



Kildare County Development Plan 2023-2029

Annual Monitoring Report 2023

Published May 2024

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Executive Non-Technical Summary

This *Annual Development Plan Monitoring Report* provides an overview of the planning and development trends that have occurred within the County during 2023. 2023 was the first year since the *Kildare County Development Plan 2023-2029* was adopted.

Key development trends relating to completed and permitted housing/commercial development and the ongoing delivery of social and community infrastructure (e.g. childcare, healthcare and educational services) are detailed below:

Housing Completion 2023



2,720 New Dwellings Constructed in 2023



47% of New Dwellings in Existing Urban Areas



7% of New Dwellings are Single Houses



75% of New Dwellings are Scheme Houses



18% of New Dwellings are Apartments

Housing Granted in 2023



1,402 Dwellings Granted



80% of Granted Dwellings in Larger Towns



8% of Granted Dwellings are Single Rural Houses



41% of Granted Dwellings are Scheme Houses



51% of Granted Dwellings are Apartments

Commercial Building Stock 2023



7,168 Commercial Properties in Kildare 2023



14.4% Vacancy Rate in 2023 (0.9% in Business Parks)



47% Commercial Properties in Services Sector



24% Commercial Properties in Retail/Wholesale Sector



10% Commercial Properties in Health Sector

Granted Commercial Floorspace 2023



129,404 sqm
Granted
Commercial
Floorspace



23% of
Granted
Commercial
Floorspace in
Rural Areas



51,700 sqm
Warehousing
/ Logistics
Floorspace
Granted 2023



58,300 sqm
Industrial
Floorspace
Granted 2023



14,700 sqm
Hospitality
Floorspace
Granted 2023

Childcare



Total of 173 childcare facilities accommodating 8,424 children between Jan 2023 and Jan 2024.

3 additional childcare facilities registered in 2023.

Planning permission granted for 6 new facilities and expansions/alterations to 18 existing facilities in 2023.

Healthcare – General Practitioner



Total of 65 GP practices in the County.



4 additional GP practices permitted in 2023

Primary Schools



Total of 101 primary schools catering for 29,287 enrolled pupils for 2023-2024 academic year.

Estimated County Pupil-Teacher Ratio of 25:1 for 2022-2023 academic year.

13 major primary school projects and 24 additional accommodation projects ongoing as of April 2024.

Post-Primary Schools



Total of 29 post-primary schools catering for 21,880 enrolled pupils for 2023-2024 academic year.

8 major post-primary school projects and 11 additional accommodation projects ongoing as of April 2024.

The development patterns and trends in Kildare in 2023 are heavily focused on the continuing consolidation and growth of the larger settlements of the County, particularly the key, self-sustaining growth and self-sustaining towns. Proximity and accessibility to Dublin, the national road network and other transport connections continue to be key factors influencing growth patterns in Kildare.

The Report should be read in conjunction with the *Census 2022 Kildare Settlement Profile Report* prepared by the All-Island Research Observatory (AIRO) of Maynooth University, attached at Appendix A.

1.0 Introduction

This Report comprises the first Annual Development Plan Monitoring Report of the Kildare County Development Plan 2023-2029 (*the County Development Plan / KCDP*), which was adopted on the 9th December 2022 and came into legal effect on the 28th January 2023. Accordingly, the Report generally covers the 2023 calendar year (January 2023 - December 2023), being the first year since the KCDP was adopted and came into effect. Certain datasets are only available for January 2023 and January 2024 and are noted where utilised throughout the report.

This Report provides an overview of the planning and development trends that have occurred within the County and per settlement over the 2023 period. The Report focuses on completed and permitted housing/commercial development, the consolidation of existing settlements and the ongoing delivery of childcare, general practitioner (GP) healthcare services and educational services (primary, special, and post-primary schools).

This Report will be made available to the elected members and shall thereafter be published by Kildare County Council on its website.

1.1 Development Plan Guidelines for Planning Authorities and Monitoring

This Report has been prepared having regard to the *'Development Plans Guidelines for Planning Authorities'* (2022), hereafter referenced as *'the Guidelines'*. The Guidelines provide that planning authorities need to establish frequent, reliable and ongoing monitoring systems to assess the implementation of Development Plan(s) through two strategic monitoring elements:

- (i) Core Strategy Monitoring to occur on an annual basis resulting in the preparation of an Annual Development Plan Monitoring Report, and
- (ii) Plan Objectives Monitoring (including Strategic Environmental Assessment Monitoring) to occur every two years.

In addition, there are two other formal reporting exercises to be undertaken which detail the progress made on the specific objectives set out in the development plan:

- (i) The Two-Year Progress Report by the Chief Executive in accordance with Section 15(2) of the Planning and Development Act 2000 (as amended);
- (ii) The Baseline Report prepared and published as the evidence base for commencing the review procedure for the development plan not later than four years after its adoption.

The above additional reporting exercises are to include an analysis of the annual plan monitoring data, together with the progress made in achieving identified development plan objectives.

The Annual Development Plan Monitoring Report is to focus on development patterns and the nature of new development occurring under the settlement strategy, incorporating

mapping which illustrates the development trends occurring at settlement level. The Guidelines outline the range of development trends and indicators to be included in the annual monitoring report, as follows:

1. **New home completions** (including through refurbishment/conversions).
2. **New home completions as per National Planning Objective 3 (NPO 3)** of the National Planning Framework, relating to the proportion of new homes within the existing built-up footprint of settlements.
3. **Planning permission granted for residential development** with:
 - i. A breakdown of 1, 2, 3 and 4+ bedroom units permitted and
 - ii. A breakdown per Tier 1 and Tier 2 lands.
4. Breakdown by relevant rural area type of **rural housing**:
 - i. Planning applications lodged,
 - ii. Breakdown in decisions, and
 - iii. New home completions.
5. **Developed and occupied commercial floorspace.**
6. **Planning permissions for business/employment uses** (sqm of development) for:
 - i. Office
 - ii. Industrial
 - iii. Retail
 - iv. Warehousing/Logistics
7. **The progression of the Settlement Consolidation Sites** identified in the development plan. This should include information on enabling infrastructural services delivery, planning permissions granted, constructed housing, funding applications made, project timelines, Vacant Site Levy commentary, etc.

Such trends are to be assessed for consistency with adopted housing and population targets set out in the Core Strategy of the KCDP 2023-2029. The data utilised for monitoring purposes is to include a mixture of information available from the local authority (e.g. from the development management function) and from externally/independently provided sources (e.g. the Central Statistics Office - CSO).

1.2 Kildare County Development Plan Monitoring

The planning authority of Kildare County Council recognises the importance of routine monitoring and assessment to ensure the implementation of the key objectives of the County Plan, in accordance with the requirements of the Planning & Development Act, together with the Development Plan Guidelines.

In this regard, the County Development Plan Implementation (CDPI) team was established in February 2023 to:

- (a) Undertake projects that are of either national or corporate priority to achieve the greatest impact for the resource invested; and

- (b) To establish ongoing monitoring and reporting mechanisms for the key performance indicators associated with the policies, objectives, actions and targets of the County Development Plan, as outlined in the Implementation and Monitoring Framework (contained in Chapter 16 and Appendix 12 of the County Development Plan).

This Report forms part of the monitoring and reporting function of the CDPI team and provides an overview of the planning and development trends regarding housing, commercial development and settlement consolidation over the 2023 calendar year, in accordance with the requirements of the Development Plan Guidelines. This Report also details the progress made in the delivery of certain social and community infrastructure by private/voluntary sectors and/or relevant government departments/institutions in 2023, comprising the following:

- **Childcare:** Completed new childcare facilities and planning permissions granted for new facilities;
- **Health:** Completed new medical facilities (general practitioner) services and planning permissions granted for new facilities; and,
- **Education:** Completed, ongoing and permitted major school projects and additional accommodation projects (primary, special and post-primary schools).

2.0 Development Plan Core Strategy: Population and Housing

Chapter 2 of the *County Development Plan* provides the Core Strategy and Settlement Strategy for the County, including a population target of 25,146 additional persons and an associated housing target of 9,144 additional units for the period between Q1 2023 to the end of Q4 2028. This equates to an annual housing delivery target of 1,524 dwellings over the six-year lifetime of the KCDP.

Section 2.4 of the KCDP sets out the comprehensive and detailed evidence-based analysis undertaken in devising the Core Strategy, including:

- An overview of population growth trends arising from available Census data at the time of preparation;
- Provision of population projections for the County, derived from the Transitional Regional and County Population Projections to 2031 contained in the National Planning Framework (NPF) Roadmap and the Eastern Midlands Regional Spatial and Economic Strategy 2019 – 2031 (RSES);
- An assessment of the housing need and demand in the County, as contained in Appendix 1 of the County Development Plan (Housing Need and Demand Assessment); and,
- Provision of housing supply targets, derived in accordance with the with the provisions of the *'Housing Supply Target Methodology for Development Planning - Guidelines for Planning Authorities'* (2020).

Due to the Covid 19 pandemic, the undertaking of Census 2021 was delayed by approximately 12 months. Accordingly, only the preliminary Census 2022 results were available at the time of the publication and adoption of the County Development Plan. The preliminary data indicated that Kildare had a total population of 246,977 persons but did not include any data by settlement. Based on an analysis of available data, Table 2.8 of the KCDP provides an estimate of the 2021 population of each settlement as *'a holding figure and is used as a guide only until a detailed 2022 county profile is published by the Central Statistics Office (CSO)'*.

As such, it is an objective of the KCDP (CS O19) to align Plan with *'up-to-date population from Census 2022 where there are verified material population differentials at settlement level....by way of a statutory variation/ review pursuant to Section 13 of the Planning and Development Act 2000 (as amended)'*.

Detailed population analysis and settlement data for the County was published by the CSO in September 2023, confirming that the 2022 population for Kildare was 247,774 persons. The differential between the preliminary and verified Census 2022 population equates to 797 persons (0.32% differential). This minor differential is considered to be non-material to the broader future spatial planning for County Kildare.

In addition, the *Census 2022 Kildare Settlement Profile Report* prepared by AIRO and attached at Appendix A was commissioned by the Forward Planning Section of Kildare County Council

to provide an evidence baseline for each of the primary settlements across the County, based on the final results and data from Census 2022.

3.0 Residential Completions 2023

This section provides an overview of the number of dwellings completed in County Kildare over the 2023 calendar year utilising two data sources, the CSO New Dwelling Completions datasets and the Building Control Management System (hereafter referred to as “BCMS”) datasets of Kildare County Council, as the Building Control Authority for the County. Spatial development patterns are also detailed having regard to the settlement hierarchy of the County Development Plan.

However, it is noted that given the time lag between the grant of planning permission and the construction of new homes; completions during 2023 would have primarily been permitted under the previous County Development Plan 2017-2023.

3.1 CSO New Dwelling Completions

Table 3.1 details new housing completions in County Kildare for 2023 by dwelling typology (single house, scheme house, apartment) and the Built-Up Area (BUA) of each settlement, sourced from the CSO ‘New Dwelling Completions’ (NDC) database. Figure 3.1 illustrates the total number of dwellings completed in the BUA of each settlement across the county utilising the data of Table 3.1.

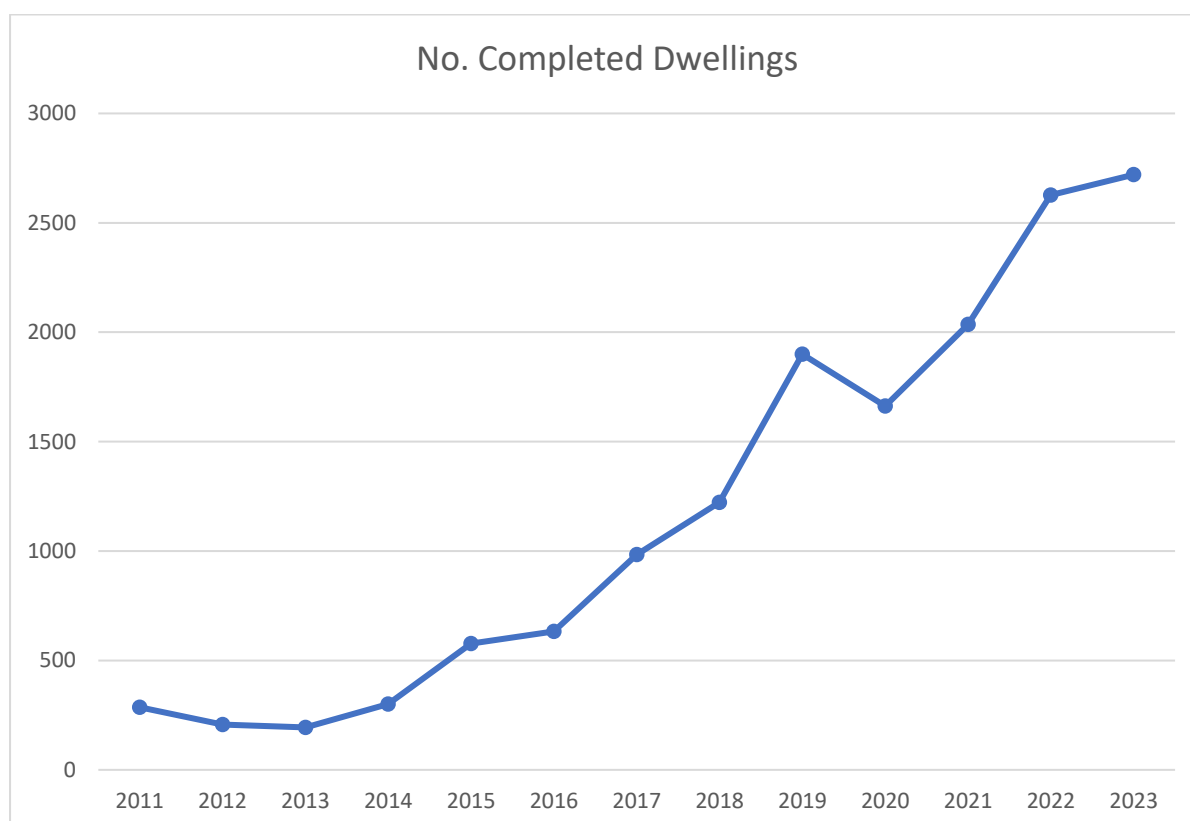
The principal data source for the NDC database is connections to the ESB Network and was chosen following a 2018 investigation into the range of potential data sources. The CSO states that ESB connections data is collected in a consistent method and format, separating out new dwelling connections from reconnections (after 2-year disconnection period) and non-dwelling development. In addition, ESB data indicates the location and type of connected dwelling (apartment, single house or scheme dwelling). Other sources utilised in the preparation of the NDC database include the Building Energy Rating (BER) certificate data from the Sustainable Energy Authority of Ireland (SEAI) and GeoDirectory data.

In summary, **2,720 new dwellings were completed in Kildare during 2023** according to NDC data, representing approximately 8% of all new homes completed across the state (32,626 new dwelling completions). In Kildare, the greatest number of completions occurred in the final quarter (Q4) of 2023 (777), followed by Q2 (757), Q1 (600) and Q3 (586).

While it is noted that Kildare exceeds the annual delivery target in 2023, such trends would be consistent with the cyclical nature of housing construction and economic trends. In this regard, Chart 3.1 below outlines the rate of housing completions in Kildare between 2011 and 2023. This chart shows the continuing decline of the housing and construction sector between 2011 and 2013, in line with the 2008 economic recession. The yearly growth in the number of housing completions from 2014 onwards generally coincides with the gradual return to economic growth and stabilisation.

Of the years analysed, the greatest year to year increase in housing completions occurred between 2018 (1,222 completions) and 2019 (1,899 completions), followed by a dip in 2020 (1,662 completions) and a return to growth from 2021 onwards. It is anticipated that the dip in housing completions in 2020 can be attributed to the impact of the Covid 19 pandemic on the construction sector. It is noted that between 2022 and 2023, the number of yearly housing completions only increased by 93 dwellings, representing reduction in the historic yearly increases. Without additional years for analysis, it is unclear if this is an emerging pattern of a steady rate of housing completions, or a single anomaly arising from market and industry related factors.

Chart 3.1: New Dwelling Completions in Kildare by Year – 2016 to 2023



Regarding completions in existing settlements, it is noted that BUA's are a new statistical geography released as part of Census 2022. The BUA's identify the footprint of urban settlements across Ireland based on land cover/building clustering¹ and are the primary geographic units used by the CSO in organising urban data for Census 2022 and completions.

BUA boundaries differ from the Settlement boundaries of the Census 2016, which were based on population concentration². However, certain Census 2022 datasets and an overall dwelling completions dataset (NDA06) use the 2016 Settlement boundaries as a geographic area for comparison purposes. However, such datasets are not available for all forms of attribute data

¹ Broadly defined 100 buildings (not just dwellings) at least within at least 65m distance of another building.

² Broadly defined as a minimum of 50 occupied dwellings, with a maximum distance between any dwelling and the building closest to it of 100 metres, accompanied by evidence of an urban centre (shop, school etc).

for urban areas. For example, the breakdown of new housing completions by dwelling typology is only available by BUA boundaries.

BUA boundaries also substantially differ from the settlement boundaries defined by Kildare County Council in land use plans. In this regard, BUA's do not generally encompass developable or recently developed zoned lands situated on the periphery of existing settlements. In certain instances, the BUA boundaries also cover areas that extend beyond settlement boundaries defined by Kildare County Council.

In addition, several villages and rural settlements defined in the County Development Plan are not covered by the CSO BUA boundaries³, while the number of dwelling completions in the BUA of Kilcock cannot be separated from County Meath with absolute certainty. As such, there may be an underestimation of completed dwellings in the villages and rural settlements of the County, and an overestimation of completed dwellings on the Kildare side of Kilcock. Conversely, while 85 no. dwellings are recorded as being completed in the Blessington BUA, a review of Google Maps aerial imagery and the Kildare County Council planning register indicate that these completed dwellings are situated in Co. Wicklow.

Table 2.1 (above) indicates that a total of **1,289 no. new dwellings are situated in the CSO BUA's of County Kildare, representing over 47% of all new dwellings delivered in 2023**. This exceeds the 30% target for all new homes to be delivered within the built-up footprint of existing settlements under National Policy Objective 3c of the National Planning Framework.

In terms of dwelling typologies, **the majority of all completed dwellings in Kildare for 2023 consisted of scheme houses** (c.75%) followed by apartments (c.18%) and single houses (c.7%). Of the 1,431 dwellings situated outside the BUA of existing settlements, the vast majority are scheme houses (1,066) and apartments (222). **Only 143 no. single houses were constructed in 2023 on lands outside the BUA of existing settlements**. It is assumed that most scheme houses and apartments outside BUA boundaries are on zoned lands at the periphery of existing settlements, and that single houses primarily consist of rural one-off dwellings. Table 3.1 provides a breakdown of dwelling types completed in each settlement.

Of the 1,289 completed dwellings within the BUA boundaries, the majority are situated within the higher order settlements of the County (Key, Self-Sustaining Growth and Self-Sustaining Towns), particularly in the towns of Naas, Newbridge, Celbridge and Clane. Naas was the only settlement where the number of completed apartments in the BUA exceeded the number of scheme houses. Furthermore, Table 3.2 (below) details the number of completed dwellings in the BUA of each major settlement in comparison to the relevant annual target for each settlement, derived from the *County Development Plan Core Strategy* table (Table 2.8, pp 30-31 of the CDP).

³No BUA data for completions available for Crookstown, Moone and Timolin Villages, together with the Rural Settlements of Allen, Ardclough, Ballyshannon, Broadford, Brownstown, Clogherinkoe, Kilkea, Lackagh/Mountrice, Maganey/ Levitstown and Staplestown.

Table 3.1: CSO New Dwelling Completions in Kildare by Type and Built Urban Area (BUA) of Settlements 2023

Settlement Hierarchy		Housing - CSO Completions 2023 by Type and Built-Up Area			
Settlement Type	Settlement Name	Single House	Scheme House	Apartment	Total
Key Town	Naas	5	6	131	142
	Maynooth	2	94	1	97
	Total Key Towns	7	100	132	239
Self-Sustaining Growth Towns	Newbridge	3	171	51	225
	Leixlip	3	31	1	35
	Kildare Town	1	54	0	55
	Athy	4	45	9	58
	Total Self-Sustaining Growth Towns	11	301	61	373
Self-Sustaining Towns	Celbridge	6	82	16	104
	Kilcock (incl. Co. Meath)	0	66	0	66
	Monasterevin	1	40	0	41
	Clane	1	110	31	142
	Total Self-Sustaining Towns	8	298	47	353
Towns	Sallins (LAP)	0	1	0	1
	Kilcullen (LAP)	0	30	32	62
	Kill (Small Town)	2	14	0	16
	Prosperous (Small Town)	0	55	0	55
	Rathangan (Small Town)	2	54	0	56
	Castledermot (Small Town)	2	10	0	12
	Derrinturn (Small Town)	1	12	0	13
	Total Towns	7	176	32	215
Villages	Athgarvan	0	2	0	2
	Allenwood	0	2	0	2
	Ballitore	0	0	0	0

	Ballymore Eustace	2	52	0	54
	Caragh	0	0	0	0
	Coill Dubh	0	29	0	29
	Coolearagh ⁴				
	Crookstown	No CSO BUA Data Available			
	Johnstown	0	0	0	0
	Johnstownbridge	0	0	0	0
	Kildangan	0	0	0	0
	Kilmeague	2	0	0	2
	Moone	No CSO BUA Data Available			
	Narraghmore	0	0	0	0
	Robertstown	0	0	0	0
	Straffan	0	0	0	0
	Suncroft	1	0	0	1
	Timolin	No CSO BUA Data Available			
	Total Villages	5	85	0	90
	Rural Settlements	Allen	No CSO BUA Data Available		
Ardclough		No CSO BUA Data Available			
Ballyshannon		No CSO BUA Data Available			
Brannockstown		0	0	0	0
Broadford		No CSO BUA Data Available			
Brownstown		No CSO BUA Data Available			
Calverstown		1	0	0	1
Clogherinkoe		No CSO BUA Data Available			
Cutbush		0	0	0	0
Kilberry		0	0	0	0
Kilkea		No CSO BUA Data Available			

⁴ The CSO BUA of Coill Dubh also covers the settlement boundary of Coolearagh, as defined in the County Development Plan.

	Kilmead	0	0	0	0
	Kilteel	0	0	0	0
	Lackagh/ Mountrice	No CSO BUA Data Available			
	Maganey/ Levitstown	No CSO BUA Data Available			
	Milltown	0	3	0	3
	Nurney	1	5	0	6
	Rathcoffey	0	0	0	0
	Staplestown	No CSO BUA Data Available			
	Two Mile House	1	8	0	9
	Total Rural Settlements	3	16	0	19
Blessington Environs	Total Blessington Environs	0 (0 in Wicklow)	0 (85 in Wicklow)	0 (0 in Wicklow)	0 (85 in Co Wicklow)
No. Dwellings Outside CSO BUA Boundaries		143	1066	222	1431
County Kildare	Total	184	2042	494	2720

Figure 3.1: CSO New Dwelling Completions within Built Urban Area (BUA) of Settlements 2023

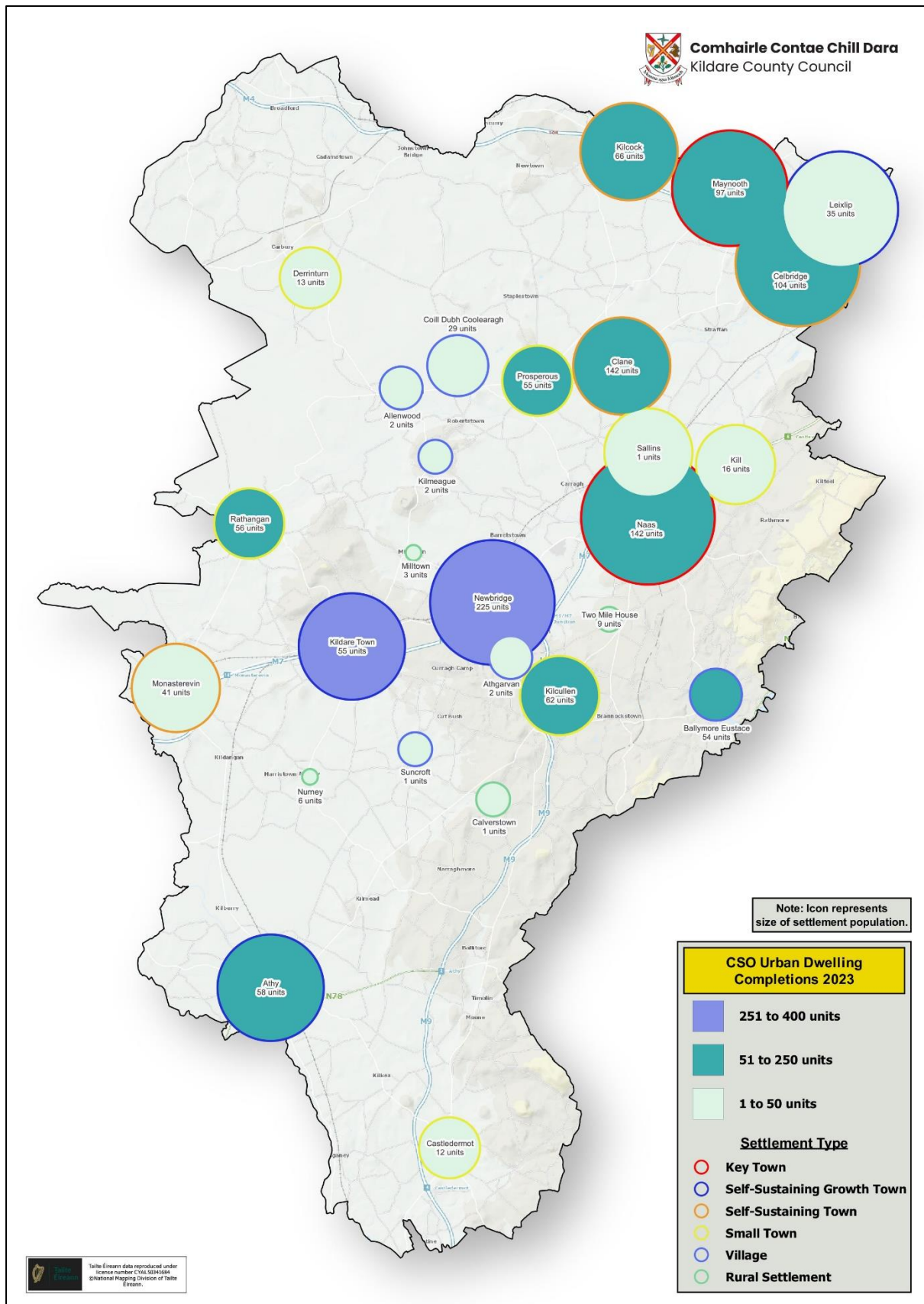


Table 3.2: Core Strategy and CSO New Dwelling Completions (BUA) in Settlements 2023

Settlement Hierarchy		Annual Housing Target	CSO BUA Completions 2023
Settlement Type	Settlement Name		
Key Town	Naas	227	142
	Maynooth	166	97
	Total Key Towns	393	239
Self-Sustaining Growth Towns	Newbridge	177	225
	Leixlip	156	35
	Kildare Town	72	55
	Athy	73	58
	Total Self-Sustaining Growth Towns	477	373
Self-Sustaining Towns	Celbridge	152	104
	Kilcock (incl. Co. Meath)	61	66
	Monasterevin	40	41
	Clane	37	142
	Total Self-Sustaining Towns	290	353
Towns	Sallins (LAP)	29	1
	Kilcullen (LAP)	38	62
	Kill (Small Town)	20	16
	Prosperous (Small Town)	15	55
	Rathangan (Small Town)	14	56
	Castledermot (Small Town)	8	12
	Derrinturn (Small Town)	9	13
	Total Towns	133	215
Villages	Total Villages	61	90
Rural Settlements	Total Rural Settlements	23	19
Blessington Environs	Blessington Environs	15	0 (85 in Co Wicklow)
Rural Areas	Total Rural Areas	122	143 no. single houses
No. Completed Scheme Houses and Apartments outside CSO BUA			1288
County Kildare	Total	1524	2720

3.2 BCMS New Dwelling Completions

Table 3.3 below details the new housing completions in Kildare for each settlement identified in the County Development Plan, utilising Certificate of Compliance on Completion (CCC) data sourced from the Building Control Management System (BCMS) datasets of Kildare County Council. The commencement and completion certificate datasets are maintained by the Building and Development Control Section of Kildare County Council. *Figure 3.2* below illustrates the total number of dwellings completed in each settlement (within the settlement boundaries defined by Kildare County Council) across the county utilising the CCC data of *Table 3.3*. Furthermore, *Table 3.4* details the number of new dwelling certificates in each major settlement in comparison to the relevant annual target for each settlement, derived from the *County Development Plan Core Strategy* table (Table 2.8).

Certificates of Compliance on Completion (CCC) are required to be submitted to Kildare County Council (as the Building Control Authority) prior to the opening, occupation, or use of a new dwelling, except in instances where a Declaration of Intention to Opt-Out of Statutory Certification has been previously issued. Opt-Out Declarations are submitted as one of the four commencement notice types under the Building Regulations and can be applied to the construction of a new dwelling on a single unit development site, or an extension to a dwelling over 40 sqm.

The CSO does not utilise CCC data in the New Dwelling Completion database, stating that such data does not:

- Record the completion of one-off rural houses subject to Opt-Out declarations,
- Lacks a consistent method and format of data entry and collection, and
- Could potentially result in the understatement of completions within a given period⁵.

The potential for completion understatement or overestimation for any given period arises due to the potential time lag between an ESB connection and the finalisation of the completion certification process. For example, a dwelling completed and connected to the ESB network in late Q4 2022 may only be registered with a CCC on BCMS in early Q1 2023.

Based on the above and for the purposes of this report, it is submitted that the CSO New Dwelling Completions database provides a more accurate reflection of dwelling completions. Notwithstanding the identified issues regarding CCC data, it is considered an important ancillary indicator of dwelling completion and new housing occupancy, particularly for multi-unit developments on zoned lands situated outside the CSO BUA boundaries. In preparing the below tables, the Kildare CCC data for dwellings in 2023 was reviewed to discount any building extensions/alterations. The subsequent dataset was mapped using associated planning application reference numbers by County settlement boundaries and by CSO BUA boundaries. Any certificates relating to dwellings outside the County settlement boundaries were also discounted given the potential for a significant underestimation of rural housing completions.

⁵ [CSO Statement on New Dwelling Completions - CSO - Central Statistics Office](#)

Table 3.3: New dwellings with BCMS Certificate of Compliance on Completion in Settlements 2023

Settlement Hierarchy		Housing - BCMS Certificate of Compliance on Completion 2023		
Settlement Type	Settlement Name	No. Dwellings within KCC Settlement Boundaries	No. Dwellings outside CSO BUA Boundaries	No. Dwellings within CSO BUA Boundaries
Key Town	Naas	189	153	36
	Maynooth	171	15	156
	Total Key Towns	360	168	192
Self-Sustaining Growth Towns	Newbridge	295	295	0
	Leixlip	187	154	33
	Kildare Town	303	76	227
	Athy	88 (incl. 35 no. Part 8 dwellings)	69 (incl. 35 no. Part 8 dwellings)	19
	Total Self-Sustaining Growth Towns	873	594	279
Self-Sustaining Towns	Celbridge	389	126	263
	Kilcock	87	87	0
	Monasterevin	72	72	0
	Clane	85	78	7
	Total Self-Sustaining Towns	633	363	270
Towns	Sallins (LAP)	0	0	0
	Kilcullen (LAP)	61	40	21
	Kill (Small Town)	195	114	81
	Prosperous (Small Town)	49	32	17
	Rathangan (Small Town)	50	50	0
	Castledermot (Small Town)	0	0	0

	Derrinturn (Small Town)	6	6	0
	Total Towns	361	242	119
Villages	Athgarvan	3	3	0
	Allenwood	3	1	2
	Ballitore	16	1	15
	Ballymore Eustace	100	58	42
	Carragh	0	0	0
	Coill Dubh	29	29	0
	Coolearagh			
	Crookstown	0	0	No CSO BUA Boundary
	Johnstown	0	0	0
	Johnstownbridge	0	0	0
	Kildangan	0	0	0
	Kilmeague	0	0	0
	Moone	0	0	No CSO BUA Boundary
	Narraghmore	0	0	0
	Robertstown	0	0	0
	Straffan	26	6	20
	Suncroft	0	0	0
	Timolin	0	0	No CSO BUA Boundary
	Total Villages	177	98	79
	Rural Settlements	Allen	0	0
Ardclough		3	3	No CSO BUA Boundary
Ballyshannon		0	0	No CSO BUA Boundary
Brannockstown		0	0	0
Broadford		0	0	No CSO BUA Boundary
Brownstown		0	0	No CSO BUA Boundary
Calverstown		0	0	0

	Clogherinkoe	0	0	No CSO BUA Boundary
	Cutbush	0	0	0
	Kilberry	0	0	0
	Kilkea	0	0	No CSO BUA Boundary
	Kilmead	0	0	0
	Kilteel	0	0	0
	Lackagh/ Mountrice	0	0	No CSO BUA Boundary
	Maganey/ Levitstown	0	0	No CSO BUA Boundary
	Milltown	3	3	0
	Nurney	0	0	0
	Rathcoffey	0	0	0
	Staplestown	0	0	No CSO BUA Boundary
	Two Mile House	0	0	0
	Total Rural Settlements	6	6	0
	Rural Nodes/Rural Dwellers	Total Rural Dwellers	BCMS CCC data not usable for rural one-off dwellings	
Blessington Environs	Total Blessington Environs	0	0	0
County Kildare	Total	2410	1471	939

Figure 3.2: BCMS Certificate of Compliance on Completion in Settlements 2023

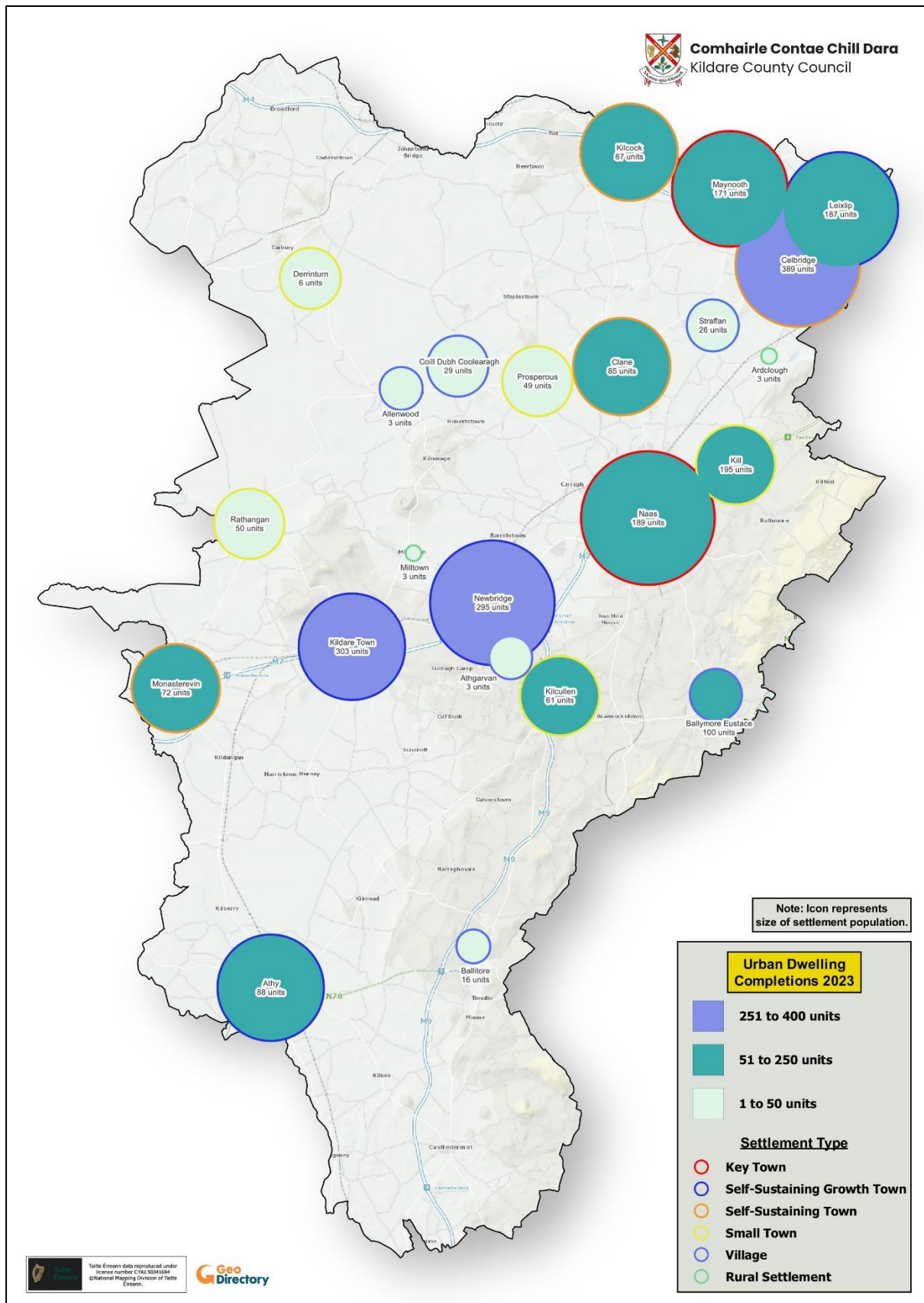


Table 3.4: Core Strategy and BCMS CCC in Settlements 2023

Settlement Hierarchy		Annual Housing Target	BCMS Completions 2023
Settlement Type	Settlement Name		
Key Town	Naas	227	189
	Maynooth	166	171
	Total Key Towns	393	360
Self-Sustaining Growth Towns	Newbridge	177	295
	Leixlip	156	187
	Kildare Town	72	303
	Athy	73	88
	Total Self-Sustaining Growth Towns	477	873
Self-Sustaining Towns	Celbridge	152	389
	Kilcock (incl. Co. Meath)	61	87
	Monasterevin	40	72
	Clane	37	85
	Total Self-Sustaining Towns	290	633
Towns	Sallins (LAP)	29	0
	Kilcullen (LAP)	38	61
	Kill (Small Town)	20	195
	Prosperous (Small Town)	15	49
	Rathangan (Small Town)	14	50
	Castledermot (Small Town)	8	0
	Derrinturn (Small Town)	9	6
	Total Towns	133	361
Villages	Total Villages	61	177
Rural Settlements	Total Rural Settlements	23	6
Blessington Environs	Blessington Environs	15	0
Rural Areas	Total Rural Areas	122	BCMS CCC data not usable for rural one-off dwellings
County Kildare	Total	1524	2410

In summary, a **total of 2,410 certificates were received for new dwellings in existing settlements in 2023**, including for 35 Part 8 dwellings (Local Authority development) in Athy. Regarding social housing completions, it is noted that this figure does not include Part V units received from private developments, Council acquisitions, Approved Housing Body acquisitions/delivery or new leasing arrangements.

Of the 2,410 new dwelling certificates received in 2023, 939 are situated within the CSO BUA boundaries and 1,471 are on lands outside such boundaries, but within the County settlement boundaries defined in land use plans. Accordingly, 39% of all new dwellings with certificates in 2023 are located in the BUA boundaries of existing settlements.

Similar to the CSO New Dwelling Completions analysis, the majority of completed dwellings with certificates are situated in the higher order settlements of the County, particularly in Newbridge, Kildare Town and Celbridge.

4.0 Granted Residential Planning Permissions 2023

This section addresses the number, size and type of dwellings permitted in County Kildare in 2023, sourced from planning application data and Part 8 housing data held by Kildare County Council. It is noted that a portion of the dwellings granted in 2023 would have been applied for in previous years, considering the length of time between the submission of an application and the issuing of a final decision (either by the Planning Authority or An Bord Pleanála).

4.1 Number of Dwellings Granted 2023

Table 4.1 below details the gross and net number of new dwellings granted (in receipt of a Final Grant from Kildare County Council or a grant from An Bord Pleanála) during the year, including any approved Part 8 housing schemes.

The gross figure represents all new dwellings granted, discounting any dwellings omitted during the application process or by condition. This figure also discounts any additional family accommodation ('family flats') granted in 2023. Figure 4.1 below illustrates the gross total number of dwellings permitted in each settlement across the County utilising the data of Table 4.1.

The net figure further discounts any dwellings permitted to be demolished and/or omitted from a previously granted development. Accordingly, the net figure reflects the anticipated housing stock increase arising from developments permitted in 2023.

A gross total of 1,402 dwellings were permitted or approved across Kildare in 2023. The **net number of permitted or approved dwellings in 2023 is 1,289, including 65 Part 8 social housing units**. Most of the dwellings granted in 2023 are situated within the higher order settlements (78% in Key, Self-Sustaining Growth and Self-Sustaining Towns) of the County, particularly in Naas, Leixlip, Kildare Town, Celbridge and Kilcock. 64 additional social housing units are approved for construction in Maynooth together with 4 in Leixlip and 5 in Athy. The redevelopment of an existing social housing development in Rathangan comprises, in part,

the demolition of 15 dwellings and the construction of 7 replacement dwellings (net loss of 8 dwellings) and an enlarged public open space area to serve the development and surrounding area.

Tables 4.2 and 4.3 below details the gross number of granted dwellings by typology (houses or apartments/duplexes) and size (1-4+ bedroom units) by private and Part 8 developments respectively. Of the gross 1,207 private dwellings granted in settlements, approximately 44% are houses and 56% are apartment/duplex type units. 29% are 2-bed apartment/duplexes, 28% are 3-bed houses, 19% are 1-bed apartment/duplexes, 9% are 4-bed+ houses, 7% are 3-bed apartments, 6% are 2-bed houses and 1% are 1-bed houses. No apartment/duplex units larger than 3 bedrooms were proposed or permitted in 2023. The majority of private apartment/duplex units are permitted in Naas, Celbridge, Leixlip, Maynooth and Kilcock. The greatest number of housing units delivered occur in Leixlip and Kildare Town.

Regarding the gross number of approved Part 8 social housing units, 53% are apartment/duplex type units and 47% are houses. 32% of all approved Part 8 units are 1-bed apartment/duplex units, 23% are 3-bed houses, 21% are 2-bed apartment/duplex units, 16% are 2-bed houses and 4% are 1-bed houses. No 3-bed or 4-bed+ social housing apartment/duplex units were approved in 2023.

Separately, **76 no. shared accommodation bedspaces** were granted in 2023, with 16 in Athy to accommodate homeless persons and 60 for staff accommodation at Barretstown Castle. Furthermore, **116 no. student accommodation bedspaces** were granted in Maynooth in 2023.

Table 4.1: Gross and Net Dwellings Permitted/Approved in 2023

Settlement Hierarchy		Planning Permissions Granted 2023					
Settlement Type	Settlement Name	Dwellings PP Granted 2023		Part 8 Dwellings Approved 2023		Total Dwellings Granted/Approved	
		Gross	Net	Gross	Net	Gross	Net
Key Town	Naas	184	180	0	0	184	180
	Maynooth	103	103	65	64	168	167
	Total Key Towns	287	283	65	64	352	347
Self-Sustaining Growth Towns	Newbridge	41	30	0	0	41	30
	Leixlip	274	246	4	4	278	250
	Kildare Town	103	103	0	0	103	103
	Athy	37	37	5	5	42	42
	Total Self-Sustaining Growth Towns	455	416	9	9	464	425
Self-Sustaining Towns	Celbridge	152	143	0	0	152	143
	Kilcock	100	83	0	0	100	83
	Monasterevin	34	18	0	0	34	18
	Clane	14	13	0	0	14	13
	Total Self-Sustaining Towns	300	257	0	0	300	257
Towns	Sallins (LAP)	7	7	0	0	7	7
	Kilcullen (LAP)	2	2	0	0	2	2
	Kill (Small Town)	0	0	0	0	0	0
	Prosperous (Small Town)	7	7	0	0	7	7
	Rathangan (Small Town)	33	33	7	-8	40	25
	Castledermot (Small Town)	0	0	0	0	0	0

	Derrinturn (Small Town)	0	0	0	0	0	0
	Total Towns	49	49	7	-8	56	41
Villages	Athgarvan	0	0	0	0	0	0
	Allenwood	0	0	0	0	0	0
	Ballitore	16	16	0	0	16	16
	Ballymore Eustace	1	1	0	0	1	1
	Caragh	0	0	0	0	0	0
	Coill Dubh	0	0	0	0	0	0
	Coolearagh	26	22	0	0	26	22
	Crookstown	0	0	0	0	0	0
	Johnstown	0	0	0	0	0	0
	Johnstownbridge	1	1	0	0	1	1
	Kildangan	0	0	0	0	0	0
	Kilmeague	0	0	0	0	0	0
	Moone	0	0	0	0	0	0
	Narraghmore	0	0	0	0	0	0
	Robertstown	1	1	0	0	1	1
	Straffan	23	23	0	0	23	23
	Suncroft	41	41	0	0	41	41
Timolin	0	0	0	0	0	0	
	Total Villages	109	105	0	0	109	105
Rural Settlements	Allen	0	0	0	0	0	0
	Ardclough	0	0	0	0	0	0
	Ballyshannon	0	0	0	0	0	0
	Brannockstown	0	0	0	0	0	0
	Broadford	0	0	0	0	0	0
	Brownstown	2	2	0	0	2	2
	Calverstown	0	0	0	0	0	0

	Clogherinkoe	0	0	0	0	0	0
	Cutbush	0	0	0	0	0	0
	Kilberry	0	0	0	0	0	0
	Kilkea	0	0	0	0	0	0
	Kilmead	0	0	0	0	0	0
	Kilteel	2	2	0	0	2	2
	Lackagh/ Mountrice	0	0	0	0	0	0
	Maganey/ Levitstown	0	0	0	0	0	0
	Milltown	0	0	0	0	0	0
	Nurney	2	2	0	0	2	2
	Rathcoffey	0	0	0	0	0	0
	Staplestown	0	0	0	0	0	0
	Two Mile House	1	-1	0	0	1	-1
	Total Rural Settlements	7	5	0	0	7	5
Rural Nodes /Rural Dwellers	Total Rural Dwellers	114	109	0	0	114	109
Blessington Environs	Blessington Environs	0	0	0	0	0	0
County Kildare	Total	1321	1224	81	65	1402	1289

Figure 4.1: New Dwellings Permitted in Settlements in 2023

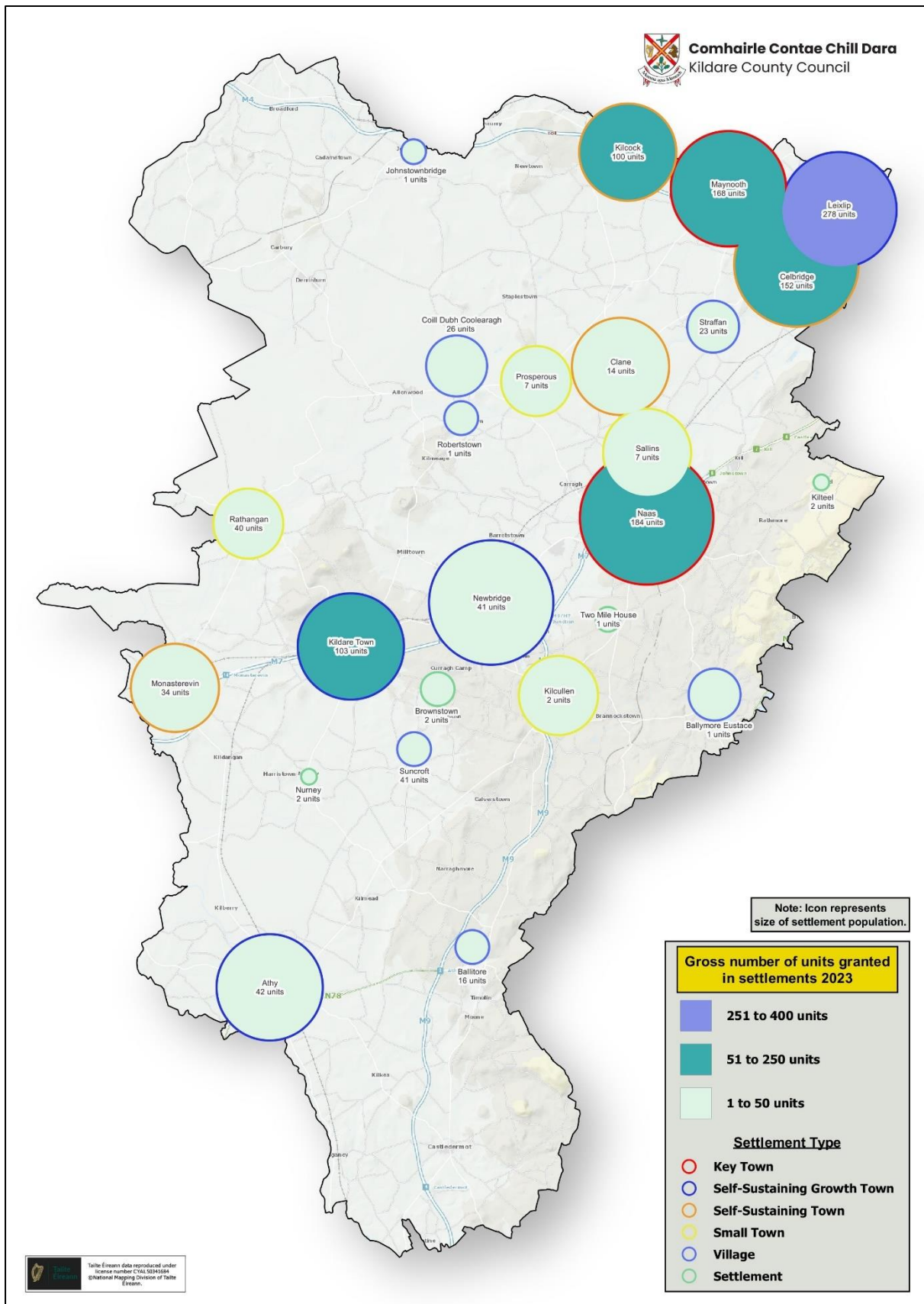


Table 4.2: Dwelling Types and Sizes Permitted 2023

Settlement Hierarchy		Planning Permission Housing Sizes and Types Granted 2023									
Settlement Type	Settlement Name	Houses (Gross)					Apartment/Duplexes (Gross)				
		1 Bed	2 Bed	3 Bed	4 Bed+	Total	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Key Town	Naas	0	5	24	11	40	29	80	35	0	144
	Maynooth	2	2	1	0	5	20	67	11	0	98
	Total Key Towns	2	7	25	11	45	49	147	46	0	242
Self-Sustaining Growth Towns	Newbridge	1	0	1	1	3	14	20	4	0	38
	Leixlip	0	31	127	15	173	28	47	26	0	101
	Kildare Town	0	12	69	10	91	2	9	1	0	12
	Athy	0	0	0	1	1	31	5	0	0	36
	Total Self-Sustaining Growth Towns	1	43	197	27	268	75	81	31	0	187
Self-Sustaining Towns	Celbridge	0	0	19	6	25	62	61	4	0	127
	Kilcock	0	0	7	3	10	29	52	9	0	90
	Monasterevin	0	2	28	4	34	0	0	0	0	0
	Clane	0	1	0	9	10	4	0	0	0	4
	Total Self-Sustaining Towns	0	3	54	22	79	95	113	13	0	221
Towns	Sallins (LAP)	2	0	0	1	3	3	1	0	0	4
	Kilcullen (LAP)	1	0	1	0	2	0	0	0	0	0
	Kill (Small Town)	0	0	0	0	0	0	0	0	0	0
	Prosperous (Small Town)	2	0	3	2	7	0	0	0	0	0
	Rathangan (Small Town)	4	9	16	4	33	0	0	0	0	0
	Castledermot (Small Town)	0	0	0	0	0	0	0	0	0	0
	Derrinturn (Small Town)	0	0	0	0	0	0	0	0	0	0
	Total Towns	9	9	20	7	45	3	1	0	0	4
Villages	Athgarvan	0	0	0	0	0	0	0	0	0	0

	Allenwood	0	0	0	0	0	0	0	0	0	0
	Ballitore	0	4	11	1	16	0	0	0	0	0
	Ballymore Eustace	0	0	0	1	1	0	0	0	0	0
	Caragh	0	0	0	0	0	0	0	0	0	0
	Coill Dubh	0	0	0	0	0	0	0	0	0	0
	Coolearagh	0	2	3	9	14	6	6	0	0	12
	Crookstown	0	0	0	0	0	0	0	0	0	0
	Johnstown	0	0	0	0	0	0	0	0	0	0
	Johnstownbridge	0	0	0	1	1	0	0	0	0	0
	Kildangan	0	0	0	0	0	0	0	0	0	0
	Kilmeague	0	0	0	0	0	0	0	0	0	0
	Moone	0	0	0	0	0	0	0	0	0	0
	Narraghmore	0	0	0	0	0	0	0	0	0	0
	Robertstown	0	0	0	1	1	0	0	0	0	0
	Straffan	0	0	9	10	19	1	3	0	0	4
	Suncroft	0	2	22	17	41	0	0	0	0	0
	Timolin	0	0	0	0	0	0	0	0	0	0
	Total Villages	0	8	45	40	93	7	9	0	0	16
Rural Settlements	Allen	0	0	0	0	0	0	0	0	0	0
	Ardclough	0	0	0	0	0	0	0	0	0	0
	Ballyshannon	0	0	0	0	0	0	0	0	0	0
	Brannockstown	0	0	0	0	0	0	0	0	0	0
	Broadford	0	0	0	0	0	0	0	0	0	0
	Brownstown	0	0	2	0	2	0	0	0	0	0
	Calverstown	0	0	0	0	0	0	0	0	0	0
	Clogherinkoe	0	0	0	0	0	0	0	0	0	0
	Cutbush	0	0	0	0	0	0	0	0	0	0
	Kilberry	0	0	0	0	0	0	0	0	0	0
	Kilkea	0	0	0	0	0	0	0	0	0	0

	Kilmead	0	0	0	0	0	0	0	0	0	0
	Kilteel	0	0	0	2	2	0	0	0	0	0
	Lackagh/ Mountrice	0	0	0	0	0	0	0	0	0	0
	Maganey/ Levitstown	0	0	0	0	0	0	0	0	0	0
	Milltown	0	0	0	0	0	0	0	0	0	0
	Nurney	0	0	0	0	0	2	0	0	0	2
	Rathcoffey	0	0	0	0	0	0	0	0	0	0
	Staplestown	0	0	0	0	0	0	0	0	0	0
	Two Mile House	0	0	0	1	1	0	0	0	0	0
	Total Rural Settlements	0	0	2	3	5	2	0	0	0	0
Rural Nodes /Rural Dwellers	Total Rural Nodes/Rural Dwellers	2	2	41	69	114	0	0	0	0	0
Blessington Environs	Blessington Environs	0	0	0	0	0	0	0	0	0	0
County Kildare	Total	14	72	384	179	649	231	351	90	0	672

Table 4.3: Social Housing Types and Sizes Approved 2023

Settlement Hierarchy		Part 8 Housing Sizes and Types Approved 2023									
Settlement Type	Settlement Name	Houses					Apartment/Duplexes				
		1 Bed	2 Bed	3 Bed	4 Bed+	Total	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Key Towns	Maynooth	1	7	16	2	26	22	17	0	0	39
Self-Sustaining Growth Towns	Leixlip	2	2	0	0	4	0	0	0	0	0
	Athy	0	1	0	0	1	4	0	0	0	4
	Total Self-Sustaining Growth Towns	3	10	16	2	31	4	0	0	0	4
Towns	Rathangan (Small Town)	0	3	3	1	7	0	0	0	0	0
County Kildare	Total	3	13	19	3	38	26	17	0	0	43

4.2 Rural Housing 2023

As detailed in Table 3.1 above, **114 new rural dwellings were permitted in 2023**, yielding a **net increase of 109 dwellings** (discounting any dwellings demolished to facilitate redevelopment). All 114 rural dwellings are houses, consisting of 69 no. 4-bed+ dwellings, 41 no. 3-bed dwellings, 2 no. 2-bed dwellings and 2 no. 1-bed dwellings.

A total of **120 no. rural dwellings were refused** planning permission by either Kildare County Council or An Bord Pleanála during 2023.

In addition, a total of **300 new rural dwellings were applied for in 2023, 70 of which were refused and 53 of which were granted**. The remaining 177 rural dwellings were within the planning application process or on appeal to An Bord Pleanála into 2024.

Figures 4.2, 4.3 and 4.4 below illustrate the location of granted, refused, and proposed rural dwellings respectively, by CSO small areas and rural area policy zones (Zone 1 – Areas under Strong Urban Influence and Zone 2 – Stronger Rural Areas), excluding lands within the identified settlement boundaries. It is noted that Rural Policy Zone 1 covers the majority of the County, with Zone 2 in the south-western portion of the County (excluding Athy and its surrounding rural hinterland).

Of the 114 granted rural dwellings, 105 are situated in Zone 1 and 9 are situated in Zone 2. The highest concentration of granted units are in the rural areas to the south of Killeel, to the south of Rathangan, between Johnstownbridge and Carbury/Derrinturn and around Newtown.

Of the 120 refused rural dwellings, 114 no. are situated in Zone 1 and 6 are situated in Zone 2. The highest concentration of refusals are in the rural areas to the north of Straffan/east of Rathcoffey, to the west of Newtown, to the east and west of Allenwood, and to the west of Caragh.

Of the 300 proposed rural dwellings, 290 are situated in Zone 1 and 10 are situated in Zone 2. The highest concentration of proposed rural dwellings in 2023 were located to the south of Johnstownbridge towards Timahoe, to the north of Straffan, to the south of Killeel, to the west of Caragh, south of Naas and south of Kildare Town.

Figure 4.2: Rural Dwellings Permitted 2023

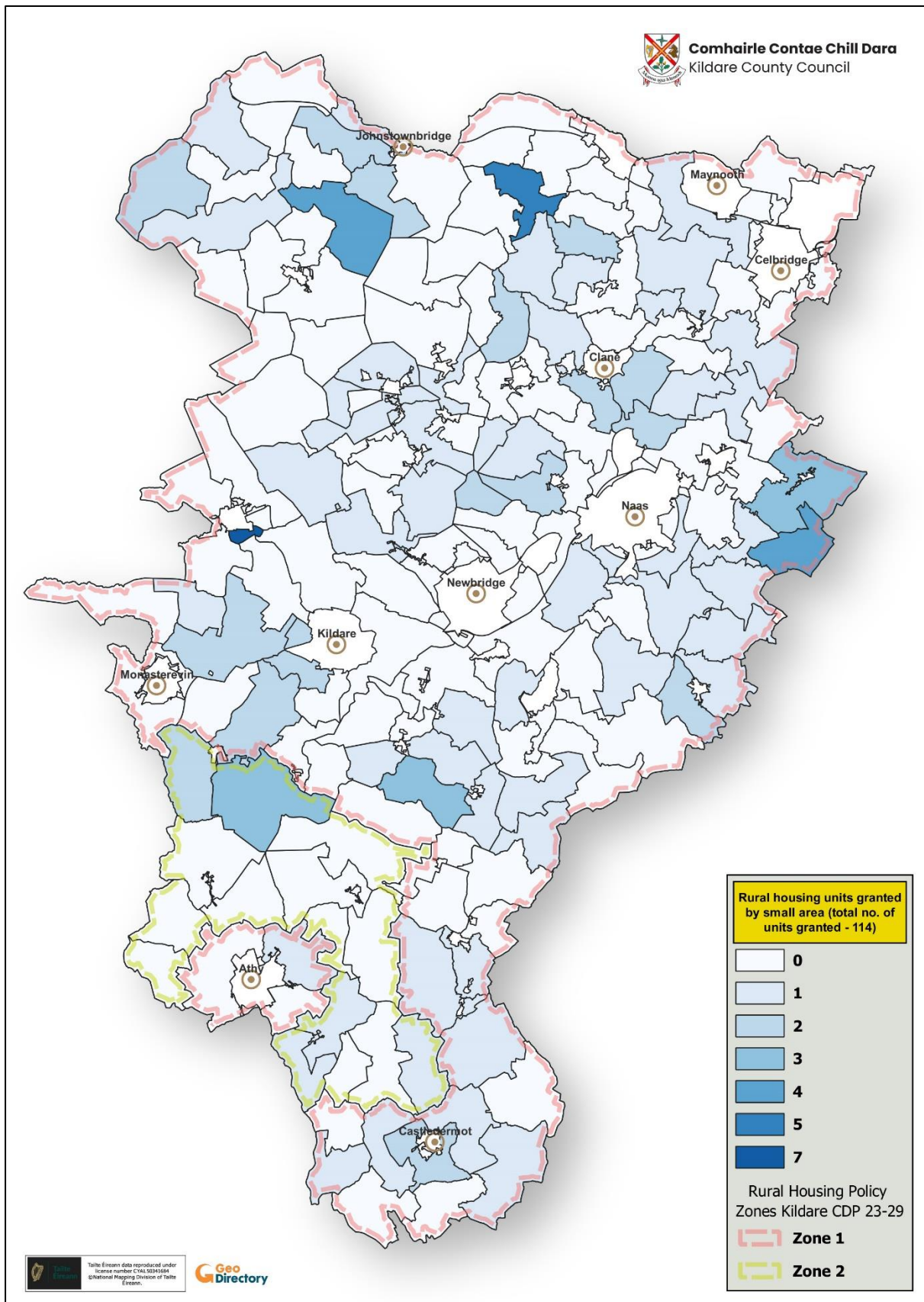


Figure 3.3: Rural Dwellings Refused 2023

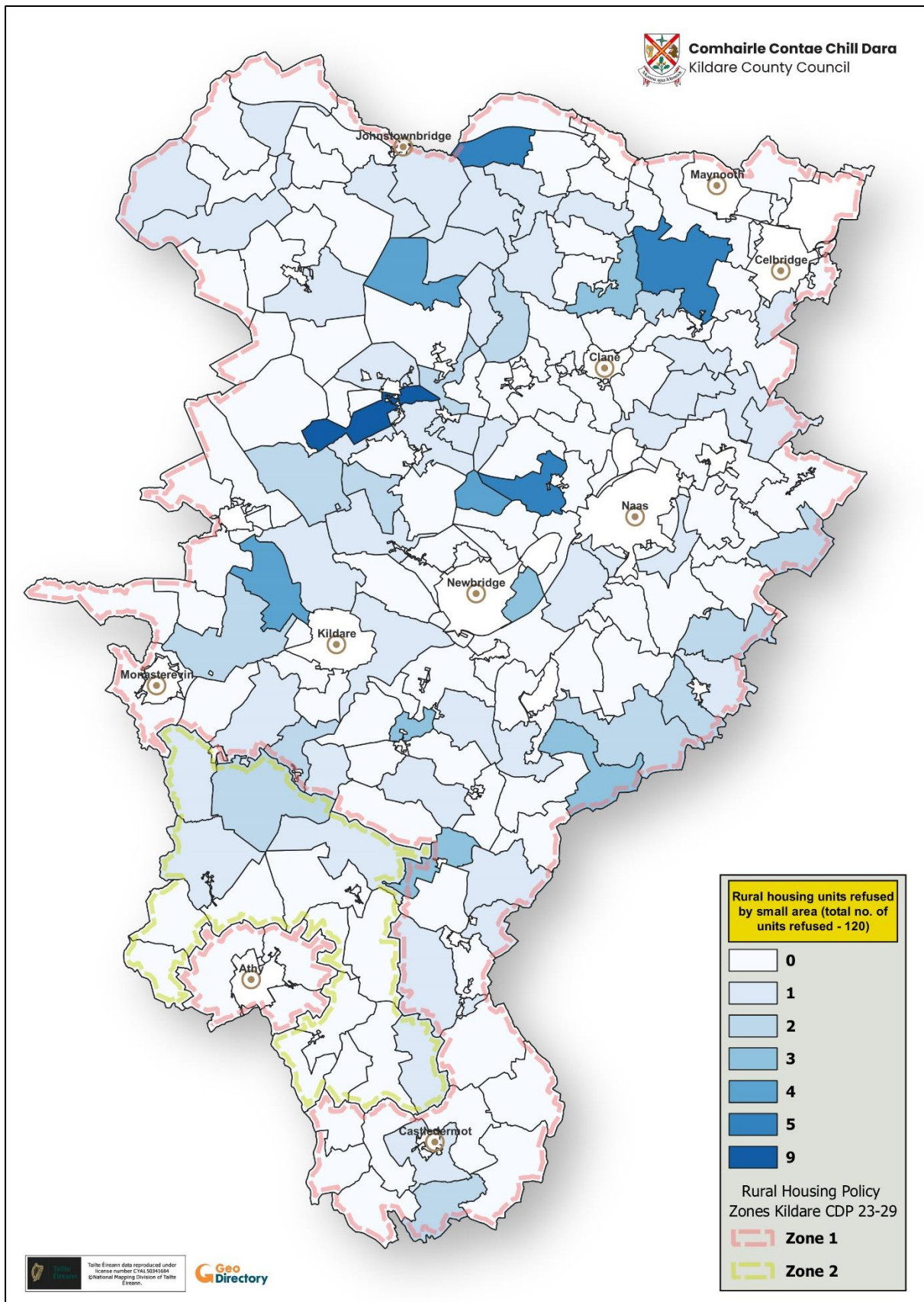
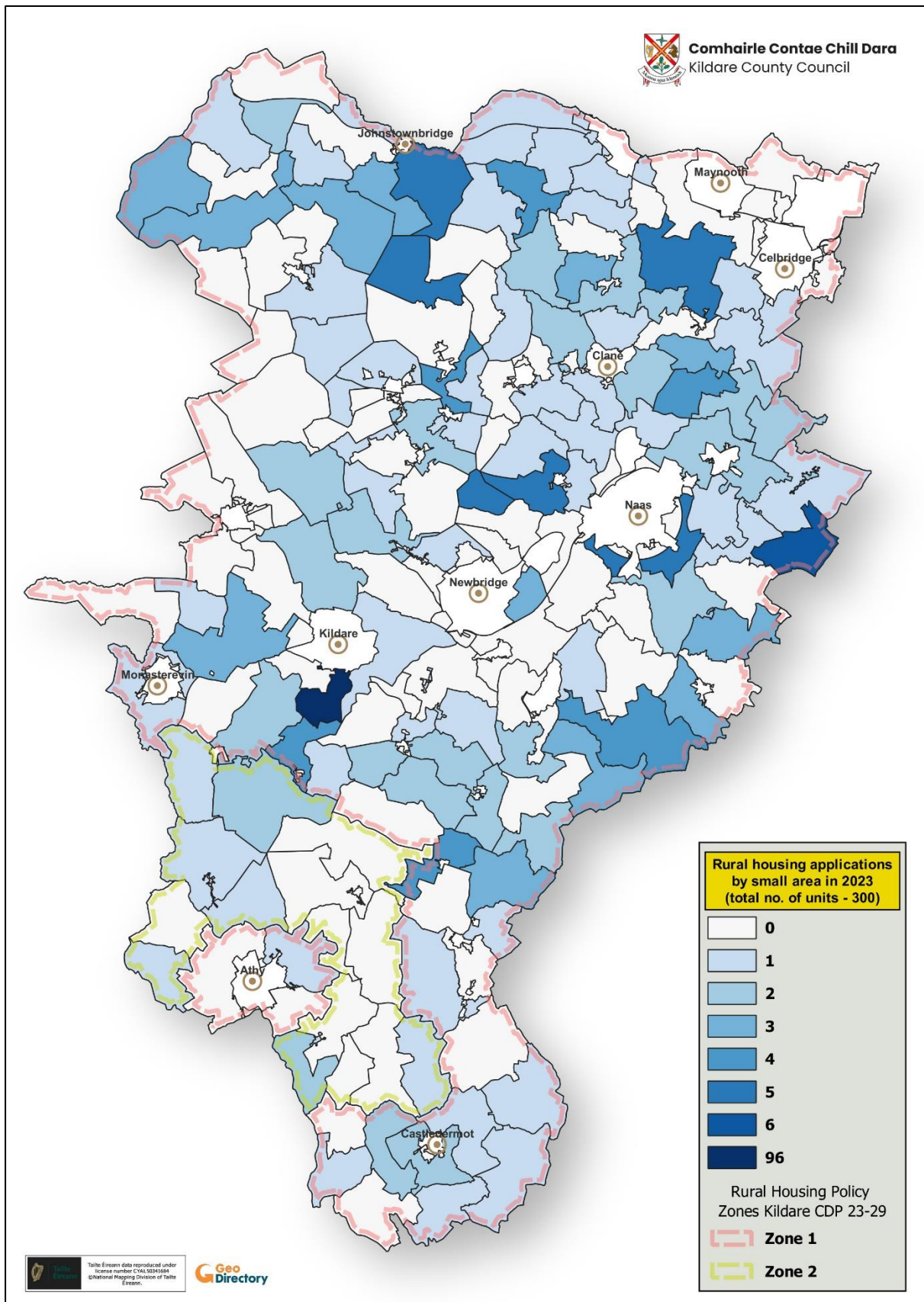


Figure 3.4: Rural Dwellings Proposed 2023



5.0 Developed and Occupied Commercial Stock 2023

This section provides an overview of the commercial building stock in County Kildare in 2023, sourced from the GeoDirectory Commercial Buildings Report Q4 2023⁶. This report utilises GeoDirectory data from December 2023 to analyse the commercial building stock of Ireland, including a sectoral analysis of occupied stock with NACE⁷ codes by provinces, counties and a sample grouping of major towns. In December 2023, the GeoDirectory commercial stock database consisted of 210,820 units (increase of 110 units from Q4 2022) and Kildare had 7,168 units (increase of 215 units from Q4 2022) or 3.4% of the national stock - a 0.1% increase from the previous year. Of the 6 counties bordering Kildare, only Meath (3.5%) and Dublin (23.9%) have a higher proportion of the national commercial stock.

A total of 30,046 commercial properties across Ireland were vacant, yielding a vacancy rate of 14.3% (0.3% increase from Q4 2022). In this regard, Kildare had a vacancy rate of 14.4%, up 0.4% from the same period in the previous year. Of the 6 counties bordering Kildare, only Laois (14.8%) and Offaly (15.9%) had higher commercial vacancy rate in December 2023. However, in contrast to Kildare's increased vacancy rate, both Laois and Offaly saw 0.2% decreases when compared to Q4 2022. A further breakdown of vacancy rates is provided by sample groups of major towns in each province - including Naas (13.3%), Maynooth (12.6%), Newbridge (15.7%), Leixlip (15.9%) and Celbridge (14.6%). Naas and Leixlip saw a decrease in vacancy rates from December 2022, while Maynooth, Newbridge and Celbridge all experienced increased vacancy.

In terms of sectoral analysis, the GeoDirectory Report uses NACE codes to group the commercial building stock of the state into eight broad economic categories. *Table 5.1* is a composite extract of Figure 7 and Table 8 of the report, indicating the percentage breakdown of the 8 economic activities in Kildare (incl. 5 sample towns noted above) and the 6 surrounding Counties for Q4 2023. For Kildare, the numbers in brackets indicate the percentage change from Q4 2022.

In this regard, 5,543 (90%) of the occupied commercial units in Kildare are assigned with a NACE code. The services industry comprises roughly half of occupied commercial premises at a national, county and town geographic levels, followed by retail and wholesale, health, construction, industry, education, financial and public administration. The GeoDirectory Report also provides a separate analysis of the accommodation and food services sector⁸ by County. Kildare had a total of 628 such occupied commercial units (+5 units in comparison to 2022) in 2023, representing 2.8% of all units in the sector and 11.3% of the occupied commercial stock in the County with NACE codes. It is noted that Dublin, Meath and Wicklow have a greater number of occupied properties in the sector.

⁶ <https://www.geodirectory.ie/news/geodirectory-commercial-buildings-report-q4-2023>

⁷ NACE codes are the common statistical classification system for economic activities in European Communities.

⁸ Accommodation and food service sector includes restaurants and food service activities, beverage serving activities and hotels/other short term accommodation.

Table 5.1: Occupied Commercial Premises with NACE Codes by Economic Sector – Q4 2023

Area	No. Occupied units with NACE Code	Services (%)	Retail & Wholesale (%)	Health (%)	Construction (%)	Industry (%)	Education (%)	Financial (%)	Public Admin (%)
National	154,995 (-1,467)	49.3	22.1	9.5	4.8	5.0	4.6	2.5	2.1
Dublin	35,804	51.9	19.3	11.5	2.7	4.0	3.8	5.2	1.7
Meath	5,742	45.5	23.4	8.0	8.9	6.9	4.2	1.7	1.4
Wicklow	4,655	50.7	21.4	8.4	5.3	5.2	5.5	1.5	2.1
Laois	2,466	47.1	25.1	8.0	4.6	5.2	5.2	1.6	3.2
Offaly	2,351	46.8	24.3	7.6	5.4	6.7	5.4	1.4	2.5
Carlow	2,079	47.7	24.0	8.3	5.1	6.3	5.0	1.3	2.3
Kildare	5,543	47.3 (+0.3)	24.3 (-0.2)	9.6 (+0.1)	5.8 (-0.1)	4.9	4.3	2.3 (-0.1)	1.6 (+0.1)
Naas	812	45.7	24.5	12.9	3.3	5.5	3.2	3.0	1.8
Maynooth	382	51.6	19.9	11.3	3.1	3.1	5.2	4.7	1.0
Newbridge	552	48.6	30.8	9.2	1.3	2.7	3.4	2.7	1.3
Leixlip	212	50.5	21.2	12.3	4.2	2.4	6.1	1.9	1.4
Celbridge	272	48.9	20.6	14.0	2.6	3.7	4.4	3.7	1.1

6.0 Granted Business/Employment Planning Permissions 2023

The following section analyses planning permissions granted in County Kildare for commercial and employment uses by sector (office; industrial; retail; and warehousing / logistics) and floorspace quantum (sqm), as required by the Development Plans Guidelines for Planning Authorities (2022).

Considering the separate analysis for the accommodation and food services sector provided by the Q4 2023 GeoDirectory Report, planning applications granted for hospitality uses in 2023 has also been included for analysis.

Due to the time between the submission of a planning application and receipt of a final decision, it is noted that a portion of the commercial/employment uses granted in 2023 would have been applied for in previous years.

Table 6.1 below details the sqm increase or decrease in commercial floorspace by settlement/rural area and sector, arising from planning permissions granted during the year. Figure 6.1 illustrates the floorspace increases/decreases in each settlement by sector, while Figure 6.2 relates to rural areas. In general, any floorspace reductions have arisen due to changes of use of existing buildings between commercial sectors, or conversion/redevelopment to residential use.

In summary, **129,403.65 sqm of commercial/employment floorspace was granted in Kildare in 2023**. Over 92,200 sqm (71%) of this additional commercial/employment floorspace is situated in the higher order settlements (Key, Self-Sustaining Growth and Self-Sustaining Towns) of the County. In addition, approximately 23% of the granted additional commercial/employment floorspace is in the rural areas of the County, primarily arising from planning permission granted for a renewable biogas and biofertiliser production facility between Monasterevin and Kildare Town. Net losses in the quantum of commercial floorspace occurred in Kilcock, Sallins, Ballitore, and Kildangan.

Over 51,700 sqm of additional floorspace was granted within the warehousing/logistics sector, while over 58,300 sqm was granted in the Industrial sector. The hospitality sector was also a significant contributor to the overall floorspace increase, with over 14,700 sqm granted in 2023. Both the retail and office use sectors saw more modest floorspace increases of c.2,700 and c.1,800 sqm respectively.

Most of the permitted additional warehousing/logistics floorspace is situated in Naas (23,589 sqm) and Celbridge (15,323 sqm), followed by Ladytown (8,529 sqm), Kildare Town and Newbridge. No net reductions in warehousing/logistics floorspace were recorded in Kildare for 2023.

In terms of settlements, Newbridge was the most significant contributor to permitted additional industrial floorspace (14,567 sqm), followed by Celbridge (11,031 sqm), Athy (7,931 sqm), Naas (3,550 sqm) and Clane (1,068 sqm). As noted previously, a significant quantum of

industrial floorspace granted in the rural area is attributed to a large renewable biogas and biofertiliser production facility (c.19,200 sqm) between Monasterevin and Kildare Town. The only reduction in industrial floorspace in 2023 occurred in Ballitore (-1,913 sqm) due to the demolition of redundant grain silos, equipment areas and buildings at Glanbia.

Regarding hospitality, over 56% (c. 8,281 sqm) of the additional floorspace granted for this sector in 2023 occurred in the rural areas of County Kildare, outside any designated settlement boundary. Newbridge (2,104.5 sqm), Clane (1,681 sqm) and Naas (1,507.2 sqm) also saw moderate increases in the quantum of additional hospitality floorspace, however, it is noted that the increase in Clane directly corresponds to an associated decrease in office floorspace. In addition, approximately 841 sqm of hospitality floorspace in Sallins was converted to residential use.

Additional retail floorspace in the County is primarily concentrated in Naas (2,232 sqm), Newbridge (1,050 sqm) and Celbridge (934 sqm). Retail floorspace reductions in Kildare Town, Athy, Kilcock, Sallins, Coolearagh and Kildangan primarily occur as a result of changes of use to residential, other commercial or medical related uses.

The additional office floorspace granted in Newbridge is primarily attributed to the Bord na Móna headquarters office building permitted in March 2023. Office floorspace increases in other settlements are limited in extent (Naas, Celbridge, Kilcock, Sallins and Coolearagh), while decreases are seen in Kildare Town, Clane, Kilcullen and Nurney.

Table 6.1: Commercial Permissions - Floorspace by Sector 2023

Settlement Type / Hierarchy	Settlement Name	Hospitality (sqm)	Retail (sqm)	Office (sqm)	Warehouse/Logistics (sqm)	Industrial (sqm)	Total (sqm)
Key Town	Naas	1507.2	2231.63	317.37	23588.63	3550.5	31195.33
	Maynooth	597	3.6	0	0	0	600.6
	Total Key Towns	2104.2	2235.23	317.37	23588.63	3550.5	31795.93
Self-Sustaining Growth Towns	Newbridge	2104.5	1049.98	3535	1933.04	14567.7	23190.22
	Leixlip	0	0	0	0	0	0
	Kildare Town	0	-405.3	-757.8	2358	0	1194.9
	Athy	0	-33.46	0	0	7931	7897.54
	Total Self-Sustaining Growth Towns	2104.5	611.22	2777.2	4291.04	22498.7	32282.66
Self-Sustaining Towns	Celbridge	401	943.11	4.7	15323	11031	27702.81
	Kilcock	0	-789.5	14.5	0	0	-775
	Monasterevin	96	0	0	0	0	96
	Clane	1681	0	-1681	60	1068	1128
	Total Self Sustaining Towns	2178	153.61	-1661.8	15383	12099	28151.81
Towns	Sallins (LAP)	-841	-360	360	0	0	-841
	Kilcullen (LAP)	304	0	-43	0	0	261
	Kill (Small Town)	0	0	0	0	0	0
	Prosperous (Small Town)	0	0	0	0	0	0
	Rathangan (Small Town)	67.25	0	0	0	429	496.25
	Castledermot (Small Town)	0	301	0	0	123	424
	Derrinturn (Small Town)	0	0	0	0	0	0
	Total Towns	-469.75	-59	317	0	552	340.25
Villages	Athgarvan	0	0	0	0	0	0
	Allenwood	0	0	0	0	0	0
	Ballitore	0	0	0	0	-1913	-1913

	Ballymore Eustace	0	0	0	0	0	0
	Caragh	0	0	0	0	0	0
	Coill Dubh	0	0	0	0	0	0
	Coolearagh	386	-26.974	132.91	0	0	491.936
	Crookstown	0	0	0	0	0	0
	Johnstown	0	0	0	0	0	0
	Johnstownbridge	0	0	0	0	0	0
	Kildangan	0	-250	0	0	0	-250
	Kilmeague	0	0	0	0	0	0
	Moone	0	0	0	0	0	0
	Narraghmore	0	0	0	0	0	0
	Robertstown	151	-151	0	0	0	0
	Straffan	0	0	0	0	0	0
	Suncroft	0	0	0	0	0	0
	Timolin	0	0	0	0	0	0
	Total Villages	537	-427.97	132.91	0	-1913	-1671.06
Rural Settlements	Allen	0	0	0	0	0	0
	Ardclough	0	0	0	0	0	0
	Ballyshannon	0	0	0	0	0	0
	Brannockstown	0	0	0	0	0	0
	Broadford	0	0	0	0	0	0
	Brownstown	0	0	0	0	0	0
	Calverstown	0	0	0	0	0	0
	Clogherinkoe	0	0	0	0	0	0
	Cutbush	0	0	0	0	0	0
	Kilberry	0	0	0	0	0	0
	Kilkea	0	0	0	0	0	0
	Kilmead	0	0	0	0	0	0
	Kilteel	0	0	0	0	0	0

	Lackagh/ Mountrice	0	0	0	0	0	0
	Maganey/ Levitstown	0	0	0	0	0	0
	Milltown	0	0	0	0	0	0
	Nurney	0	0	-97	0	0	-97
	Rathcoffey	0	0	0	0	0	0
	Staplestown	0	0	0	0	0	0
	Two Mile House	0	0	0	0	0	0
	Total Rural Settlements	0	0	-97	0	0	-97
Rural Nodes /Rural Dwellers	Total Rural Nodes/Rural Dwellers	8280.66	182	0	0	21,609.4	30072.06
Blessington Environs	Total Blessington Environs	0	0	0	0	0	0
Ladytown	Total Ladytown	0	0	0	8529	0	8529
County Kildare	Total	14734.61	2695.09	1785.7	51791.67	58396.6	129403.65

Figure 6.1: Urban Commercial Permissions - Floorspace by Sector 2023

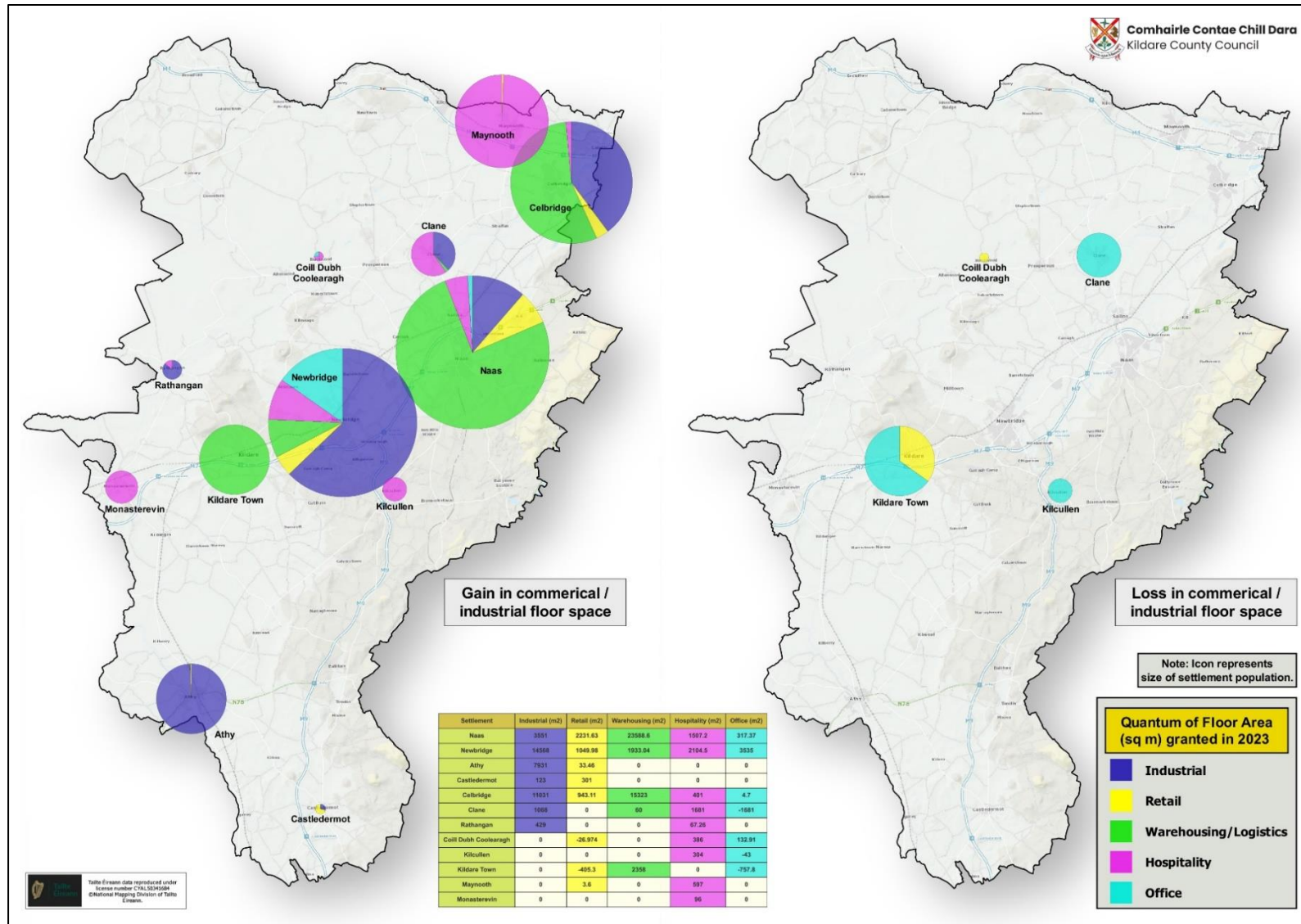
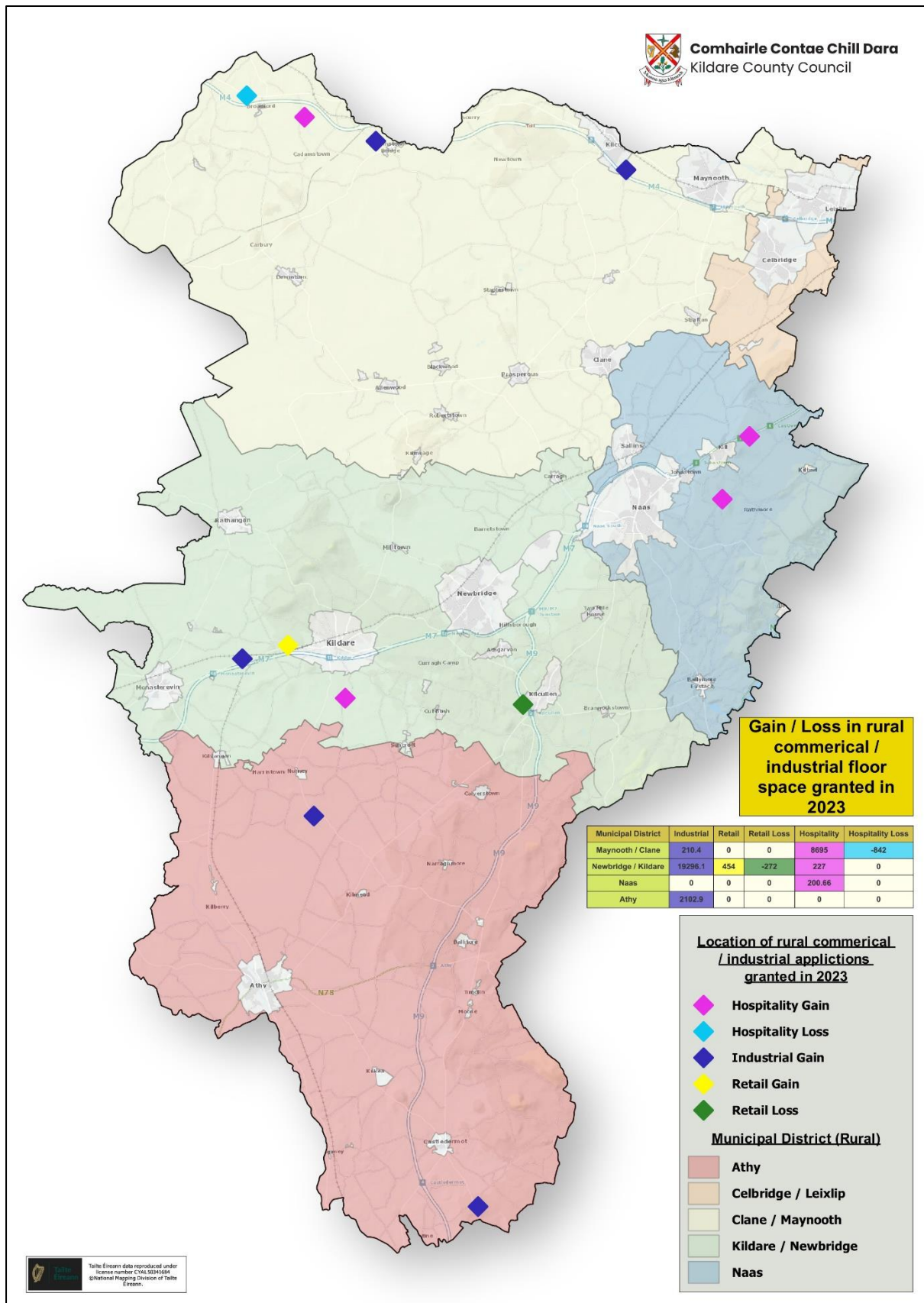


Figure 6.2: Rural Commercial Permissions - Floorspace by Sector 2023



7.0 Settlement Consolidation Sites

Section 6.4.2 of the Development Plan Guidelines for Planning Authorities (2022) states that in larger settlements, and particularly those with a population of over 10,000 people, there will normally be certain development sites of relative strategic scale and importance located within the existing built-up area. Such sites will have a critical role to play in achieving the core strategy and NPF policy objectives for compact growth and consolidation. Accordingly, the guidelines further define that ‘*Settlement Consolidation Sites*’ will be:

- *‘Located within the existing built-up area and in many cases be within or adjoining the core city or town centre of the settlement;*
- *Have the potential to deliver significant housing provision (e.g. a proportion of the settlement target) or commercial or employment and/or mixed-use development;*
- *Have the potential to generate wider regeneration of the existing built-up area and in particular the core city or town centre area; and,*
- *Correlated with the key settlements identified for housing growth in the core strategy.’*

The guidelines further state that such ‘*Settlement Consolidation Sites*’ need to be specifically identified in the development plan and should be generally accompanied by a map and schedule (detailing site size and estimated housing yield where appropriate following assessment) for identification. Furthermore, Section 6.4 of the Guidelines note that the identification of ‘*regeneration sites*’ should be co-ordinated with the identification of ‘*Settlement Consolidation Sites*’.

In this regard, it is noted that the Draft Kildare County Development Plan 2023-2029 was issued for public display on the 14th of March 2022, prior to the issuing of the Development Plan Guidelines on the 1st of July 2022. Accordingly, the County Development Plan does not include any specific reference, map or schedule of Settlement Consolidation Sites or regeneration sites in the larger settlements of the County.

However, Section 2.3.4 of the County Development Plan provides that the designation of regeneration sites will be through the Local Area Plan (LAP) process for the larger settlements of Kildare, with Volume 2 of the Plan providing land use and development policies/objectives for the villages and rural settlements of the County.

Accordingly, the Kildare Town LAP (published in 2023) contains a designated Settlement Consolidation Site (SCS) at the Former Magee Barracks. It is anticipated that further settlement consolidation sites will be identified in the planning strategies for settlements through Local Area Plan plan-making processes

Regarding the Former Magee Barracks SCS, a Strategic Housing Development (An Bord Pleanála Ref: TA09.305007) was granted in October 2019 across a substantial portion (c.11.35 ha) of the identified consolidation site in Kildare Town. The permitted development is currently under construction and provides 375 no. residential units (185 no. houses and 190 no. apartments), a neighbourhood centre and crèche, public open spaces, connections to

surrounding areas and associated site works. In addition, planning permission (Kildare County Council Ref. 2360321) has been sought by the Minister for Education for the construction of a new post-primary school in the northern portion of the consolidation site to replace the Curragh Community College with an enlarged facility with increased capacity. The application was submitted to Kildare County Council in October 2023 and a request for Further Information was issued in December 2023.

8.0 Childcare

Childcare services in are delivered primarily by the private and voluntary sectors and regulated under the Childcare Act 1991 and the Childcare Regulations 2016. The primary role of the Council is to support the delivery of appropriately located, scaled and accessible childcare services in the County through the development management process, particularly in conjunction with the creation of new communities/major housing developments and in larger commercial developments.

Table 8.1 details the number of early years childcare facilities in the County in January 2023 and January 2024, according to the Tusla Register of Early Years Services⁹. The Tusla register includes details on each facility in the County, including service typology (full day care, part time or sessional), age range catered for and the number of children they can accommodate. Table 8.1 also details the number of new facilities or alterations/extensions to existing facilities granted planning permission in 2023, together with associated accommodation increases. This table does not include permissions granted in preceding years that have yet to commence construction, or recently constructed facilities that have yet to commence operation.

In addition, Figure 8.1 illustrates the percentage of settlement populations within a 10-minute walking distance of a childcare facility, using relevant GeoDirectory NACE codes and discounting settlements which do not benefit from a childcare facility within defined boundaries. Accordingly, there may be discrepancies between the number of childcare facilities registered with Tusla in each settlement and the number of childcare facilities with appropriate GeoDirectory NACE codes.

The below table and map are provided to give an overview of the development trends in the County regarding childcare, rather than an indication of whether an individual settlement has adequate childcare capacity to serve existing or future anticipated populations.

In comparison with January 2023, a total of 4 new facilities were registered with Tusla (in Celbridge, Kilcock, Monasterevin and Sallins) in January 2024, while 1 facility was de-registered (in the County Kildare rural area). The childcare accommodation capacity increased from 7,873 spaces in January 2023 to 8,424 spaces (551 increase) in January 2024. Based on the limited number of new facilities registered in 2024, most of this accommodation increase

⁹ <https://www.tusla.ie/services/preschool-services/early-years-providers/register-of-early-years-services-by-county/>

arises due alterations/extensions to existing services. It is noted that 8 villages¹⁰ and 12 rural settlements¹¹ in Kildare do not have registered childcare facilities within the settlement boundaries.

In terms of planning permissions, 6 additional childcare facilities were granted in 2023 (in Naas, Maynooth, Leixlip, Kildare Town, Celbridge and Straffan), and 18 existing facilities benefit from permission for alterations/extensions (primarily in the Self-Sustaining Growth, Self-Sustaining and smaller Towns of the County). In total, planning permission has been granted for an additional 742 childcare accommodation places in the County in 2023.

As illustrated in Figure 8.1, the majority of the settlements in Kildare (discounting settlements without childcare facilities) have 45% of the population or greater within walking distance of a childcare facility.

¹⁰ Villages of Ballitore, Coolearagh, Crookstown, Johnstownbridge, Moone, Robertstown, Straffan and Suncroft do not benefit from dedicated childcare facilities in each settlement.

¹¹ Rural Settlements of Allen, Brannockstown, Broadford, Calverstown, Cutbush, Kilkea, Killeel, Lackagh/Mountrice, Maganey/Levitstown, Rathcoffey, Staplestown and Two Mile House do not benefit from dedicated childcare facilities in each settlement.

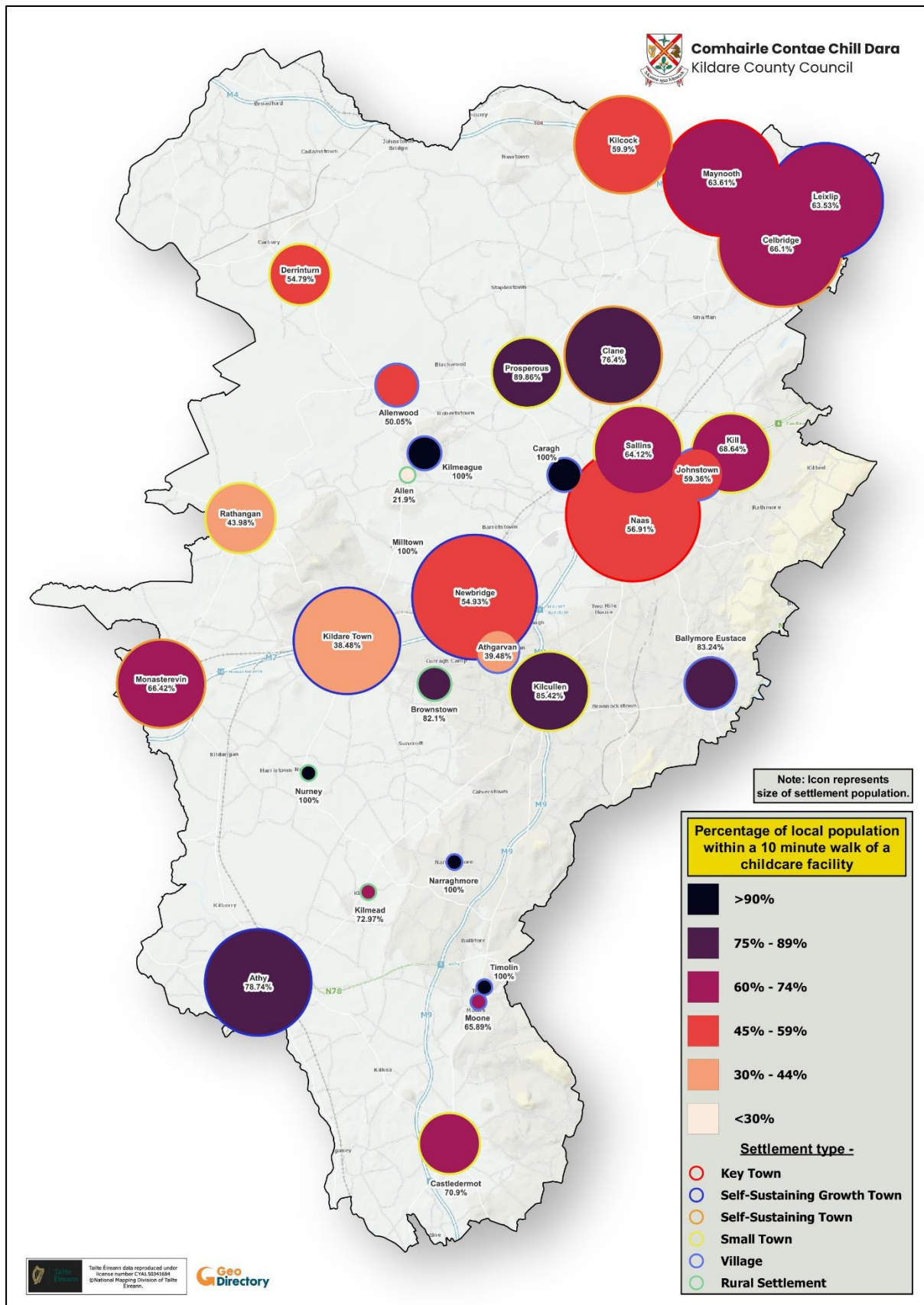
Table 8.1: No. Registered Childcare Facilities, Capacity and Permissions Granted 2023

Settlement Type / Hierarchy	Settlement Name	No. of Registered Childcare Facilities			No. of Children Service Can Accommodate			Planning Permissions Granted 2023		
		Jan 23*	Jan 24*	Change	Jan 23*	Jan 24*	Change	No. New Facilities	No. Expansions / Alterations	Capacity Increase
Key Town	Naas	17	17	0	689	734	45	1	0	34
	Maynooth	9	9	0	587	601	14	1	0	44
	Total Key Towns	26	26	0	1276	1335	59	2	0	78
Self-Sustaining Growth Towns	Newbridge (incl. southern environs)	17	17	0	794	819	25	0	2	85
	Leixlip	13	13	0	605	725	120	1	3	149
	Kildare Town	6	6	0	377	377	0	1	1	61
	Athy	9	9	0	492	535	43	0	0	0
	Total Self-Sustaining Growth Towns	45	45	0	2268	2456	188	2	6	295
Self-Sustaining Towns	Celbridge	15	16	1	700	750	50	1	1	56
	Kilcock	6	7	1	356	488	132	0	1	38
	Monasterevin	3	4	1	150	213	63	0	0	0
	Clane	6	6	0	315	315	0	0	2	91
	Total Self-Sustaining Towns	30	33	3	1521	1766	245	1	4	185
Towns	Sallins (LAP)	6	7	1	390	431	41	0	2	50
	Kilcullen (LAP)	3	3	0	194	194	0	0	0	0
	Kill (Small Town)	3	3	0	135	135	0	0	0	0
	Prosperous (Small Town)	4	4	0	195	211	16	0	2	80

	Rathangan (Small Town)	1	1	0	52	54	2	0	0	0
	Castledermot (Small Town)	2	2	0	101	79	-22	0	0	0
	Derrinturn (Small Town)	1	1	0	44	44	0	0	0	0
	Total Towns	20	21	1	1111	1148	37	0	4	130
Villages	Athgarvan	2	2	0	82	82	0	0	0	0
	Allenwood	2	2	0	112	112	0	0	0	0
	Ballitore	0	0	0	0	0	0	0	0	0
	Ballymore Eustace	2	2	0	44	44	0	0	0	0
	Caragh	1	1	0	50	50	0	0	0	0
	Coill Dubh	1	1	0	40	40	0	0	0	0
	Coolearagh	0	0	0	0	0	0	0	0	0
	Crookstown	0	0	0	0	0	0	0	0	0
	Johnstown	1	1	0	37	37	0	0	0	0
	Johnstownbridge	0	0	0	0	0	0	0	0	0
	Kildangan	1	1	0	44	44	0	0	0	0
	Kilmeague	2	2	0	41	41	0	0	0	0
	Moone	0	0	0	0	0	0	0	0	0
	Narraghmore	1	1	0	19	19	0	0	0	0
	Robertstown	0	0	0	0	0	0	0	0	0
	Straffan	0	0	0	0	0	0	1	0	47
	Suncroft	0	0	0	0	0	0	0	0	0
Timolin	1	1	0	44	44	0	0	0	0	
	Total Villages	14	14	0	513	513	0	1	0	47
Rural Settlements	Allen	0	0	0	0	0	0	0	0	0
	Ardclough	1	1	0	44	44	0	0	0	0
	Ballyshannon	1	1	0	22	22	0	0	0	0

	Brannockstown	0	0	0	0	0	0	0	0	0
	Broadford	0	0	0	0	0	0	0	0	0
	Brownstown	1	1	0	26	54	28	0	0	0
	Calverstown	0	0	0	0	0	0	0	0	0
	Clogherinkoe	1	1	0	22	22	0	0	0	0
	Cutbush	0	0	0	0	0	0	0	0	0
	Kilberry	1	1	0	22	22	0	0	0	0
	Kilkea	0	0	0	0	0	0	0	0	0
	Kilmead	1	1	0	22	22	0	0	0	0
	Kilteel	0	0	0	0	0	0	0	0	0
	Lackagh/ Mountrice	0	0	0	0	0	0	0	0	0
	Maganey/ Levitstown	0	0	0	0	0	0	0	0	0
	Milltown	1	1	0	19	11	-8	0	0	0
	Nurney	1	1	0	22	22	0	0	0	0
	Rathcoffey	0	0	0	0	0	0	0	0	0
	Staplestown	0	0	0	0	0	0	0	0	0
	Two Mile House	0	0	0	0	0	0	0	0	0
	Total Rural Settlements	8	8	0	199	219	20	0	0	0
Rural Nodes /Rural Dwellers	Total Rural Nodes/Rural Dwellers	27	26	-1	985	987	2	0	4	7
Blessington Environs	Total Blessington Environs	0	0	0	0	0	0	0	0	0
County Kildare	Total	170	173	3	7873	8424	551	6	18	742

Figure 8.1: Percentage of Local Population within walking distance of Childcare Facility



9.0 Healthcare – General Practitioner

The delivery of General Practitioner (GP) health services in Kildare is the responsibility of private/ voluntary sectors in conjunction with the Health Service Executive (HSE). The role of the Council in healthcare provision is to support the delivery of appropriately located, scaled and accessible services through the development management process; and to ensure that adequate lands are available in statutory plans for new facilities or expansions to existing facilities.

Table 9.1 below details the number of GP facilities in the County in January 2024 using relevant GeoDirectory NACE codes and the HSE Find a GP Service¹², together with the number of new facilities granted planning permission in 2023. This table does not include permissions granted in preceding years that have yet to commence construction, or recently constructed facilities that have yet to commence operation.

Similar to the preceding section regarding childcare, the below table and map are provided to give an overview of the development trends in the County regarding GP health service provision, rather than an indication of whether an individual settlement has adequate capacity to serve existing or future populations.

Both GeoDirectory and the HSE Find a GP Service indicate that there are 65 GP health services throughout the County, generally concentrated in the higher order Key, Self-Sustaining Growth and Self-Sustaining settlements. 4 additional GP facilities were granted planning permission in Kildare in 2023, with 2 located in Newbridge, 1 located in Celbridge and 1 in Kildangan.

Figure 9.1 below illustrates the percentage of the local population in the settlements of Kildare that are within a 10-minute walking distance of a childcare facility using relevant Geodirectory NACE codes. Regarding the villages and rural settlements of the County, only Johnstown, Johnstownbridge and Brownstown benefit from GP facilities within settlement boundaries.

Of the settlements in Kildare with access to GP facilities, it is noted that less than 30% of the population in Maynooth, Kildare Town, Monasterevin, Kilcock and Kill are within a 10-minute walking distance of a GP facility. All other settlements have over 32% of their population within 10 minutes of a GP facility.

¹² <https://www2.hse.ie/services/find-a-gp/>

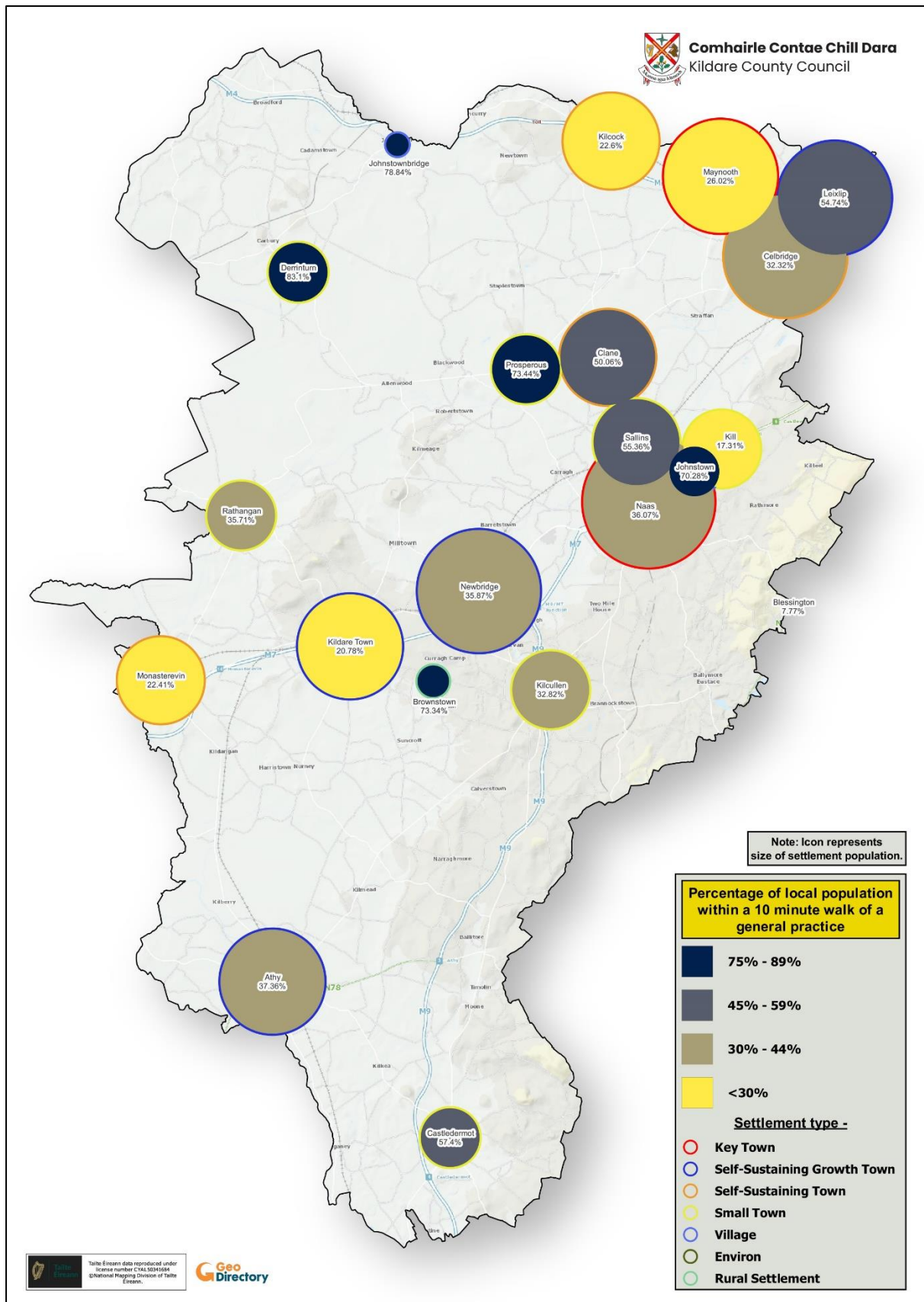
Table 9.1: No. General Medical Practices and Permissions Granted 2023

Settlement Type / Hierarchy	Settlement Name	No. General and Specialist Medical Practice Activities - Geodirectory	No. GP Practices - HSE Find a GP Service	Additional/New Facilities Permitted 2023
Key Town	Naas	11	12	0
	Maynooth	5	8	0
	Total Key Towns	16	20	0
Self-Sustaining Growth Towns	Newbridge	9	7	2
	Leixlip	9	8	0
	Kildare Town	2	1	0
	Athy	5	4	0
	Total Self-Sustaining Growth Towns	25	20	2
Self-Sustaining Towns	Celbridge	5	5	1
	Kilcock	1	3	0
	Monasterevin	2	1	0
	Clane	4	5	0
	Total Self-Sustaining Towns	12	14	1
Towns	Sallins (LAP)	2	2	0
	Kilcullen (LAP)	2	2	0
	Kill (Small Town)	1	1	0
	Prosperous (Small Town)	1	1	0
	Rathangan (Small Town)	1	1	0
	Castledermot (Small Town)	1	1	0
	Derrinturn (Small Town)	1	1	0
	Total Towns	9	9	0
	Athgarvan	0	0	0

Villages	Allenwood	0	0	0
	Ballitore	0	0	0
	Ballymore Eustace	0	0	0
	Caragh	0	0	0
	Coill Dubh	0	0	0
	Coolearagh			
	Crookstown	0	0	0
	Johnstown	1	1	0
	Johnstownbridge	1	0	0
	Kildangan	0	0	1
	Kilmeague	0	0	0
	Moone	0	0	0
	Narraghmore	0	0	0
	Robertstown	0	0	0
	Straffan	0	0	0
	Suncroft	0	0	0
	Timolin	0	0	0
	Total Villages	2	1	1
Rural Settlements	Allen	0	0	0
	Ardclough	0	0	0
	Ballyshannon	0	0	0
	Brannockstown	0	0	0
	Broadford	0	0	0
	Brownstown	1	1	0
	Calverstown	0	0	0
	Clogherinkoe	0	0	0
	Cutbush	0	0	0
	Kilberry	0	0	0
	Kilkea	0	0	0

	Kilmead	0	0	0
	Kilteel	0	0	0
	Lackagh/ Mountrice	0	0	0
	Maganey/ Levitstown	0	0	0
	Milltown	0	0	0
	Nurney	0	0	0
	Rathcoffey	0	0	0
	Staplestown	0	0	0
	Two Mile House	0	0	0
	Total Rural Settlements	1	1	0
Rural Nodes /Rural Dwellers	Total Rural Nodes/Rural Dwellers	0	0	0
Blessington Environs	Total Blessington Environs	0	0	0
County Kildare	Total	65	65	4

Figure 9.1: Percentage of Local Population within walking distance of General Medical Facility



10.0 Primary, Special and Post-Primary Education

This section relates to the ongoing delivery of primary, special and post-primary education facilities in the County, noting that the delivery of education facilities and services across the Country lies with the Department of Education (DoE). In this regard, the Council continues to work closely with the DoE (through the Memorandum of Understanding with the County and City Managers' Association) in relation to the proactive identification and acquisition of sites for new schools, in support of the DoE Schools Building Programme. In addition, the Council also has a role in facilitating the provision of new schools and expansions to existing facilities proposed by the DoE and/or individual schools through the development management process. The Council seeks to ensure that new/expanded facilities are of a high design quality and accord with relevant policies, objectives and standards contained in the County Development Plan.

Tables 10.1, 10.6, and 10.8 detail the number of primary, special, and post-primary schools in the County (by settlement) and enrolment figures for the 2022-2023 and 2023-2024 academic years. This data is sourced from the School Annual Census figures published by the DoE for primary/special¹³ and post-primary schools¹⁴. Final data from the 2022-2023 academic year is anchored to the 30 September 2023 census date, however, does not include Ukrainian pupils enrolled post census. Data for the 2023-2024 academic year is provisional (published December 2023) and is to be finalised in June 2024.

The primary school census data for the 2022-2023 academic year includes the number of individual classrooms and class sizes per school. This data has been used to calculate the pupil to teacher ratio for the 2022-2023 academic year in Table 10.1. Data on individual primary classrooms for the 2023-2024 academic year will only be available on publication of final census data in June 2024.

Tables 10.2 and 10.9 list the large scale/major projects that have been completed for primary and post-primary schools between 2016 and January 2024 under the DoE school building programmes¹⁵. Ongoing large/major projects (as of April 2024) for primary, special and post-primary schools¹⁵ are listed in Tables 10.3, 10.7 and 10.10 respectively.

Tables 10.4 and 10.11 list the additional accommodation works completed for primary and post-primary schools respectively between 2016 and January 2024¹⁶. An overview of the status of ongoing additional accommodation projects (as of April 2024) for primary and post-primary schools¹⁶ is provided in Tables 10.5 and 10.12.

¹³ <https://www.gov.ie/en/collection/primary-schools/>

¹⁴ <https://www.gov.ie/en/collection/post-primary-schools/>

¹⁵ <https://www.gov.ie/en/service/c5b56b-major-projects/>

¹⁶ <https://www.gov.ie/en/service/563cae-additional-accommodation-scheme/>

Figures 10.1 and 10.2 indicate the percentage of the local population in the settlements of Kildare that are within a 10-minute walking distance of a primary or post-primary/secondary school respectively, using relevant Geodirectory NACE codes.

10.1 Primary Schools

The annual school census published by the DoE indicates that there are 101 primary schools in County Kildare catering to 29,287 pupils, based on preliminary enrolment figures for the 2023-2024 academic year. The number of pupils enrolled in Kildare for the current academic year has marginally decreased (-3 pupils) in comparison with the previous 2022-2023 academic year.

The only settlements which do not contain a primary school within their boundary, include Ballitore, Coolearagh, Johnstown, Kilmeague, Narraghmore, Timolin, Brownstown, Calverstown and Kiltel. It is assumed that the school age population of these settlements are generally accommodated by schools in nearby settlements or the 13 schools within the designated rural areas of the County.

In order to establish a baseline capacity of existing primary schools in Kildare, the number of mainstream classrooms for the 2022-2023 academic year has been used to calculate the approximate pupil-teacher ratio for each settlement in Table 10.1 below, assuming 1 teacher per mainstream classroom. This does not include teachers in mainstream classes which provide a designated support role, or teachers within designated additional resource/support classrooms. In this regard, Table 10.1 below indicates that Kildare has an average pupil-teacher ratio of 25:1. Of the 46 settlements within Kildare, 31 settlements meet or are below the County average, while 15 settlements have pupil-teacher ratios above 25:1.

Regarding major school projects in primary schools, 6 projects have been completed between 2016 and January 2024, with the Maynooth Boys NS project completed in 2023. 13 major projects are ongoing as of April 2024, with 6 projects on site (in Monasterevin, Naas, Newbridge, Athy and Clane), 1 project (Mercy Convent in Naas) at tender stage, 3 at design stage, 2 at pre-design phase and 1 at site acquisition stage (Naas Primary School).

In addition, 24 additional accommodation projects for primary schools have been completed in Kildare between 2016 and 2022, with no such projects completed in 2023. However, 24 additional accommodation projects are ongoing as of April 2024, with 2 projects on site, 1 at tender stage and the remainder either at design or approval stage.

Table 10.1: No. Primary Schools, Classroom Numbers, Enrolment Figures and Pupil – Teacher Ratio

Settlement Type / Hierarchy	Settlement Name	No. Schools per Academic Year		No. Mainstream Classrooms	Enrolment			Pupil -Teacher Ratio
		22-23	23-24		22-23	22-23	23-24	
Key Town	Naas	8	8	122	3200	3178	-22	26:1
	Maynooth	5	5	85	2166	2196	30	26:1
	Total Key Towns	13	13	207	5366	5374	8	26:1
Self-Sustaining Growth Towns	Newbridge (incl. southern environs)	9	9	134	3308	3268	-40	25:1
	Leixlip	7	7	77	1865	1925	60	24:1
	Kildare Town	3	3	65	1611	1617	6	25:1
	Athy	4	4	65	1360	1351	-9	21:1
	Total Self-Sustaining Growth Towns	23	23	341	8144	8161	17	24:1
Self-Sustaining Towns	Celbridge	6	6	91	2292	2298	6	25:1
	Kilcock	3	3	53	1,366	1371	5	26:1
	Monasterevin	3	3	26	627	641	14	24:1
	Clane	3	3	44	1132	1083	-49	26:1
	Total Self-Sustaining Towns	15	15	214	5417	5393	-24	25:1
Towns	Sallins (LAP)	1	1	27	663	661	-2	25:1
	Kilcullen (LAP)	1	1	26	645	654	9	25:1
	Kill (Small Town)	1	1	25	654	671	17	26:1
	Prosperous (Small Town)	1	1	21	477	510	33	23:1
	Rathangan (Small Town)	2	2	28	623	638	15	22:1
	Castledermot (Small Town)	1	1	15	348	351	3	23:1

	Derrinturn (Small Town)	1	1	13	317	280	-37	24:1
	Total Towns	8	8	155	3727	3765	38	24:1
Villages	Athgarvan	1	1	12	308	309	1	26:1
	Allenwood	1	1	10	270	262	-8	27:1
	Ballitore	0	0	0	0	0	0	0
	Ballymore Eustace	1	1	7	201	208	7	29:1
	Caragh	1	1	18	450	460	10	25:1
	Coill Dubh	1	1	7	185	182	-3	26:1
	Coolearagh	0	0	0	0	0	0	0
	Crookstown	1	1	11	266	268	2	24:1
	Johnstown	0	0	0	0	0	0	0
	Johnstownbridge	1	1	5	105	92	-13	21:1
	Kildangan	1	1	8	220	220	0	28:1
	Kilmeague	0	0	0	0	0	0	0
	Moone	1	1	5	135	144	9	27:1
	Narraghmore	0	0	0	0	0	0	0
	Robertstown	1	1	7	182	186	4	26:1
	Straffan	1	1	16	401	410	9	25:1
	Suncroft	1	1	3	51	46	-5	17:1
	Timolin	0	0	0	0	0	0	0
	Total Villages	12	12	109	2774	2787	13	25:1
Rural Settlements	Allen	1	1	9	223	197	-26	25:1
	Ardclough	1	1	15	354	358	4	24:1
	Ballyshannon	1	1	5	127	130	3	25:1
	Brannockstown	1	1	3	83	79	-4	28:1
	Broadford	1	1	3	72	72	0	24:1
	Brownstown	0	0	0	0	0	0	0
	Calverstown	0	0	0	0	0	0	0
	Clogherinkoe	1	1	6	144	138	-6	24:1

	Cutbush	1	1	7	165	152	-13	24:1
	Kilberry	1	1	4	83	85	2	21:1
	Kilkea	1	1	3	59	60	1	20:1
	Kilmead	1	1	7	163	161	-2	23:1
	Kilteel	0	0	0	0	0	0	0
	Lackagh/ Mountrice	1	1	5	122	113	-9	24:1
	Maganey/ Levitstown	1	1	3	44	48	4	15:1
	Milltown	1	1	8	200	224	24	25:1
	Nurney	1	1	8	186	184	-2	23:1
	Rathcoffey	1	1	8	231	227	-4	29:1
	Staplestown	1	1	4	110	111	1	28:1
	Two Mile House	1	1	10	236	237	1	24:1
	Total Rural Settlements	17	17	108	2602	2576	-26	24:1
Rural Nodes /Rural Dwellers	Total Rural Nodes/Rural Dwellers	13	13	59	1260	1231	-29	21:1
Blessington Environs	Total Blessington Environs	0	0	0	0	0	0	0
County Kildare	Total	101	101	1193	29290	29287	-3	25:1

Table 10.2: List of Completed Large-Scale Projects for Primary Schools - 2016 to January 2024

Roll No.	School	Year
15957D	Rathangan BNS	2016
20428D	Gs Cuil Aodha, Kildare	2017
20292E	Maynooth ET Phase 1	2019
16706G	St Joseph's NS, Kilcock	2021
20292E	Maynooth ETNS	2021
17341U	Maynooth Boys NS, Maynooth	2023

Table 10.3: Status of Ongoing Large-Scale Projects for Primary Schools - April 2024

Roll No.	School Name	Status April 2024
13902O	Hewetson NS	Stage 2a (Developed Sketch Scheme)
15040T	Mercy Convent, Naas	Stage 3 (Tender Stage)
15769C	Scoil Eimhinn Naofa & St Peter's NS, Monasterevin	On Site
16707I	Scoil Naisiunta Naomh Pheadar, Monasterevin	On Site
17254C	St. Corban's NS, Naas	Stage 2b (Detailed Design)
17872F	St Conleth's/ St Mary's, Newbridge	On Site
17873H	St Conleth's Infant school, Newbridge	On Site
18288B	Scoil Mhichil Naofa, Athy	On Site
19796C	St Patrick's BNS, Clane	On Site
20257C	Scoil Naomh Padraig, Celbridge	Pre Stage 1
20526D	Leixlip Primary - Leixlip ETNS	Project Brief
20527F	Maynooth Primary - Gaelscoil Ruairí	Stage 2b (Detailed Design)
20542B	Naas Primary School	Site Acquisition Process

Table 10.4: List of Completed Additional Accommodation for Primary Schools - 2016 to January 2024

Roll No.	School Name	Additional Accommodation Description	Year
07790U	Churchtown NS, Athy,	2x15m2 Resource rooms	2016
19897I	Gaelscoil Uí Riada, Kilcock	1 x 80m2 classroom & 1 x 16m2 WC for assisted users	2016
18430B	Robertstown National School	1x80m2 mainstream classroom & 3x15m2 Resource rooms	2016
18179T	Scoil Bhríde, Lackagh	2x80m2 mainstream classroom	2016
16707I	SN Naomh Peadar, Monasterevin	1 x 80m2 Mainstream Classroom	2016

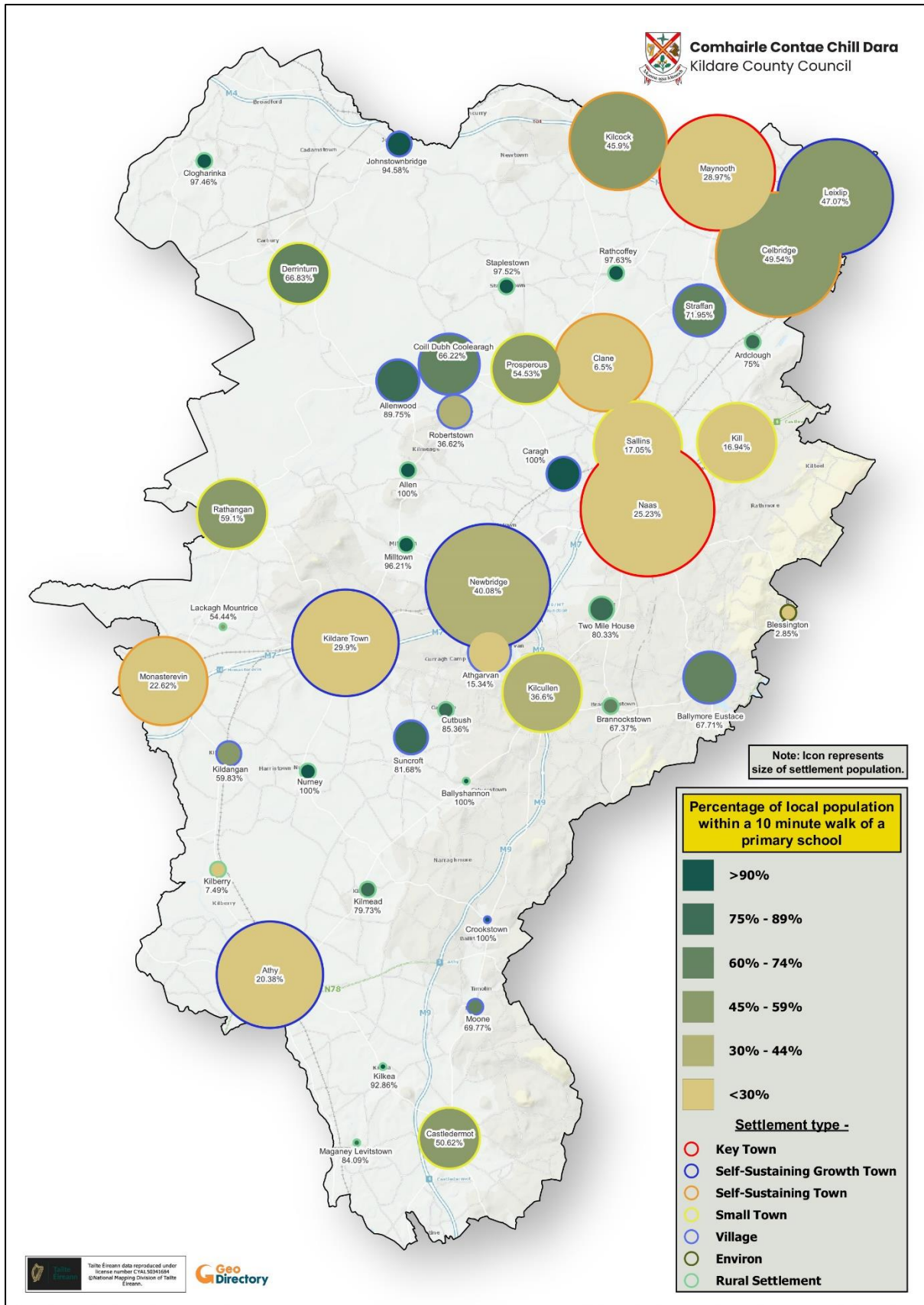
18449W	St Conleths National School	4 x 80m2 Mainstream Classrooms & 1 x 16m2 Resource Room & ASD Unit	2016
20427B	St. Brigid's NS, Kildare Town	ASD Unit	2016
19797E	Scoil Naisiunta Bhride, Clane	Conversion works to create an ASD class	2017
17674B	St. Anne's NS, Ardclough, Straffan	Refurb to create ASD Class	2017
17995V	St. Oliver Plunkett NS, Carbury	1x80m2 classroom + 1 x WC for assisted users	2017
17968S	Two Mile House National School	1x80m2 classroom	2017
20505S	Allenwood National School (16813H amalgamation)	2 general classrooms, suite toilets and 1x WC for assisted users	2018
18130M	St Patrick's NS, Johnstownbridge	1 x 80m2 classroom & 3 x SET room & 1 x WC for assisted users	2018
18096P	Coill Dubh NS, Naas	2 x 80m2 classrooms	2019
17787O	SN Colmcill Naofa, Moone	1 x 80m2 mainstream classroom with assisted users toilet & 1 x 15m2 SET room	2019
15456E	Ballyshannon NS	Reconfiguration to create SET rooms	2020
18018S	Bunscoil Bhride	Refurb Classroom to ASD classroom	2020
18096P	Coill Dubh NS, Naas	2x80m2 Mainstream+ ensuite toilet & 2 x ASD Unit Classroom	2020
19653D	San Carlo JNS, Leixlip	Conversion works to create 1x SEN base	2020
18644U	Straffan National School	4 x 80m2 mainstream classrooms & wc for assister users & stairs	2020
16845U	Rathcoffey NS	2 classroom 183m2 and conversion of existing to multi-purpose room	2021
18055B	Ballymore Eustace NS	Reconfiguration Works for toilets for interim SEN accommodation	2022
19875V	Scoil Carlo Senior school	Permanent reconfiguration works to existing accommodation for SEN class	2022
18666H	Tiermohan NS	3x 80m2 Classroom including en-suite toilets (Prefab replacement)	2022

Table 10.5: Status of Ongoing Additional Accommodation Projects for Primary Schools - April 2024

Roll No.	School Name	Project Brief	Status April 2024
13328I	St Patricks NS	1 x Special Education Classroom	On Site
17567A	Allen NS	2x Special Education Tuition rooms	Approved
19897I	Scoil Ui Riada, Kilcock	7x Mainstream classrooms, 3 x Special Education Tuition rooms, Toilets	On Site
00779U	Presentation Girls School	4x Mainstream classrooms:3x Special Education Tuition rooms and reconfiguration for special education Classroom	Design Stage
15957D	Rathangan BNS	4x Special Education classrooms, 4x mainstream classrooms, reconfiguration for 1x Special Education classroom	Design Stage
19597T	Holy Child NS	2x Mainstream Classrooms, 2x Special Education Classrooms, 1x Special Education Tuition room	Approved
18092H	Cadamstown NS	1x Mainstream classroom1x Special Education Tuition room	Tender Stage
18675I	S.N. Cill Daingin (Kildangan NS)	1x Special education classroom, Reconfiguration for Special Education Class	Design Stage
18650P	Newtown National School	2x Special education classrooms	Design Stage
18449W	St Conleth's NS	1x Mainstream Classroom & 1x Home School Liaison room	Design Stage
17650K	Scoil Ide Naofa	2x Special Education Classrooms	Approved
20505S	Scoil Mhuire Allenwood	3x Mainstream classrooms, 2x Special Education Classrooms & reconfiguration of existing undersized classrooms	Approved
19407L	Scoil Bride	2x Special Education Classrooms	Design Stage
18055B	Scoil Mhuire	2x Special Education Classrooms	Design Stage
20558Q	St Catherine's, Curragh, Co Kildare	2x Special Education Classrooms & User Assisted WC	Approved
14643V	Bigstone National School	1x Special education tuition room & UAWC	Design Stage
16777G	S N NMH Mhuire (Staplestown NS)	Reconfiguration to create a mainstream classroom	Approved
18096P	S N Coill Dubh	2x Special education classrooms	Approved
19786W	Castledermot NS	Reconfiguration for 2x Special education classrooms	Approved

16654N	S N Brighde, Milltown	Reconfiguration for 1x interim Special Education Classroom	Approved
16654N	S N Brighde, Milltown	2x Special Education Classrooms & 1x Mainstream Classroom	Approved
15456E	Ballyshannon N S	1x Special education tuition room & staff toilet	Approved
20505S	Scoil Mhuire Allenwood National School	Reconfiguration to create 1 interim Special Education Classroom	Approved
18018S	Scoil Bhríde N S, Rathangan	Reconfiguration of mainstream classroom to create 2 Special Education Tuition rooms	Approved

Figure 10.1: Percentage of Local Population within walking distance of a Primary School



10.2 Special Schools

There are 5 special schools in Kildare, situated in Maynooth, Newbridge, the Curragh, Celbridge and Kill. Enrolment in special schools increased by 9 pupils from previous academic year to 329 for 2023-2024.

No large scale/major projects for special schools have been delivered since records began to be published by the DoE in 2010. The only additional accommodation for special schools delivered include one autistic unit for St Anne's Special School in the Curragh in 2012 and a special needs unit for St Raphael's Special School in Celbridge in 2018.

There are 3 large scale projects for special schools currently being brought forward under the school building programme, comprising 1 project that is on site (St Marks Special School in Newbridge) 1 project at design stage (St Anne's School in the Curragh) and 1 project at pre-design stage (St Raphael's Special School in Celbridge). There are no additional accommodation projects currently ongoing in Kildare.

Table 10.6: No. Special Schools and Enrolment Figures

Settlement Type / Hierarchy	Settlement Name	No. Schools per Academic Year		Enrolment		
		22-23	23-24	22-23	23-24	Change
Key Town	Maynooth	1	1	30	30	0
Self-Sustaining Growth Towns	Newbridge (incl. southern environs - Curragh)	2	2	169	173	4
Self-Sustaining Towns	Celbridge	1	1	94	96	2
Towns	Kill (Small Town)	1	1	27	30	3
County Kildare	Total	5	5	320	329	9

Table 10.7: Status of Ongoing Large-Scale Projects for Special Schools - April 2024

Status of Ongoing Large-Scale Special School Projects under the School Building Programme.		
Roll No.	School Name	Status April 2024
18988G	St Raphael's Special School	Pre Stage 1
19277B	St Anne's Special School, Ballymany Cross, Curragh	Stage 2b (Detailed Design)
19455W	St. Mark's Special School, Newbridge	On Site

9.3 Post Primary Schools

The annual school census published by the DoE indicates that there are 29 post-primary schools in County Kildare catering to 21,880 pupils, based on preliminary enrolment figures for the 2023-2024 academic year. The above figures include the 2 fee paying schools in the County (Clongowes Wood outside Clane and Newbridge College), which have a current enrolment of 1,350 pupils. All post-primary schools in Kildare are situated within or adjacent to the towns of County, with no post-primary schools within the designated villages, rural settlements or rural areas.

The number of pupils enrolled in Kildare for the current academic year has increased by 578 pupils in comparison with the previous 2022-2023 academic year, including 39 additional pupils in the fee-paying schools.

5 major projects for post-primary schools have been completed in Kildare between 2016 and January 2024, with 1 project (St Pauls' Secondary School in Monasterevin) completed in 2023. 8 major projects for post-primary schools are being brought forward under the school building programme, 6 of which are at design stage and the remaining 2 at pre-design stage.

7 additional accommodation projects for post-primary schools were completed in Kildare between 2016 and January 2024, with reconfiguration works to Gaelcholáiste Mhaigh Nuad to provide a technology room, classroom, art room, music room and office completed in 2023. 11 additional accommodation projects are currently being brought forward as of April 2024, 3 of which are on site to provide additional classrooms (3 additional in Scoil Mhuire in Clane, 2 additional at St. Mary's College in Naas and 1 special education classroom at Scoil Dara in Kilcock). The remaining 8 projects are either at design or approval stage.

Table 10.8: Number of Post - Primary Schools, Fee Paying Schools and Enrolment Figures

Settlement Type / Hierarchy	Settlement Name	No. Schools per Academic Year		No. Fee Paying Schools	Enrolment Total (Fee Paying)		
		22-23	23-24		22-23	23-24	Change
Key Town	Naas	5	5	0	4,223	4,330	107
	Maynooth	3	3	0	1834	2006	172
	Total Key Towns	8	8	0	6,057	6,336	279
Self-Sustaining Growth Towns	Newbridge (incl. southern environs - Curragh)	5	5	1	3429 (909)	3571 (917)	142 (8)
	Leixlip	2	2	0	1485	1491	6
	Kildare Town	1	1	0	995	988	-7
	Athy	2	2	0	1430	1469	39
	Total Self-Sustaining Growth Towns	10	10	1	7339 (909)	7519 (917)	180 (8)
Self-Sustaining Towns	Celbridge	3	3	0	2277	2272	-5
	Kilcock	1	1	0	907	898	-9
	Monasterevin	1	1	0	675	738	63
	Clane	2	2	1	1604 (402)	1613 (433)	9 (31)
	Total Self-Sustaining Towns	7	7	1	5463 (402)	5521 (433)	58 (31)
Towns	Sallins (LAP)	0	0	0	0	0	0
	Kilcullen (LAP)	1	1	0	831	844	13
	Kill (Small Town)	0	0	0	0	0	0
	Prosperous (Small Town)	1	1	0	518	572	54
	Rathangan (Small Town)	1	1	0	720	735	15
	Castledermot (Small Town)	1	1	0	374	353	-21
	Derrinturn (Small Town)	0	0	0	0	0	0
	Total Towns	4	4	0	2443	2504	61
County Kildare Total	29	29	2	21302 (1311)	21880 (1350)	578 (39)	

Table 10.9: List of Completed Large-Scale Projects for Post-Primary Schools - 2016 to January 2024

Roll No.	School	Year
70680U	St Conleth's Vocational School, Station Rd, Newbridge	2018
70700A	Maynooth Post Primary School	2020
76193Q	Maynooth Community College	2020
76194S	Naas Community College	2022
61702D	St Pauls' Secondary School, Monasterevin	2023

Table 10.10: Status of Ongoing Large-Scale Projects for Post -Primary Schools - April 2024

Roll No.	School Name	Status April 2024
61681V	Patrician Post Primary, Newbridge	Stage 2b (Detailed Design)
61690W	Cross & Passion Secondary School, Kilcullen	Stage 2b (Detailed Design)
61730I	St. Mary's Girls Post Primary, Naas	Stage 2b (Detailed Design)
70650L	Athy Community College	Stage 2b (Detailed Design)
70720G	St Farnan's Post Primary, Prosperous	Stage 2b (Detailed Design)
91614B	Celbridge Community School	Pre Stage 1
70660O	Curragh Community College, Newbridge	Stage 2b (Detailed Design)
76554W	Gaelcholaiste Maynooth	Pre Stage 1

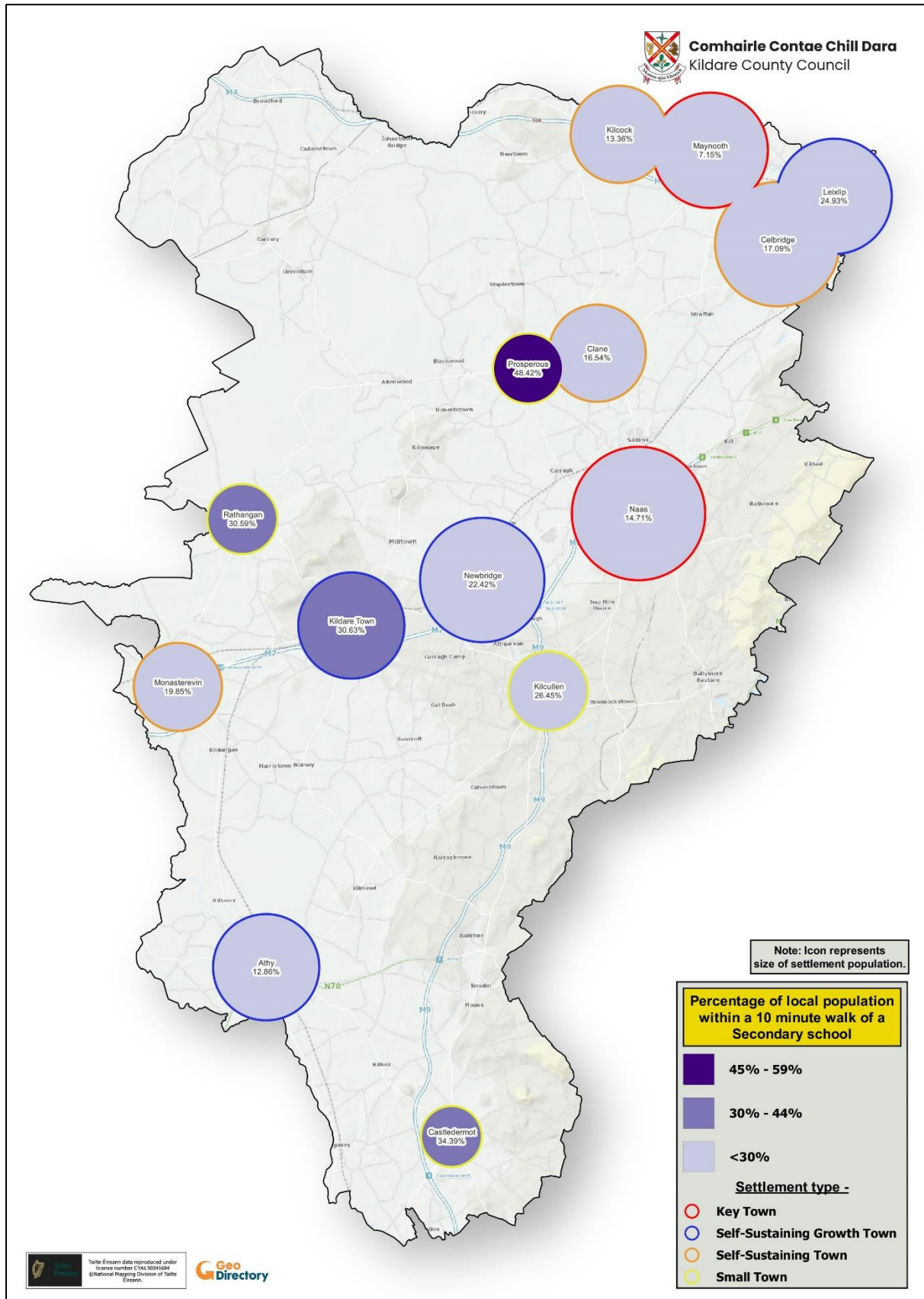
Table 10.11: Completed Additional Accommodation for Post-Primary Schools - 2016 to January 2024

Roll No.	School	Total Accommodation	Year
91372D	Scoil Mhuire, Clane	3 x 49m2 classrooms	2016
61730I	St. Mary's College, Naas	2x49m2 classrooms with ensuite toilets	2016
70730J	Ardcoil Rath Iomghain, Rathangan	3 general classrooms, 2 standard WC's 1 WC for assisted users and circulation	2017
68072I	Gaelcholaiste Chill Dara, Naas	Extension and refurbishment	2017
68077S	Ardcoil na Trionide, Athy	5 x general classrooms and ASD unit 552m2	2019
70660O	Curragh Community College, Newbridge	5x general classrooms, 1x Specialist room, 1 x social space, Toilet, 3x offices	2023
76554W	Gaelcholáiste Mhaigh Nuad	Reconfiguration works to provide Technology room, classroom, art room, music room, office	2023

Table 10.12: Status of Ongoing Additional Accommodation Projects for Post-Primary Schools - April 2024

Roll No.	School Name	Project Brief	Status April 2024
76554W	Gaelcholáiste Mhaigh Nuad	Refurbishment works to provide 1x Science lab & 1x Woodwork room	On Site
61661P	Salesian College, Celbridge	2x Special education classrooms & 4x Resource rooms	On Site
61691B	Scoil Dara, Kilcock	9x Mainstream classrooms (4 Prefab replacements):2x Science labs & Prep area: 1x Art & craft room	Design Stage
70691C	Confey College, Leixlip	1x Special education classroom	Approved
91372D	Scoil Mhuire CS, Clane	2x Science labs:5x Mainstream classrooms & 4x Special education Classrooms	Approved
70730J	Ardcoil Rath Iomghain, Rathangan	3x Science Laboratories + prep. area:3x Mainstream classrooms (prefab replacement): 1x Mainstream classroom:4x Special education tuition rooms:1x Art room:1x Music Room:1x Multimedia room:2x Special education classrooms	Approved
61691B	Scoil Dara, Kilcock	Special education classroom refurbishment works to create 1x Special education classroom	On Site
70670R	Colaiste Lorcan, Castledermot	2x Special education classrooms:1x Multimedia: 1x music room:1x Science lab and reconfiguration to provide larger science lab	Approved
70710D	Pipers Hill College, Naas	Health & safety transport and safety issues at Pipers Hill Campus	Approved
70680U	St Conleth's Community College, Newbridge	8x mainstream classrooms:6x Special Education Tuition rooms:1x science lab & prep area:1x Graphics room:1x Home Economics Room	Approved
61682A	Holy Family Secondary School, Newbridge	8x Mainstream classrooms (5x prefab replacement):1x Music room:1x Textiles room: 3x Science labs & 2x prep areas:1x Graphics Room: 1x Home Economics Room:4x Special Education Classrooms	Approved

Figure 10.2: Percentage of Local Population within walking distance of a Post-Primary/Secondary School



11.0 Conclusion

This *Annual Development Plan Monitoring Report* provides an overview of the planning and development trends that have occurred within the County and per settlement over the 2023 calendar year, being the first year since the adoption and coming into effect of the *Kildare County Development Plan 2023-2029*.

This Report forms part of the broader monitoring and reporting function of the County Development Plan Implementation Team and provides an overview of the planning and development trends regarding housing, commercial development and settlement consolidation over the 2023 calendar year, in accordance with the requirements of the *Development Plans Guidelines for Planning Authorities'* (2022). This Report also details the progress made in the delivery of childcare, GP healthcare and education services by private/voluntary sectors and/or relevant government departments/institutions in 2023. The report incorporates mapping which illustrates the development trends occurring at settlement level where considered appropriate.

Regarding housing, the number of completions in 2023 (2,720 dwellings) exceeded the annual requirement (1,524 dwellings) to meet the core strategy target of 9,144 units to the end of Q4 2028. Over 47% of all new dwellings delivered in 2023 were situated in the built-up area of existing settlements, demonstrating that the policies and objectives of the previous and current County Development Plan to concentrate housing in existing urban areas are taking effect. Only 143 no. single houses were constructed in 2023 on lands outside the built urban area of existing settlements and are anticipated to be predominantly rural dwellings.

However, 2023 saw a more marginal increase in the number of annual completions compared to the previous historic annual increases since 2016 (excluding Covid 19 pandemic related reduction in 2020). Without additional years for analysis, it is unclear if this is an emerging pattern of a steady rate of housing completions, or a single anomaly arising from market and industry related factors. In addition, a net total of 1,224 dwellings were permitted to be constructed in Kildare in 2023, with only 109 permitted to be constructed in rural areas. Given the ongoing demand for housing in Kildare and across the state, it is considered unlikely that the rate of housing completion will drop to any notable degree without significant external or other factors.

Regarding commercial development, while the vacancy rate for Kildare has increased from 14% to 14.4% in 2023, it is noted that 108,564.55 sqm of commercial/employment floorspace was granted in Kildare in 2023. The majority of this additional floorspace is situated in the higher order settlements (Key, Self-Sustaining Growth and Self-Sustaining Towns) of the County and across the warehousing/logistic, industrial and hospitality sectors. The retail and office use sectors had only modest floorspace increases of c.2,700 and c.1,800 sqm respectively.

Accordingly, it is evident that the development patterns and trends in Kildare are heavily focused on the continuing growth of the larger settlements of the County, particularly the

key, self-sustaining growth and self-sustaining towns. Proximity and accessibility to Dublin, the national road network and other transport connections continue to be one of the key factors which are influencing growth patterns in Kildare.

In terms of next steps, Section 15(2) of the *Planning and Development Act 2000* (as amended) provides that the Planning Authority shall, not more than 2 years after the making of a Development Plan, give a report to the Elected Members on the progress achieved in securing the objectives of the Plan. It is intended that the 2 Year Progress Report (anticipated to be published in Q1 2025) will comprise both an analysis of the annual plan monitoring data, and the progress in achieving identified Development Plan objectives.

Appendix A:

Census 2022 Kildare Settlement Profile Report

CENSUS 2022 KILDARE SETTLEMENT PROFILE

FORWARD PLANNING
KILDARE COUNTY COUNCIL
APRIL 2024



Comhairle Contae Chill Dara
Kildare County Council



Kildare Settlement Hierarchy Evidence Baseline

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2. Proximity Analysis
3. Facilities Audit

.....

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Maynooth

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Self-Sustaining Growth Towns



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Leixlip

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Kildare Town

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Athy

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Self-Sustaining Towns



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Residential Developments

37



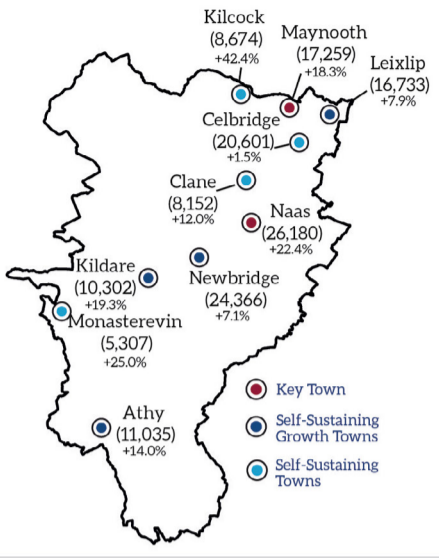
Health

38



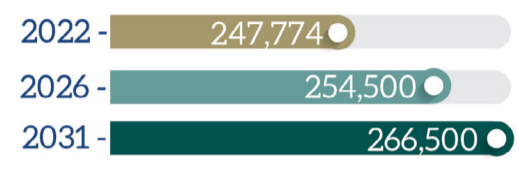
Demographics

Settlement population in 2022 and change since 2016



Kildare Population in 2022
247,774

+25,644 (+11.5%) from 2016
+37,462 (+17.8%) from 2011
+18,726 (+7%) 2022 to 2031

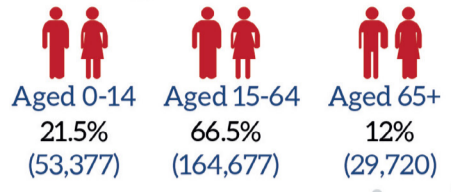


Population estimates for 2026 and 2031 based on Kildare CDP and NPF Projections

4.8% of State (5.14m)

4th highest Population in State

36.9 Average Age of Population*



30.1% living in rural areas (74,509) | 69.9% living in towns (173,265)

Urban* | Rural

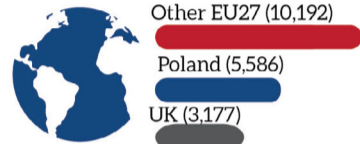
Population by Geographical Area*

CSO definition of Urban = settlements > 1,500 population



Our Community

Top 3 Nationalities other than Irish*



11.4% Non-Irish Nationals

Persons Living Alone*



17.1% of population in Private Households

Good or Very Good Health*

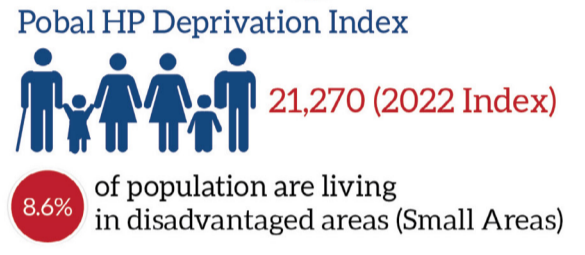
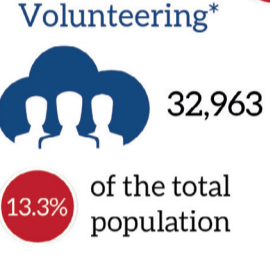
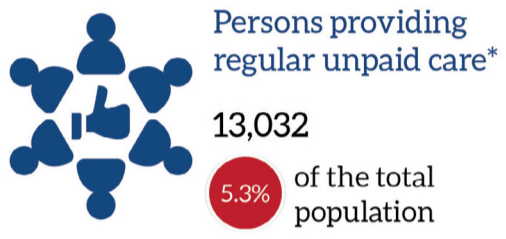


86.0% of the total population

Persons with a Disability*

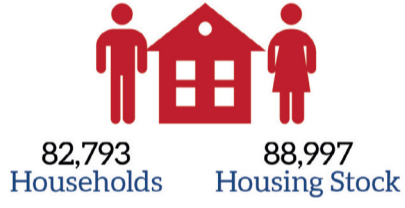


20.4% of the total population



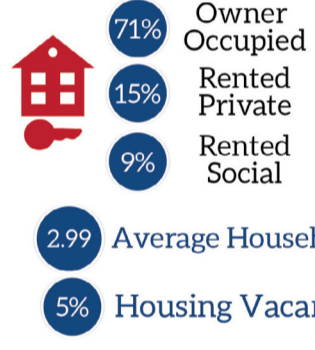
Homes & Housing

Housing Stock & Private Households*

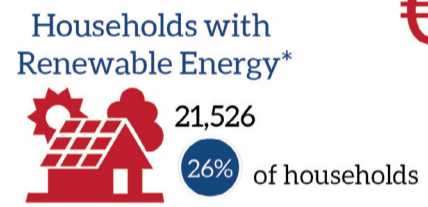


Housing Unit Target to 2029 = +9,144

Housing Tenure*



Housing Type*



Sales & Rental Prices

€385k Median Sale Price All Dwellings M11 2023 (Eircode R51: Kildare)
€1,487.05 Average Rental Price (PCM) Q3 2023 Kildare

Education

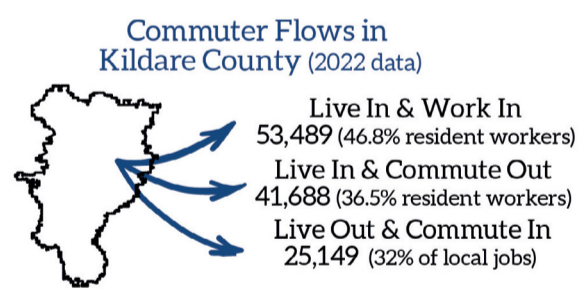
Education Attainment (Pop 15+ in Kildare)*

- 8.0% No Formal/Primary
- 12.3% Lower Secondary
- 18.6% Higher Secondary
- 13.6% Technical/Apprenticeship
- 14.8% Third Level (Degree)
- 27.9% Third Level (Post-Grad/PhD)

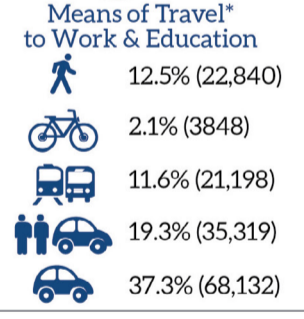


Getting to Work

Average Travel Time of Commuters (to Work) 33.8 minutes

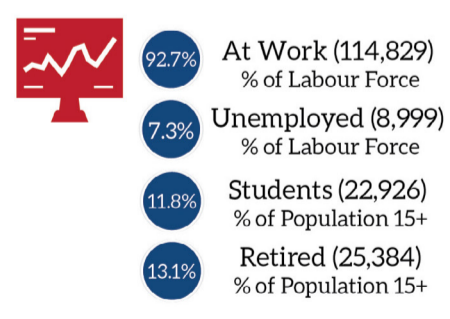


Working from Home* 13,816 (7.5% of the total population)

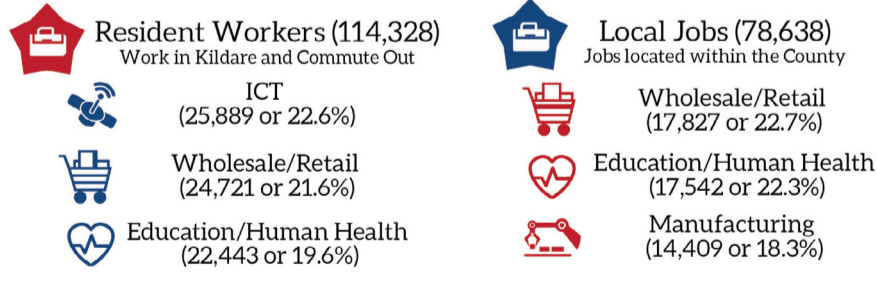


Economy, Jobs & Income

Economic Status - At Work & Unemployed*



Top 3 Employment Sectors (2022 data)



Active Enterprises 15,372 (2021)
SME's (97%) <20 employees
Larger Irish/FDI (3%)
FDI Jobs - 12,659 (2022)
Indigenous Jobs - 7,809 (2022)

Average Disposable Income per person 2020 €23,554 (4th highest in State)

Kildare LEO Clients - 2,056 (2022)
People employed by LEO supported enterprises - 1,297 (2022)

Infrastructure & Facilities

Average DriveTime to Dublin Airport Approx. 45 minutes

Access to Broadband 85% of households

Remote Hubs and Connectivity
10 Broadband Connection Points
9 Remote Hubs via Connected Hubs

Water and Wastewater Facilities*
73,304 (88.8%) Households on Public Water Mains
1,842 (2.2%) Households on Public Wastewater Scheme

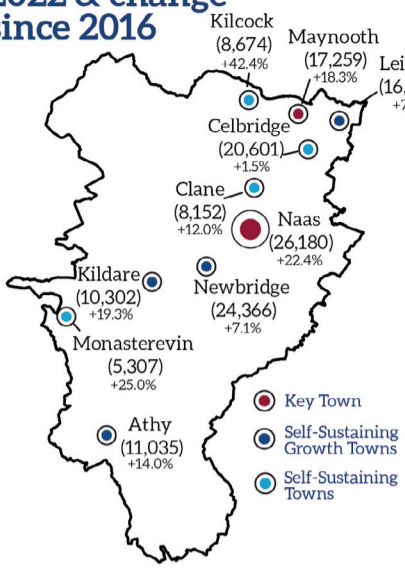


* Data sourced from CSO Census 2022

Kildare Settlement Hierarchy Profile, 2024

Residential Developments

Settlement population in 2022 & change since 2016

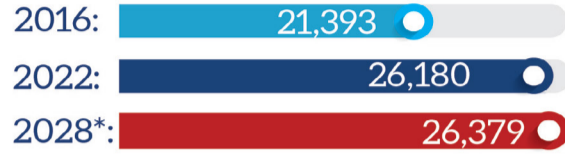


Naas Population in 2022
26,180



11% of Co. Kildare (247,774)
Largest settlement by population in Co. Kildare

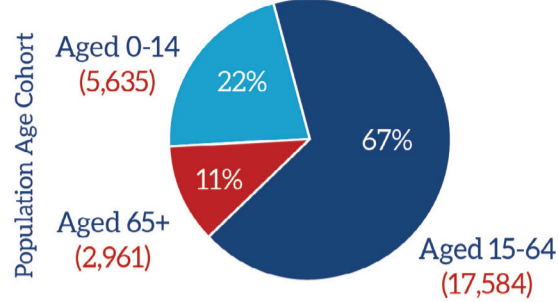
CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

49 Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Population Age Cohort

Pobal HP Deprivation Index, 2022



3.5% or 906 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



2.97 Average Household Size

8,819 Households
9,489 Housing Stock

11% Apartment



89% House



4% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



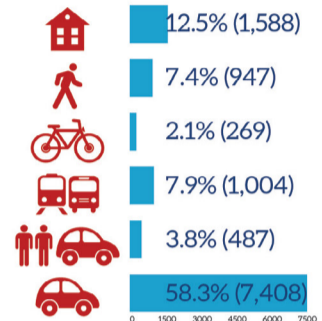
€400k Median Sale Price All Dwellings M11 2023 (Eircode W91: Naas)

€1,664.42 Average Rental Price (PCM) Q3 2023 Naas

Resident Workers (12,726)

Local Jobs (11,690)
Jobs located within the Settlement

0.92 Jobs Ratio



***Note: excludes not stated.

Commuting Flows (2022)

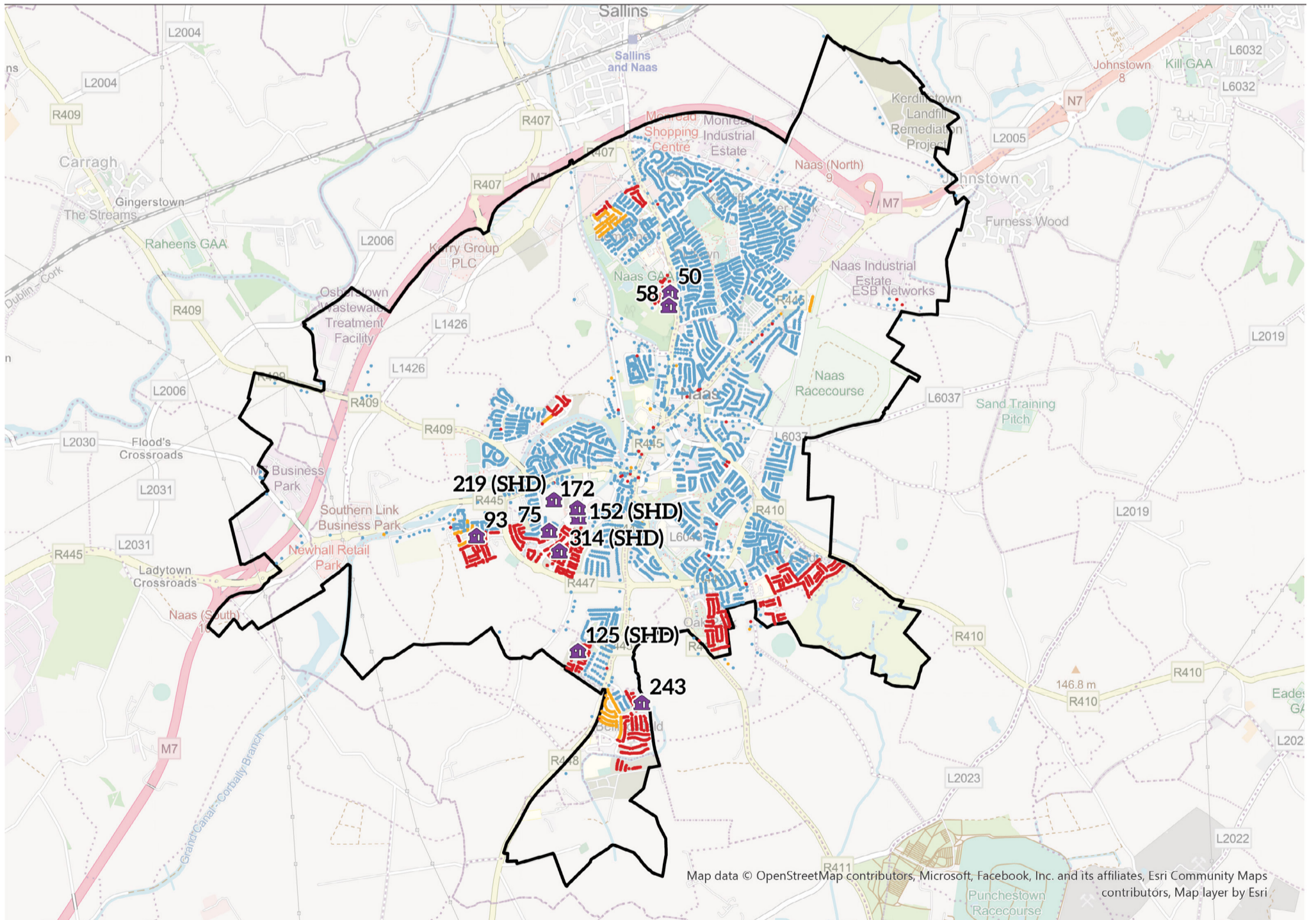
Jobs and Commuting



Live In & Work In Settlement = 30.8%

Live In Settlement & Work elsewhere

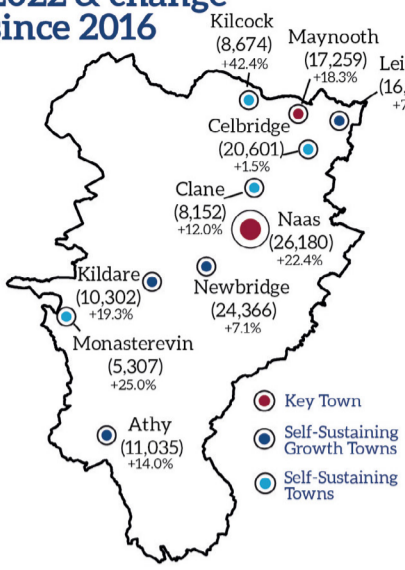
Rest of Kildare = 19.1%
Other Counties = 36.8%



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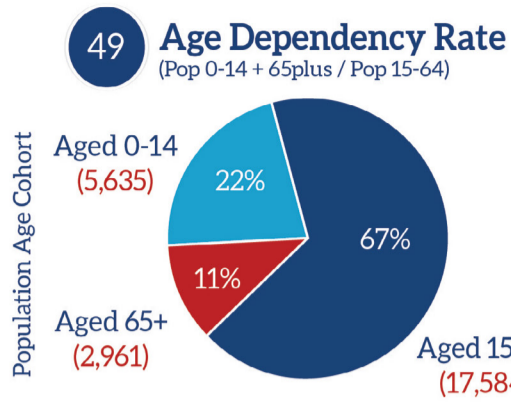
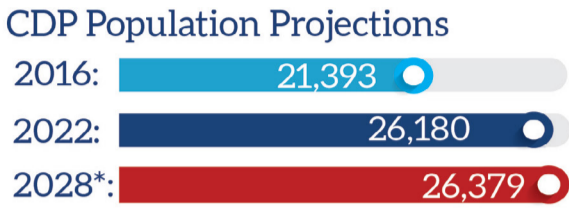


Settlement population in 2022 & change since 2016



Naas Population in 2022
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 +4,787 (+22.4%) from 2016
 +199 (+0.8%) 2022 to 2028

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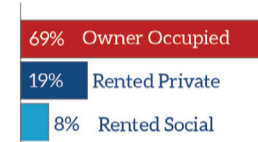


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 Jobs to Resident Workers

Jobs and Commuting

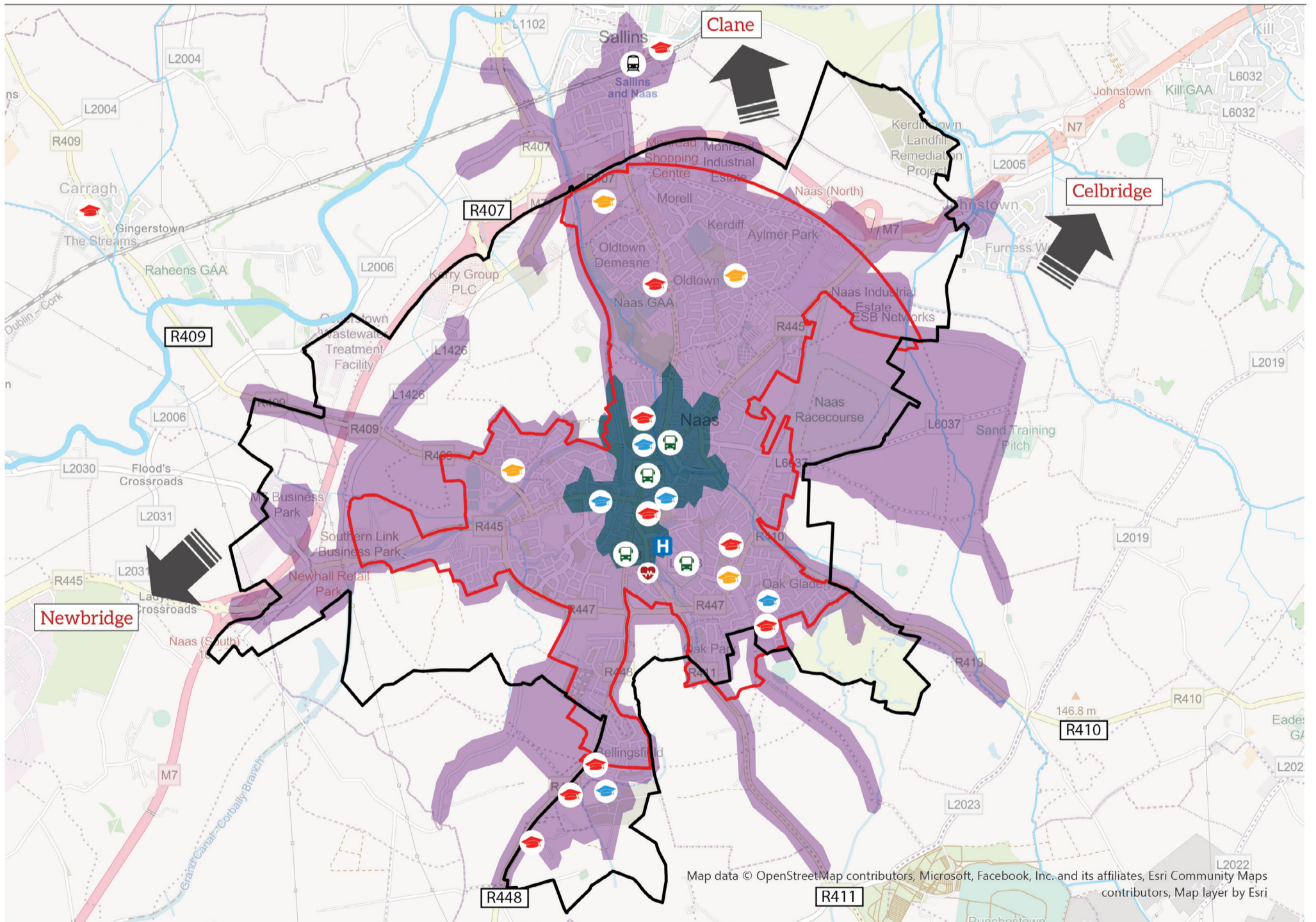
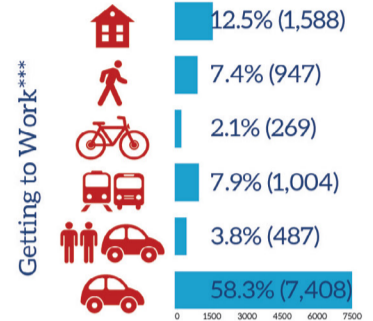
Commuting Flows (2022)



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Travel Time Map Legend:

- Naas
- Local Area Plan (LAP) 2021-2027
- CSO Settlement Boundary

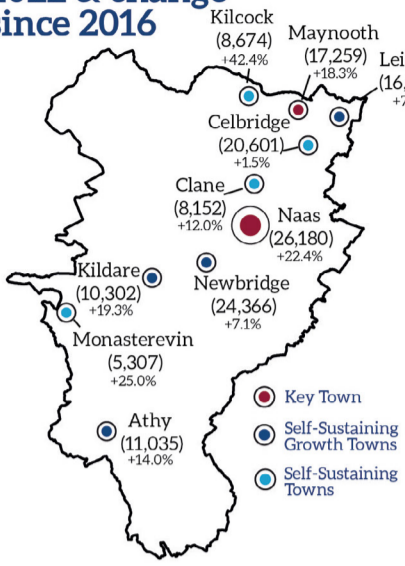
- 10 Minute Walking Catchment
- 15 Minute Cycling Catchment
- Hospital
- Primary Care Centre
- Creche
- Primary School
- Secondary School
- Train Station
- Bus Stop

Comhairle Contae Chill Dara
 Kildare County Council

People & Place

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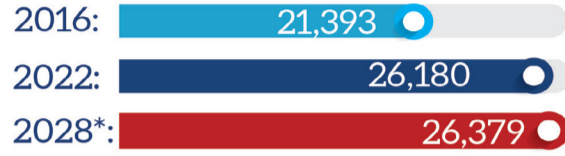


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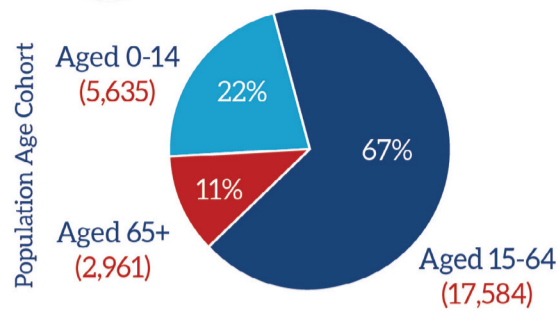
CDP Population Projections



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Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

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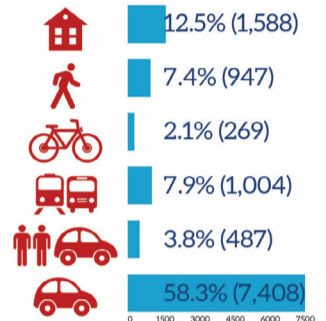
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Jobs located within the Settlement

Jobs Ratio

Jobs to Resident Workers



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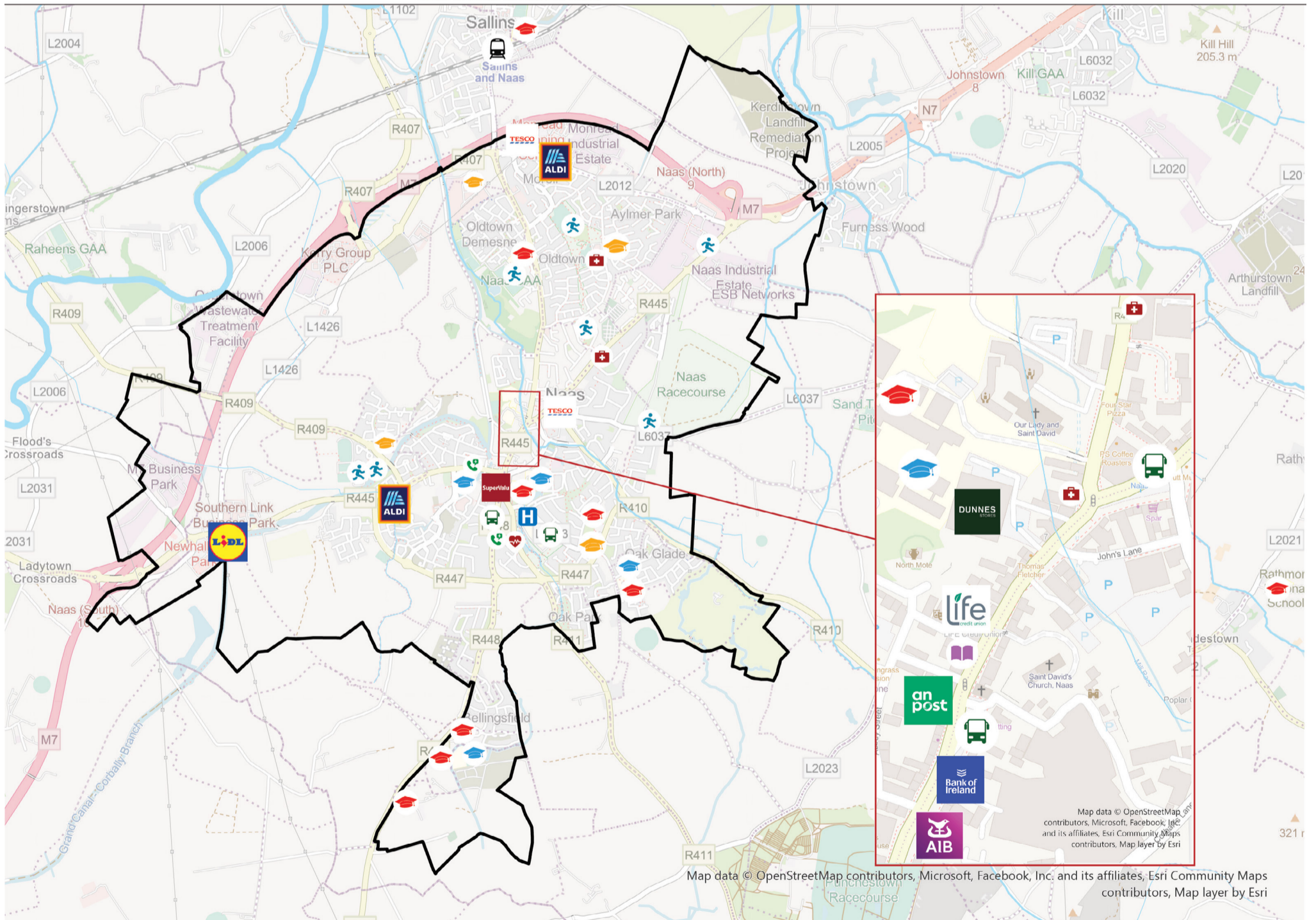
Commuting Flows (2022)



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Facilities Map Legend:

Naas Local Area Plan (LAP) 2021-2027

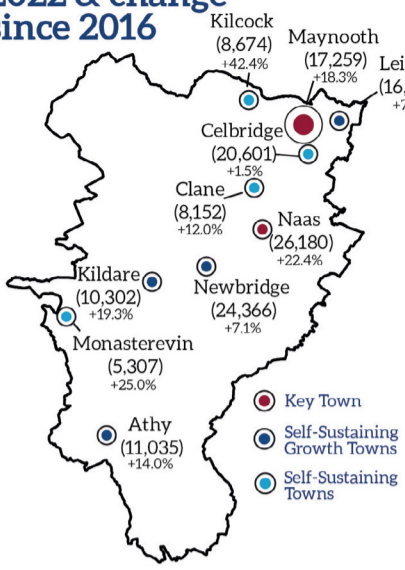
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Comhairle Contae Chill Dara
Kildare County Council

People & Place

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Settlement population in 2022 & change since 2016

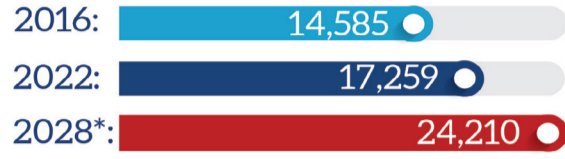


Maynooth Population in 2022
17,259



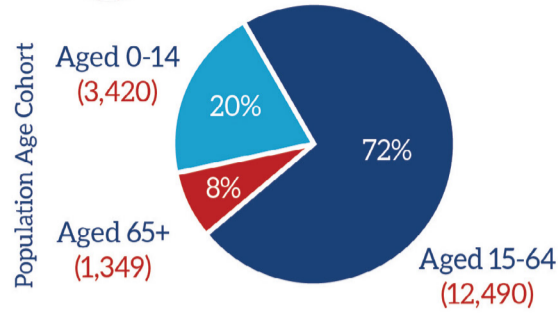
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4th largest settlement by population in Co. Kildare

CDP Population Projections



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Age Dependency Rate



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



2% or 339 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



3.02 Average Household Size

5,721 Households
6,277 Housing Stock

17% Apartment



82% House



5% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

€1,769.72 Average Rental Price (PCM) Q3 2023 Maynooth



Resident Workers (8,406)



Local Jobs (6,898)

Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



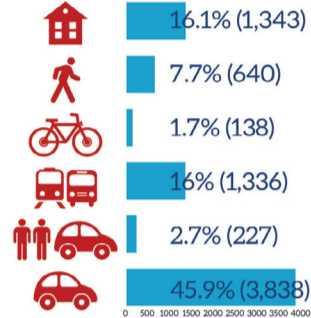
Live In & Work In Settlement = 26.2%

Live In Settlement & Work elsewhere

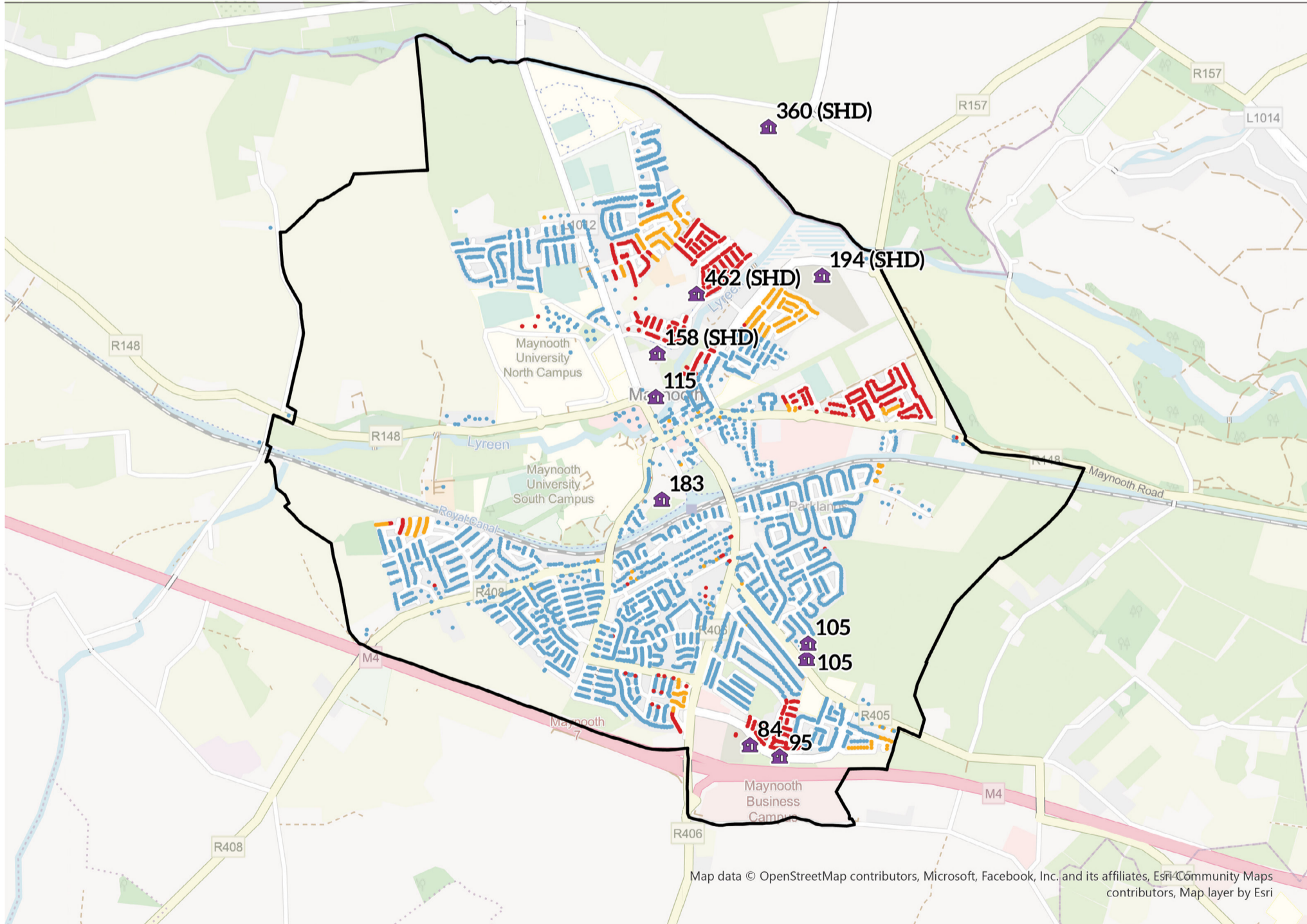
Rest of Kildare = 13.5%
Other Counties = 45.3%

0.82 Jobs Ratio

Jobs to Resident Workers



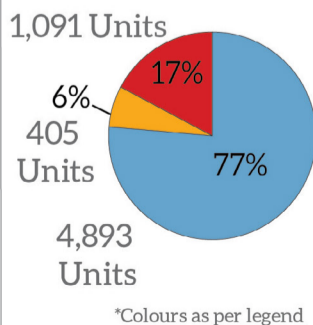
***Note: excludes not stated.



Residential Map Legend:

Maynooth Local Area Plan (LAP) 2013-2019

Unit Breakdown*:



- Residential Developments - Pre 2011
- Residential Developments - 2011 to 2016
- Residential Developments - 2016 to 2022

NPAD Residential Developments >50 units (Post 2016)

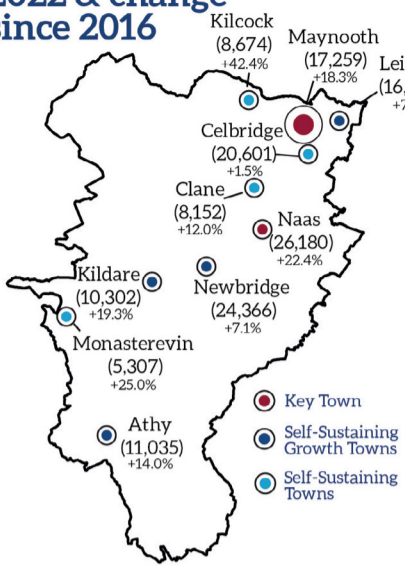
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Comhairle Contae Chill Dara Kildare County Council



Settlement population in 2022 & change since 2016

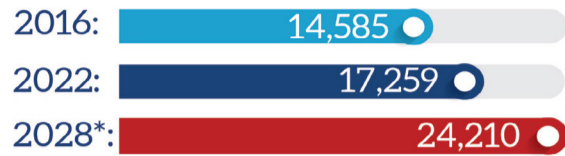


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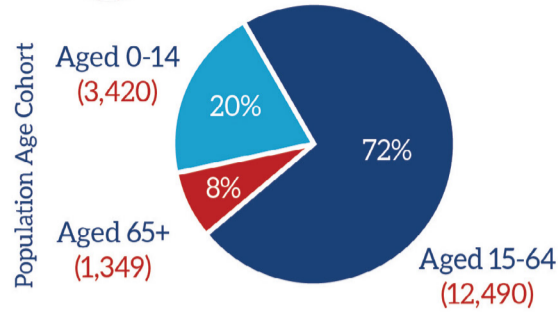
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38 Age Dependency Rate
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Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



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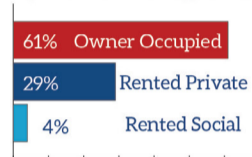
Housing Stock & Prices



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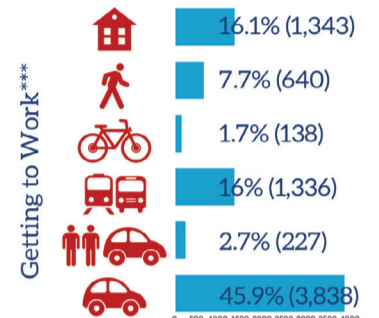


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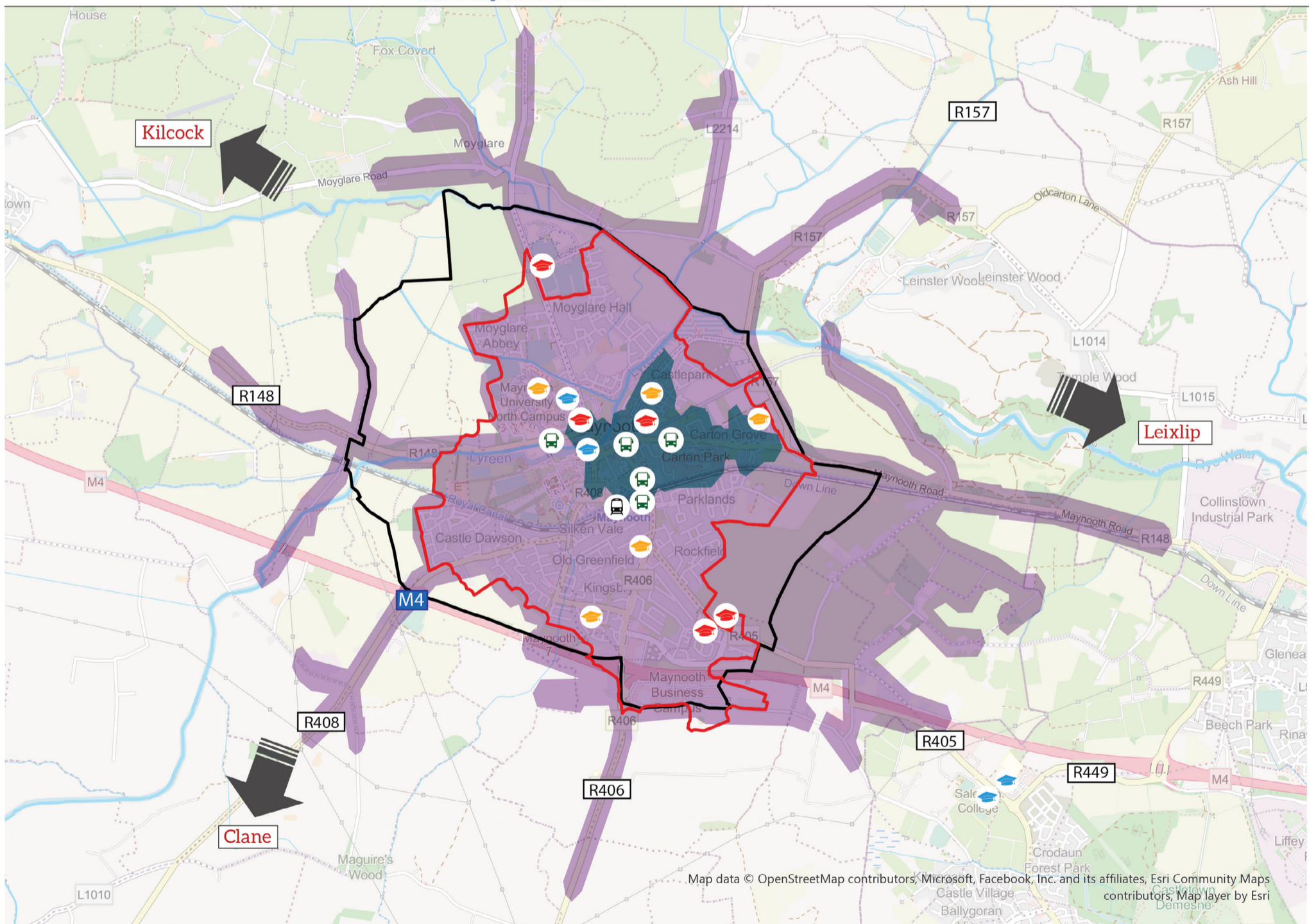
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Jobs to Resident Workers



***Note: excludes not stated.



Travel Time Map Legend:

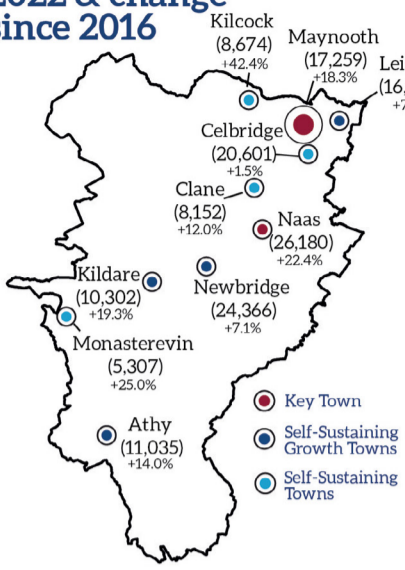
- Maynooth Local Area Plan (LAP) 2013-2019
- CSO Settlement Boundary

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Settlement population in 2022 & change since 2016

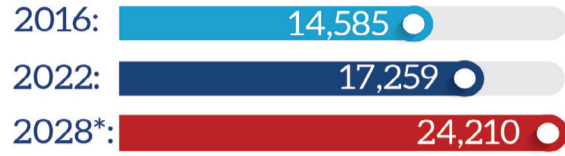


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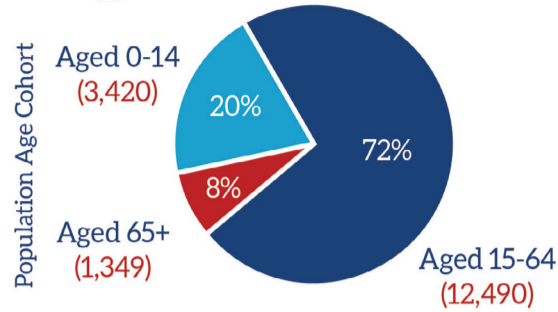
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Data sourced from CSO Census 2022

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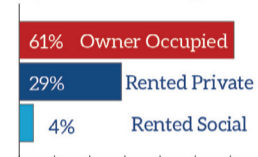
Housing Stock & Prices



3.02 Average Household Size

5,721 Households
6,277 Housing Stock

17% Apartment



**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

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Jobs and Commuting

Commuting Flows (2022)

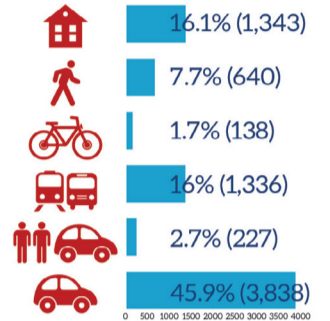


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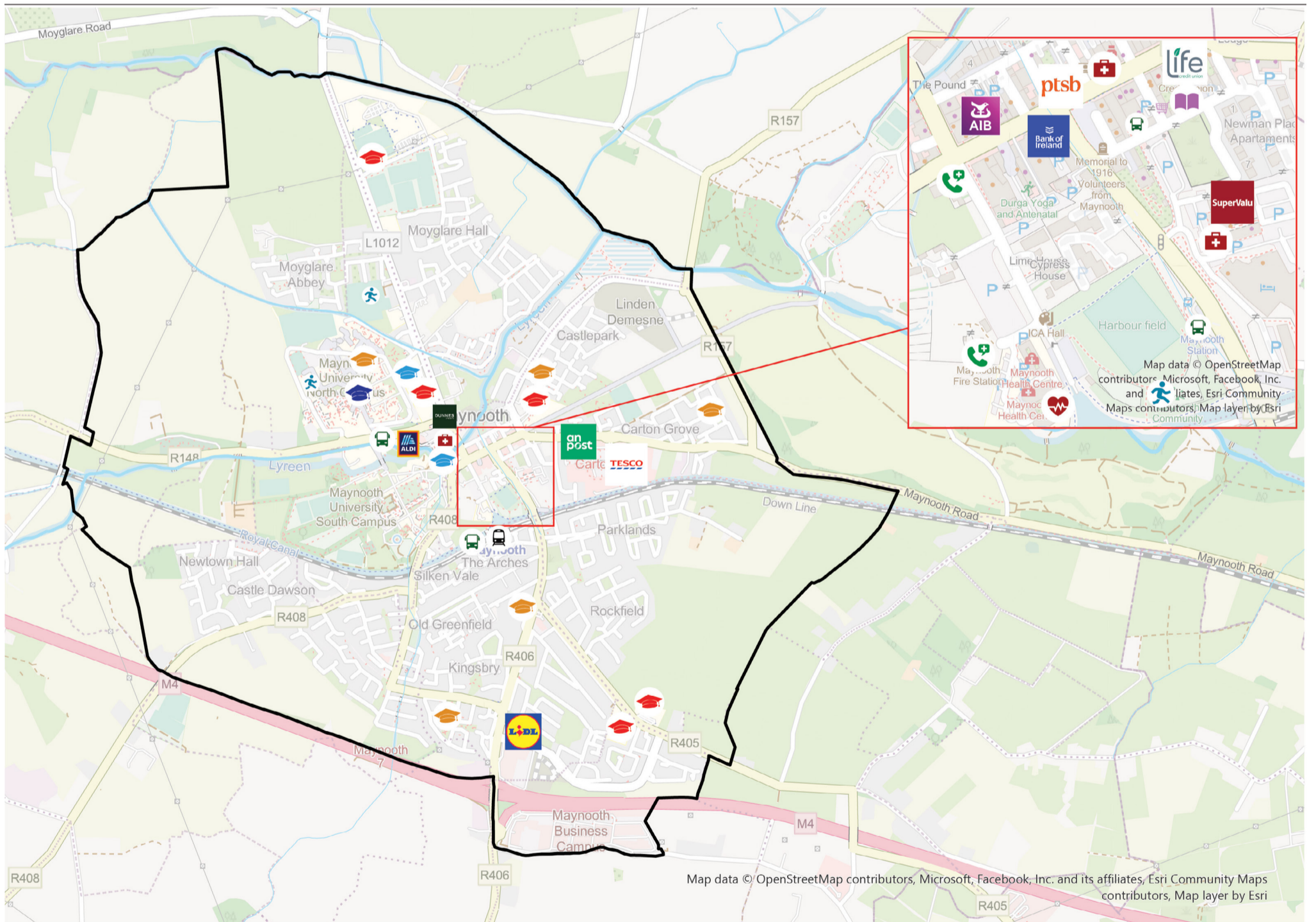
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Jobs to Resident Workers



***Note: excludes not stated.



Facilities Map Legend:

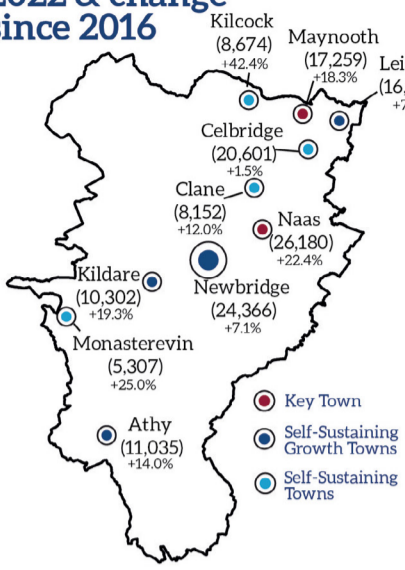
Maynooth Local Area Plan (LAP) 2013-2019

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Settlement population in 2022 & change since 2016

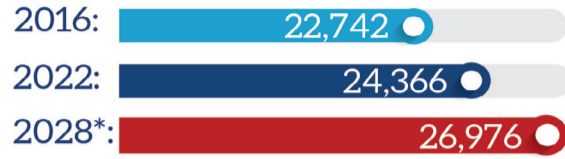


Newbridge Population in 2022
24,366

+1,624 (+7.1%) from 2016
 +2,610 (+10.7%) 2022 to 2028

10% of Co. Kildare (247,774)
 2nd largest settlement by population in Co. Kildare

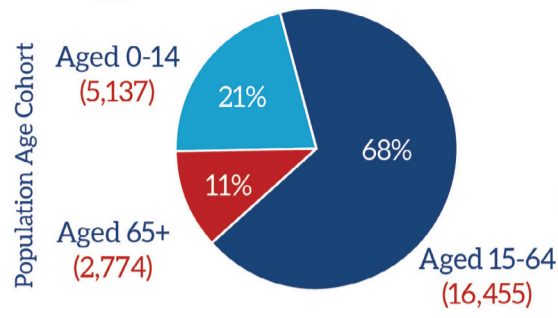
CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

48 Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



19% or 4,631 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



2.93 Average Household Size

8,321 Households
 8,919 Housing Stock

13% Apartment



Sales & Rental Prices



€390k Median Sale Price All Dwellings M11 2023 (Eircode W12: Newbridge)

€1,284.49 Average Rental Price (PCM) Q3 2023 Newbridge



**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data



Resident Workers (11,099)

Local Jobs (7,337)
 Jobs located within the Settlement

Commuting Flows (2022)



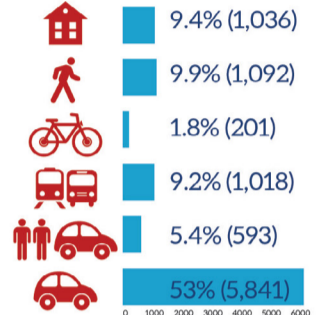
Live In & Work In Settlement = 28.8%

Live In Settlement & Work elsewhere

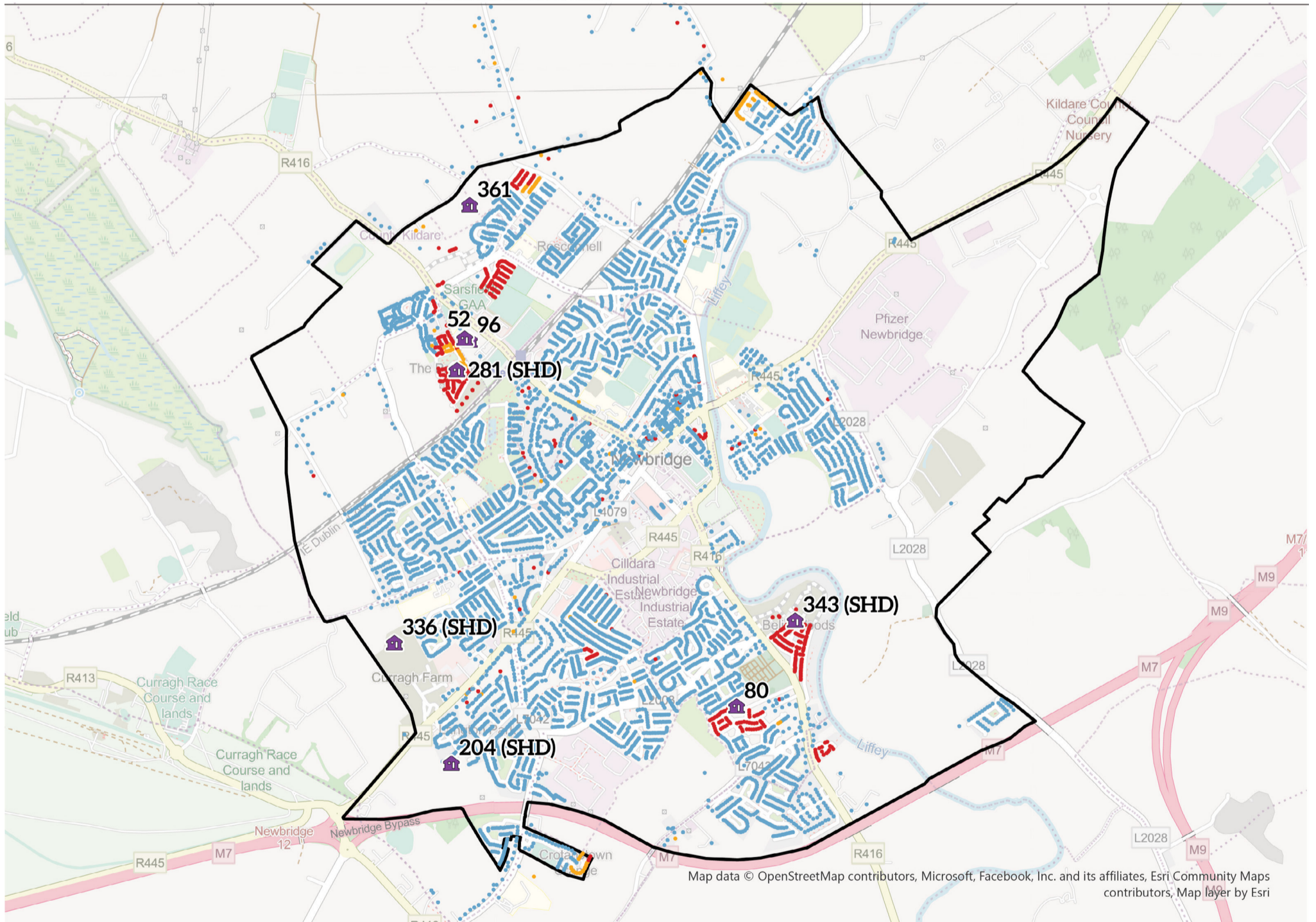
Rest of Kildare = 26.9%
 Other Counties = 26.0%

0.66 Jobs Ratio

Jobs to Resident Workers



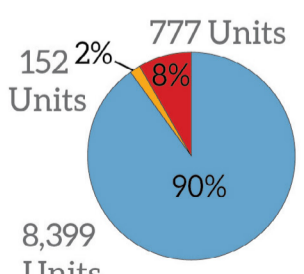
***Note: excludes not stated.



Residential Map Legend:

Newbridge Local Area Plan (LAP) 2013-2019

Unit Breakdown*:



- Residential Developments - Pre 2011
- Residential Developments - 2011 to 2016
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NPAD Residential Developments >50 units (Post 2016)

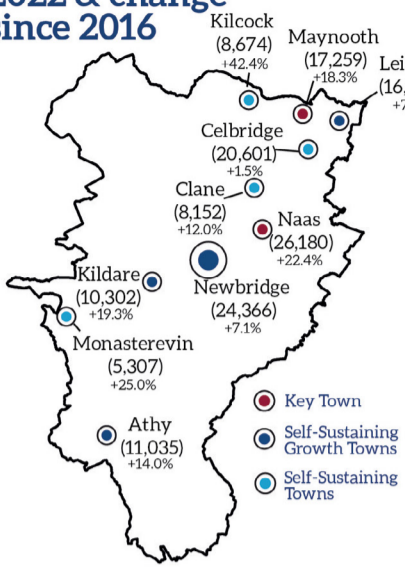


Comhairle Contae Chill Dara
 Kildare County Council



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Settlement population in 2022 & change since 2016



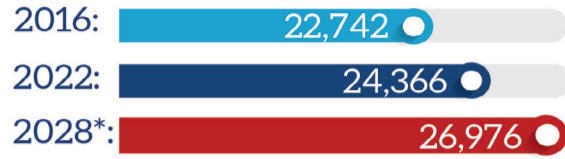
Newbridge Population in 2022
24,366

+1,624 (+7.1%) from 2016
 +2,610 (+10.7%) 2022 to 2028



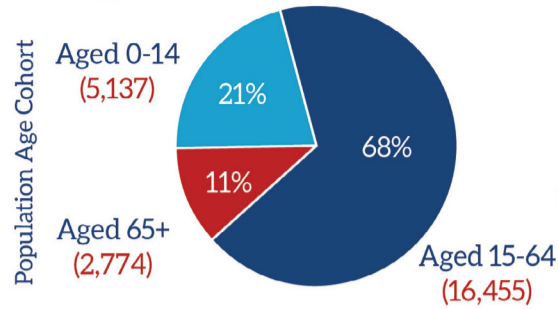
10% of Co. Kildare (247,774)
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CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

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Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



19% or 4,631 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



2.93 Average Household Size

8,321 Households
 8,919 Housing Stock

13% Apartment



86% House



5% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



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 Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)

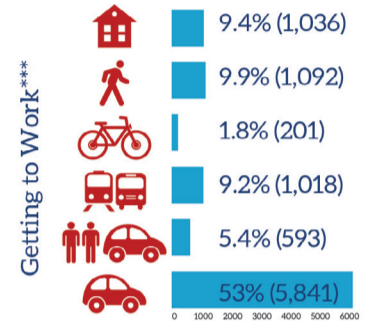


Live In & Work In Settlement = 28.8%

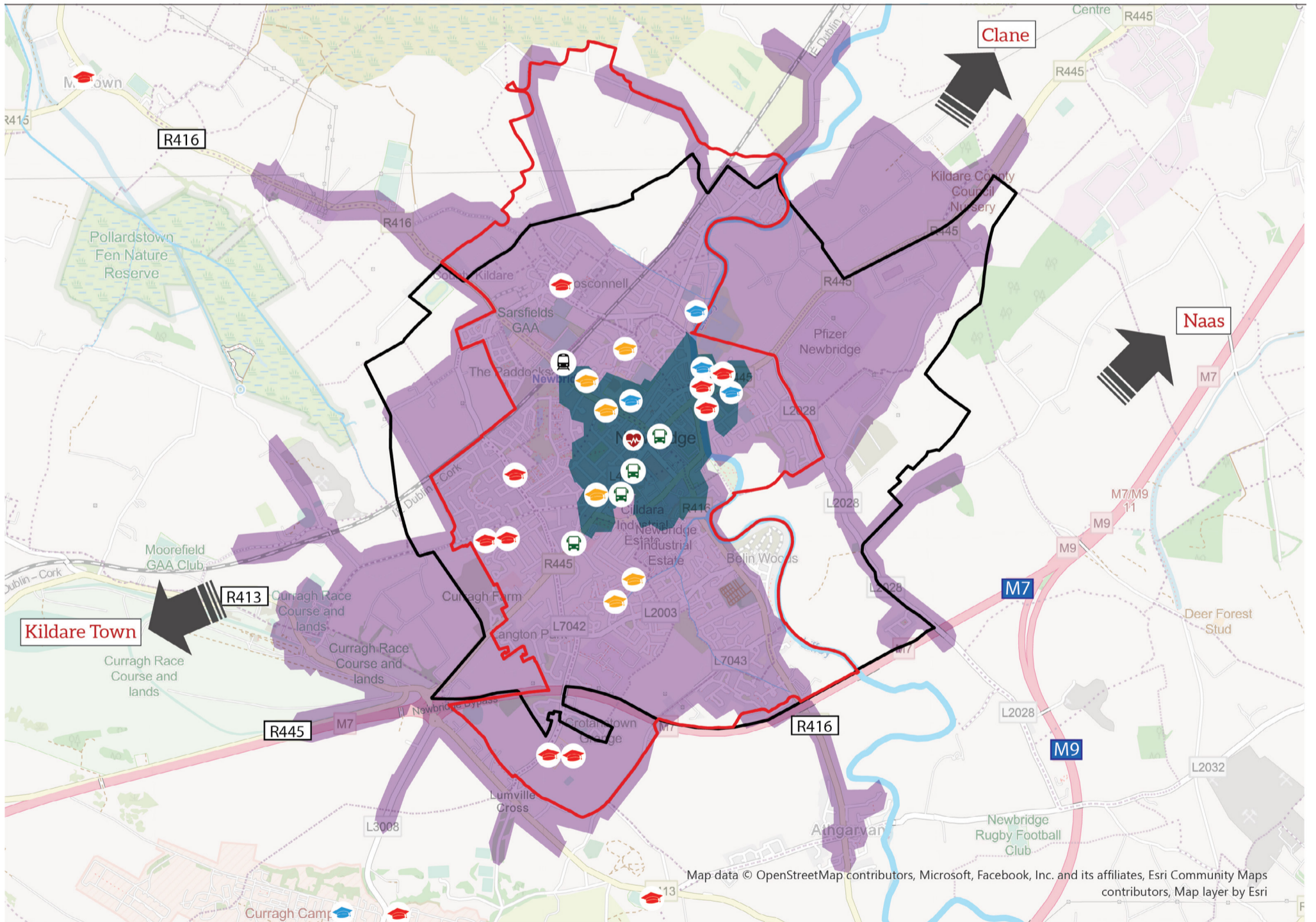
Live In Settlement & Work elsewhere

Rest of Kildare = 26.9%
 Other Counties = 26.0%

0.66 Jobs Ratio
 Jobs to Resident Workers



***Note: excludes not stated.



Travel Time Map Legend:

- Newbridge Local Area Plan (LAP) 2013-2019
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- 10 Minute Walking Catchment
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- Primary School
- Secondary School

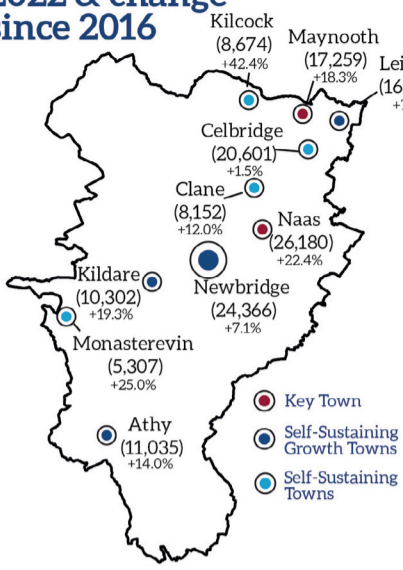


Comhairle Contae Chill Dara
 Kildare County Council



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Settlement population in 2022 & change since 2016



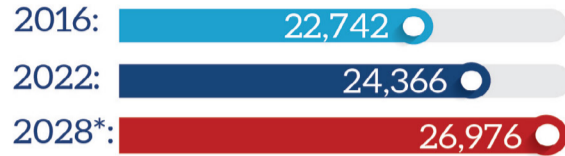
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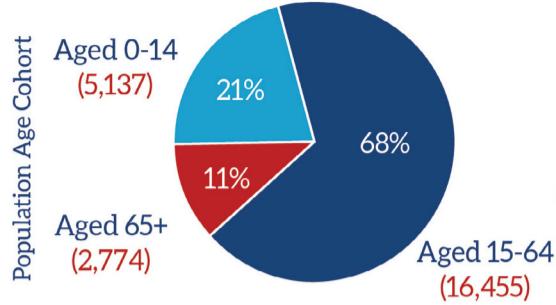
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CDP Population Projections



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48 Age Dependency Rate
(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



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Housing Stock & Prices



2.93 Average Household Size

8,321 Households
8,919 Housing Stock

13% Apartment



**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

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Jobs and Commuting

Commuting Flows (2022)

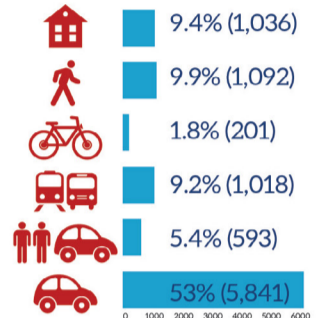


Live In & Work In Settlement = 28.8%

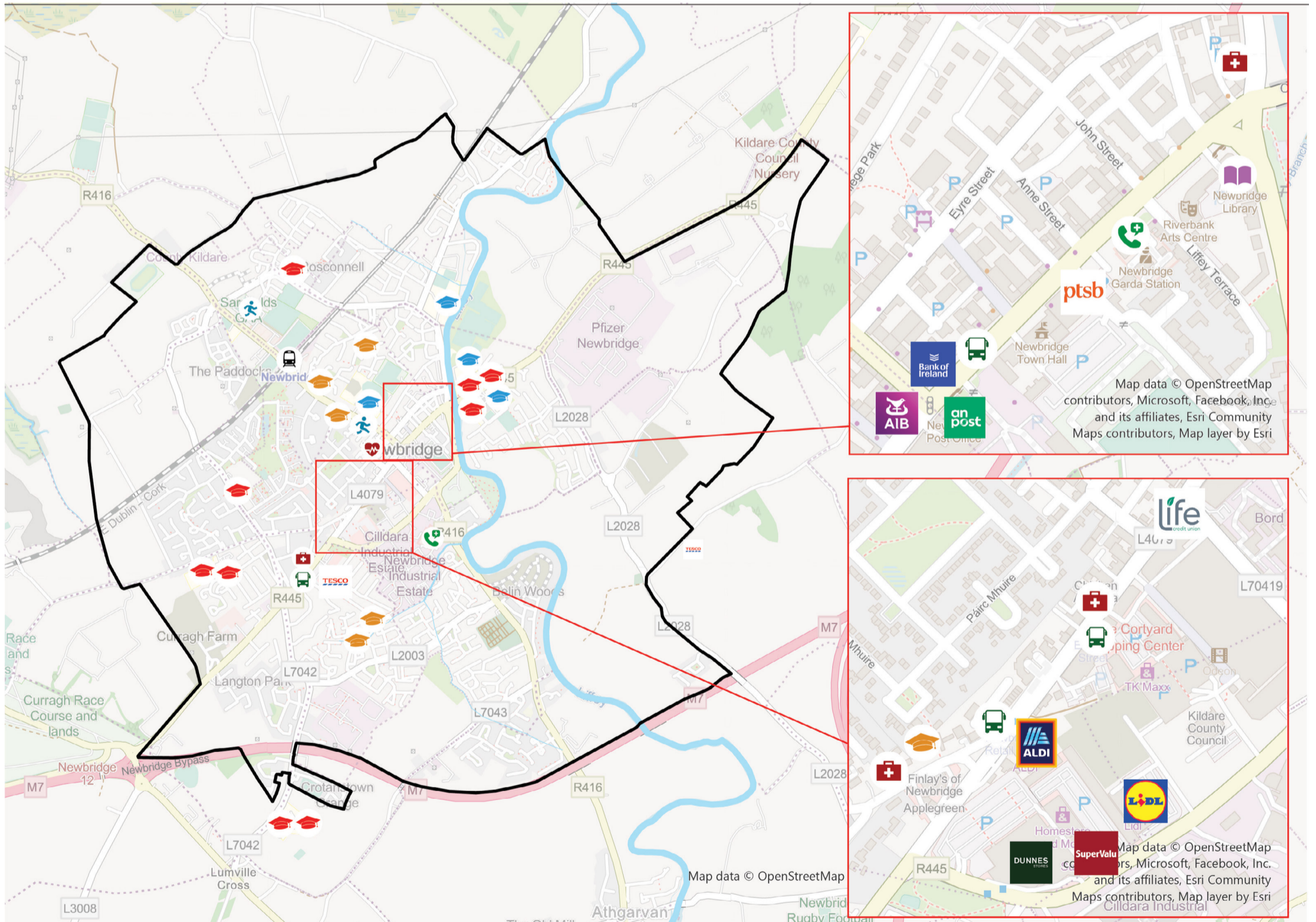
Live In Settlement & Work elsewhere Rest of Kildare = 26.9%

Other Counties = 26.0%

0.66 Jobs Ratio
Jobs to Resident Workers



***Note: excludes not stated.



Facilities Map Legend:

Newbridge Local Area Plan (LAP) 2013-2019

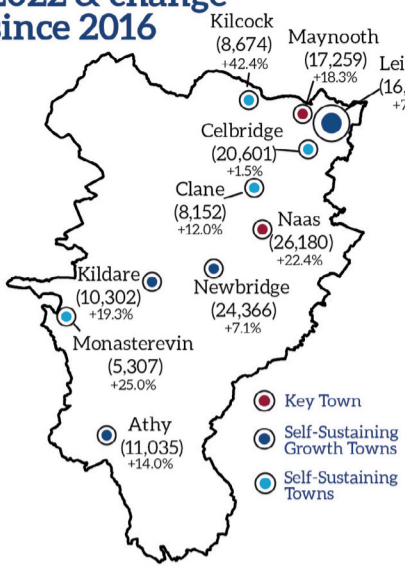
- Creche
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Settlement population in 2022 & change since 2016



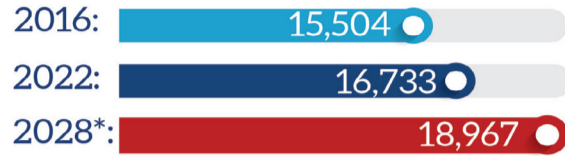
Leixlip Population in 2022
16,733

+1,229 (+7.9%) from 2016
+2,234 (+13.4%) 2022 to 2028



7% of Co. Kildare (247,774)
5th largest settlement by population in Co. Kildare

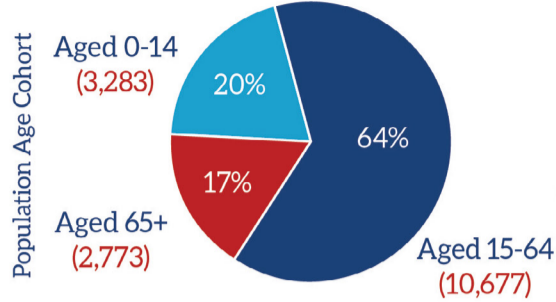
CDP Population Projections



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Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Pobal HP Deprivation Index, 2022



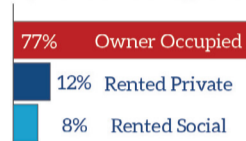
2.2% or 369 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



2.93 Average Household Size

5,715 Households
6,085 Housing Stock



8% Apartment



92% House



4% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

€1,543.47 Average Rental Price (PCM) Q3 2023 Leixlip



Resident Workers (7,823)

Local Jobs (9,166)

Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



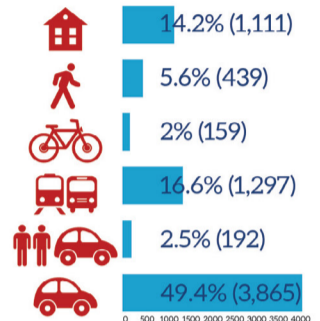
Live In & Work In Settlement = 24.2%

Live In Settlement & Work elsewhere

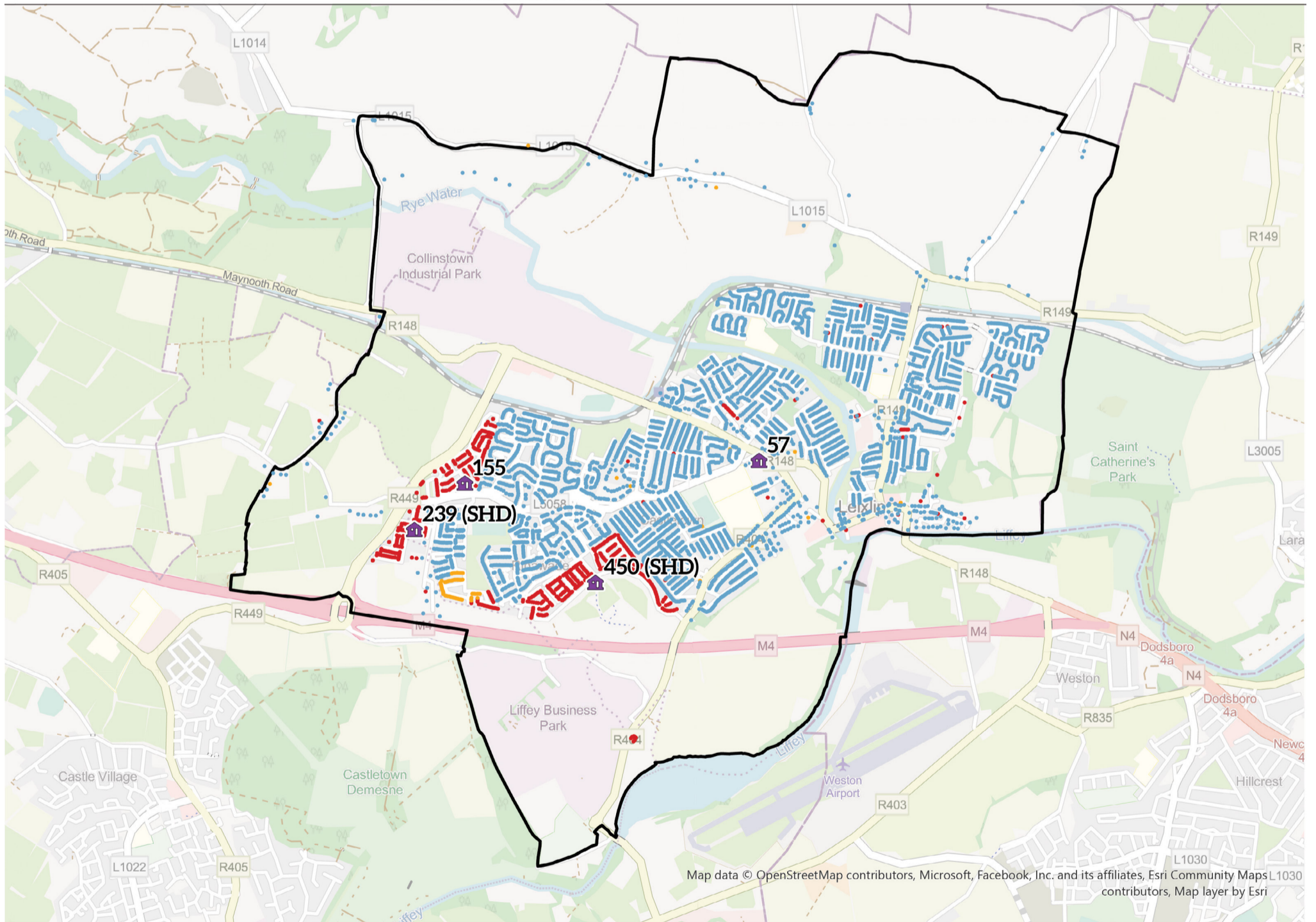
Rest of Kildare = 9.5%
Other Counties = 50.8%

1.17

Jobs Ratio
Jobs to Resident Workers



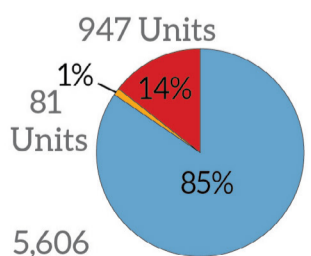
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Residential Map Legend:

Leixlip
Local Area Plan (LAP) 2020-2023

Unit Breakdown*:



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- Source: GeoDirectory via Kildare CoCo

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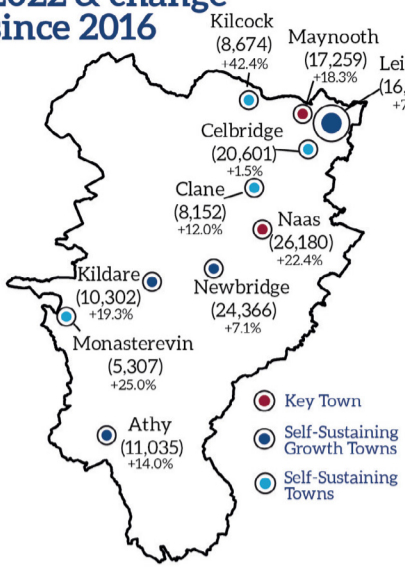


Comhairle Contae Chill Dara
Kildare County Council



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Settlement population in 2022 & change since 2016

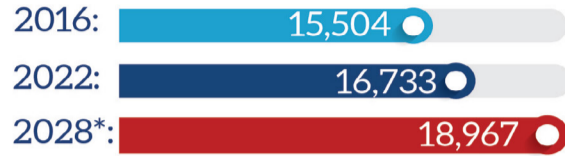


Leixlip Population in 2022
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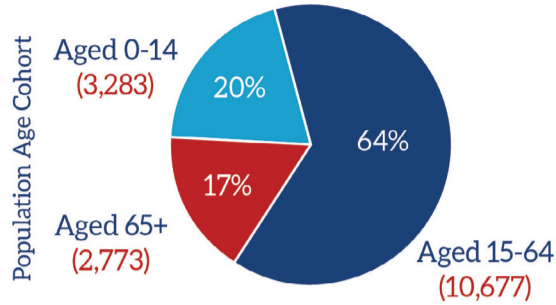
7% of Co. Kildare (247,774)
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CDP Population Projections



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57 Age Dependency Rate
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Pobal HP Deprivation Index, 2022



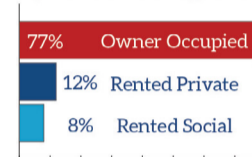
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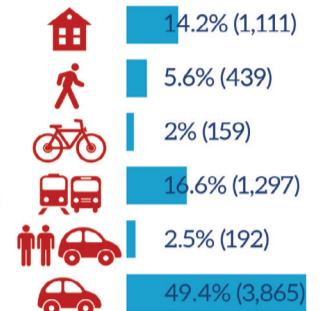


Live In & Work In Settlement = 24.2%

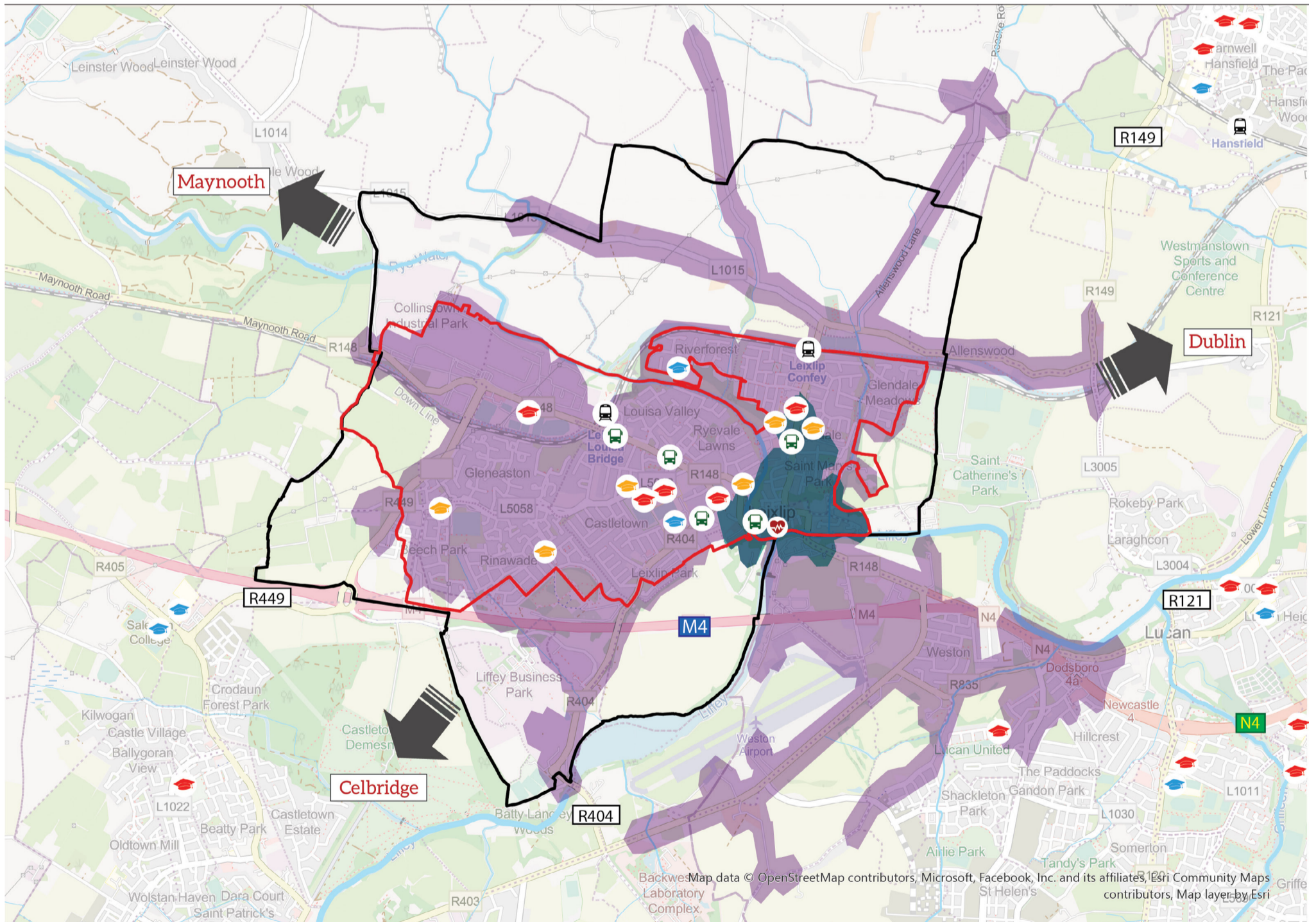
Live In Settlement & Work elsewhere

Rest of Kildare = 9.5%
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1.17 Jobs Ratio
Jobs to Resident Workers



***Note: excludes not stated.



Travel Time Map Legend:

- Leixlip
- Local Area Plan (LAP) 2020-2023
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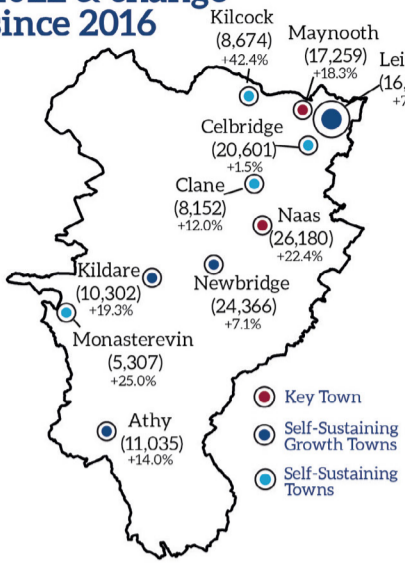


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Kildare County Council



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Settlement population in 2022 & change since 2016

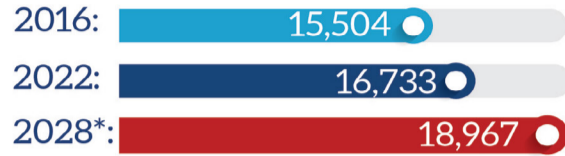


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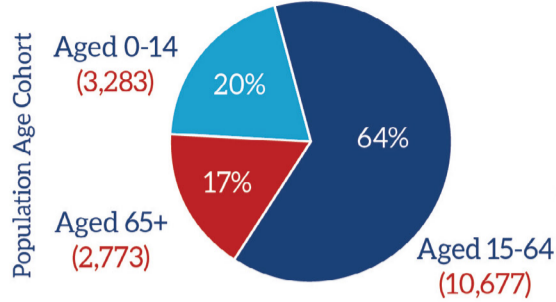
CDP Population Projections



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Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



2.2% or 369 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



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6,085 Housing Stock



8% Apartment



**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

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Commuting Flows (2022)

Jobs and Commuting



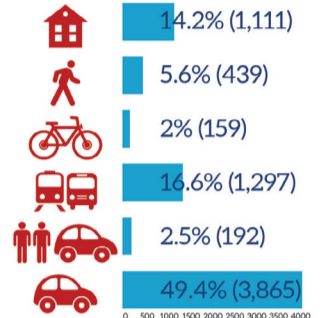
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Live In Settlement & Work elsewhere

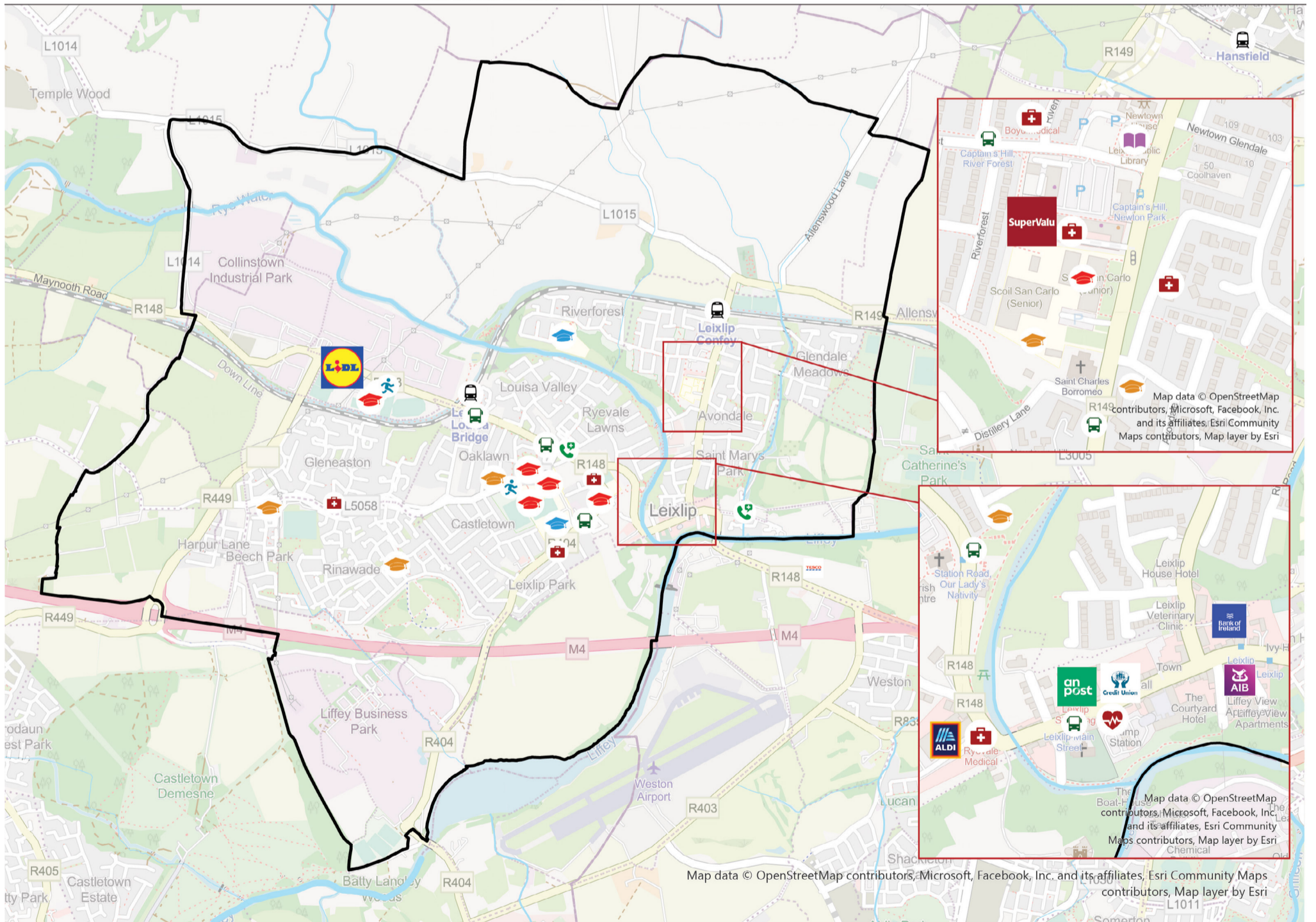
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Jobs Ratio
Jobs to Resident Workers



***Note: excludes not stated.



Facilities Map Legend:

Leixlip
Local Area Plan (LAP)
2020-2023

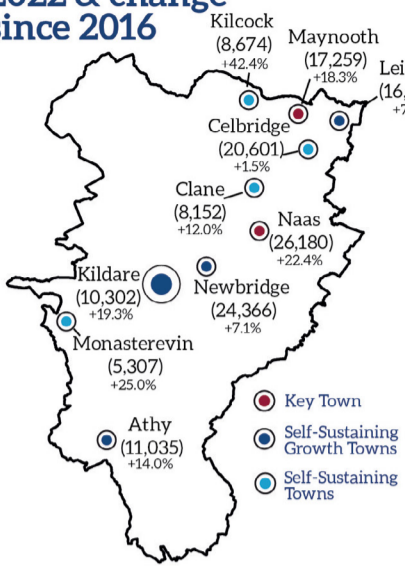
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Comhairle Contae Chill Dara
Kildare County Council

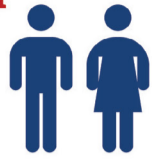


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Settlement population in 2022 & change since 2016

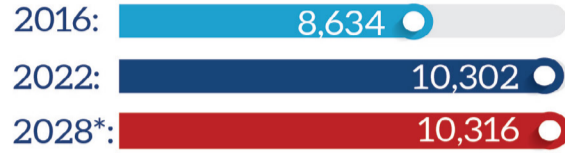


Kildare Town Population in 2022
10,302



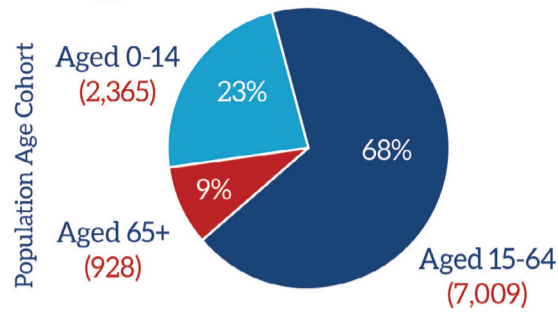
4% of Co. Kildare (247,774)
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CDP Population Projections



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47 Age Dependency Rate (Pop 0-14 + 65plus / Pop 15-64)



Pobal HP Deprivation Index, 2022



21.7% or 2,231 of the population are living in disadvantaged areas (Small Areas)

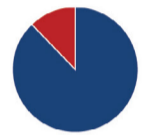
Housing Stock & Prices



2.97 Average Household Size

3,464 Households
3,691 Housing Stock

12% Apartment



88% House



5% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€385k Median Sale Price All Dwellings M11 2023 (Eircode R51: Kildare)

€1,269.36 Average Rental Price (PCM) Q3 2023 Kildare Town



Resident Workers (4,642)

Local Jobs (2,996)
Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



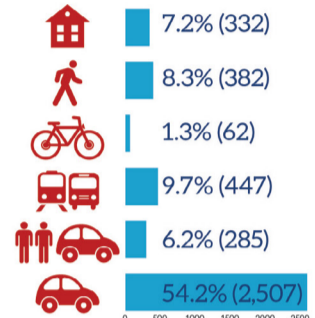
Live In & Work In Settlement = 23.2%

Live In Settlement & Work elsewhere

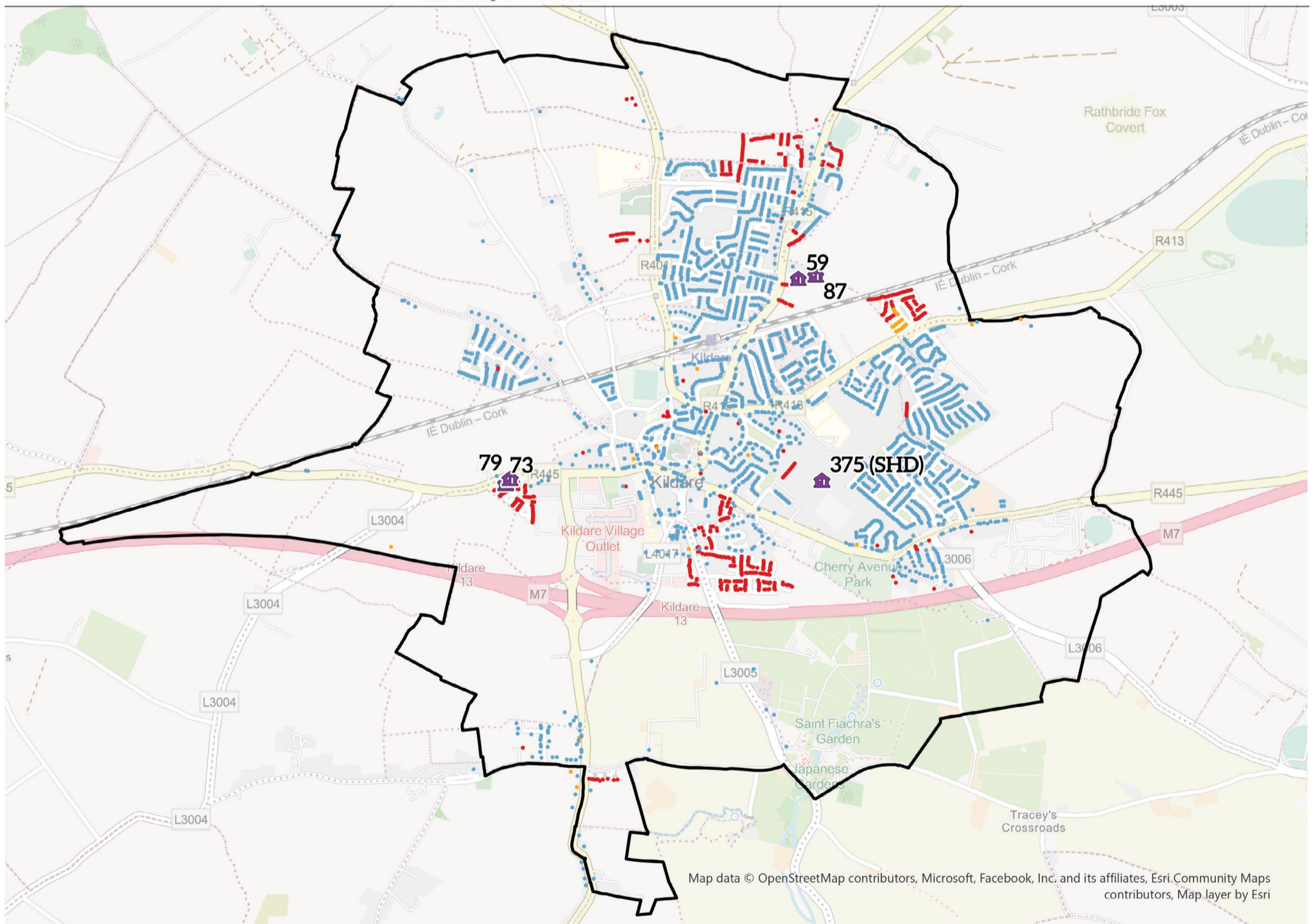
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0.65

Jobs Ratio
Jobs to Resident Workers



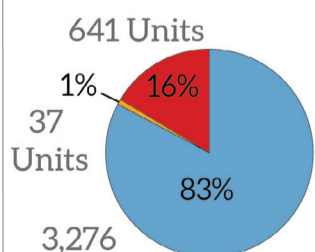
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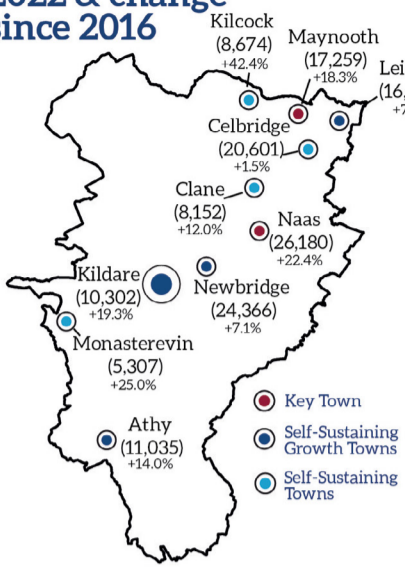


Comhairle Contae Chill Dara
Kildare County Council

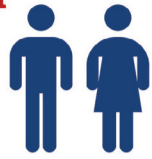


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Settlement population in 2022 & change since 2016

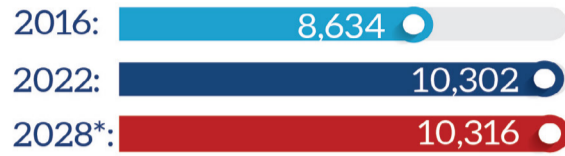


Kildare Town Population in 2022
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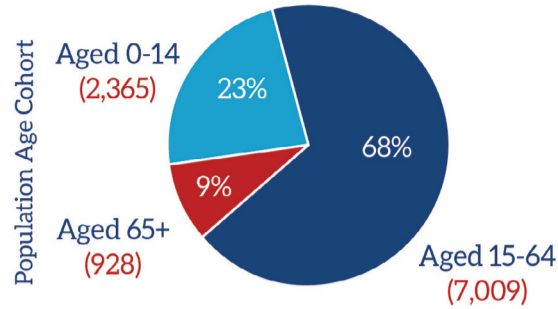
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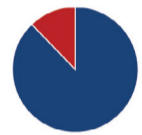
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Sales & Rental Prices



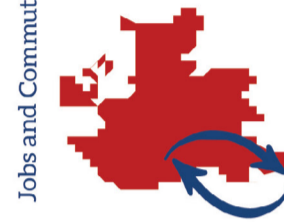
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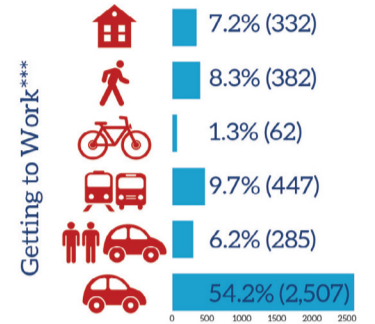


Live In & Work In Settlement = 23.2%

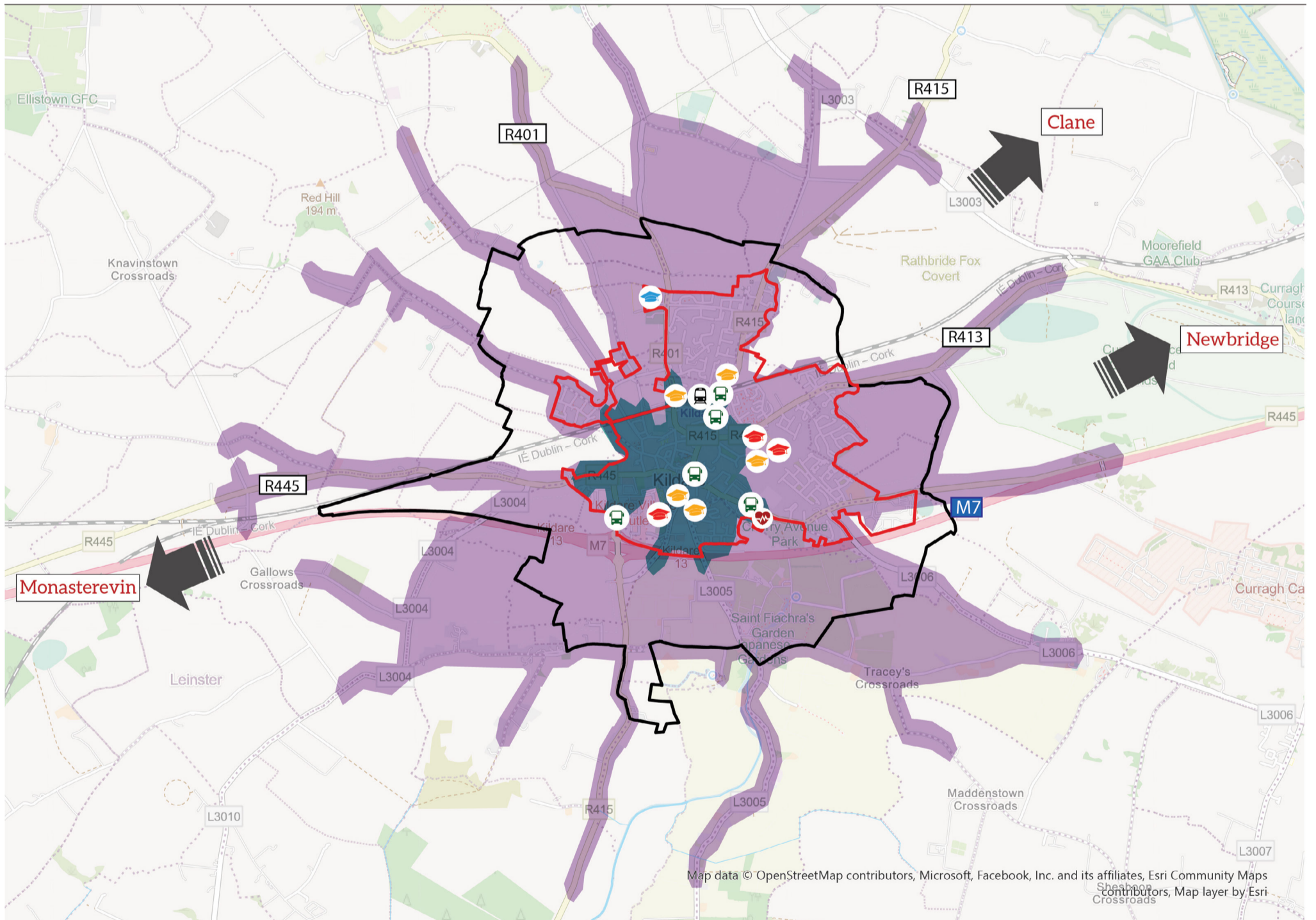
Live In Settlement & Work elsewhere

Rest of Kildare = 30.8%
Other Counties = 26.7%

0.65 Jobs Ratio
Jobs to Resident Workers



***Note: excludes not stated.



Travel Time Map Legend:

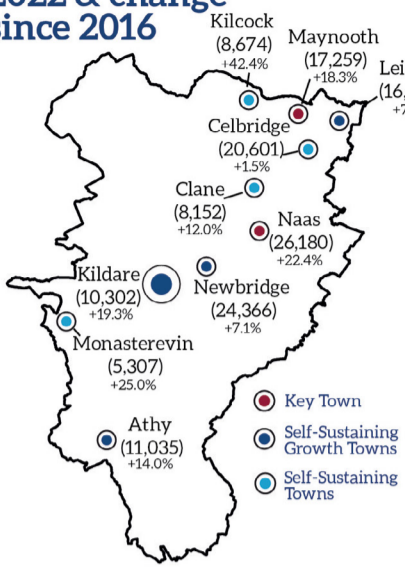
- Kildare Town
- Local Area Plan (LAP) 2023-2029
- CSO Settlement Boundary

- 10 Minute Walking Catchment
- 15 Minute Cycling Catchment
- Hospital
- Primary Care Centre
- Creche
- Primary School
- Secondary School
- Train Station
- Bus Stop

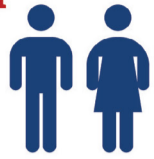


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Settlement population in 2022 & change since 2016

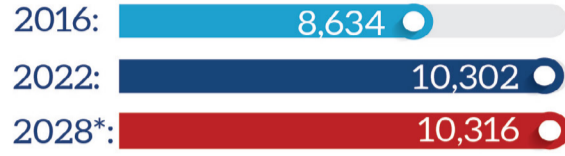


Kildare Town Population in 2022
10,302



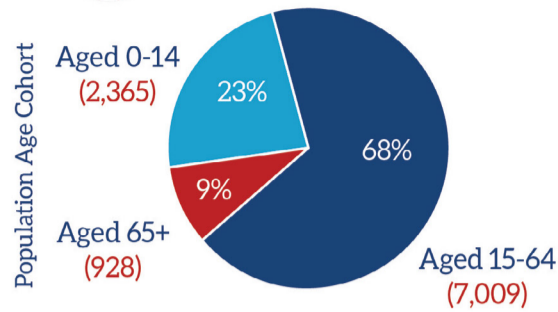
4% of Co. Kildare (247,774)
7th Largest settlement by population in Co. Kildare

CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

Age Dependency Rate



Pobal HP Deprivation Index, 2022



21.7% or 2,231 of the population are living in disadvantaged areas (Small Areas)

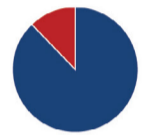
Housing Stock & Prices



2.97 Average Household Size

3,464 Households
3,691 Housing Stock

12% Apartment



88% House



5% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€385k Median Sale Price All Dwellings M11 2023 (Eircode R51: Kildare)

€1,269.36 Average Rental Price (PCM) Q3 2023 Kildare Town



Resident Workers (4,642)

Local Jobs (2,996)

Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



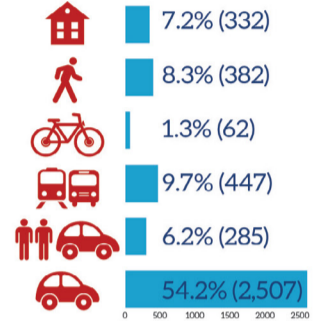
Live In & Work In Settlement = 23.2%

Live In Settlement & Work elsewhere

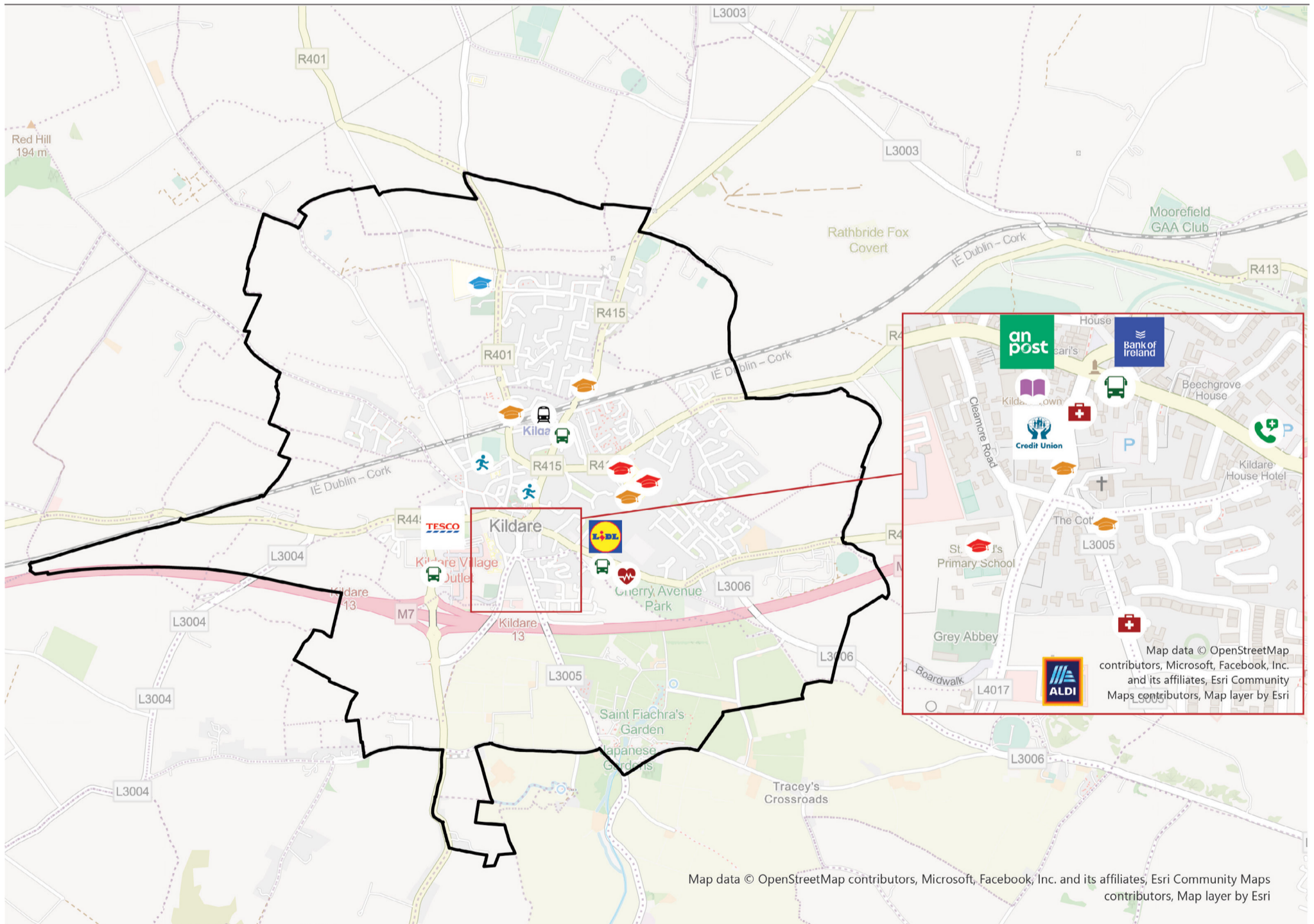
Rest of Kildare = 30.8%
Other Counties = 26.7%

0.65

Jobs Ratio
Jobs to Resident Workers



***Note: excludes not stated.



Facilities Map Legend:

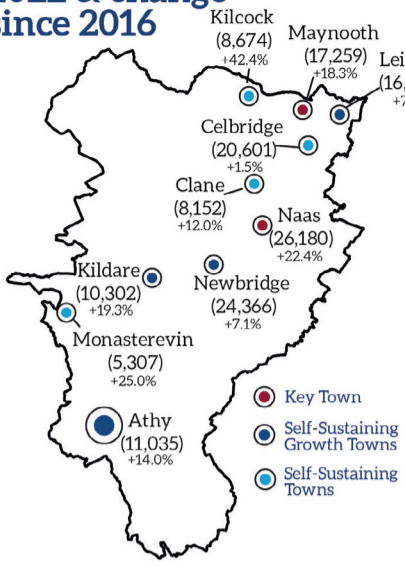
□ Kildare Town
□ Local Area Plan (LAP) 2023-2029

- Creche
- Primary School
- Secondary School
- Third Level Education
- Train Station
- Bus Stops
- Hospital
- Primary Care Centre
- GP
- Emergency Services
- Sports and Recreation
- Library



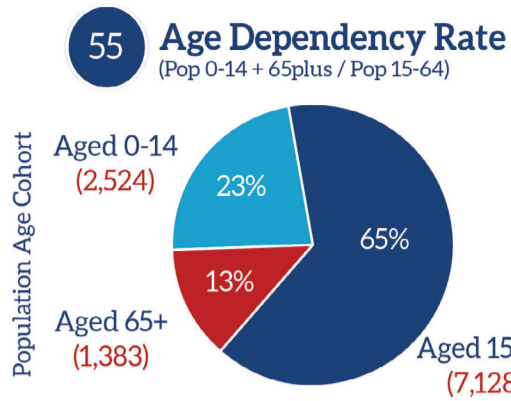
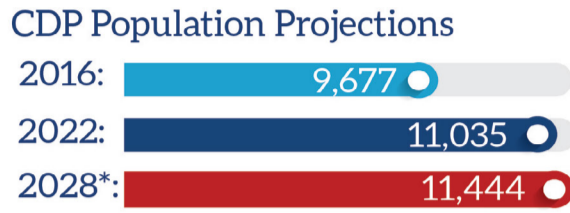
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Settlement population in 2022 & change since 2016



Athy Population in 2022
11,035
 +1,358 (+14%) from 2016
 +409 (+3.7%) 2022 to 2028

4% of Co. Kildare (247,774)
 6th largest settlement by population in Co. Kildare

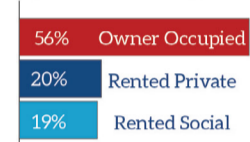


Pobal HP Deprivation Index, 2022

33.8% or 3,734 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices

4,051 Households
 4,459 Housing Stock



13% Apartment



2.72 Average Household Size

Sales & Rental Prices



€230k Median Sale Price All Dwellings M11 2023 (Eircode R14: Athy)

€1,118.85 Average Rental Price (PCM) Q3 2023 Athy



7% Housing Vacancy**
 **Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

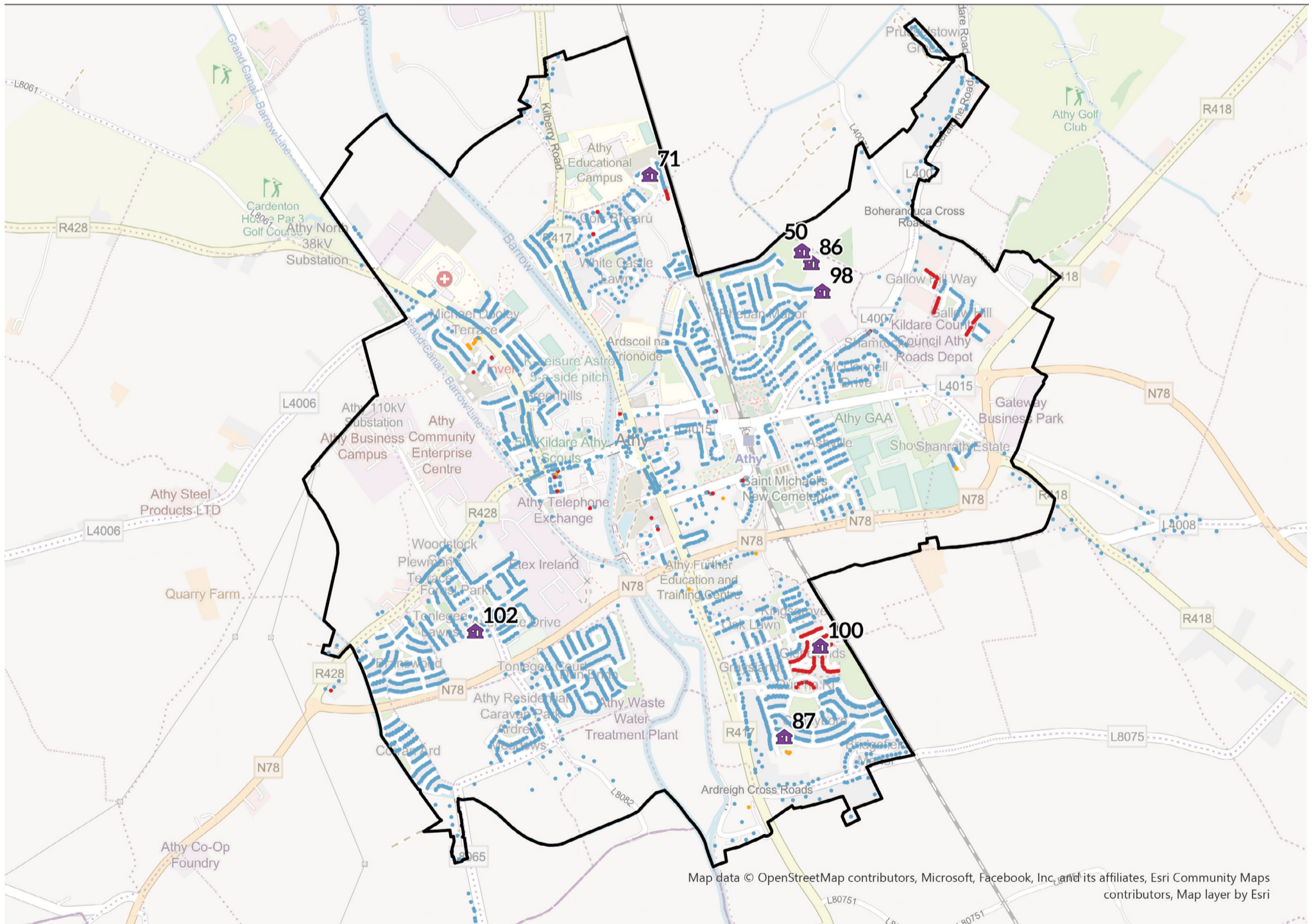
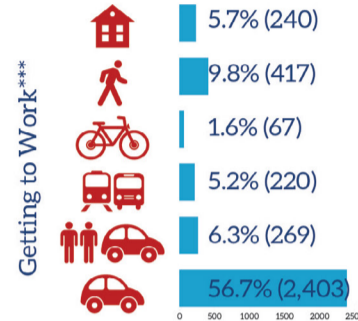
Resident Workers (4,256)

Local Jobs (2,474)
 Jobs located within the Settlement

Commuting Flows (2022)



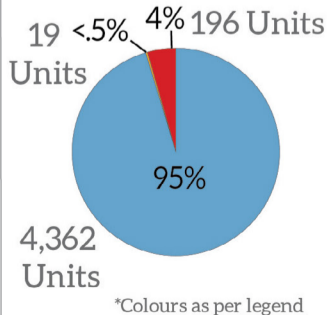
0.58 Jobs Ratio
 Jobs to Resident Workers



Residential Map Legend:

Athy Local Area Plan (LAP) 2021-2027

Unit Breakdown*:

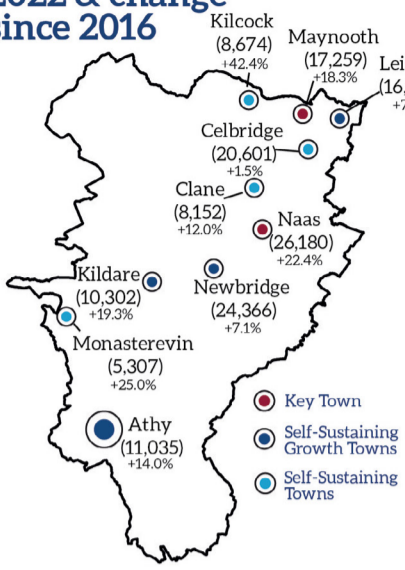


- Residential Developments - Pre 2011
 - Residential Developments - 2011 to 2016
 - Residential Developments - 2016 to 2022
 - NPAD Residential Developments >50 units (Post 2016)
- Source: GeoDirectory via Kildare CoCo



Contains Irish Public Sector Data (data.gov.ie) & OpenStreetMap licensed under a Creative Commons Attribution 4.0 International (CCBY 4.0) licence (www.peopleandplace.ie)

Settlement population in 2022 & change since 2016

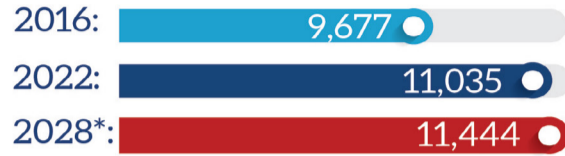


Athy Population in 2022
11,035



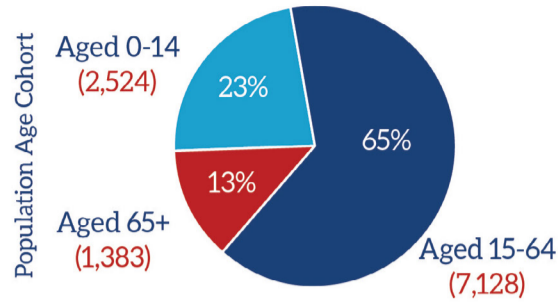
4% of Co. Kildare (247,774)
6th largest settlement by population in Co. Kildare

CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

55 Age Dependency Rate
(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



33.8% or 3,734 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



2.72 Average Household Size

4,051 Households
4,459 Housing Stock

13% Apartment



87% House



7% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€230k Median Sale Price All Dwellings M11 2023 (Eircode R14: Athy)

€1,118.85 Average Rental Price (PCM) Q3 2023 Athy

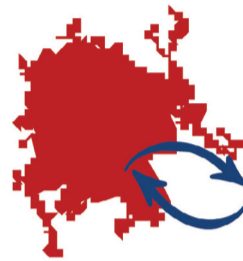


Resident Workers (4,256)

Local Jobs (2,474)
Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



Live In & Work In Settlement = 27.9%

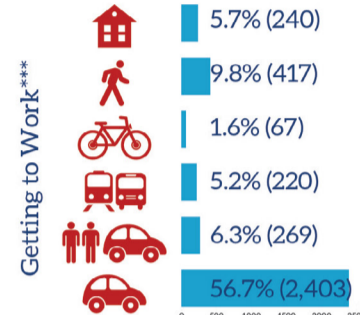
Live In Settlement & Work elsewhere

Rest of Kildare = 23%

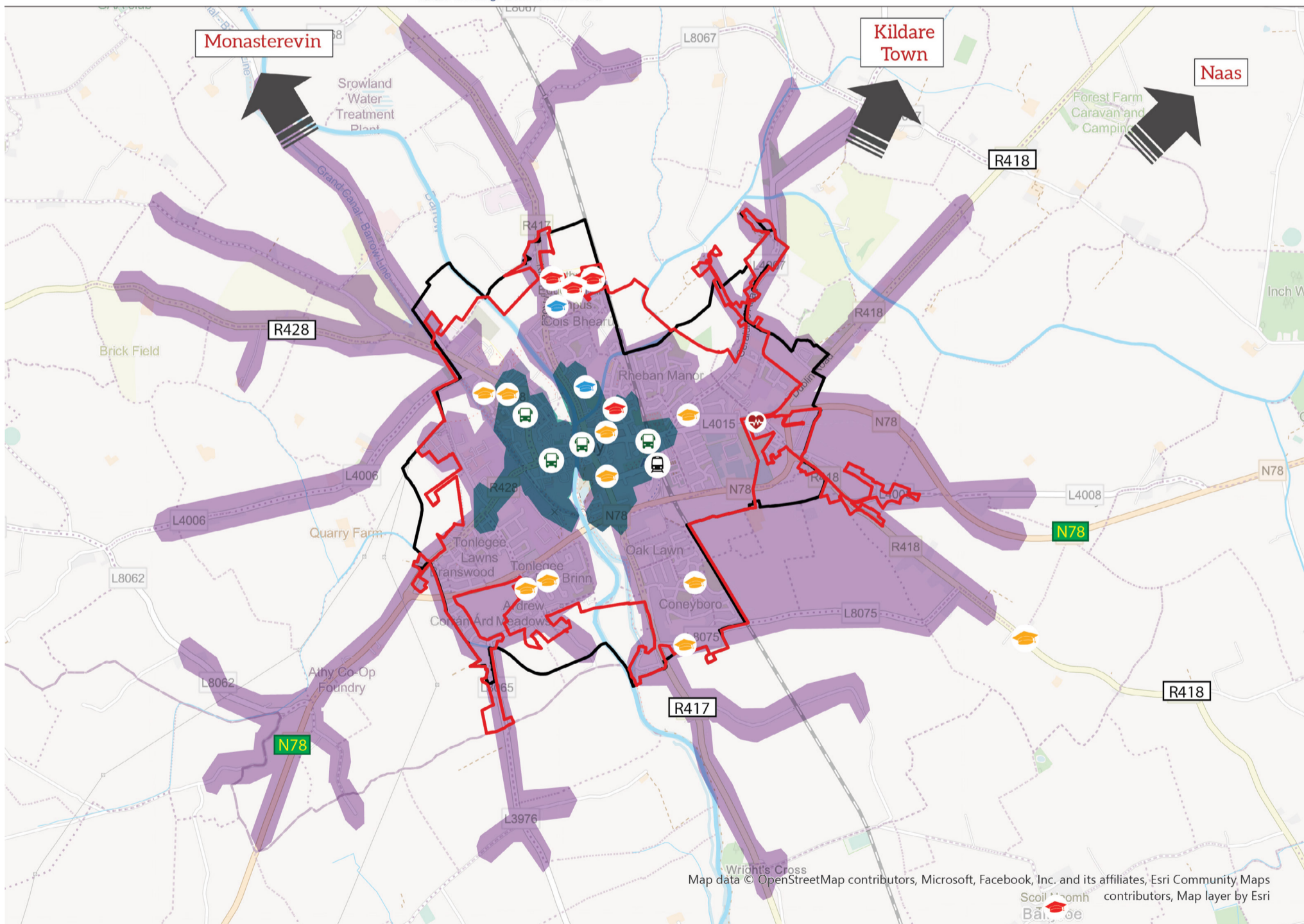
Other Counties = 26.2%

0.58 Jobs Ratio

Jobs to Resident Workers



***Note: excludes not stated.



Travel Time Map Legend:

- Athy
- Local Area Plan (LAP) 2021-2027
- CSO Settlement Boundary

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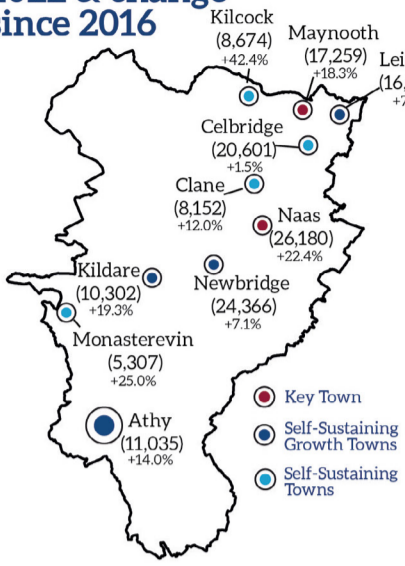
- 10 Minute Walking Catchment
- 15 Minute Cycling Catchment
- Train Station
- Bus Stop
- Hospital
- Primary Care Centre
- Creche
- Primary School
- Secondary School



Comhairle Contae Chill Dara
Kildare County Council

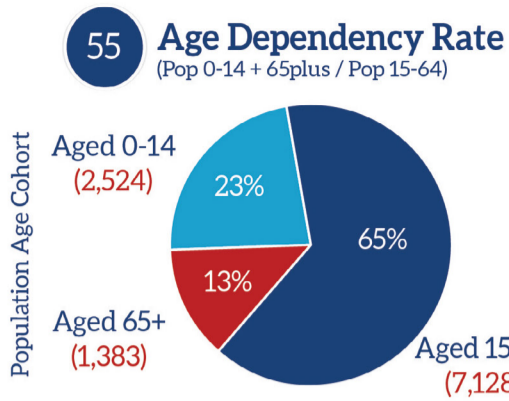
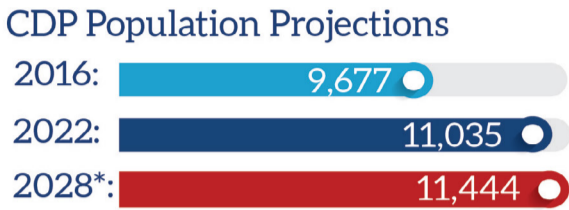


Settlement population in 2022 & change since 2016



Athy Population in 2022
11,035
 +1,358 (+14%) from 2016
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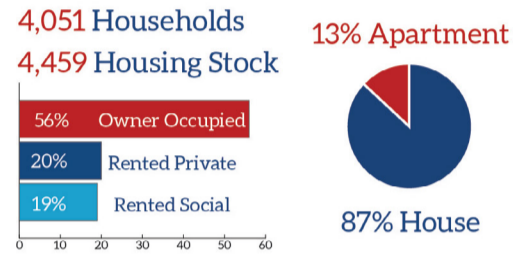
4% of Co. Kildare (247,774)
 6th largest settlement by population in Co. Kildare



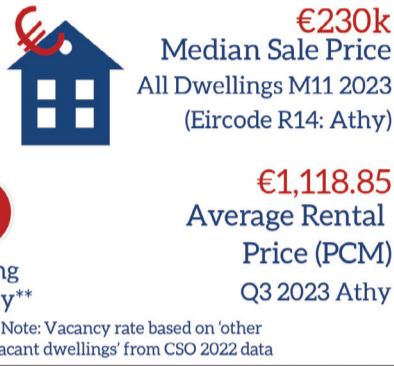
Pobal HP Deprivation Index, 2022

33.8% or 3,734 of the population are living in disadvantaged areas (Small Areas)

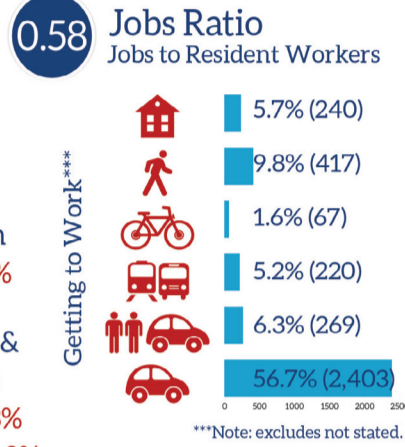
Housing Stock & Prices



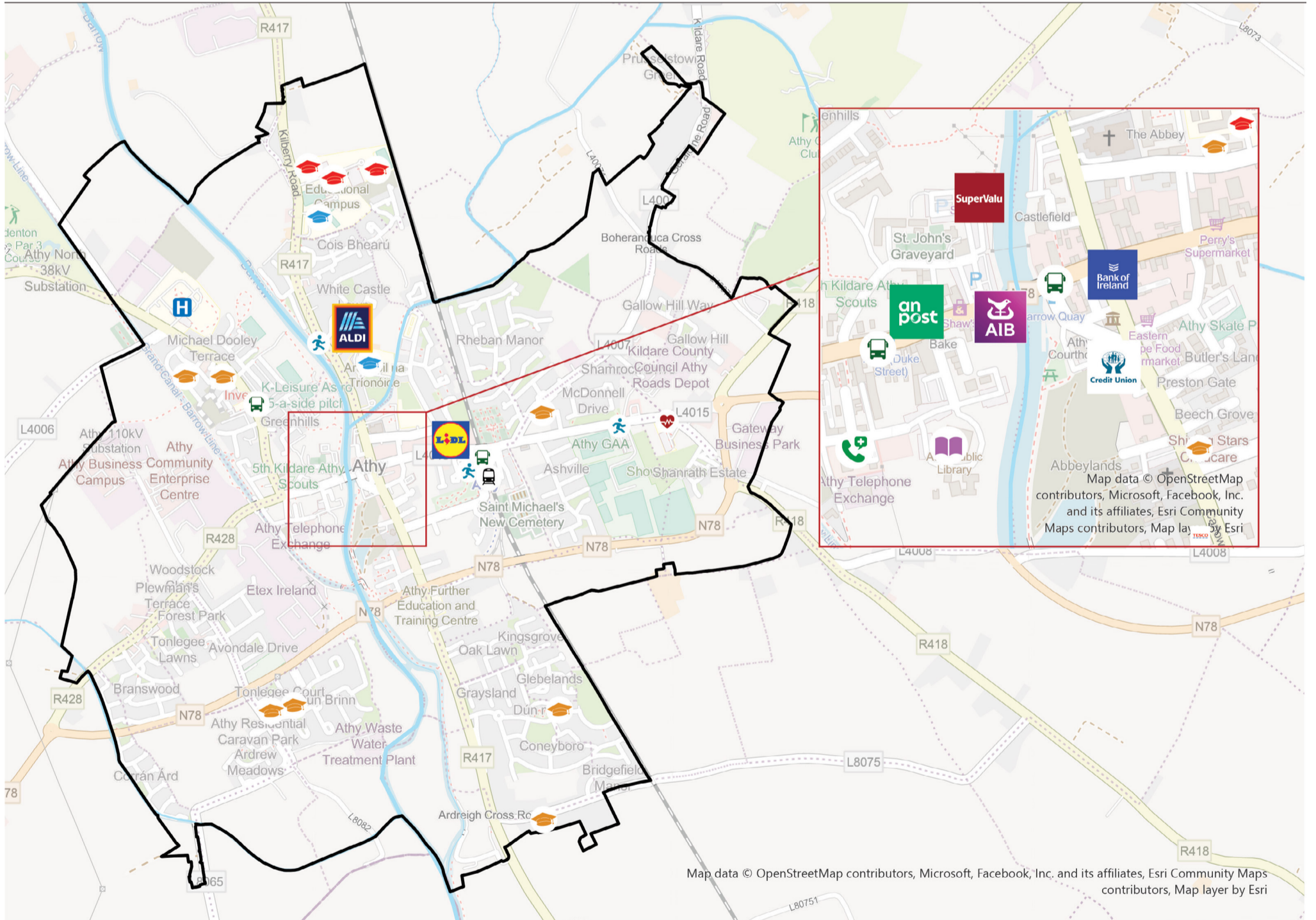
Sales & Rental Prices



Resident Workers (4,256)
 Local Jobs (2,474)
 Jobs located within the Settlement



Commuting Flows (2022)



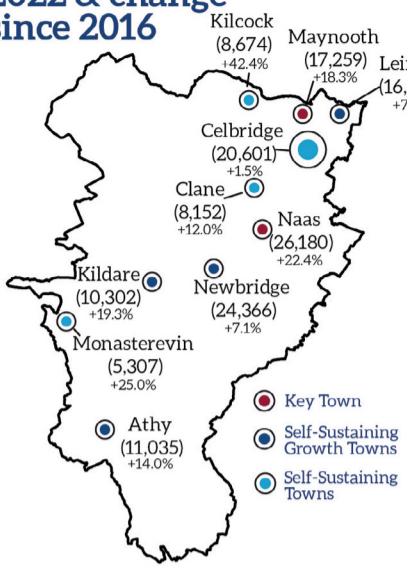
Facilities Map Legend:

- Athy Local Area Plan (LAP) 2021-2027
- Creche
- Primary School
- Secondary School
- Third Level Education
- Train Station
- Bus Stops
- Hospital
- Primary Care Centre
- GP
- Emergency Services
- Sports and Recreation
- Library

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Settlement population in 2022 & change since 2016

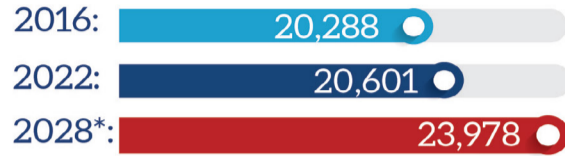


Celbridge Population in 2022
20,601



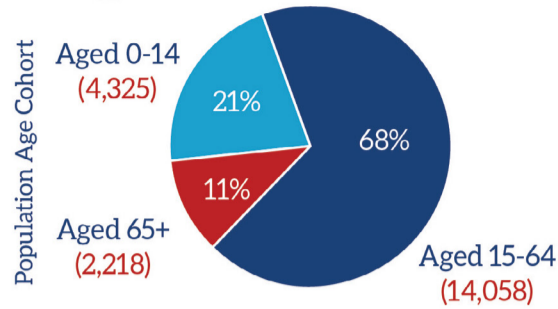
8% of Co. Kildare (247,774)
3rd largest settlement by population in Co. Kildare

CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

47 Age Dependency Rate
(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



3.9% or 812 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



3.00 Average Household Size

6,869 Households
7,217 Housing Stock

10% Apartment



90% House

Sales & Rental Prices



€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

€1,627.32 Average Rental Price (PCM) Q3 2023 Celbridge



3% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data



Resident Workers (9,925)

Local Jobs (3,297)
Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



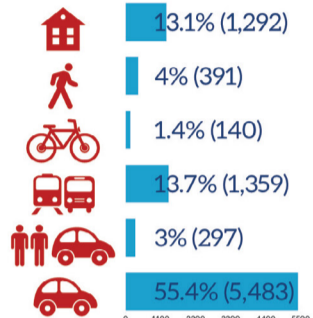
Live In & Work In Settlement = 19.9%

Live In Settlement & Work elsewhere

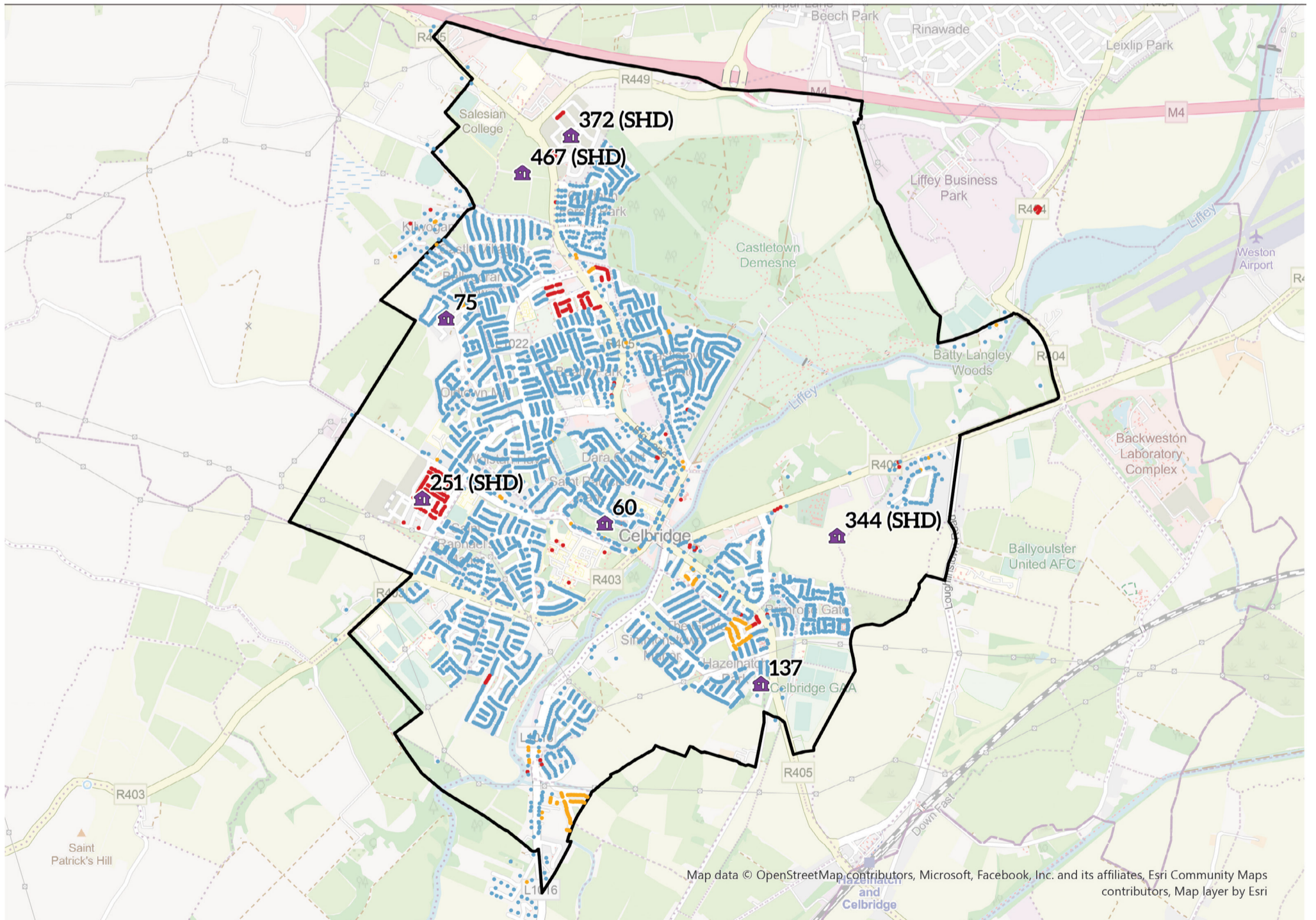
Rest of Kildare = 16%
Other Counties = 49.2%

0.33 Jobs Ratio

Jobs to Resident Workers



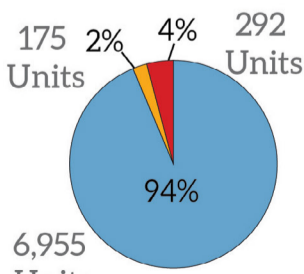
***Note: excludes not stated.



Residential Map Legend:

Celbridge Local Area Plan (LAP) 2017-2023

Unit Breakdown*:



*Colours as per legend

- Residential Developments - Pre 2011
- Residential Developments - 2011 to 2016
- Residential Developments - 2016 to 2022

Source: GeoDirectory via Kildare CoCo

NPAD Residential Developments >50 units (Post 2016)



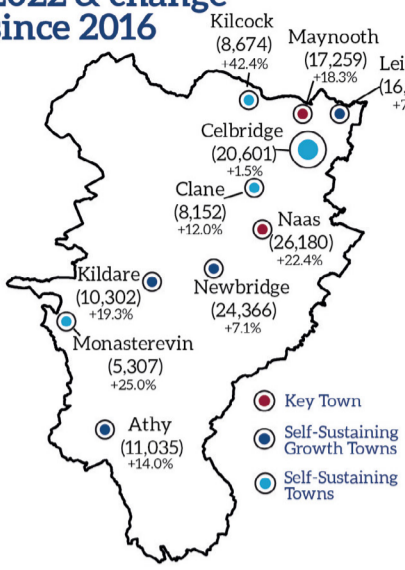
Comhairle Contae Chill Dara
Kildare County Council



People & Place

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Settlement population in 2022 & change since 2016

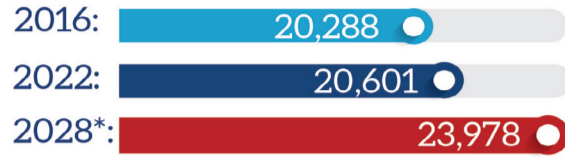


Celbridge Population in 2022
20,601



8% of Co. Kildare (247,774)
3rd largest settlement by population in Co. Kildare

CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

Housing Stock & Prices



3.00 Average Household Size

6,869 Households
7,217 Housing Stock

10% Apartment



**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices

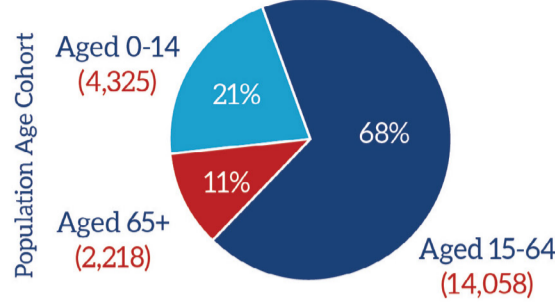


€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

€1,627.32 Average Rental Price (PCM) Q3 2023 Celbridge

47 Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



3.9% or 812 of the population are living in disadvantaged areas (Small Areas)



Resident Workers (9,925)



Local Jobs (3,297)
Jobs located within the Settlement

0.33 Jobs Ratio

Jobs to Resident Workers

Jobs and Commuting

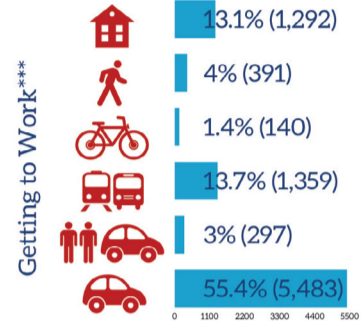
Commuting Flows (2022)



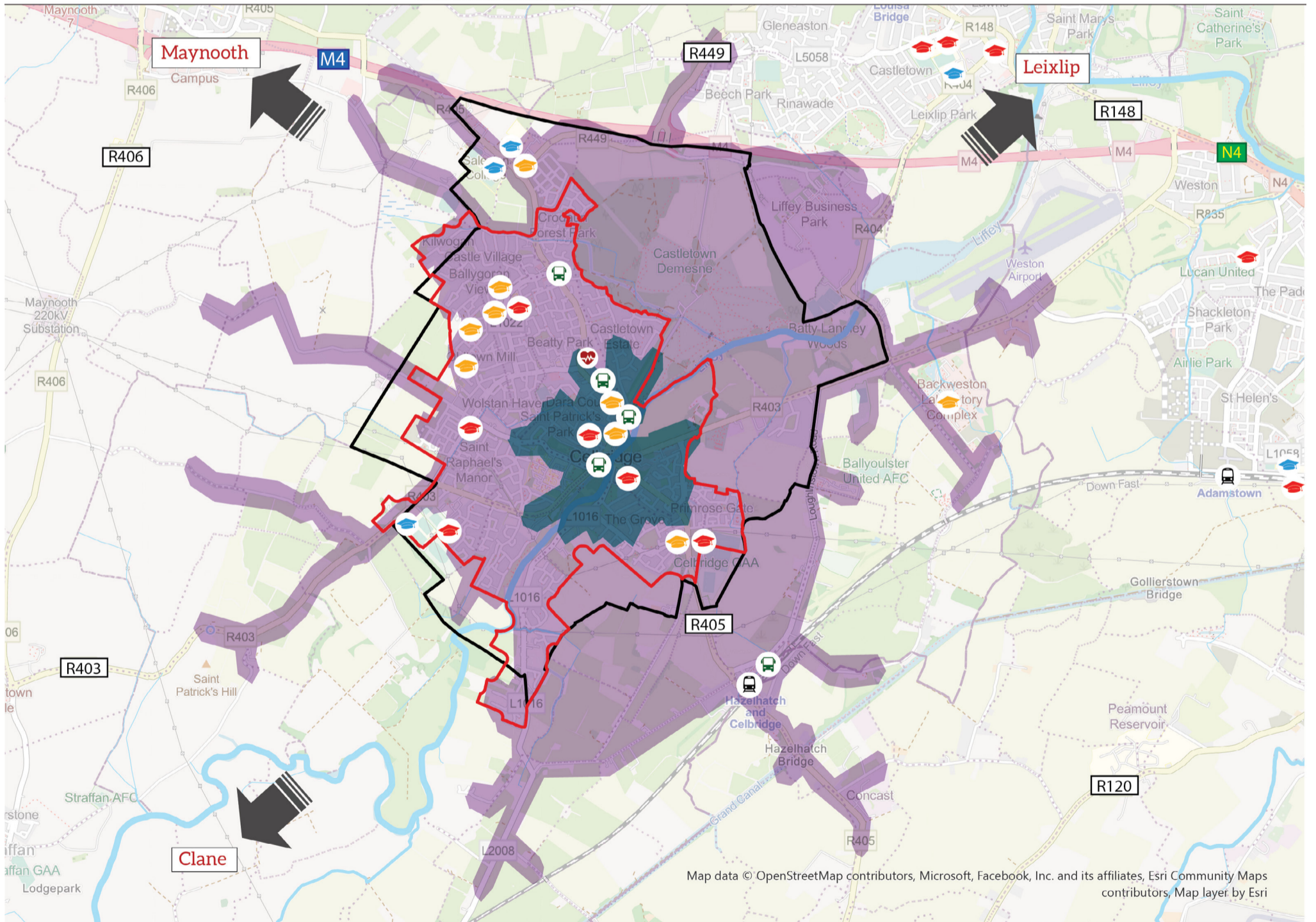
Live In & Work In Settlement = 19.9%

Live In Settlement & Work elsewhere

Rest of Kildare = 16%
Other Counties = 49.2%



***Note: excludes not stated.



Travel Time Map Legend:

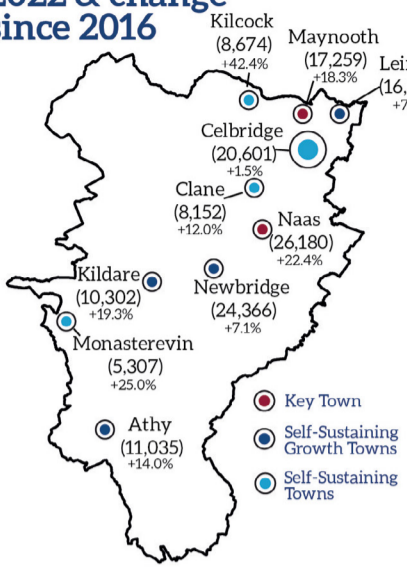
- Celbridge
- Local Area Plan (LAP) 2017-2023
- CSO Settlement Boundary

Contains Irish Public Sector Data (data.gov.ie) & OpenStreetMap licensed under a Creative Commons Attribution 4.0 International (CCBY 4.0) licence (www.peopleandplace.ie)

- 10 Minute Walking Catchment
- 15 Minute Cycling Catchment
- Hospital
- Primary Care Centre
- Creche
- Primary School
- Secondary School
- Train Station
- Bus Stop



Settlement population in 2022 & change since 2016

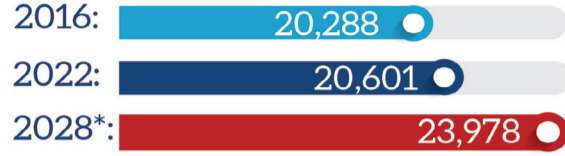


Celbridge Population in 2022
20,601



8% of Co. Kildare (247,774)
3rd largest settlement by population in Co. Kildare

CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

Housing Stock & Prices



3.00 Average Household Size

6,869 Households
7,217 Housing Stock

10% Apartment



**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices

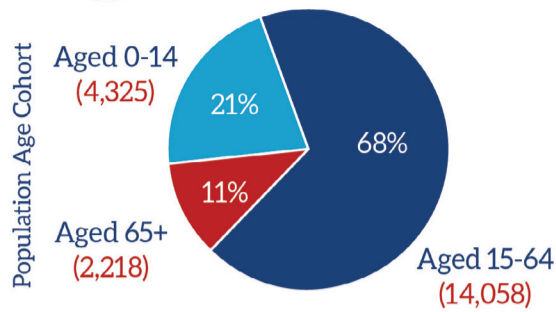


€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

€1,627.32 Average Rental Price (PCM) Q3 2023 Celbridge

47 Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



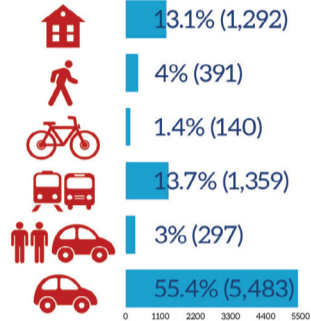
3.9% or 812 of the population are living in disadvantaged areas (Small Areas)

Resident Workers (9,925)

Local Jobs (3,297) Jobs located within the Settlement

0.33 Jobs Ratio

Jobs to Resident Workers



***Note: excludes not stated.

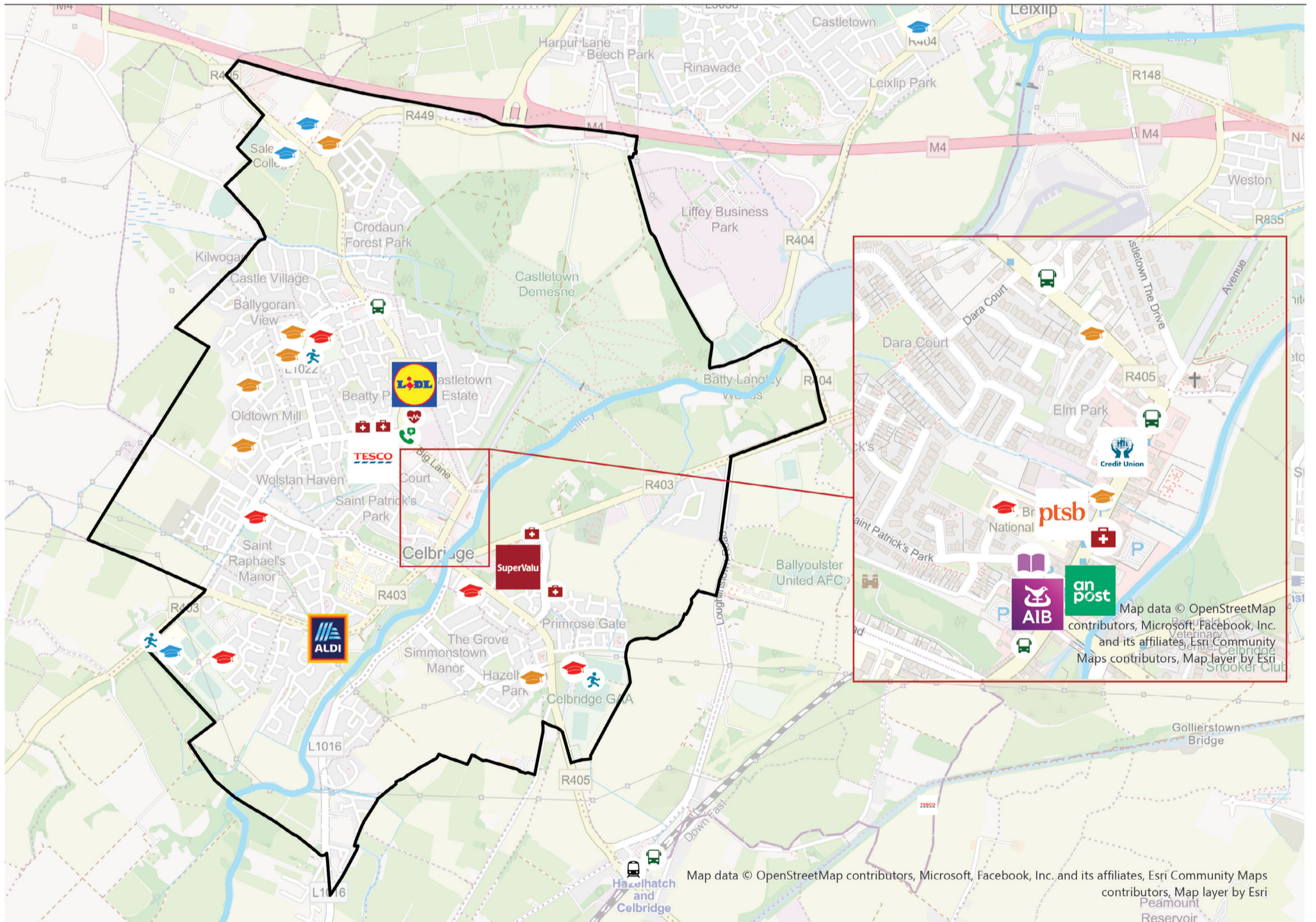
Commuting Flows (2022)



Live In & Work In Settlement = 19.9%

Live In Settlement & Work elsewhere

Rest of Kildare = 16%
Other Counties = 49.2%



Facilities Map Legend:

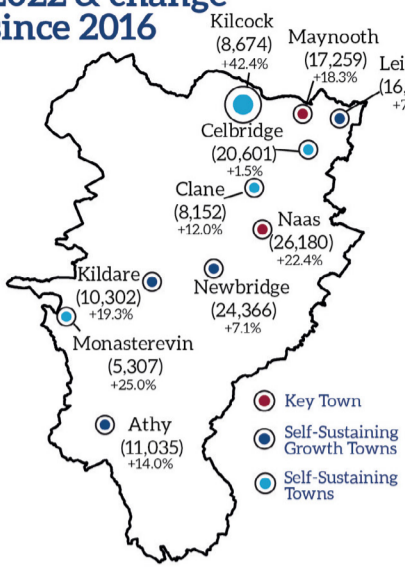
Celbridge Local Area Plan (LAP) 2017-2023

- Creche
- Primary School
- Secondary School
- Third Level Education
- Train Station
- Bus Stops
- Hospital
- Primary Care Centre
- GP
- Emergency Services
- Sports and Recreation
- Library



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Settlement population in 2022 & change since 2016

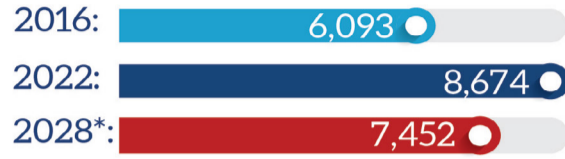


Kilcock Population in 2022
8,674



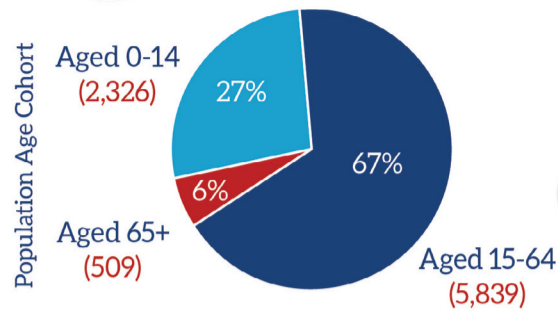
4% of Co. Kildare (247,774)
8th largest settlement by population in Co. Kildare

CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

Age Dependency Rate



Pobal HP Deprivation Index, 2022



3.6% or 310 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



3.03 Average Household Size

2,860 Households
3,038 Housing Stock

14% Apartment



86% House



4% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

€1,369.85 Average Rental Price (PCM) Q3 2023 Kilcock



Resident Workers (4,364)

Local Jobs (1,335)

Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



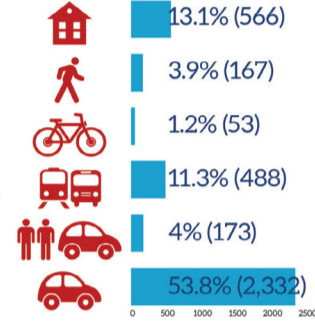
Live In & Work In Settlement = 18.6%

Live In Settlement & Work elsewhere

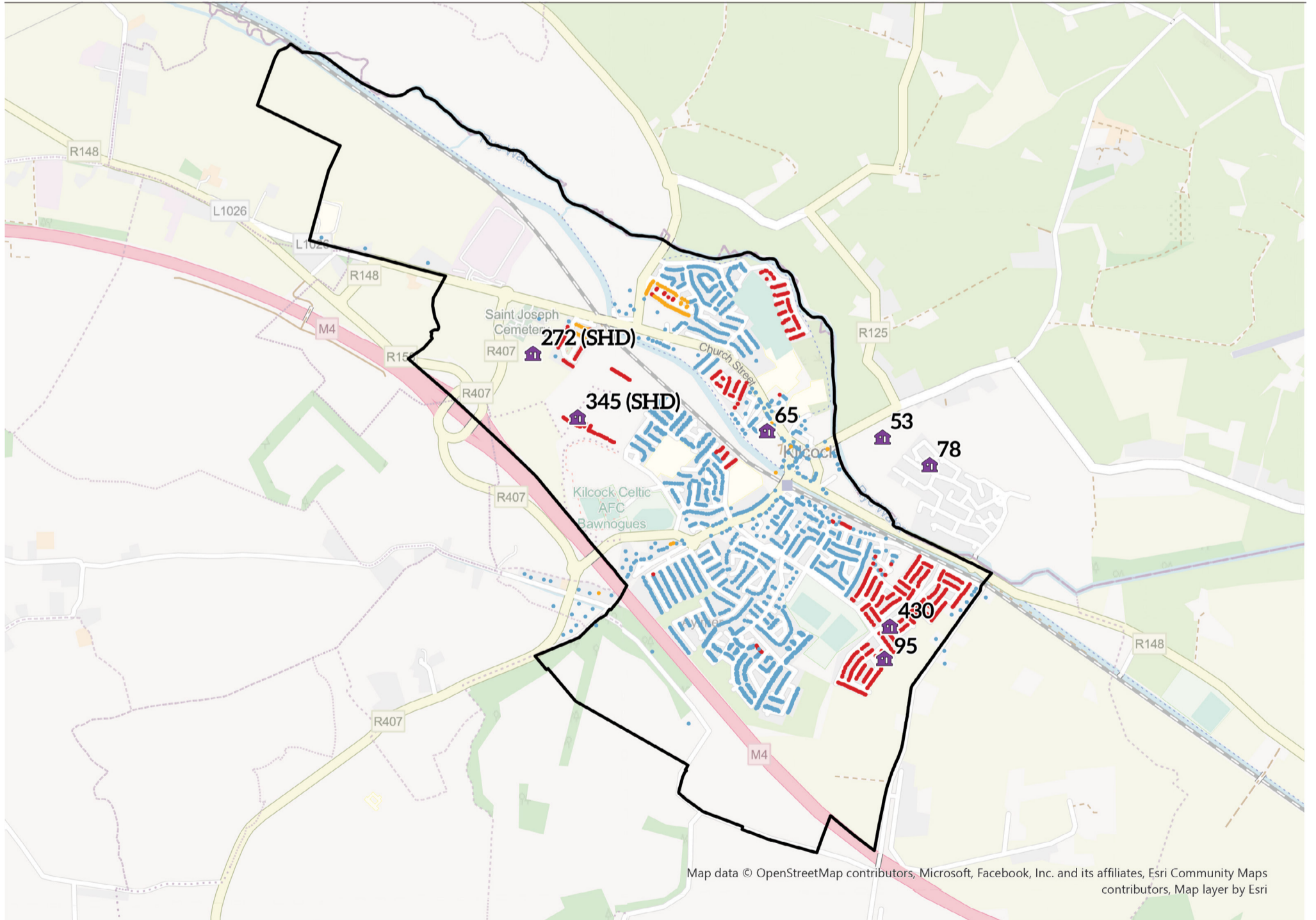
Rest of Kildare = 20.7%
Other Counties = 41.9%

0.31

Jobs Ratio
Jobs to Resident Workers



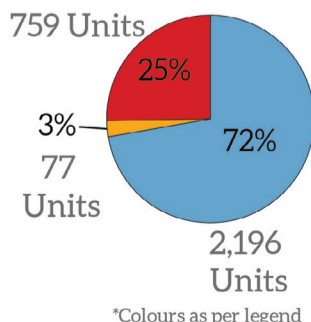
***Note: excludes not stated.



Residential Map Legend:

Kilcock Local Area Plan (LAP) 2015-2021

Unit Breakdown*:



- Residential Developments - Pre 2011
- Residential Developments - 2011 to 2016
- Residential Developments - 2016 to 2022

Source: GeoDirectory via Kildare CoCo

NPAD Residential Developments >50 units (Post 2016)

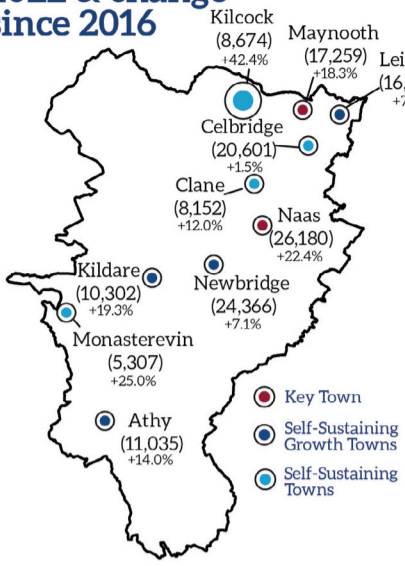


Comhairle Contae Chill Dara Kildare County Council



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Settlement population in 2022 & change since 2016

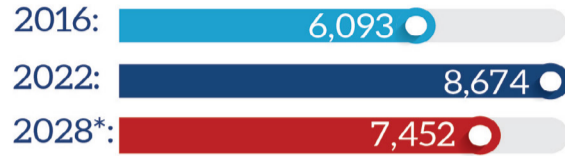


Kilcock Population in 2022
8,674
 +2,581 (+42.4%) from 2016
 -1,222 (-14.1%) 2022 to 2028



4% of Co. Kildare (247,774)
 8th largest settlement by population in Co. Kildare

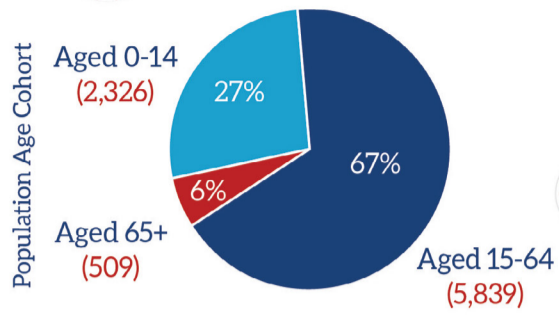
CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



3.6% or 310 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



3.03 Average Household Size

2,860 Households
 3,038 Housing Stock

14% Apartment



4% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€450k Median Sale Price All Dwellings M11 2023 (Eircode W23: Celbridge)

€1,369.85 Average Rental Price (PCM) Q3 2023 Kilcock

Resident Workers (4,364)

Local Jobs (1,335)
 Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)

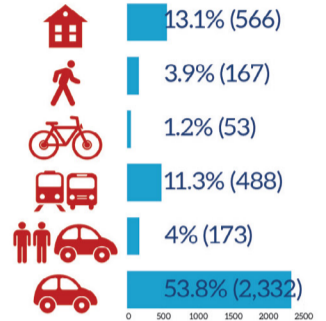


Live In & Work In Settlement = 18.6%

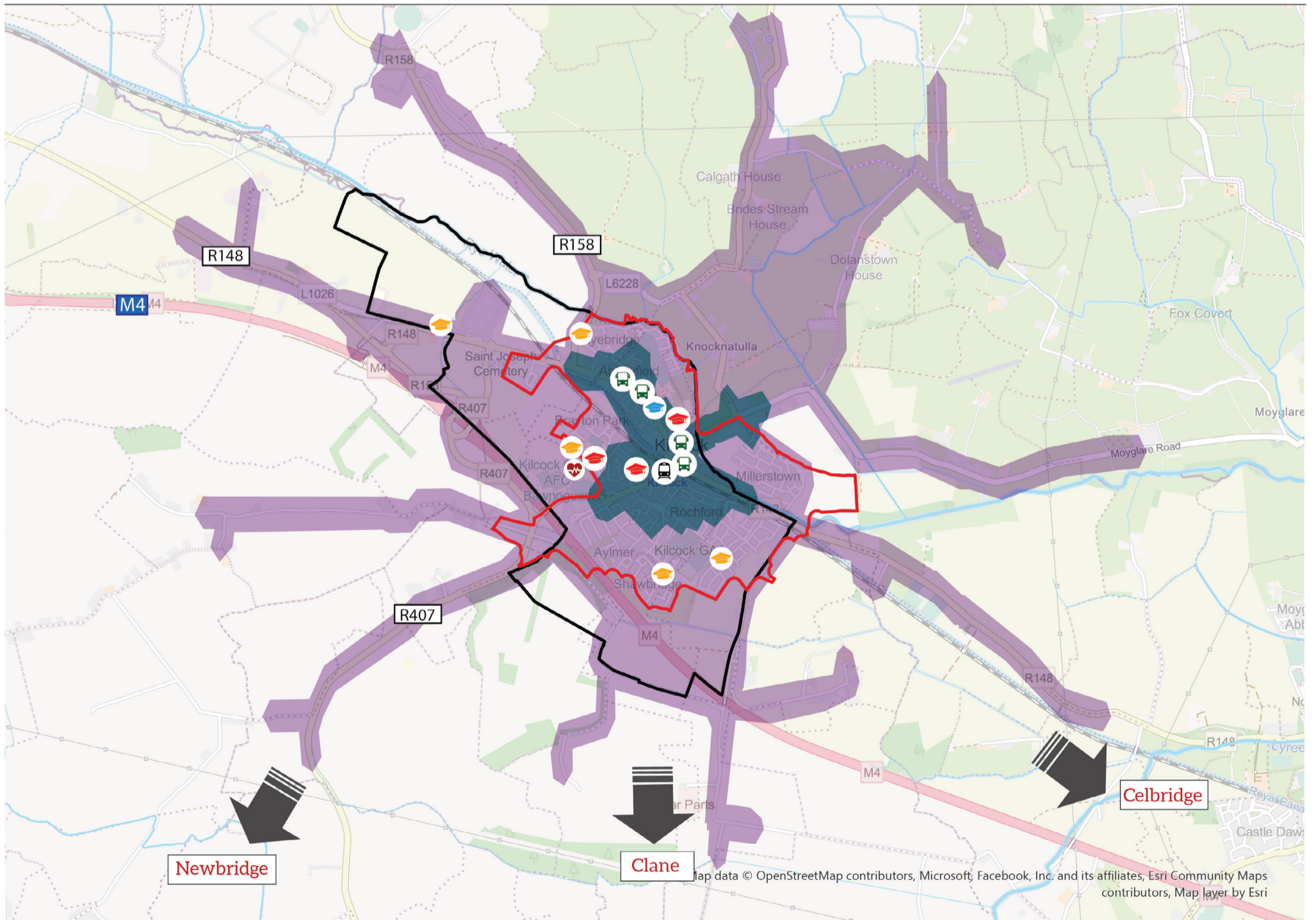
Live In Settlement & Work elsewhere

Rest of Kildare = 20.7%
 Other Counties = 41.9%

0.31 Jobs Ratio
 Jobs to Resident Workers



***Note: excludes not stated.



Travel Time Map Legend:

- Kilcock
- Local Area Plan (LAP) 2015-2021
- CSO Settlement Boundary

- 10 Minute Walking Catchment
- 15 Minute Cycling Catchment
- Train Station
- Bus Stop
- Hospital
- Primary Care Centre
- Creche
- Primary School
- Secondary School

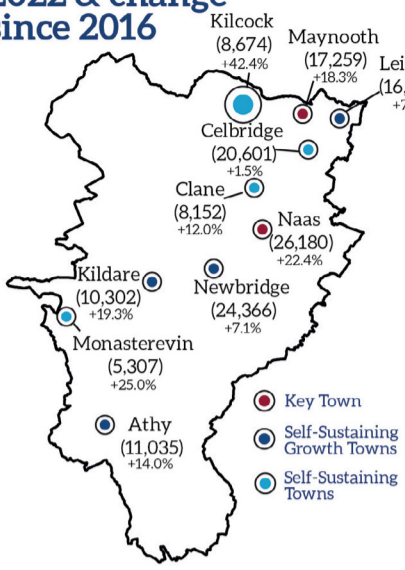


Comhairle Contae Chill Dara
 Kildare County Council



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Settlement population in 2022 & change since 2016



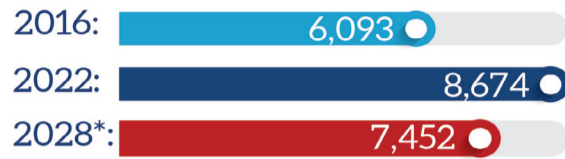
Kilcock Population in 2022
8,674



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 8th largest settlement by population in Co. Kildare

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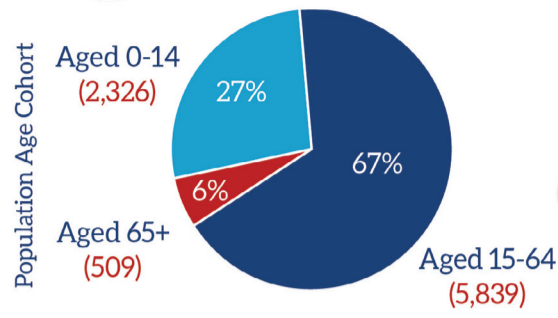
CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

49 Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



3.6% or 310 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



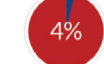
3.03 Average Household Size

2,860 Households
 3,038 Housing Stock

14% Apartment



86% House



4% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



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Resident Workers (4,364)

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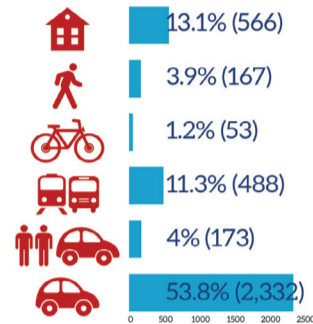
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Live In Settlement & Work elsewhere

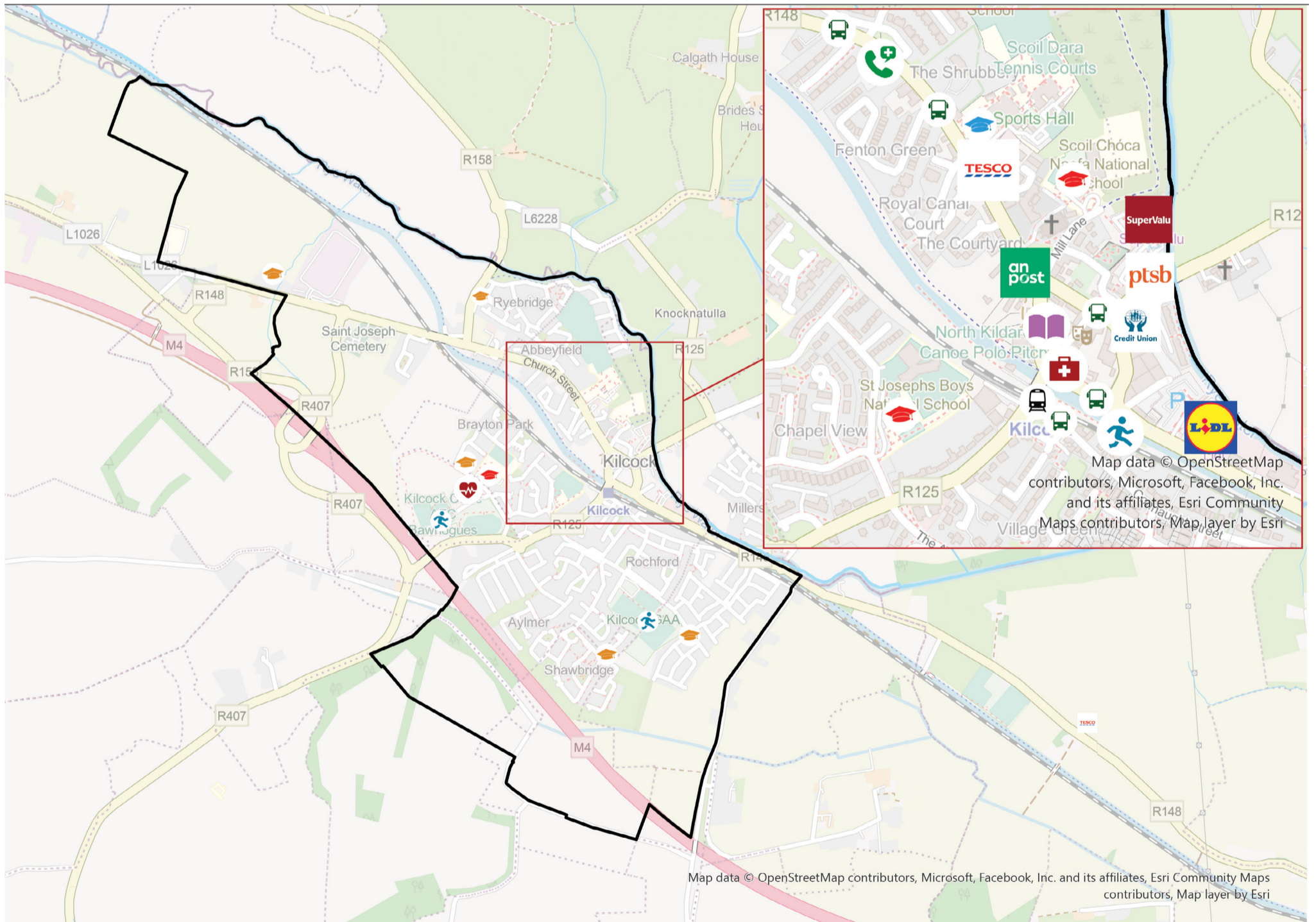
Rest of Kildare = 20.7%
 Other Counties = 41.9%

0.31

Jobs Ratio
 Jobs to Resident Workers



***Note: excludes not stated.



Facilities Map Legend:

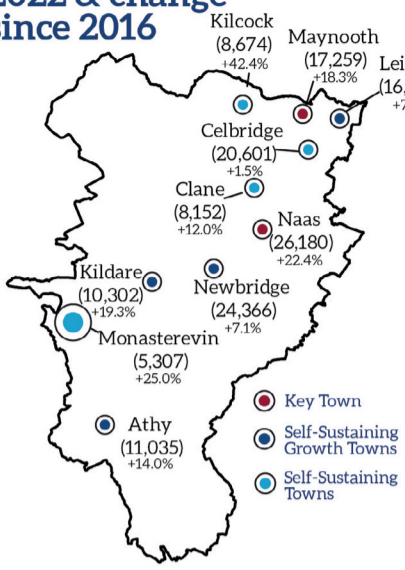
Kilcock
 Local Area Plan (LAP)
 2015-2021

- Creche
- Primary School
- Secondary School
- Third Level Education
- Train Station
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- Hospital
- Primary Care Centre
- GP
- Emergency Services
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- Library



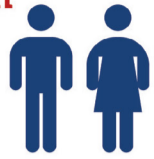
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Settlement population in 2022 & change since 2016



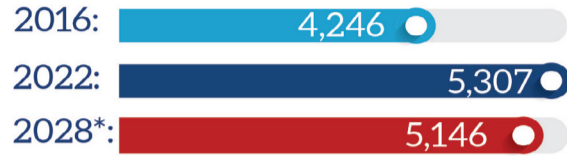
Monasterevin Population in 2022

5,307
 +1,061 (+25%) from 2016
 -161 (-3%) 2022 to 2028



2% of Co. Kildare (247,774)
 11th largest settlement by population in Co. Kildare

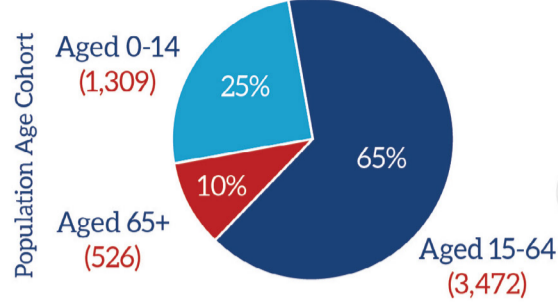
CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

53 Age Dependency Rate

(Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



23% or 1,223 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



1,850 Households
 2,041 Housing Stock



13% Apartment



2.87 Average Household Size



Sales & Rental Prices

€324k Median Sale Price All Dwellings M11 2023 (Eircode W24: Monasterevin)

€1,187.66 Average Rental Price (PCM) Q3 2023 Monasterevin



7% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data



Resident Workers (2,410)

Local Jobs (1,443)
 Jobs located within the Settlement

Jobs and Commuting

Commuting Flows (2022)



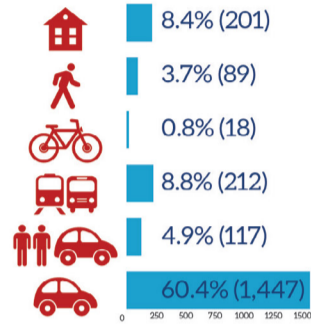
Live In & Work In Settlement = 19.7%

Live In Settlement & Work elsewhere

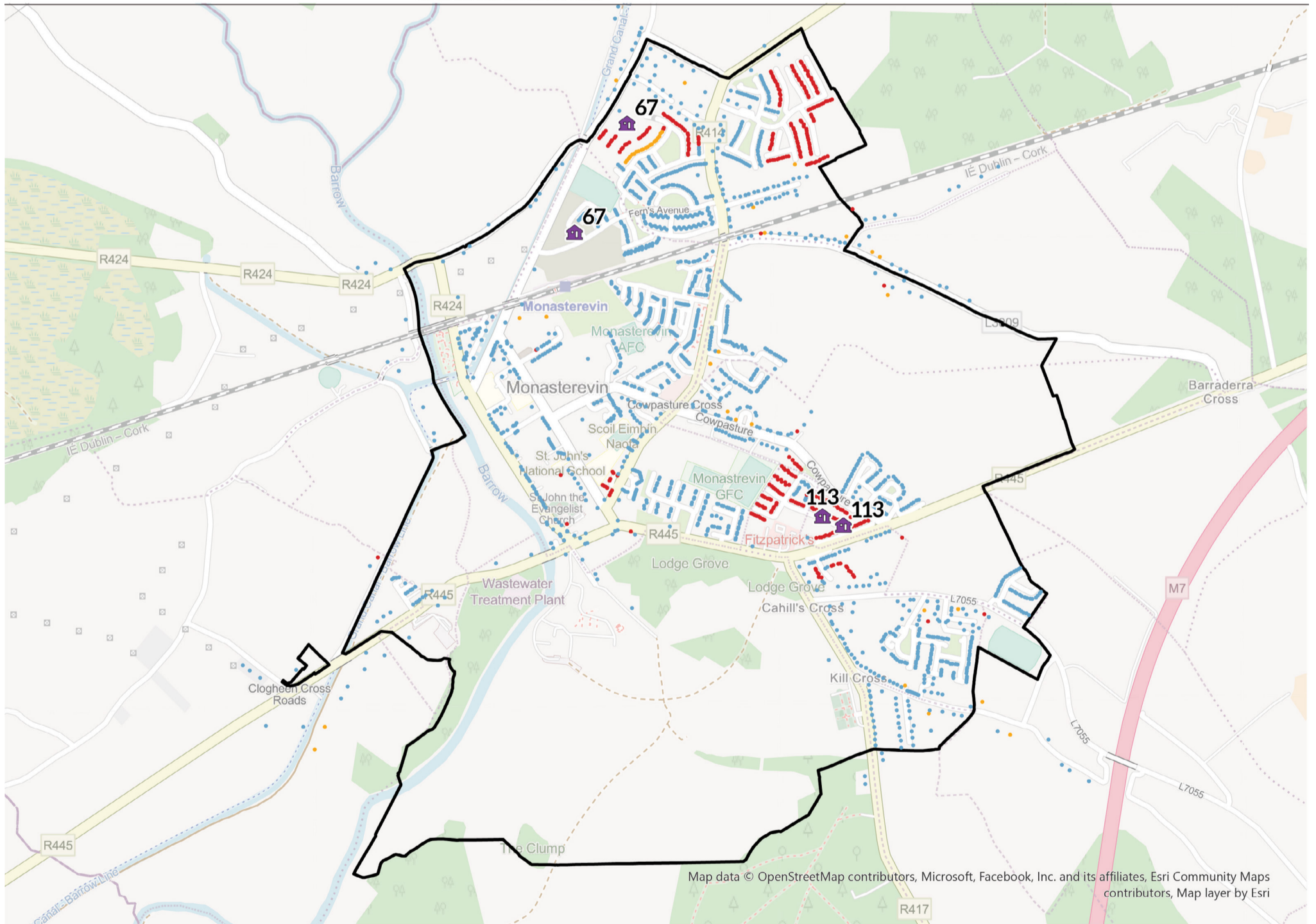
Rest of Kildare = 33.7%
 Other Counties = 29.2%

0.60 Jobs Ratio

Jobs to Resident Workers



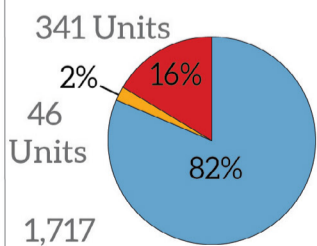
***Note: excludes not stated.



Residential Map Legend:

Monasterevin Local Area Plan (LAP) 2016-2022

Unit Breakdown*:



*Colours as per legend

- Residential Developments - Pre 2011
- Residential Developments - 2011 to 2016
- Residential Developments - 2016 to 2022

NPAD Residential Developments >50 units (Post 2016)

Source: GeoDirectory via Kildare CoCo

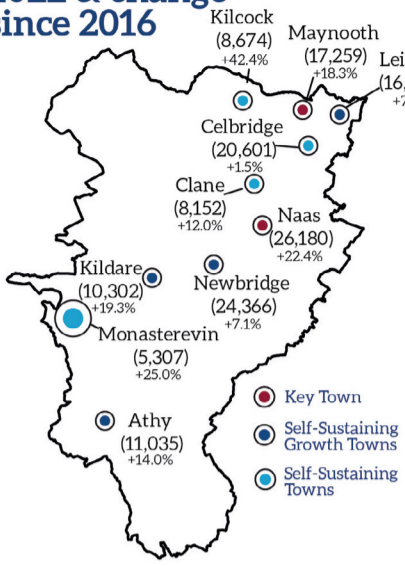


Comhairle Contae Chill Dara Kildare County Council



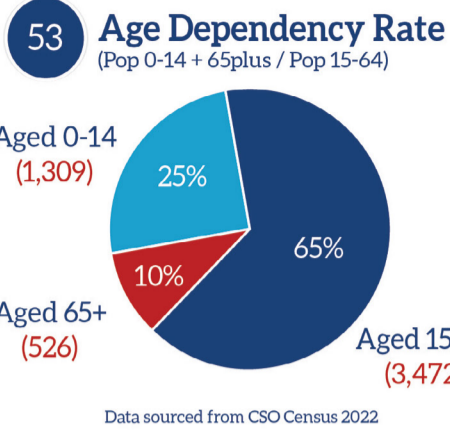
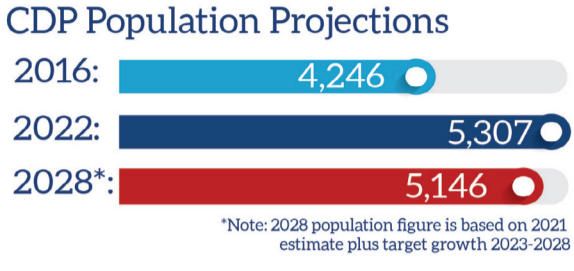
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Settlement population in 2022 & change since 2016



Monasterevin Population in 2022
5,307
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 11th largest settlement by population in Co. Kildare



Pobal HP Deprivation Index, 2022

23% or 1,223 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices

1,850 Households
2,041 Housing Stock

2.87 Average Household Size

13% Apartment
87% House

67% Owner Occupied
16% Rented Private
13% Rented Social

Sales & Rental Prices

€324k Median Sale Price
 All Dwellings M11 2023
 (Eircode W24: Monasterevin)

€1,187.66 Average Rental Price (PCM)
 Q3 2023 Monasterevin

7% Housing Vacancy**
**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

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 Jobs located within the Settlement

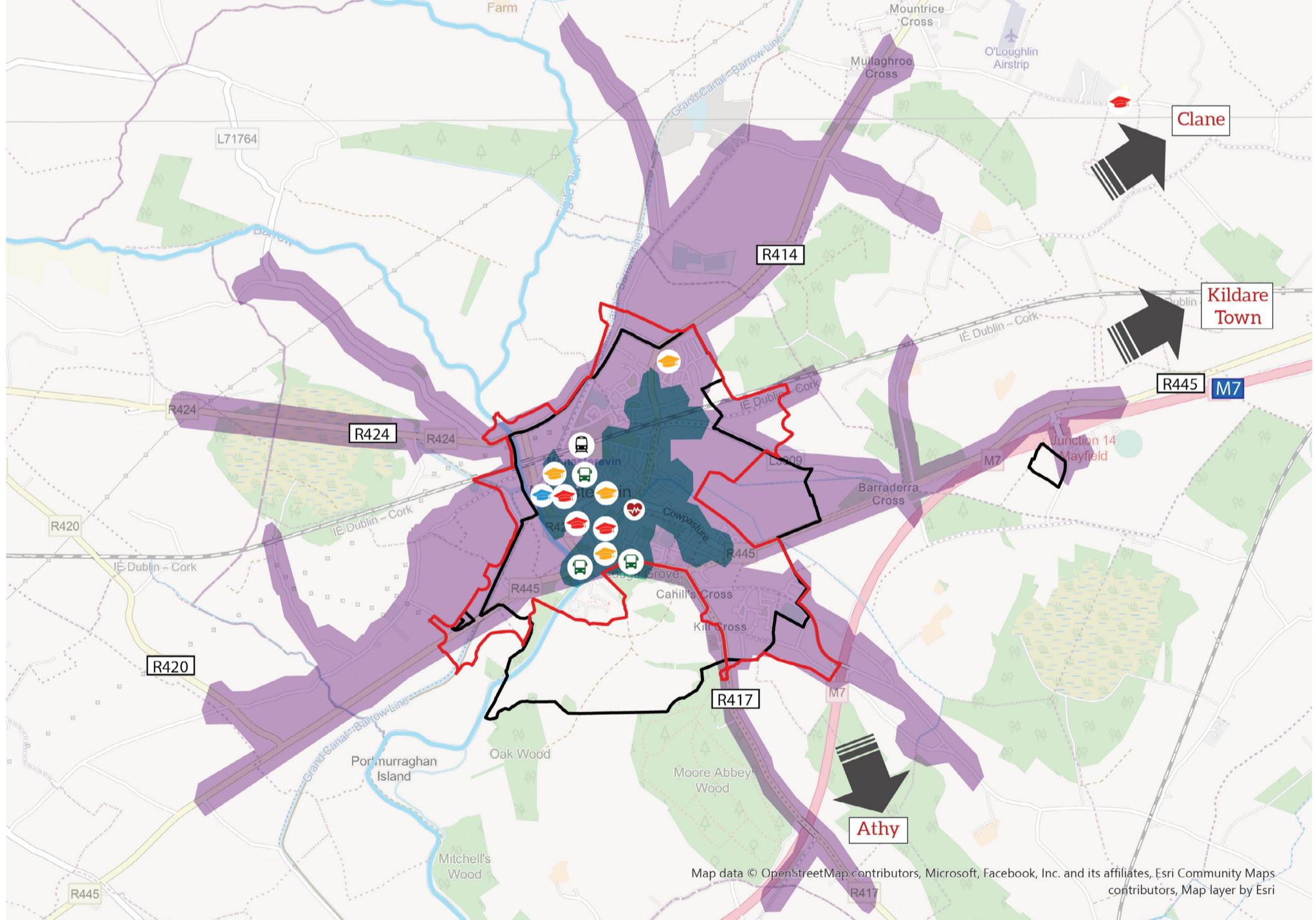
0.60 Jobs Ratio
 Jobs to Resident Workers

8.4% (201)
3.7% (89)
0.8% (18)
8.8% (212)
4.9% (117)
60.4% (1,447)

***Note: excludes not stated.

Commuting Flows (2022)

Live In & Work In Settlement = 19.7%
Live In Settlement & Work elsewhere
Rest of Kildare = 33.7%
Other Counties = 29.2%



Travel Time Map Legend:

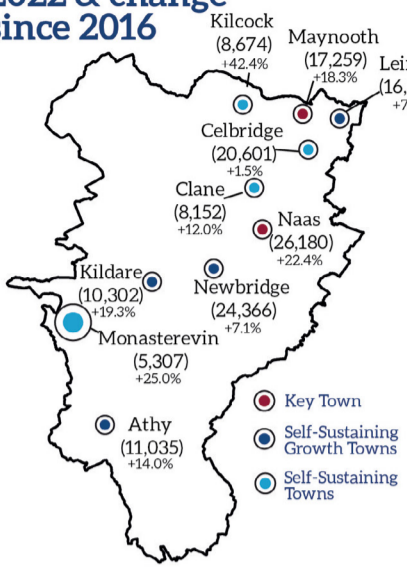
- Monasterevin Local Area Plan (LAP) 2016-2022
- CSO Settlement Boundary
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- Train Station
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Comhairle Contae Chill Dara
 Kildare County Council

People & Place

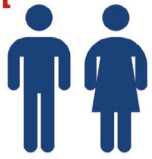
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Settlement population in 2022 & change since 2016



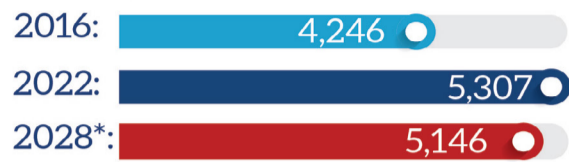
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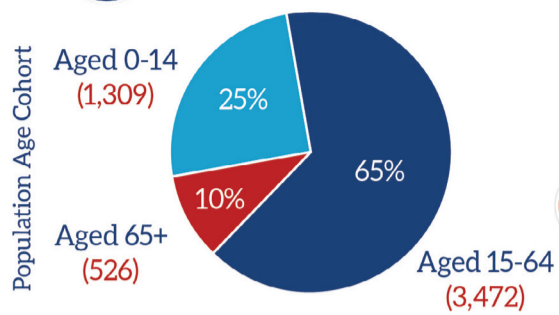
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CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

Age Dependency Rate



Pobal HP Deprivation Index, 2022



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Housing Stock & Prices



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 2,041 Housing Stock

2.87 Average Household Size



Sales & Rental Prices

€324k Median Sale Price All Dwellings M11 2023 (Eircode W24: Monasterevin)

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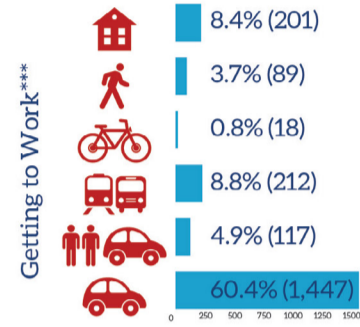


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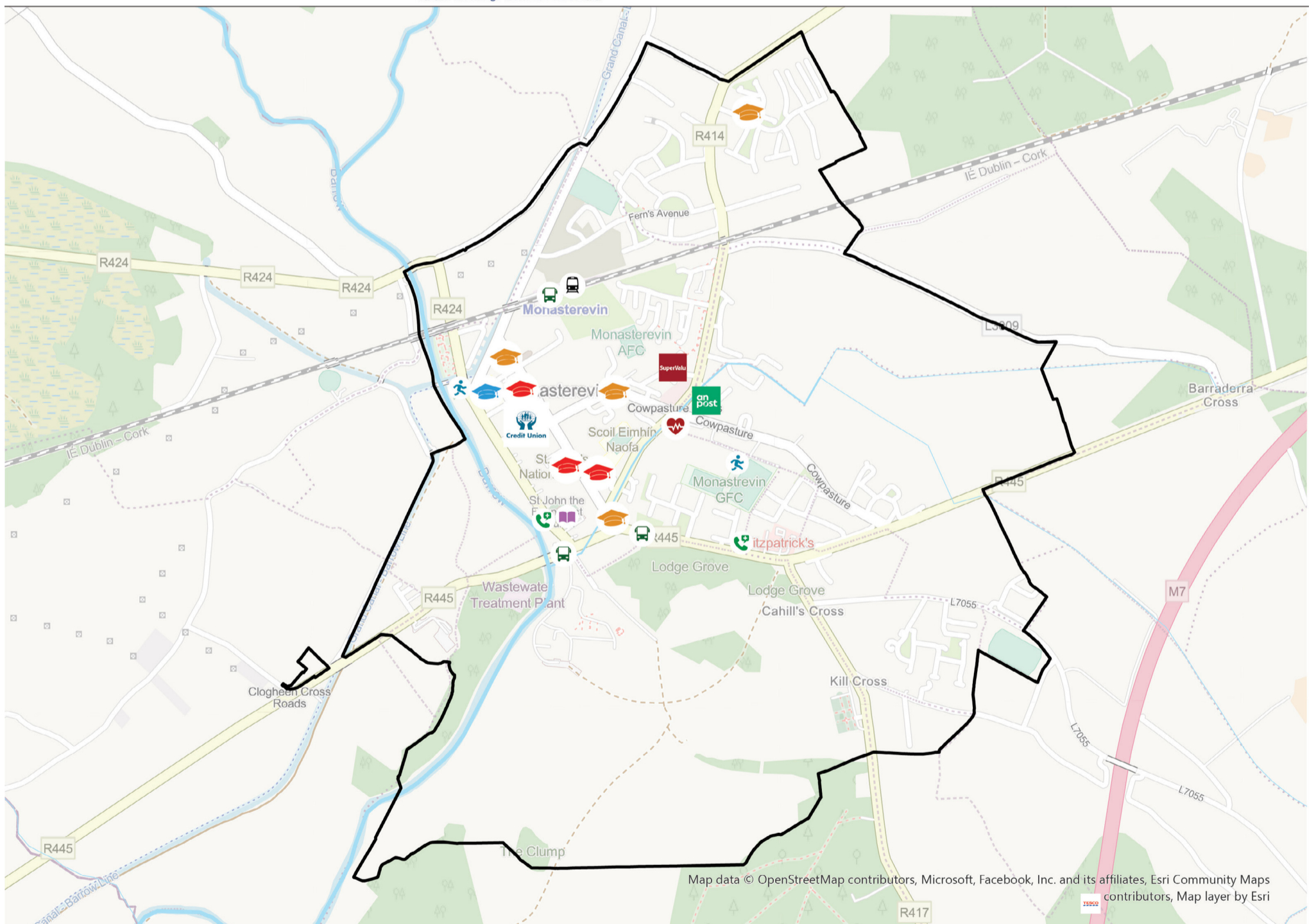
Live In Settlement & Work elsewhere
 Rest of Kildare = 33.7%
 Other Counties = 29.2%

0.60

Jobs Ratio
 Jobs to Resident Workers



***Note: excludes not stated.



Facilities Map Legend:

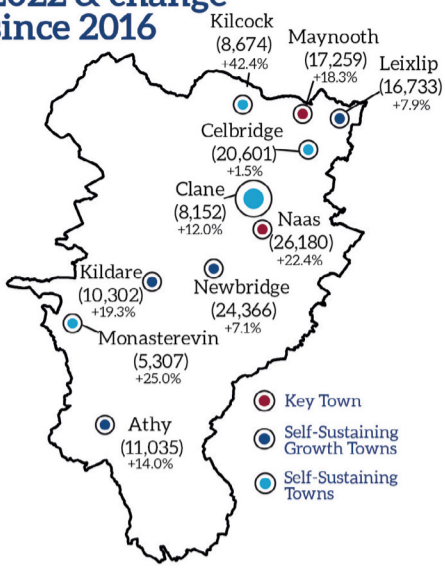
Monasterevin Local Area Plan (LAP) 2016-2022

- Creche
- Primary School
- Secondary School
- Third Level Education
- Train Station
- Bus Stops
- Hospital
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- Emergency Services
- Sports and Recreation
- Library



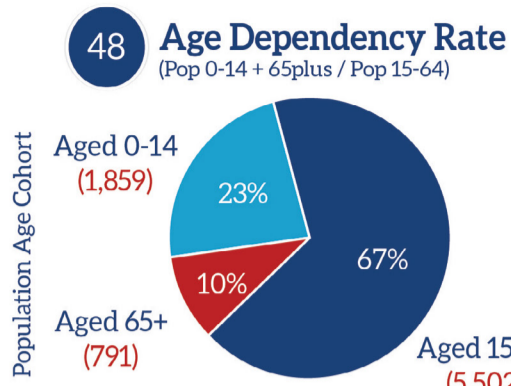
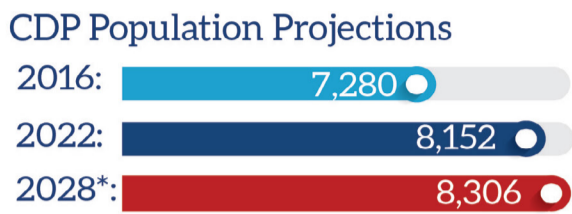
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Settlement population in 2022 & change since 2016



Clane Population in 2022
8,152
 +872 (+12%) from 2016
 +154 (+1.9%) 2022 to 2028

3% of Co. Kildare (247,774)
 9th largest settlement by population in Co. Kildare



Pobal HP Deprivation Index, 2022

0% or 0 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices

2,835 Households
 3,124 Housing Stock



23% Apartment



77% House

2.88 Average Household Size

Sales & Rental Prices



€400k Median Sale Price All Dwellings M11 2023 (Eircode W91: Naas)

€1,495.59 Average Rental Price (PCM) Q3 2023 Clane



7% Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Resident Workers (4,028)
 Local Jobs (2,094)
 Jobs located within the Settlement

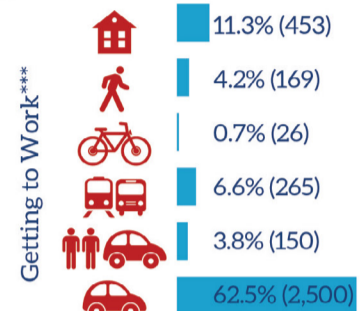
Jobs and Commuting

Commuting Flows (2022)

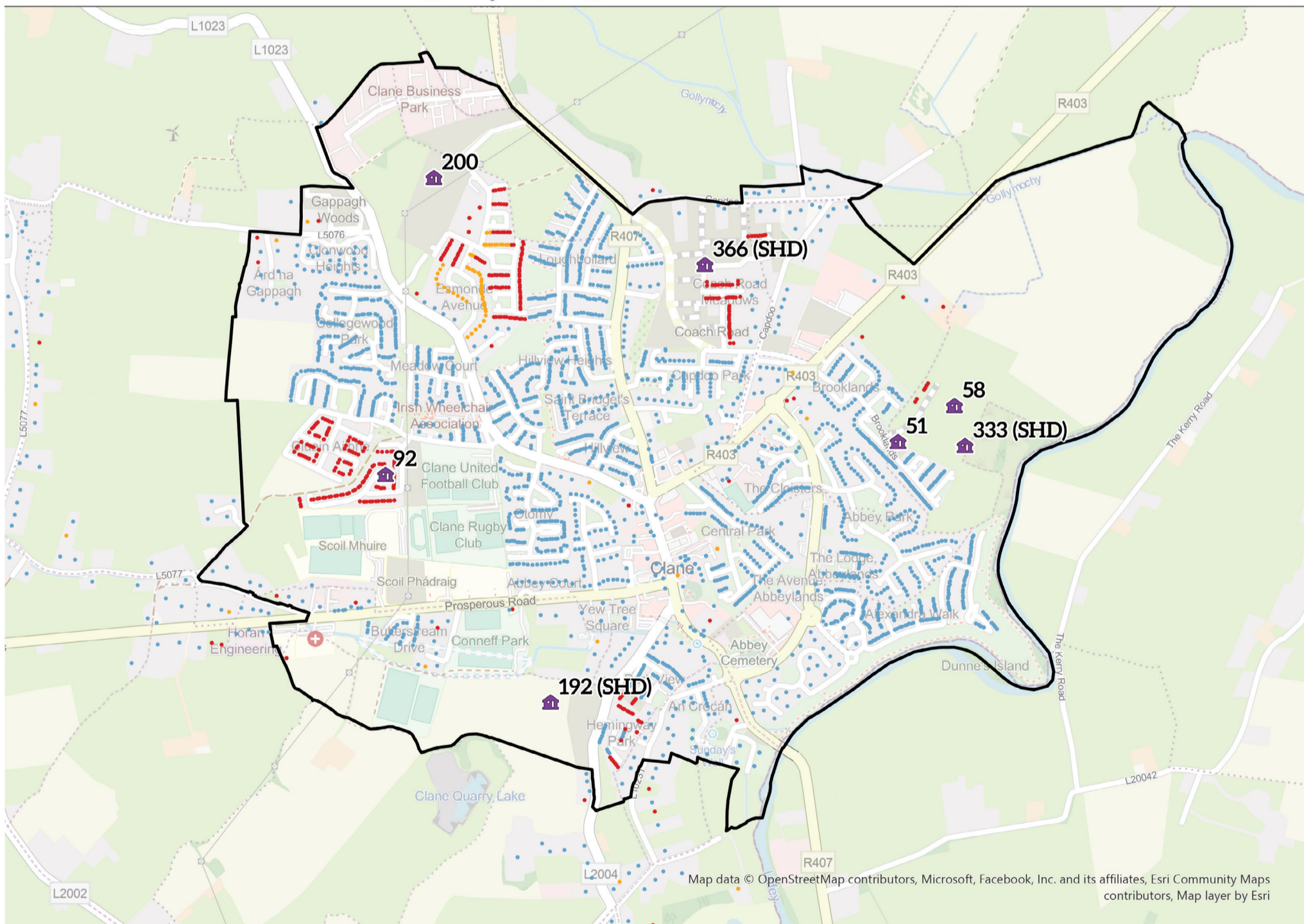


Live In & Work In Settlement = 20.6%
 Live In Settlement & Work elsewhere
 Rest of Kildare = 26.9%
 Other Counties = 37.1%

0.52 Jobs Ratio
 Jobs to Resident Workers



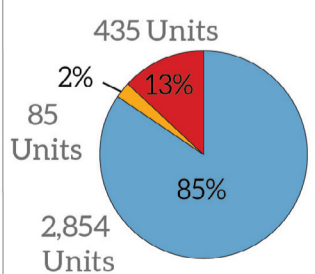
***Note: excludes not stated.



Residential Map Legend:

Clane Local Area Plan (LAP) 2017-2023

Unit Breakdown*:



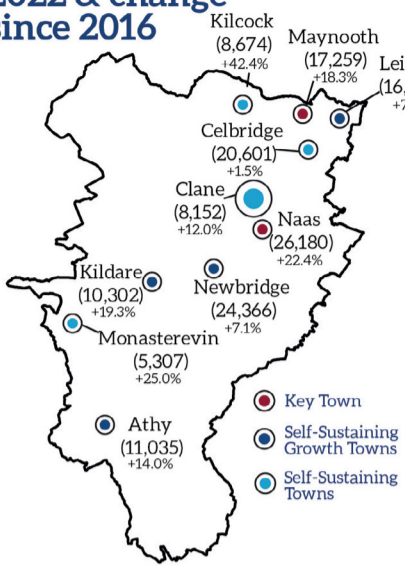
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Settlement population in 2022 & change since 2016

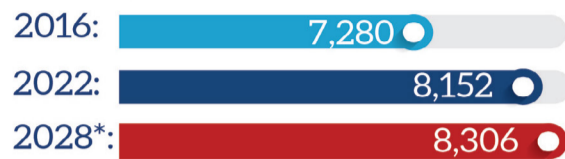


Clane Population in 2022
8,152



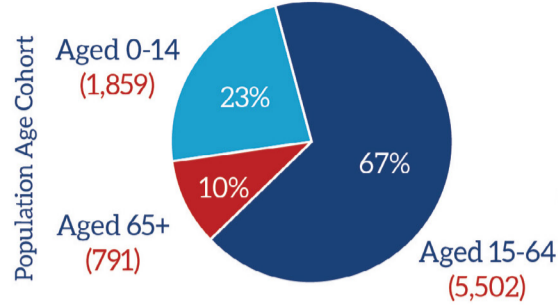
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 9th largest settlement by population in Co. Kildare

CDP Population Projections



*Note: 2028 population figure is based on 2021 estimate plus target growth 2023-2028

48 Age Dependency Rate (Pop 0-14 + 65plus / Pop 15-64)



Data sourced from CSO Census 2022

Pobal HP Deprivation Index, 2022



0% or 0 of the population are living in disadvantaged areas (Small Areas)

Housing Stock & Prices



2.88 Average Household Size

2,835 Households
 3,124 Housing Stock

23% Apartment



77% House



Housing Vacancy**

**Note: Vacancy rate based on 'other vacant dwellings' from CSO 2022 data

Sales & Rental Prices



€400k Median Sale Price All Dwellings M11 2023 (Eircode W91: Naas)

€1,495.59 Average Rental Price (PCM) Q3 2023 Clane

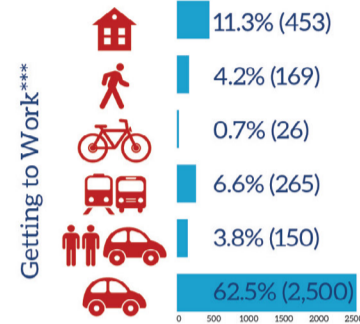
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Local Jobs (2,094)
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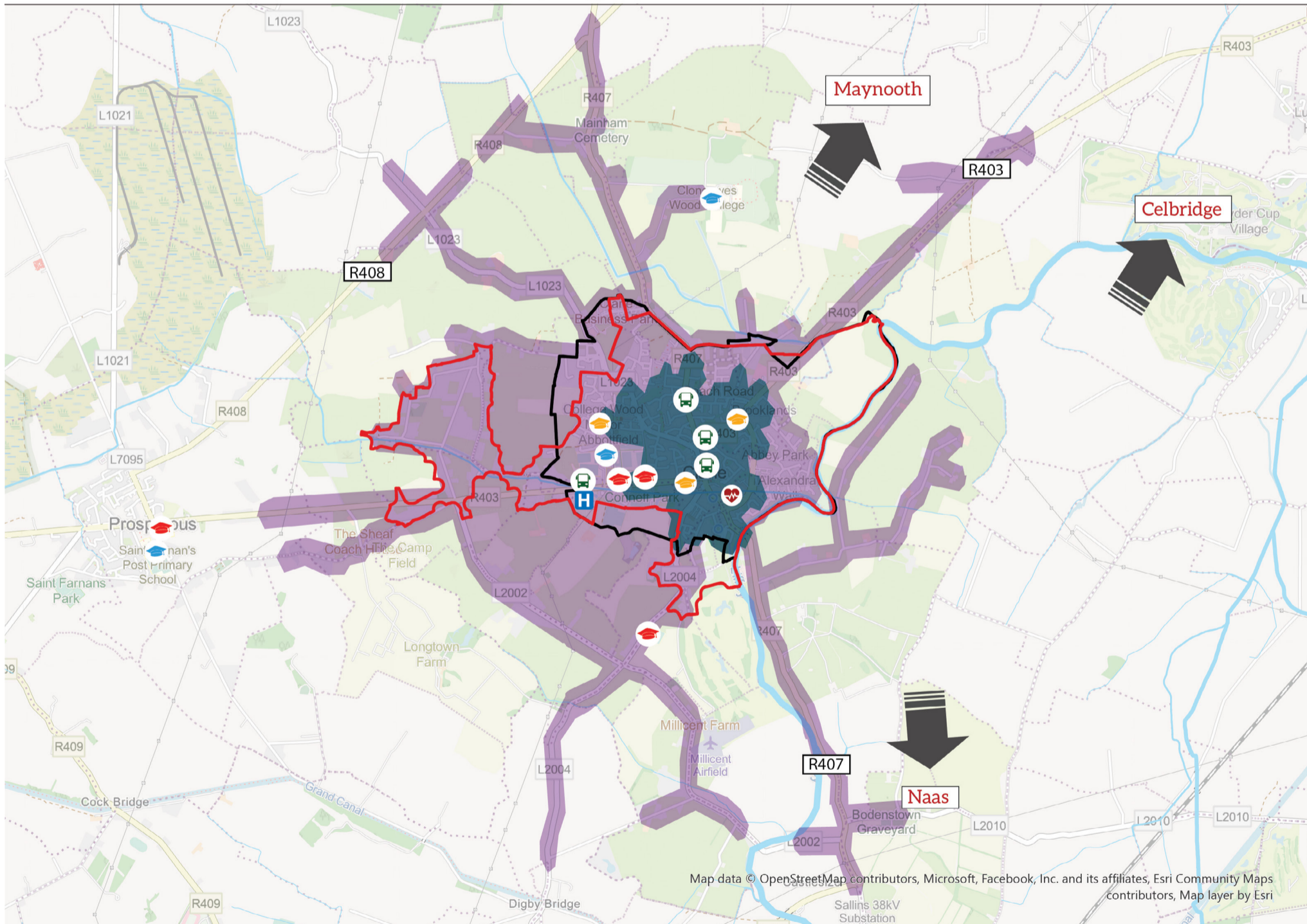
Commuting Flows (2022)



0.52 Jobs Ratio
 Jobs to Resident Workers



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Travel Time Map Legend:

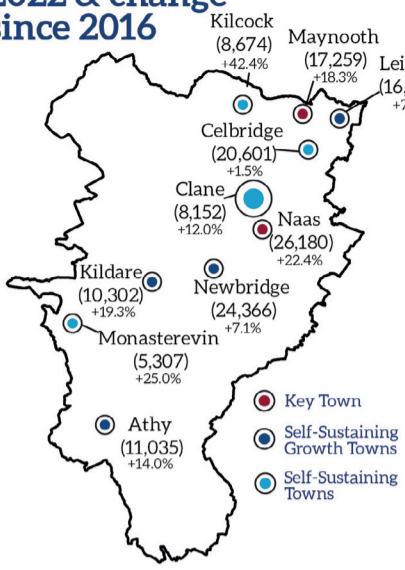
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Settlement population in 2022 & change since 2016

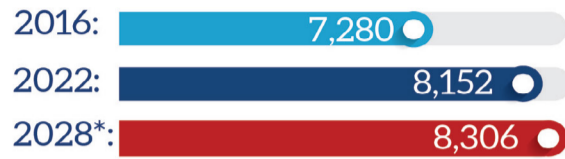


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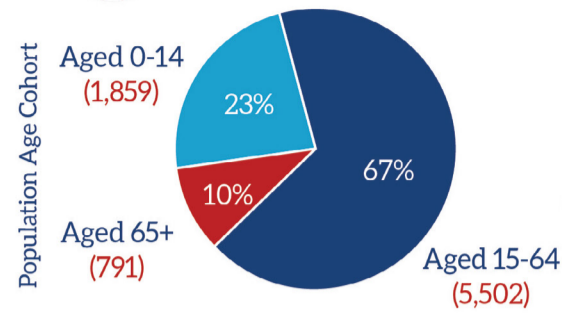
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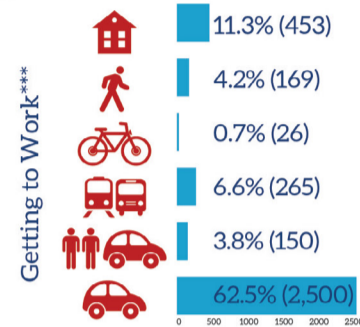
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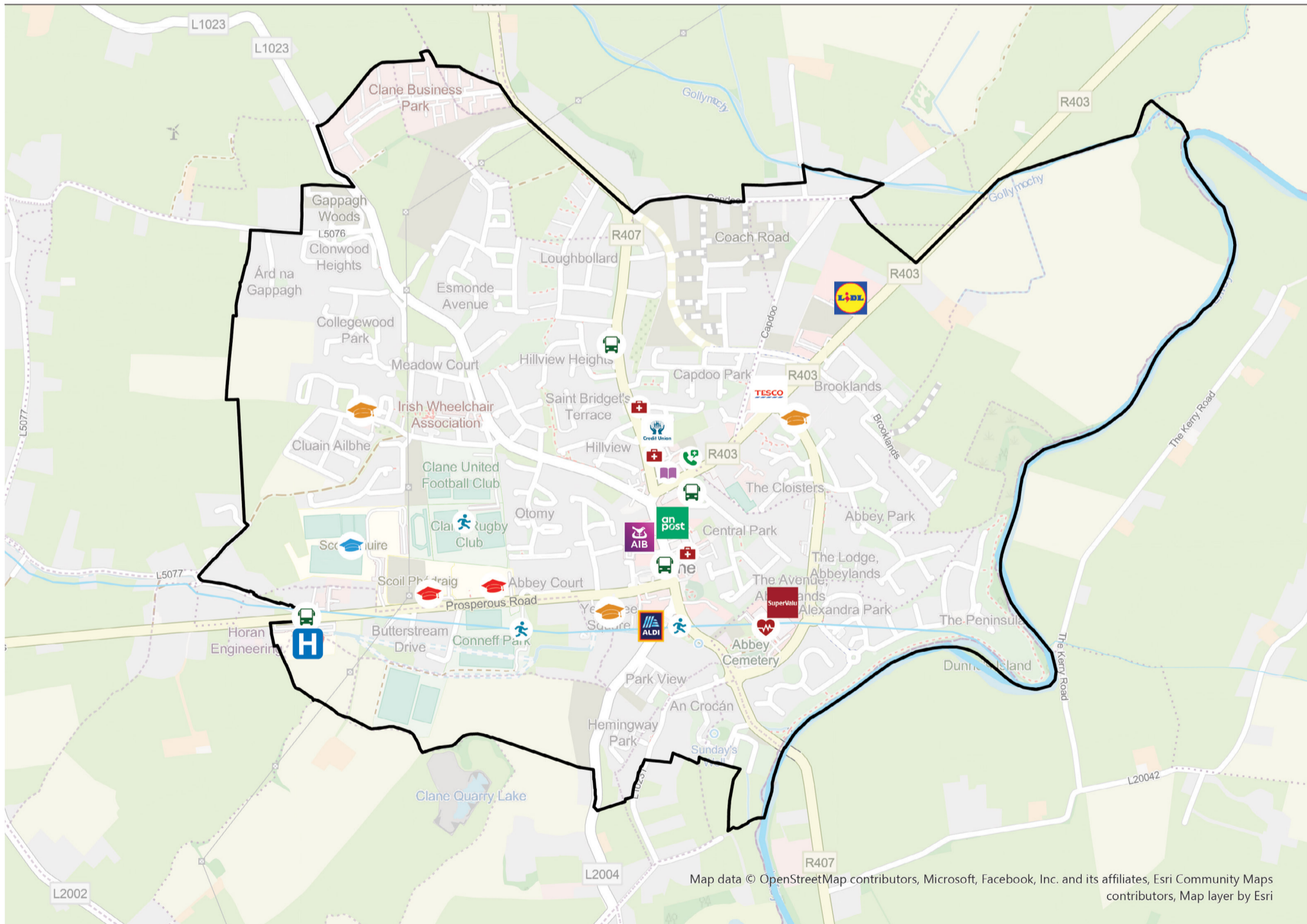
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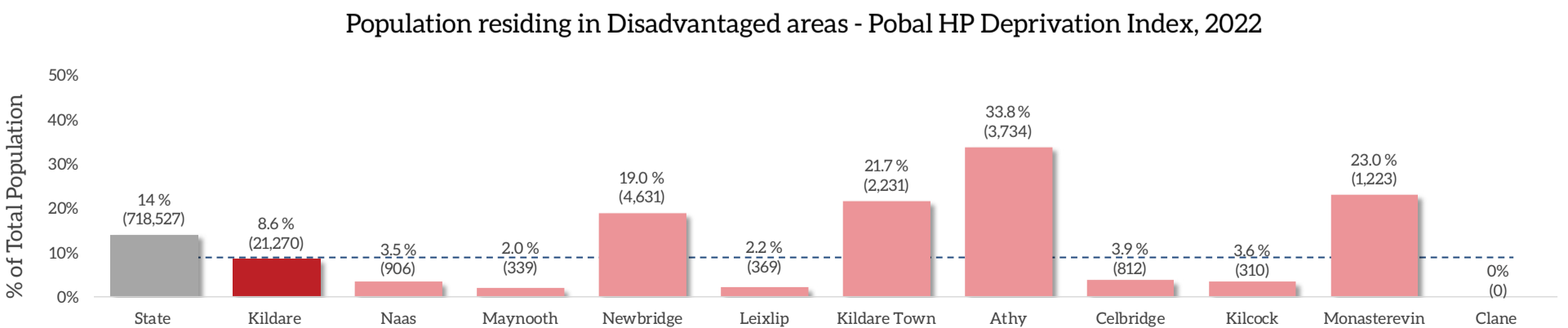
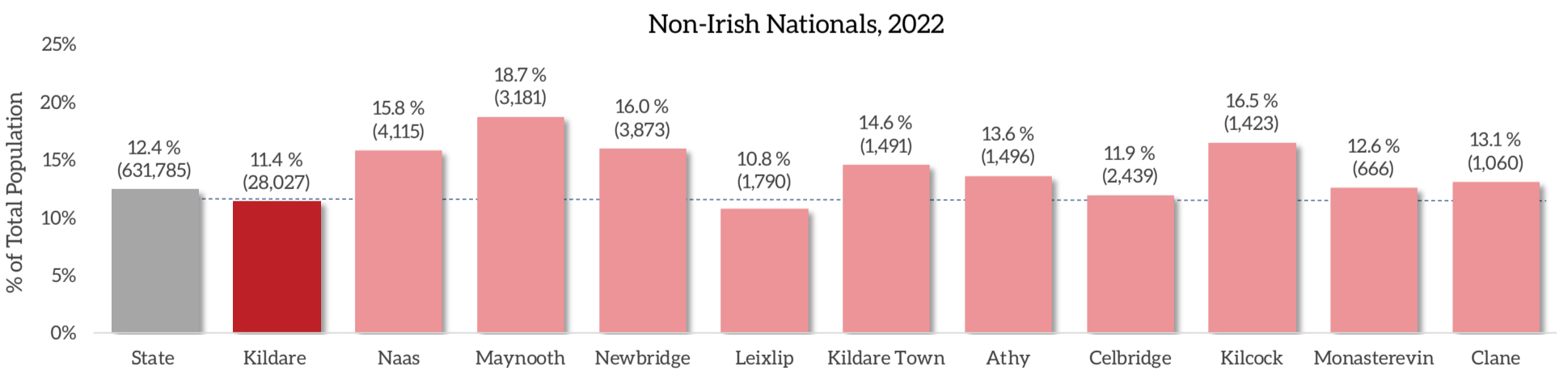
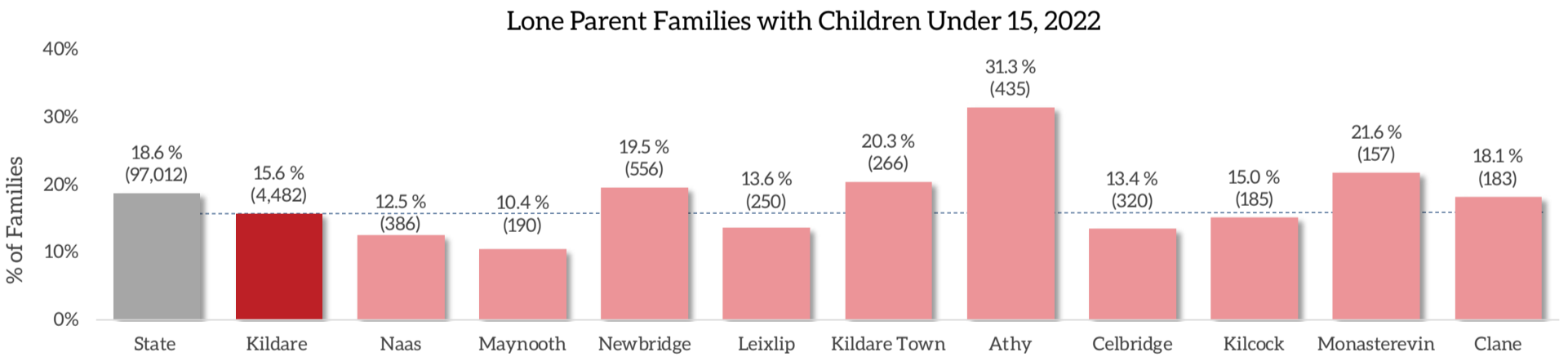
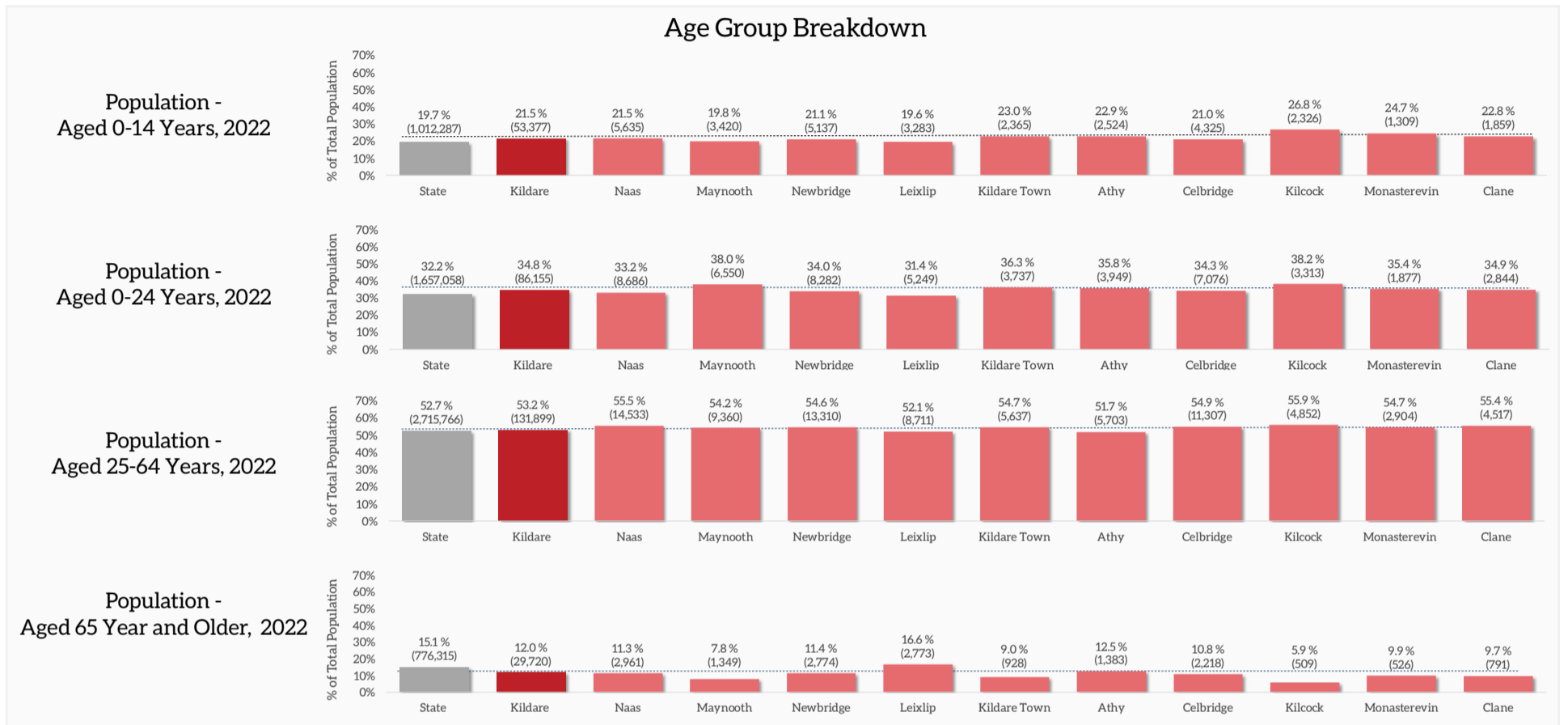
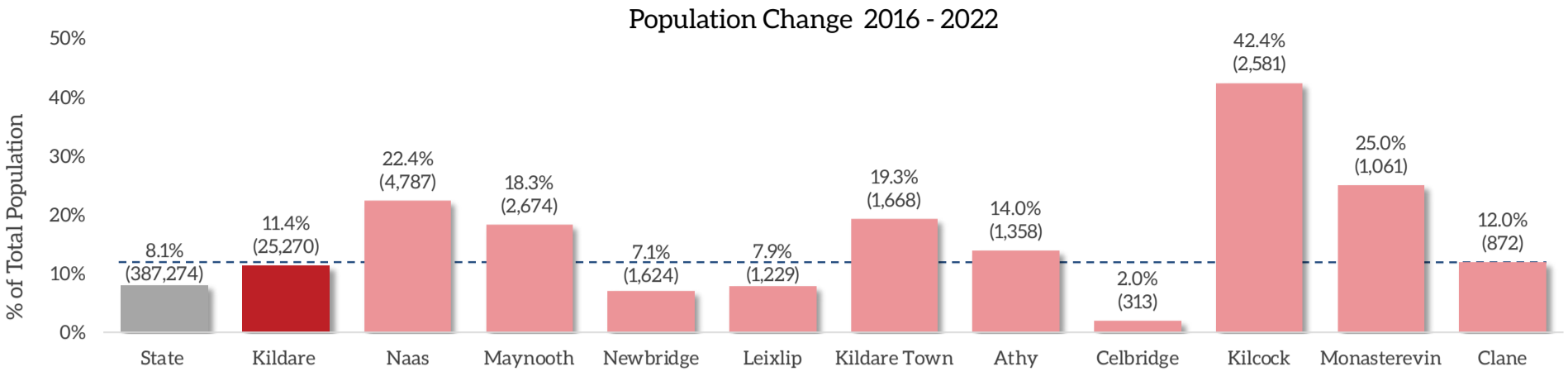
Facilities Map Legend:

Clane Local Area Plan (LAP) 2017-2023

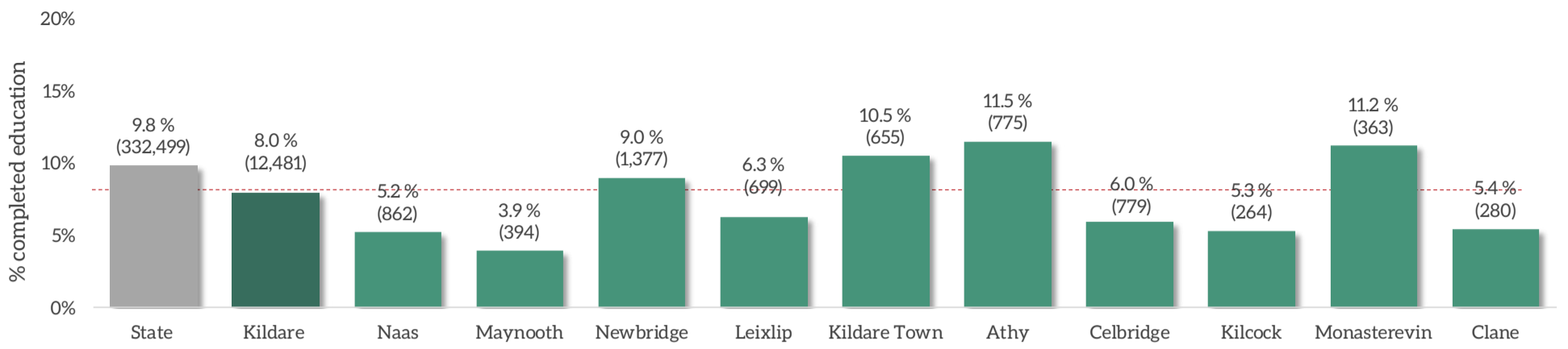
- Creche
- Primary School
- Secondary School
- Third Level Education
- Train Station
- Bus Stops
- Hospital
- Primary Care Centre
- GP
- Emergency Services
- Sports and Recreation
- Library



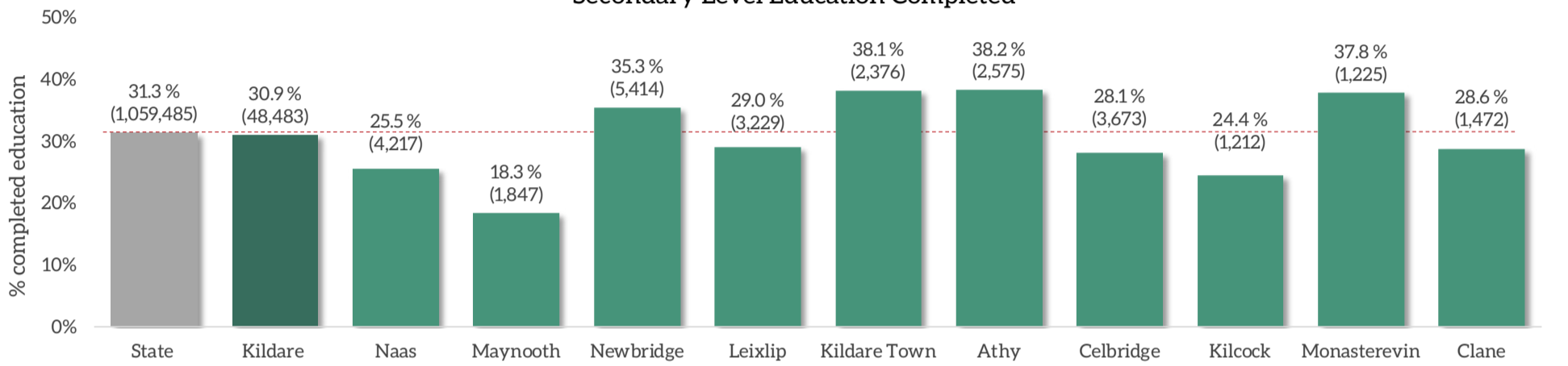
Contains Irish Public Sector Data (data.gov.ie) & OpenStreetMap licensed under a Creative Commons Attribution 4.0 International (CCBY 4.0) licence (www.peopleandplace.ie)



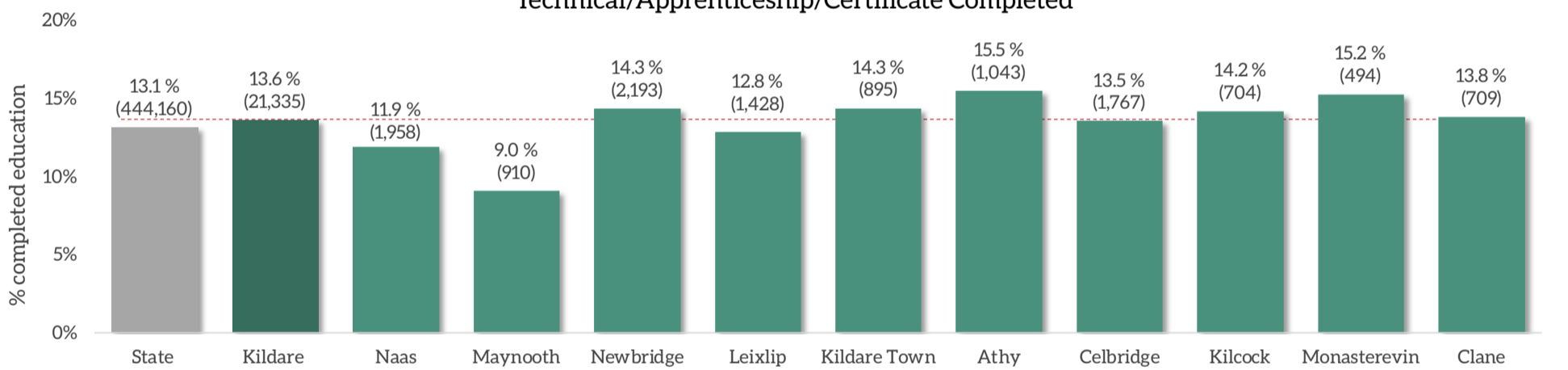
No Formal Education or Primary Education Completed



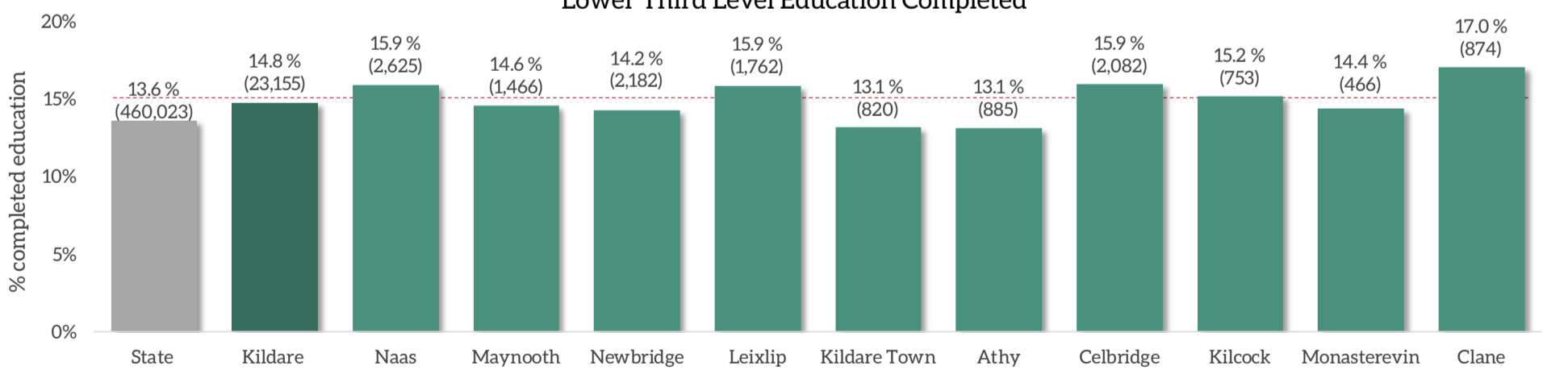
Secondary Level Education Completed



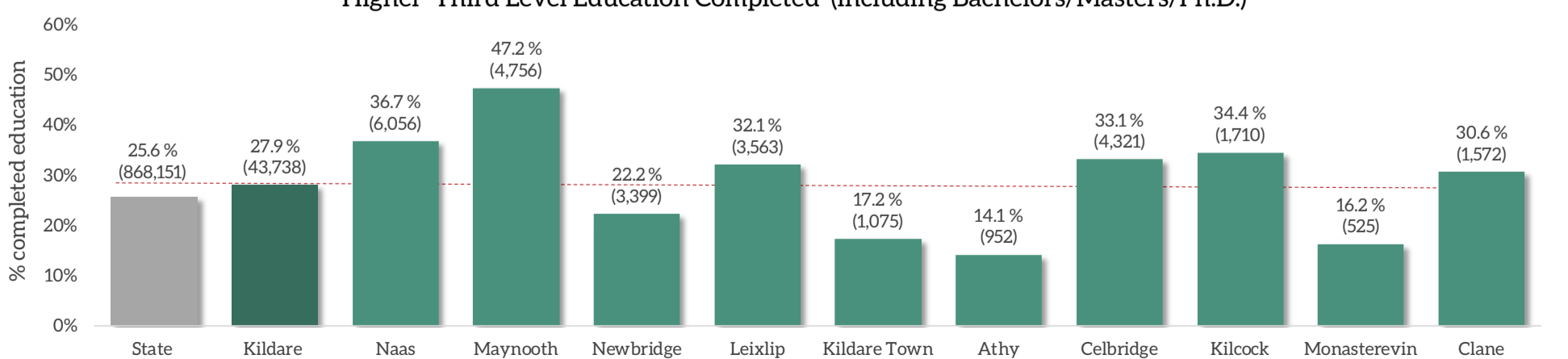
Technical/Apprenticeship/Certificate Completed



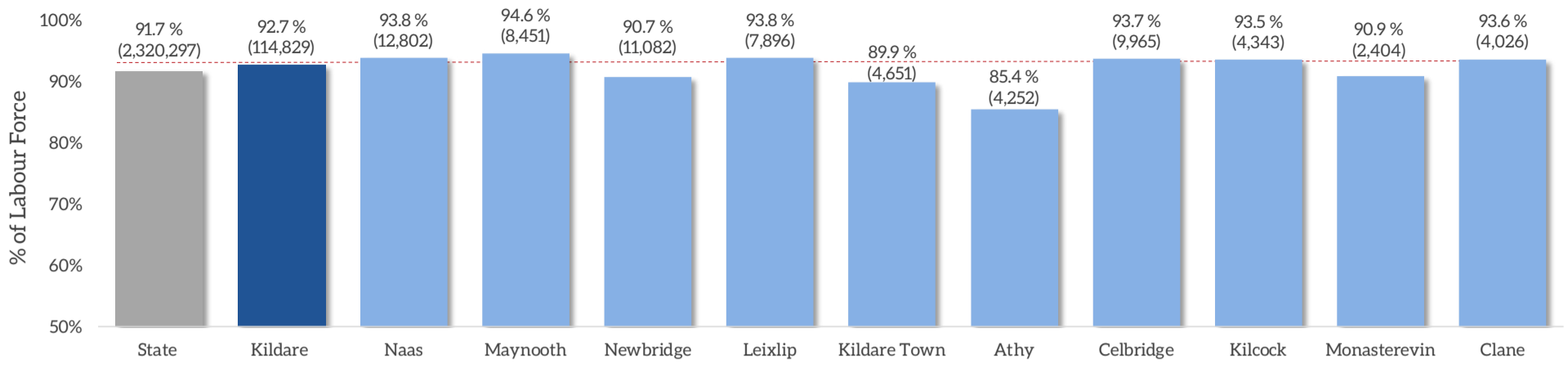
Lower Third Level Education Completed



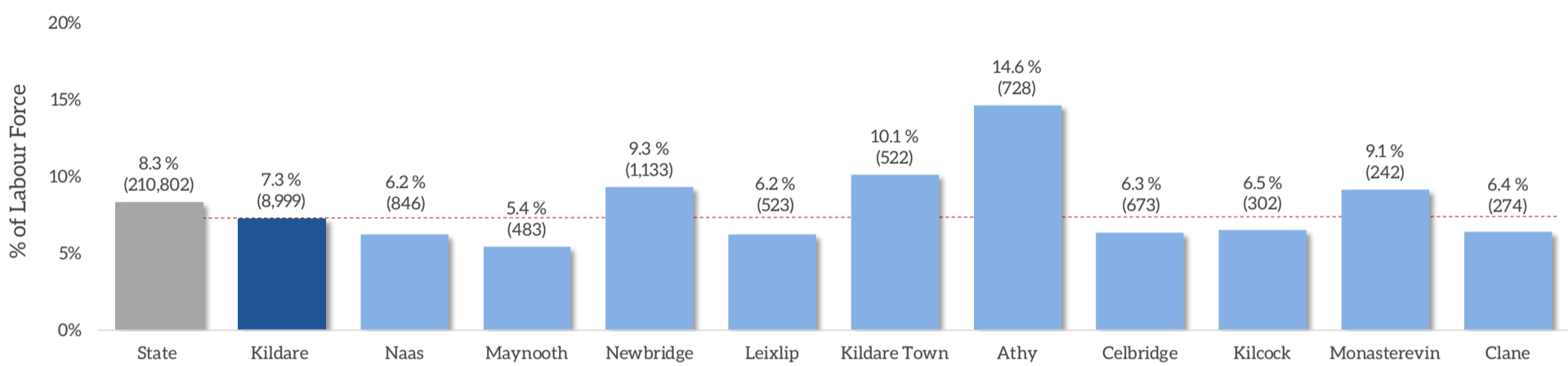
Higher Third Level Education Completed (including Bachelors/Masters/Ph.D.)



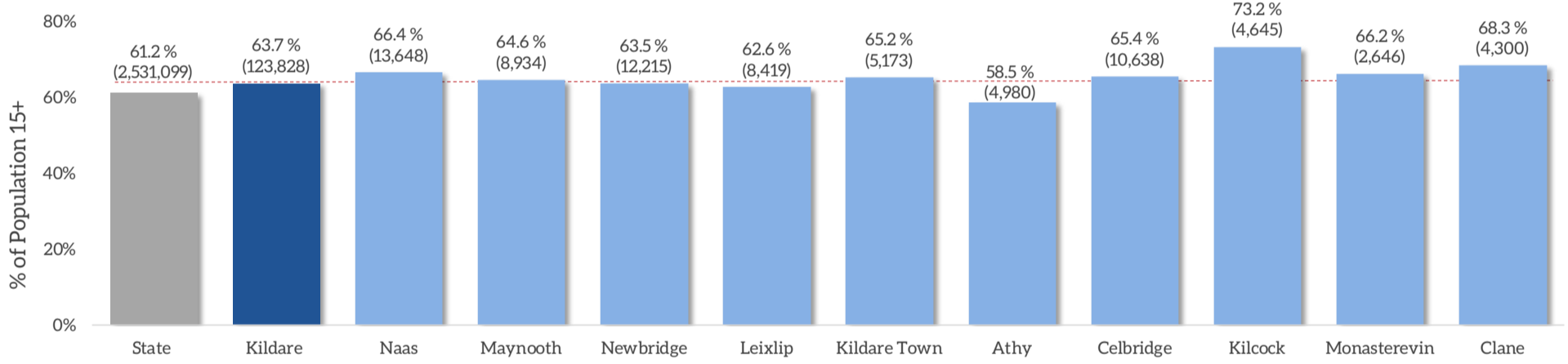
Labour Force - At Work, 2022



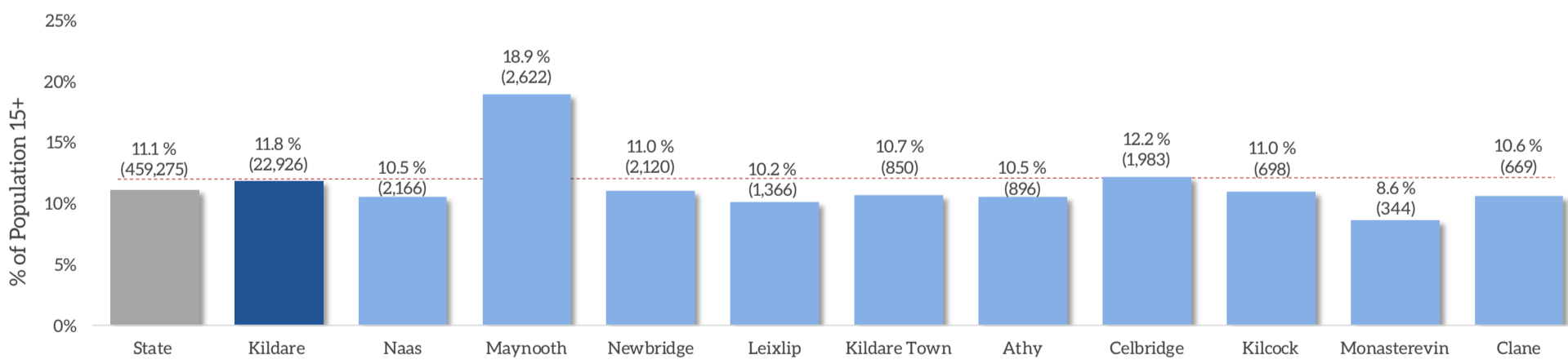
Labour Force - Unemployed, 2022



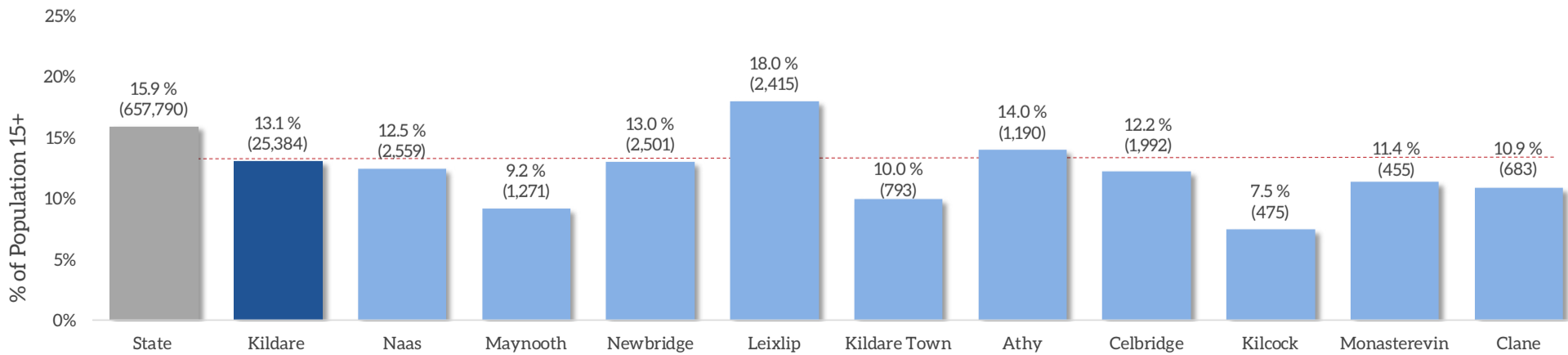
Labour Force Participation Rate, 2022



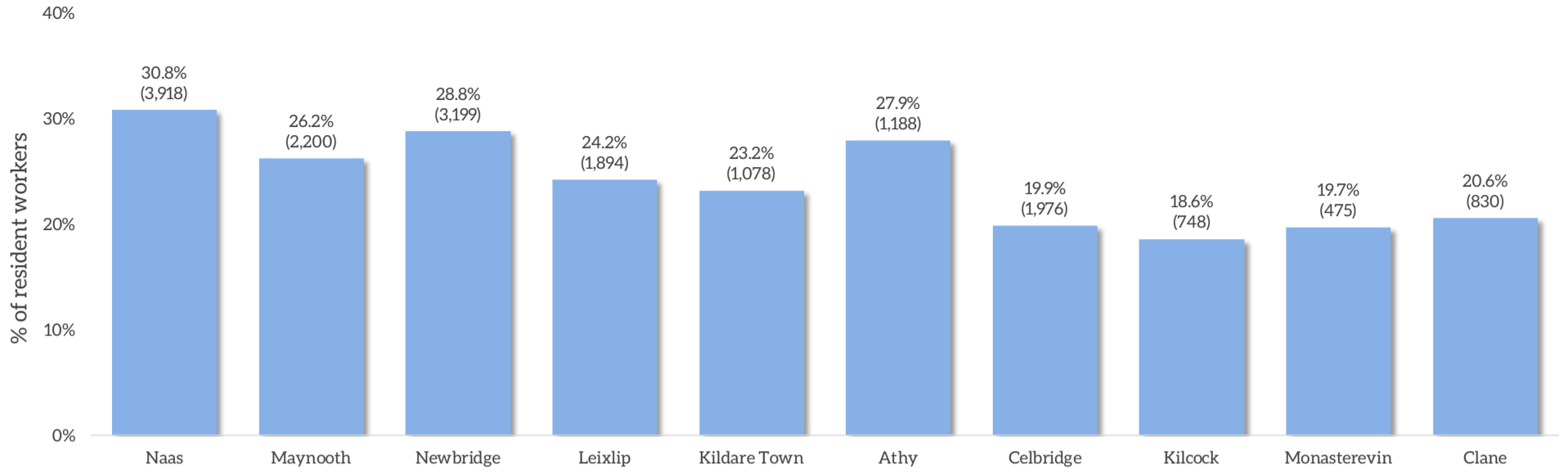
Population Aged 15+ who are students



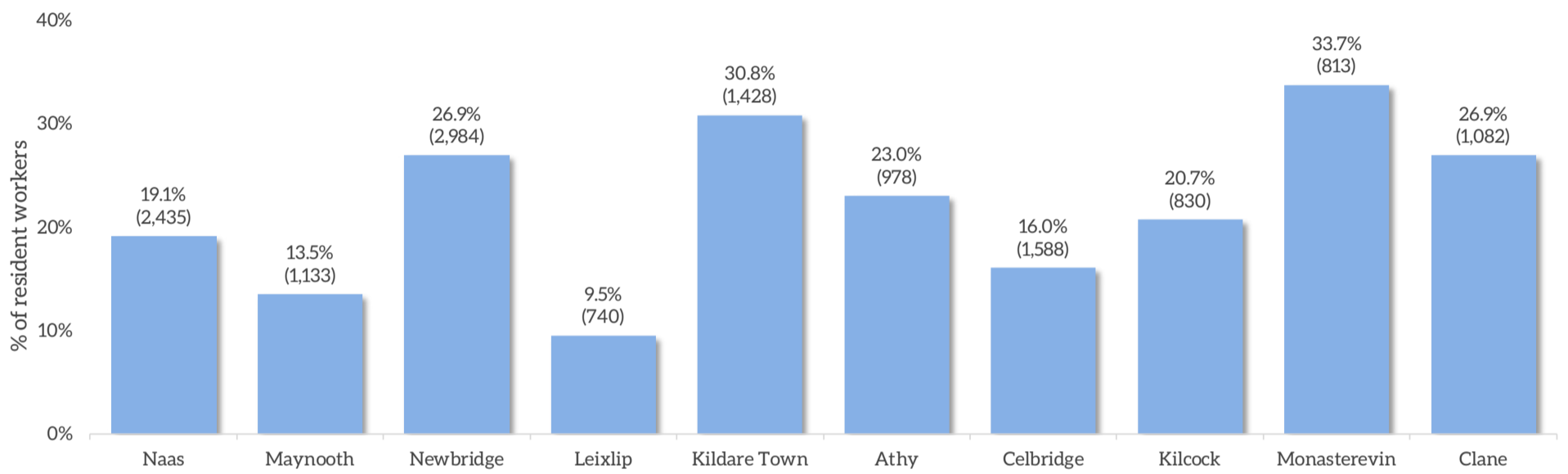
Population Aged 15+ who have retired



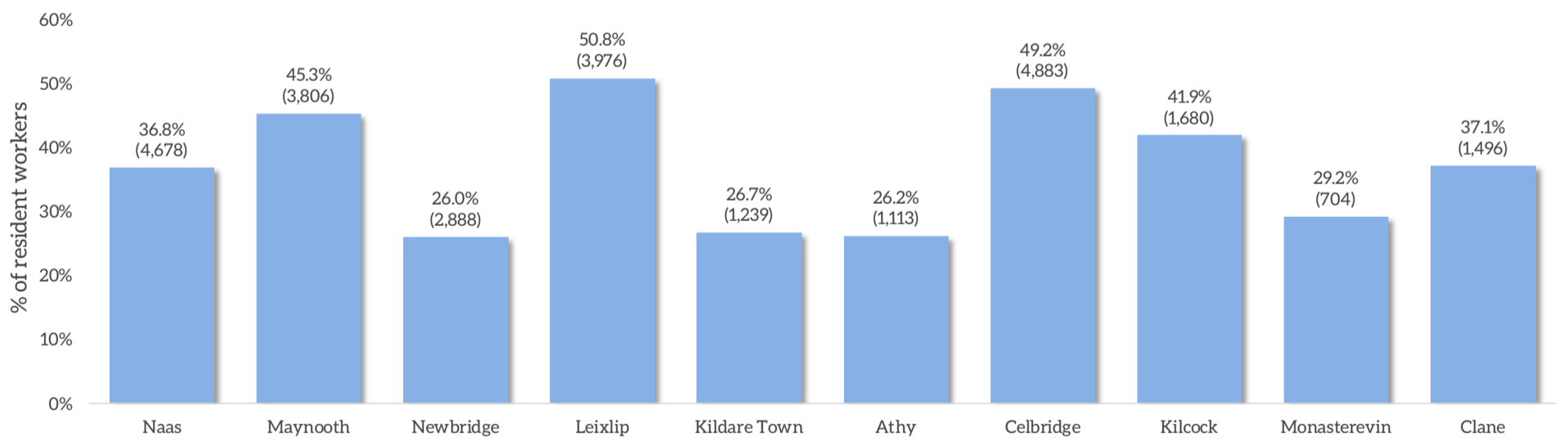
Resident Workers: Live in Settlement work within settlement



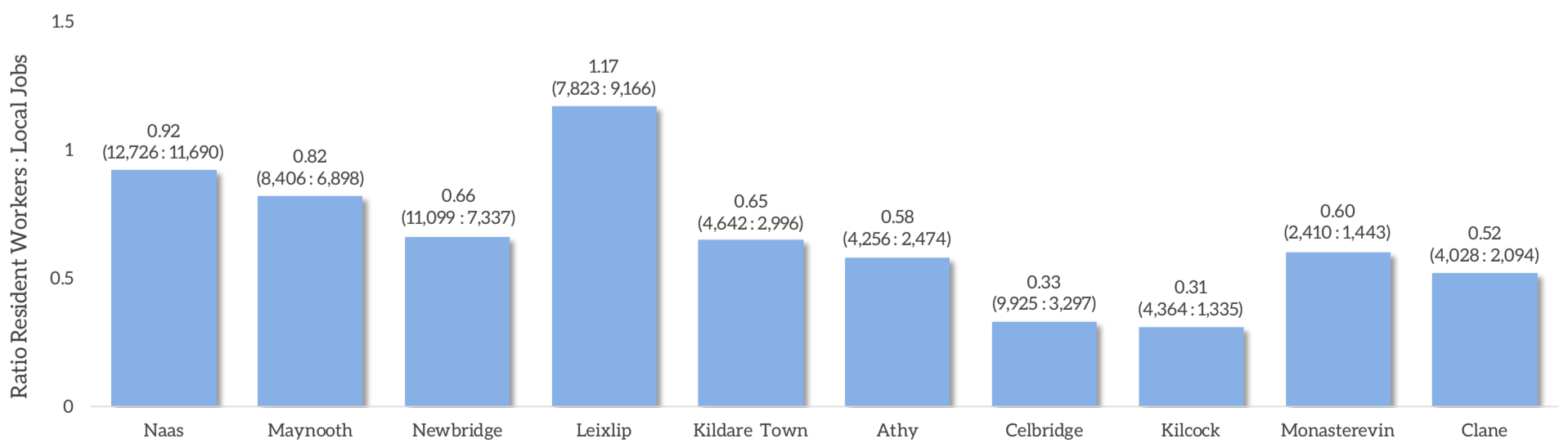
Resident Workers: Live in Settlement work elsewhere in Kildare

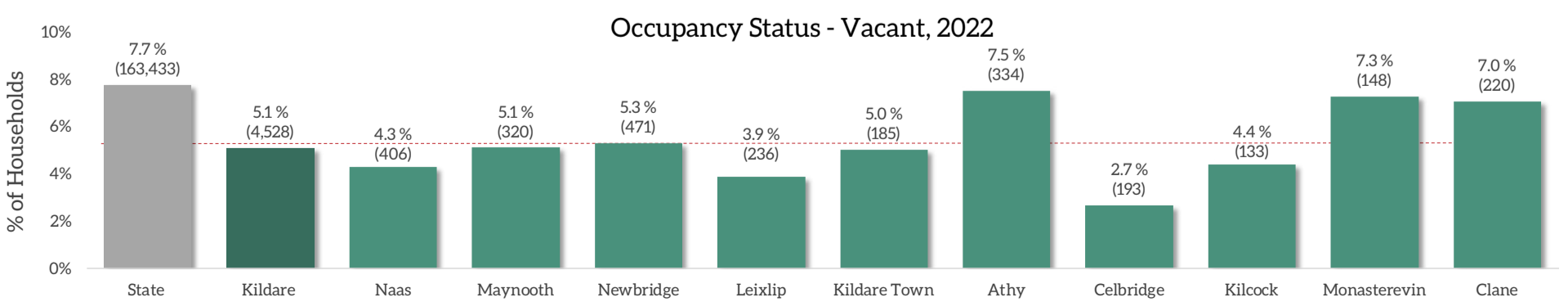
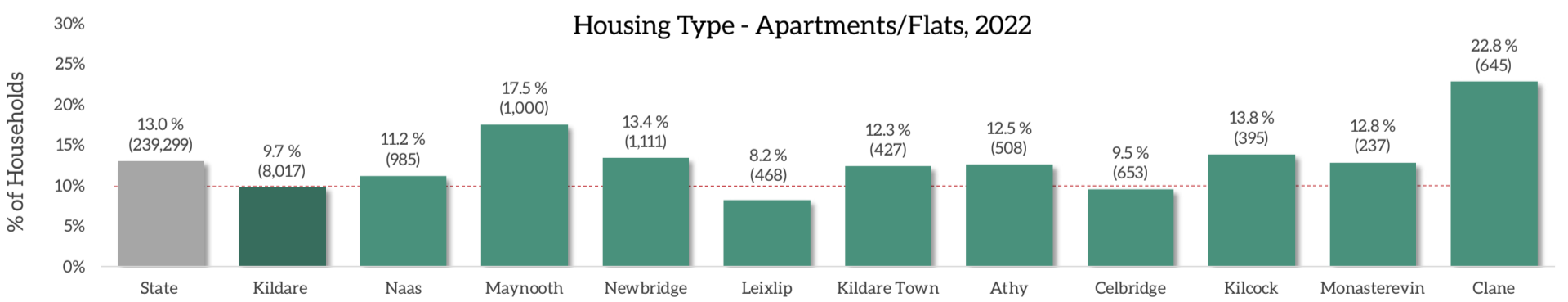
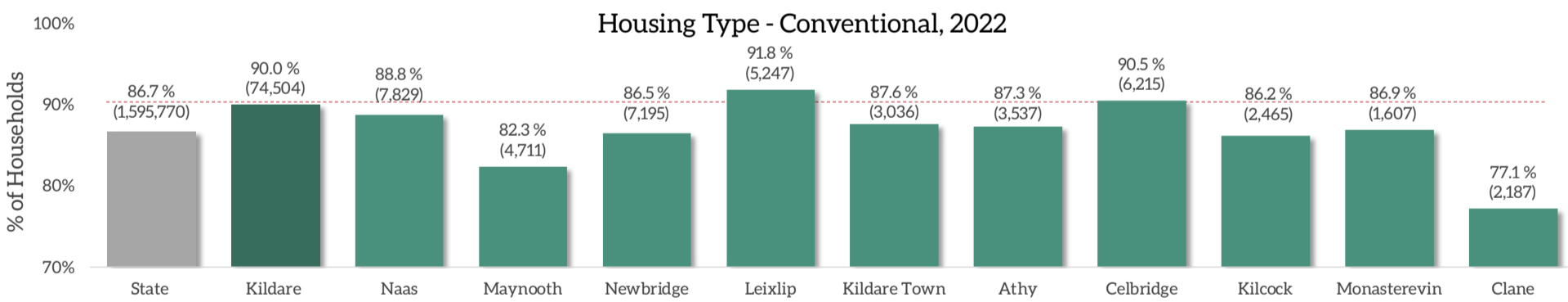
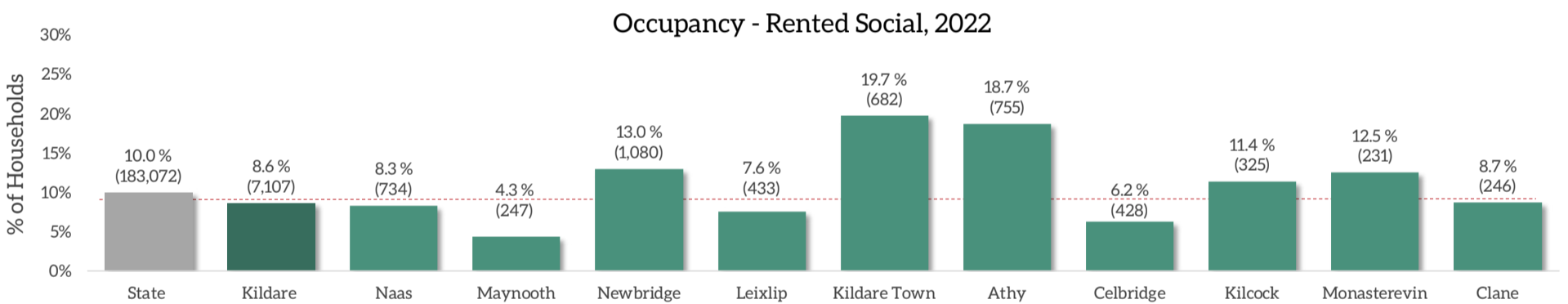
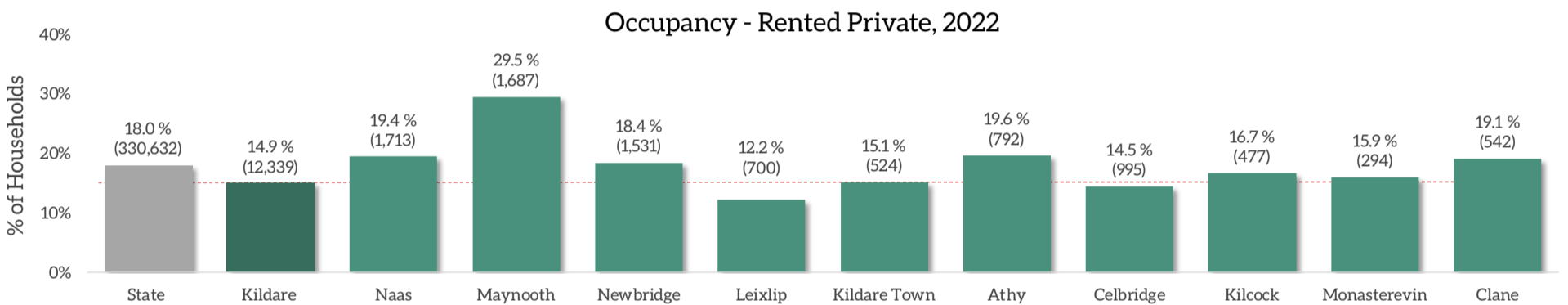
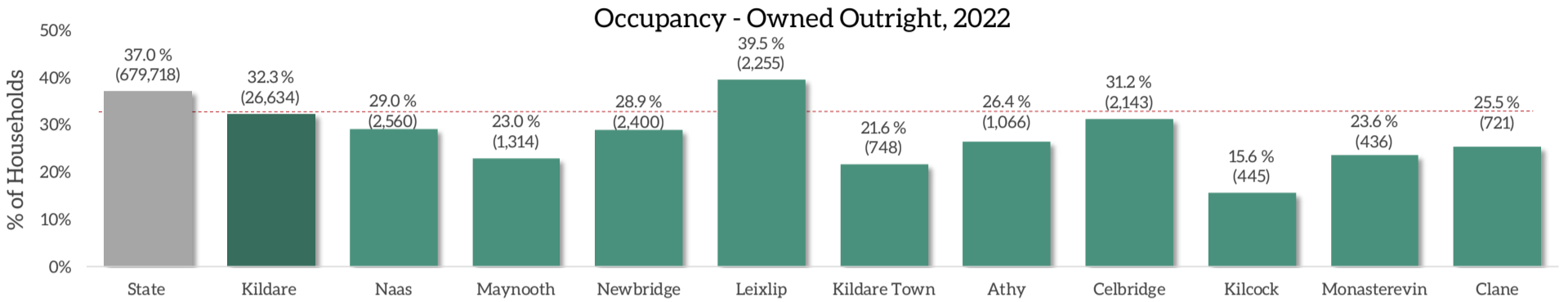
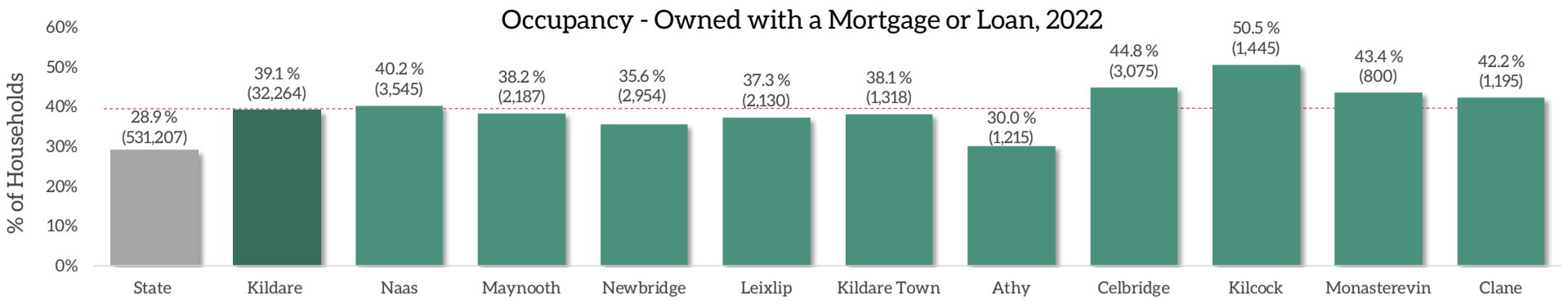


Resident Workers: Live in Settlement work in another county

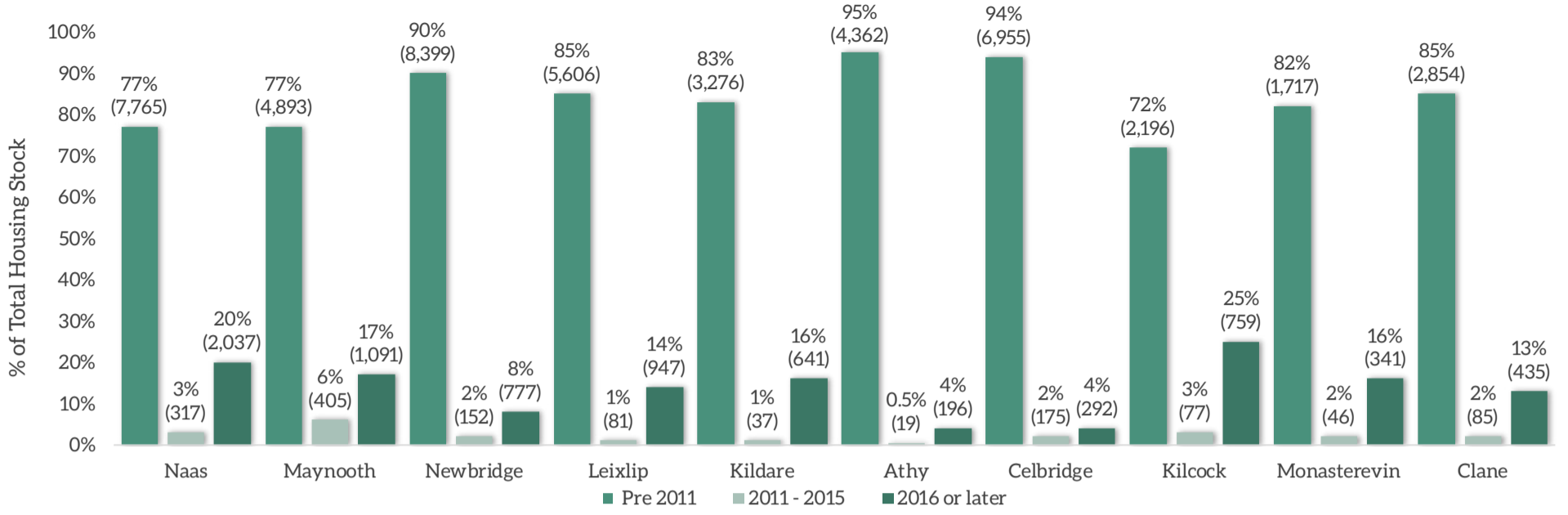


Jobs Ratio (Resident Workers : Local Jobs)

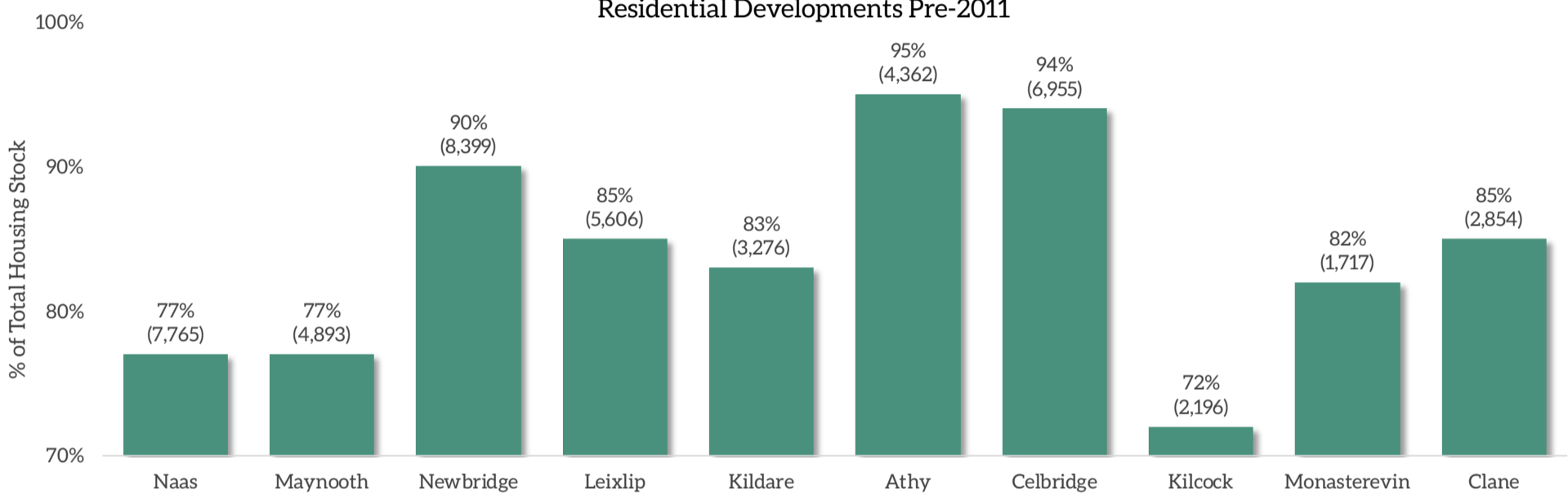




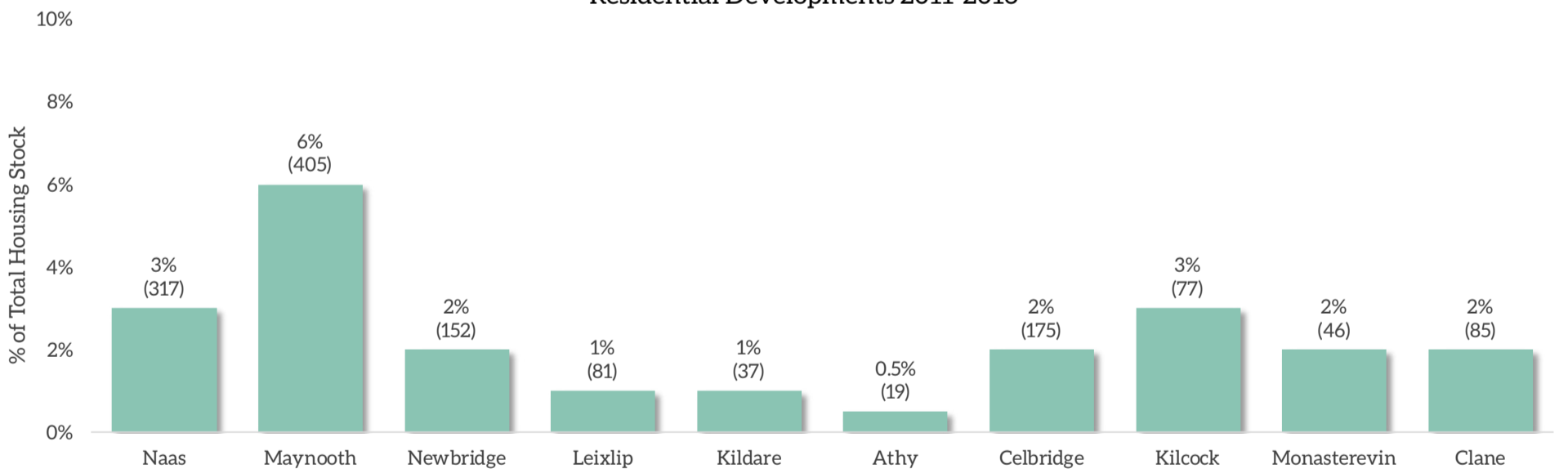
Residential Developments Comparison



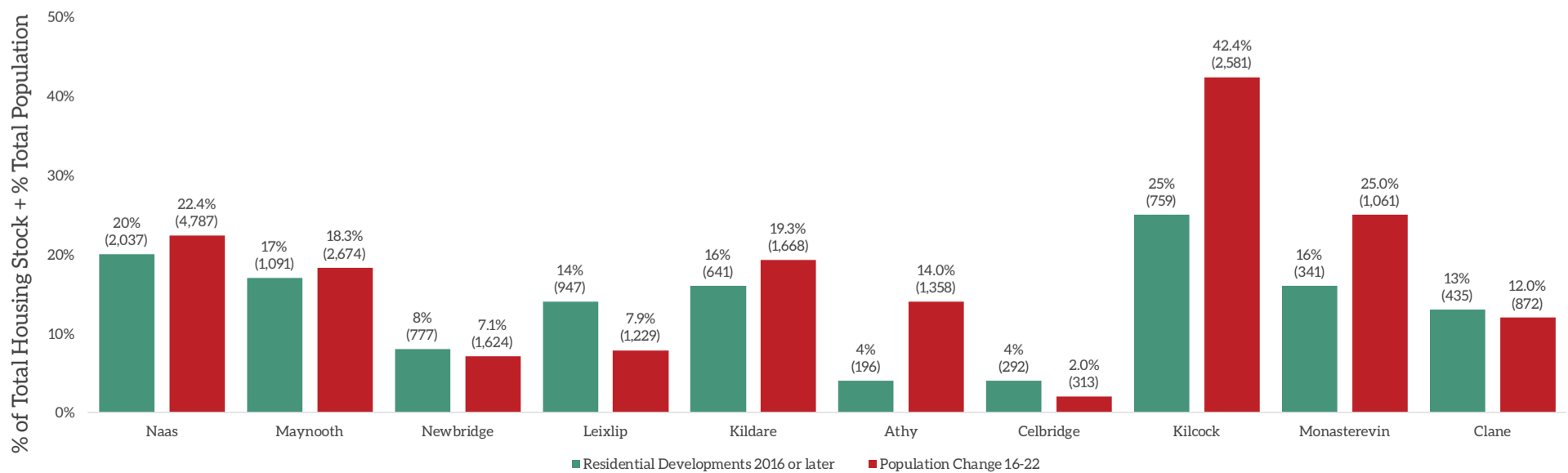
Residential Developments Pre-2011



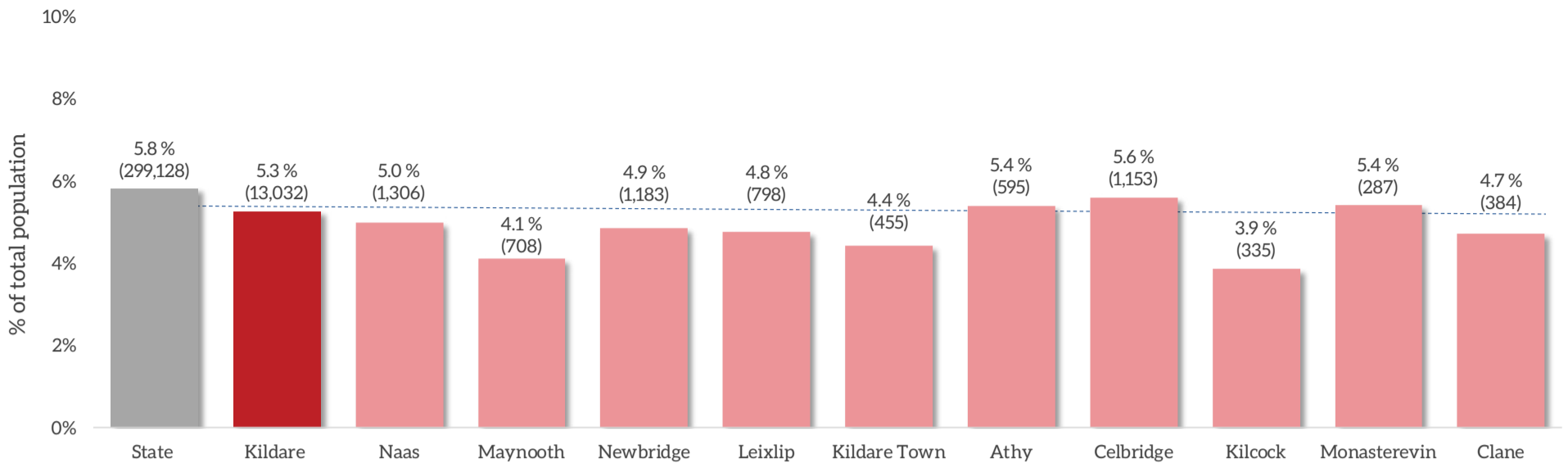
Residential Developments 2011-2016



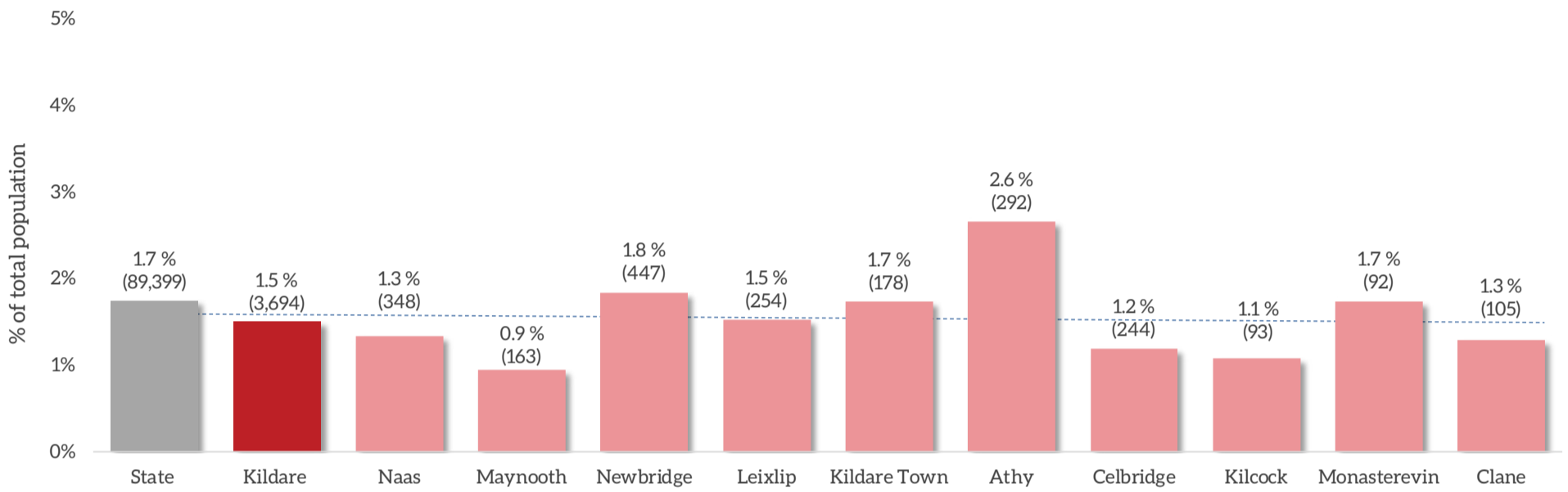
Residential Developments Post 2016 VS Population Change since 2016



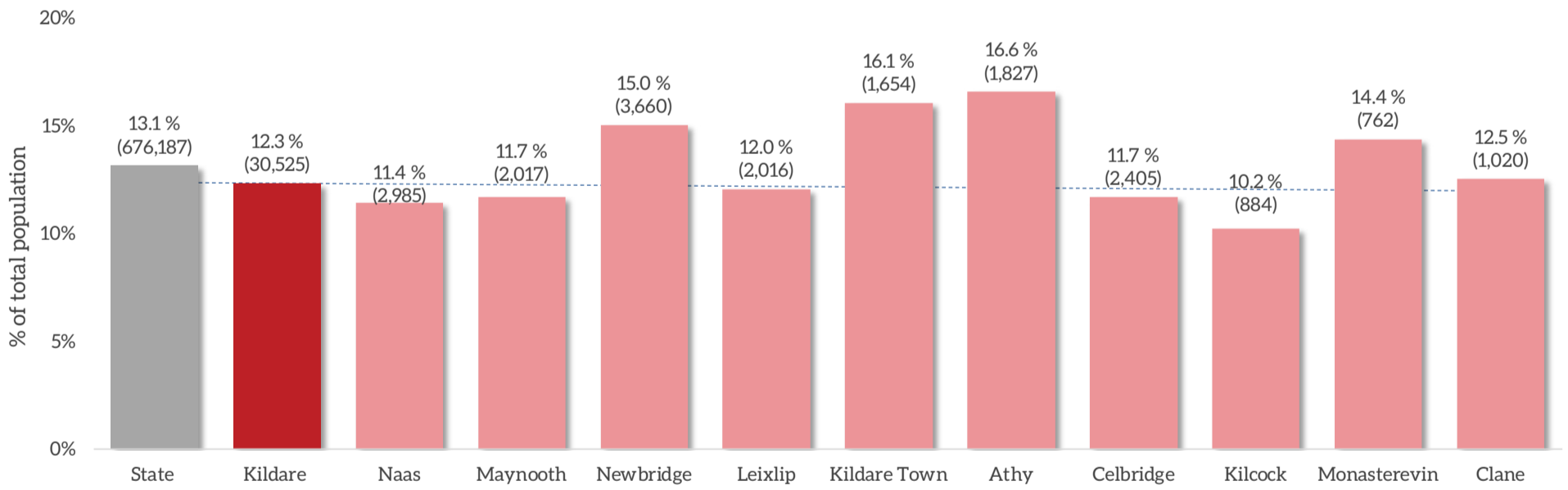
Proportion of the total population who are unpaid Carers



Proportion of the population whose health is Bad or Very Bad



Proportion of the population who are smokers



Population who have a disability to some or great extent

