainder of the site, and that the subject lands are no longer required by the Order for the purposes of its functions and mission.

We confirm our consent to the making of the Large Residential Development (LRD) planning application by 1 Celbridge West Land Limited in so far as it relates to lands under our control at Terenure College, Dublin 6. We have been provided with details of the proposed development and look forward to seeing these lands developed.

Yours faithfully,

A handwritten signature in blue ink that reads "Simon Nolan, O. Carm.".

Fr. Simon Nolan, O. Carm,
Provincial of the Irish Province of Carmelites