

Proposed Part 8 Residential Development
Coolaghknock Glebe, Kildare

Social Infrastructure Audit

Kildare County Council

January 2024



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1.0 INTRODUCTION

1.1 Background

The purpose of this report is to provide an audit of the existing social and community facilities serving the subject site and the surrounding area. This report seeks to identify the capacity of existing social and community facilities to serve the proposed development and seeks to comply with Objective SC 016 of the Kildare Development Plan 2023 - 2029 (CDP) which requests that residential schemes of 20 units or greater submit a Social Infrastructure Audit which shall determine how the capacity of the assessed infrastructure will be affected by the proposed increase in population.

The proposed development seeks the construction of 131 no. residential units and a creche facility on lands located at Coolaghknock Glebe, Kildare, located circa 1.4km north west of the town centre. Specifically, the development seeks to provide 42 no. 1 bed units, 36 no. 2 bed units, 45 no. 3 bed units and 8 no. 4 bed units inclusive of a creche facility. The site will be accessed off the R413 Melitta Road, via Connagh Road. The land is zoned for 'New Residential Use' in the Kildare Local Area Plan 2023 – 2029 (LAP).

The proposed development cannot be looked at in isolation from the communities that adjoin it including facilities and services within the wider area of Kildare town and environs. It is essential that any new development constructed, integrates successfully with the existing established community and services already provided.

1.2 Report Structure

The report is structured as follows:

- **Introduction** – This Section
- **Area Context** – Considers the site and surroundings in addition to transport accessibility.
- **Demographic Review** - Provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
- **Benchmarking and Standards of Provision** – Considers standards against which provision can be assessed.
- **Existing Community Facilities** - Reviews existing local community, recreational and social infrastructure.
- **Assessment** - It identifies gaps in the existing provision of community infrastructure; and
- **Conclusions** – which make recommendations to address deficiencies.

2.0 AREA CONTEXT

2.1 Site & Surroundings

The site is located in the eastern suburbs of Kildare, forming a development edge adjoining the National Stud / Greenbelt. The uses surrounding the site are largely agricultural in nature. To the north of the site is Connagh residential development and the R413 Melitta Road. Coolaghknock Housing Estate adjoins the site to the west, with undeveloped greenfield land to the east and south.

Kildare Business Park, comprising a number of businesses and employment opportunities, is located immediately north of the site on the opposite side of the R413. A number of schools are located circa 700m west of the development off the R413 including Kildare Town Educate Together, Gaelscol Mhic Aodha and Naionra ni Shionnaigh. Across the road from the schools, at the junction of Maryville and the R413 is a neighbourhood centre, comprising a convenience store, butchers and other small service providers.

The site comprises greenfield land with a surface track extending from the Connagh residential development to a pumping station, positioned centrally on the western site boundary. The overall site is defined by a mature hedge field boundary on the western, southern and north eastern boundaries, with a high stone wall defining the southern eastern boundary. A hedgerow also runs centrally on an east west axis through the site.

2.2 Transportation

From a road's perspective, the town has excellent access to the national road network via Junction 13 on the M7. Locally, Connagh Road which serves the site, is a local residential street with existing footpath facilities on the eastern side of the road only. The road benefits from the provision of street lighting, trees and grass verges. It joins with the R413 which benefits from footpaths, green verges and public lighting on both sides of the road, providing safe access to Kildare town centre for pedestrians.

Kildare Town has a centrally located train station and a relatively compact town centre, making it favorably predisposed to sustainable transport. The train station is located on the main southern rail line which connects Dublin with the regional cities of Cork, Galway, Limerick and Waterford. The Kildare Town Transport Strategy has proposed a range of measures to improve public transport throughout the town, including the area around the train station.

Kildare Town is served by several bus services offering connections to towns within Kildare, Dublin and the rest of Ireland. There are a number of bus-stops in the town, but currently there are none on the R413 in proximity to the site. The closest bus-stop is on Station Road circa 1.5km from the site.

A Cycling Strategy has been prepared as part of the Kildare Town Transport Strategy. The GDA Cycle Network Plan acted as a starting point for the development of cycle network options. Numerous additional links not in the GDA Cycle Network Plan have also been proposed. There are numerous long-term proposals which will benefit the subject site including:

- Cycle 1 – Curragh Greenway (towards Newbridge via Racecourse)
- Cycle 2 – Connection from east – west Greenway to Melitta Road
- Cycle 9 – R413 Melitta Road (middle section) a short – medium term objective

These cycle infrastructure schemes by the local authority will be subject to further design, public consultation, approval and availability of funding and resources.

3.0 APPROACH AND SCOPE OF THE REPORT

The Social Infrastructure Audit has been prepared in compliance with Objective SC 016 of the Kildare Development Plan 2023 - 2029 (CDP) which requests that residential schemes of 20 units or greater submit a Social Infrastructure Audit which shall determine how the capacity of the assessed infrastructure will be affected by the proposed increase in population.

The subject site is identified as 'New Residential Phase 2' land in the LAP where the objective is *"to protect future development lands from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans"*. However, the LAP does clarify that *"in the event that there is a significant unmet social housing demand in the Kildare Town area, proposals for social housing schemes on Phase 2 may be considered during the plan period subject to all other assessments"*.

The LAP extends across a significant area and seeks to establish a framework for the planned, coordinated and sustainable development of Kildare and for the conservation and enhancement of its natural and built environment. The LAP provides guidance on how sustainable development can be achieved, what new developments are needed, and where public and private resource inputs are required.

A Social Infrastructure Audit (SIA) was undertaken by Kildare County Council in January 2023 when preparing the LAP. There are some minor discrepancies between some of the specific figures in this report and the SIA undertaken by the County Council, in particular in relation to schools & creches. The figures used in this report are based on feedback from schools received in 2023, subsequent to the LAP audit.

The proposed development has very specific, defined boundaries and notwithstanding its location within a wider 'planned' area, it is important to ensure that the future residents of this development have adequate social and community infrastructure within a reasonable walking distance of their homes. Accordingly, an audit of facilities within the village was undertaken with a focus on a 15 minute walk-time (1.5km buffer) from the site, as urbanists have determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood. The catchment area is detailed in Figure 1.0 with a list of all the Small Area Populations (SAPs) and their respective population contained within the 1.5km catchment detailed in Appendix 3.0

This approach is abstracted from the "The 15 Minute City" urban planning concept. The 15 Minute City is an ambitious urban planning concept that focuses on community planning, the local economy, and the liveability of a town. Creating a 15 Minute City is about designing walkable communities in which people can live and access most of their daily needs within 15 minutes of active transport, that is, walking or cycling. These places should have diverse housing options and access to safe cycle routes and local public transport, local health facilities, parks, shops, and other local infrastructure. It has been determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood.

The development comprises 131 no. social housing units.. Not all of the families occupying these units will be new families to the area / town. The families intending to occupy these units are most likely already residing in the area in rented accommodation or with family members. Therefore, the proposed development is unlikely to result in an increase in population similar to a privately developed housing scheme and is therefore unlikely to have a similar resultant impact on services and facilities.

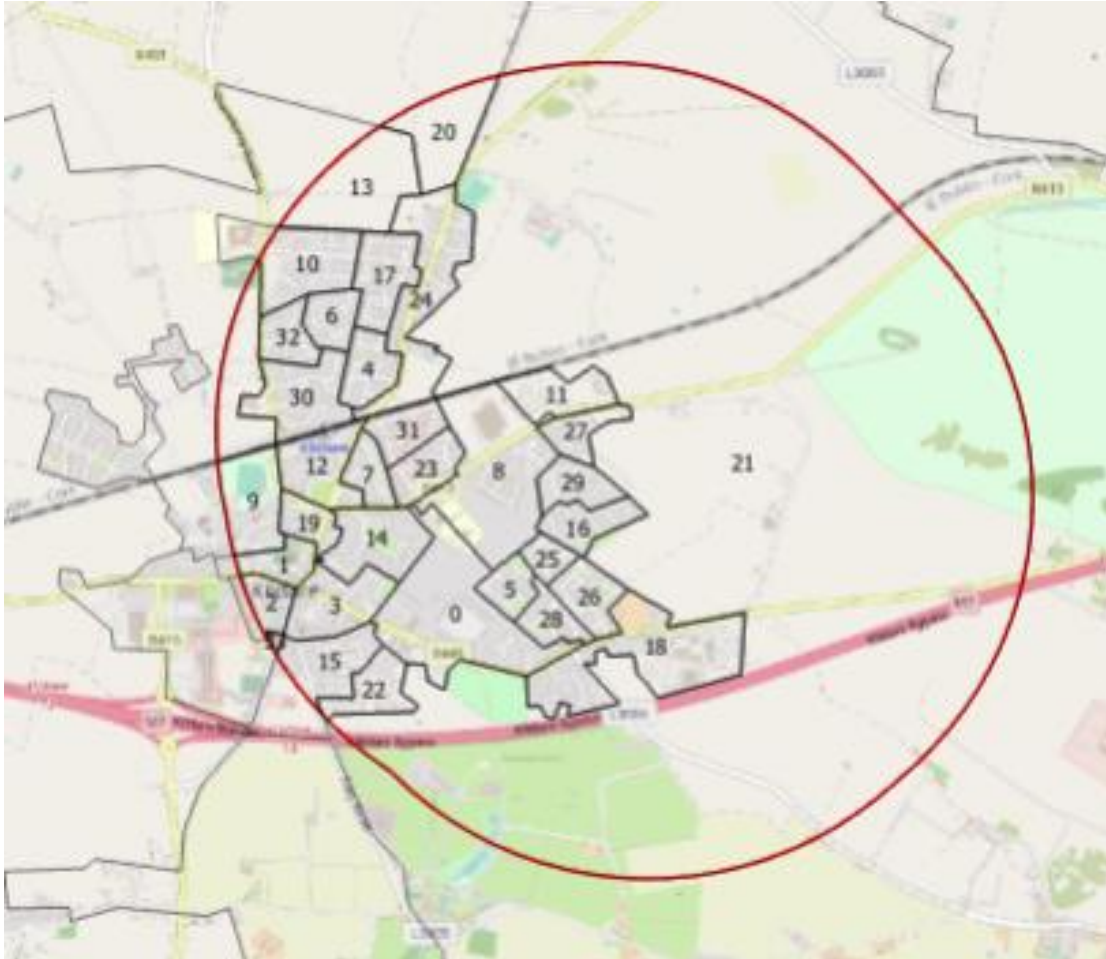


Figure 1.0 15minute Catchment Area from Site with SAP Areas

| Facility | Description |
|-----------------------------|--|
| Arts & Culture | Art Galleries provide exhibition space and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often colocated with libraries, civic facilities and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multipurpose performance centre supporting a wide range of performing arts. Includes arts workshop and music schools. |
| Community Centre/ Halls | General community use facility providing meeting spaces, social, educational and recreational activities and / or health, support and information. Includes community centres, parish centres, local halls and meeting rooms. |
| Leisure & Recreation Centre | Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multipurpose rooms for pilates, yoga, meetings / classes |
| Library | A library caters for a more localised area and offers access to both text and online resources for learning and can also incorporate meeting spaces and areas for study. |

| | |
|------------------------|--|
| Family Resource Centre | A family Resource Centre is a community centre specialising in meeting the needs of young people and families. It can be funded under TUSLA's Family Resource Programme to provide a range of universal and targeted services and development opportunities that address the needs of families. Centres can be accommodated within multipurpose facilities and can be shared with other similar organisations for youths. (Eg. Scouts) |
| Youth Facilities | These facilities include youth clubs, scout dens and clubhouses. Facilities are often shared with other users and service providers. |

Table 1.0 Categories of Community Facilities

4.0 DEMOGRAPHIC TRENDS

The town of Kildare had a population of 10,302 persons in 2022 as per the Census of Population 2022.

The 2022 Census shows that 6% of the resident population in the town were aged between 0 and 4, or a total of 621 children. A further 1,744 persons are aged between 5 and 14 years old or 16.9% of the total population. The 15 to 19 years old cohort comprises 817 persons or 7.9% of the total population. Some 28% of the population fall into the 35 to 49 years age bracket, which is the dominant age group in the town. These statistics are important in the consideration of social infrastructure in the town and the delivery of age appropriate services and facilities.

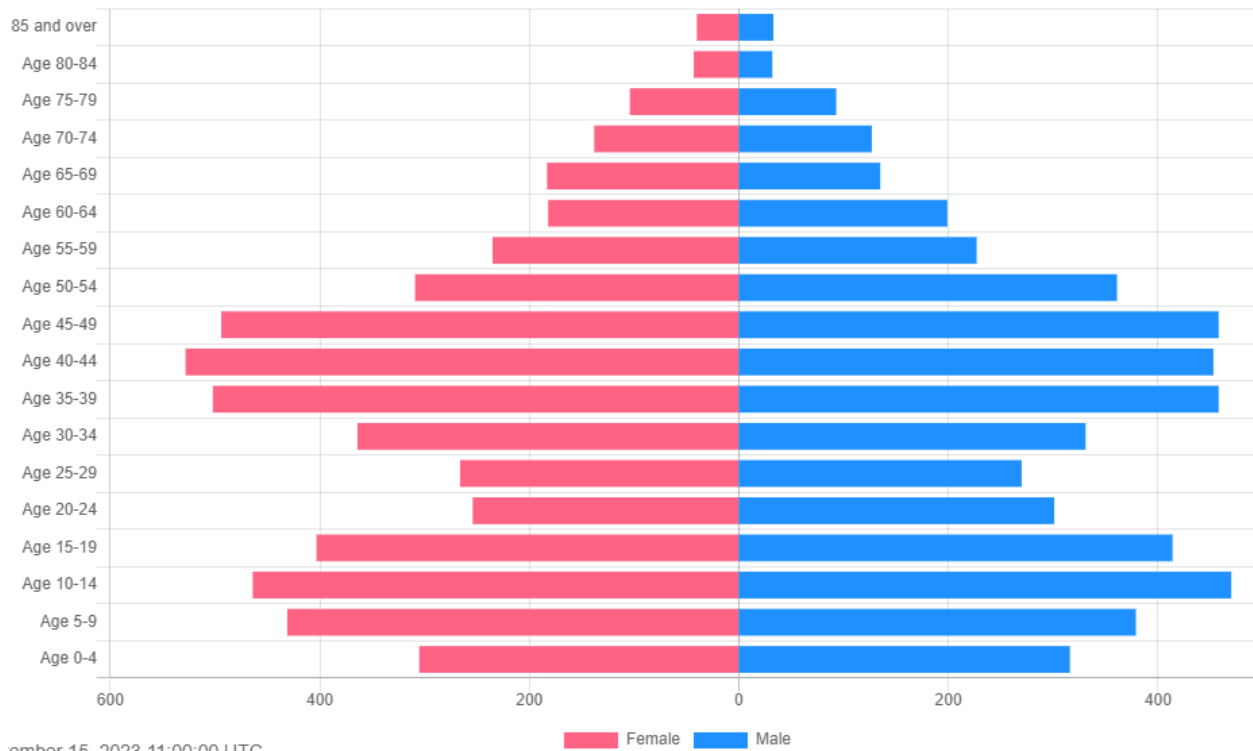


Figure 2.0 Age Breakdown Drogheda Town

Significantly only 14.2% of households in Kildare do not own a car. All other households have access to at least one car. Yet a significant 37% travel to work, school, college or childcare either on foot, bicycle or on public transport. This figure is in contrast to the 26.6% national figure and demonstrates a willingness of residents in the town to use a means of transport other than the private car. It further

demonstrates that services and facilities are currently reachable by foot, bicycle and public transport within the town.

Conducting an analysis of the surrounding Small Area Population (SAPs) areas within 1.5km from the subject site, the total population within the study area is 9,115 persons, as detailed in Figure 2.0. The study area comprises 88.4% of the overall population of the town of Kildare.

The average household size in the study area is 2.98 which is above the State average of 2.74

The 2022 Census indicates that only 19% of the existing housing stock comprises 1 – 2 bedroom units. Yet 20.7% of families comprise 2 persons or less, followed by 21.8% of families with 3 persons and 33.2% of 4 persons. Analysis of urban housing need indicates that the majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households. The proposed development comprises 131 no. units and of these units 58.6% comprise 1 and 2 bed units.

The proposed development comprises of 131 no. units incorporating 42 no.1 bed units, 36 no. 2 bed units, 45 no. 3 bed units; and 8 no. 4 bed units. Based on recent Census of Population data, the average household size has been determined at 2.98 persons per housing unit in Kildare. Applying the 2.98 average household size to 2 bed+ units and maintaining the 1 bed at 1 person per unit, the proposed development is therefore likely to generate an additional population of circa 307 no. persons. However, having regard to the provision of social and community infrastructure it is necessary to have regard to the wider population and their associated demands as well as the wider provision of existing facilities in the area. Accordingly, in the consideration of existing social and community infrastructure in the area it will be necessary to consider the existing wider population of the LAP in addition to the 307 no. persons arising from the proposed development.

5.0 GENERAL BENCHMARKING AND STANDARDS OF PROVISION

There are a number of statutory and non-statutory documents and guidelines which detail the level of community and social infrastructure provision that is suitable and appropriate to a given area. Of significance in this instance is the LAP and its vision for the future development of the area including the provision of critical supporting infrastructure.

1. The LAP has certain aspirations for the local community of Kildare to ensure that future development in Kildare is guided by best practice and sustainability.
2. The National Planning Framework (NPF) 2040 recognises that it is important that the community infrastructure should be considered in tandem to population growth to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
3. The Sustainable and Compact Settlement Guidelines for Planning Authorities 2024 notes that within the design process regard should be had to availability and proximity of community services and facilities including schools and creches.

4. The Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
5. The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
6. For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings. The guidelines also state that authorities could consider the provision of larger units catering for up to 30 / 40 children in major residential developments.
7. The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education and Skills) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments.
8. The Code of Practice further advises that the planning authorities will anticipate the demand for new schools infrastructure that will arise from new development within the drafting process for development plans and local area plans using the Department of Education and Skills approach previously outlined and through these plans will facilitate the identification of suitable lands to meet the need for new schools or expansion of existing schools to serve new or expanding communities.
9. Sustainable Urban Housing: Design Standards for New Apartments, 2023 provides guidance in relation to the specific development of apartment buildings, and the provision of communal and community facilities.

6.0 EXISTING COMMUNITY FACILITIES

An audit was conducted of the existing social and community infrastructure in the vicinity of the site. A distance of 1.5km was used as a reasonable measure of access to facilities and services, in a radius of the site. The 1.5km was determined as taking the average pedestrian approximately 15-minutes to walk..

6.1 Open Space, Sport and Leisure

There are no public parks within Kildare town which meet the criteria of an Urban Neighbourhood Park. Whilst the National Stud and Gardens (circa 17 hectares) meets much of the criteria for such an open space and provides a wide range of active recreation and facilities used by the residents of Kildare Town, it is a private facility which requires a fee for entry. It is also noted that the Curragh Plains, neighbouring the subject site serve some of the recreational needs of residents within the town.

There is a small park, circa 0.5 hectares at Lourdesville / Bride Street which contains a path for passive recreation, planting and an adventure playground for a wide age range of children. The only other small

park is 1.8 hectares in area and is located to the rear of the Carmelite Friary Church. This amenity space just contains an open grass area which was previously used as GAA pitch.

There are several specific clubs and organisations operating within 1.5km of the site area, providing a range of clubs and facilities catering to different interests. Many of these clubs are located beyond 1.5km of the site, but yet serve the wider town of Kildare, including the subject site.

| Map ID | Name of Organisation | Description of Facility | Address |
|--------|---------------------------------|-----------------------------|----------------------------|
| CK12 | Cill Dara Golf Club | 18 hole golf club | Little Curragh |
| CK26 | Play area Kildare Village | Playground | Kildare Village, Greyabbey |
| CK10 | Round Towers GAA | GAA Grounds | Old Road |
| CK14 | St. Fiachras Garden | Open Space | Old Road |
| CK38 | St. Brigids Boxing Club Kildare | Boxing Club | Melitta Road |
| CK11 | Kildare Town AFC | Soccer Club | Rathbride Road |
| CK21 | CiDS Gymnastics | Gymnastics Club | Academy Street |
| CK35 | St. Brigids Park | Open Space & Playground | Lourdsville / Bride Street |
| CK17 | Lourdsville Playground | Open Space & P Layground | Lourdsville |

Table 2.0: List of Sports and Leisure Facilities

6.2 Education

The three primary schools are located within the existing built-up area of the town. Gaelscoil Mhic Aodha and Kildare Town Educate Together are located adjacent to one another on the former Magee Barracks lands (northwest of the overall site) and accessed off Melitta Road. St Brigid's Primary School comprises of three separate buildings on separate sites all located in close proximity to Market Square (ca. 350 metres). The schools are listed in Table 3.0 with enrolment figures for 2022 / 2023.

Kildare Town has one post-primary school located north of the town, on the western side of the R401 (Dunmurry Road). The school had an enrolment figure of 995 students for 2022 / 2023. Curragh Community College is a newly established school, temporarily operating at McSwiney Road, Curragh Camp for the academic year 2022 / 23. In the academic year 2024 / 2025 the school will be situated at the McGee Barracks site adjacent to Ruanbeg.

In July 2018, the Department of Education and Skills published a report detailing future demographic trends that will impact the primary and post primary student numbers. The 'Projections of Full-Time Enrolment -Primary and Second Level, 2018 – 2036' report assessed demographic trends which will impact the future population growth of school age children including fertility rates, births and net migration. Based on their research the Department of Education and Skills has determined that the peak number of primary school age children was anticipated in 2018 and that this population will begin to decline from 2019. This represents a 16% contraction of the primary school age population over an 18 year period.

The post-primary student projections are a continuation of the primary school population projection with the peak of post-primary enrolments anticipated in 2024. Enrolment would begin to decrease from 2025 to a level of circa 336,500 by 2036, a contraction of 16% during this time period.

| Map ID | School | Address | Type | 22/23 Enrolment |
|--------|-------------------------------|-----------------|-------|-----------------|
| CK9 | Kildare Town Educate Together | Melitta Road | Mixed | 438 |
| Ck42 | Gaelscoil Mhic Aodha | Melitta Road | Mixed | 213 |
| Ck43 | St Brigids Primary School | Grey Abbey Road | Mixed | 960 |

Table 3.0 Primary Schools

| Map ID | School | Address | Type | 22/23 Enrolment |
|--------|-------------------------------|---------------|-------|-----------------|
| Ck44 | Kildare Town Community School | Dunmurry Road | Mixed | 995 |
| Ck45 | Curragh Community College | McSwiney Road | Mixed | 196 |

Table 4.0 Post Primary Schools

In addition to primary and post primary education there are also a number of further education and training facilities in Kildare, including the Further Education and Training Centre providing a range of part time adult basic education courses and the Kildare Education Support Centre which provides webinars, projects and initiatives to support learning and teaching in schools. Unique to Kildare is the Racing Academy & Centre of Education (RACE) providing horsemanship for the Thoroughbred Industry and other courses related to the equine industry.

6.3 Childcare Facilities

Childcare infrastructure is spatially well distributed in Kildare Town, with six facilities spread throughout the area pre-dominantly located close to or within existing residential developments. There are 6 no. facilities located in the town as detailed in Table 5.0. The capacity figures were source from the SIA prepared for the Kildare LAP.

| Map ID | Name | Address | Type | Capacity |
|--------|---------------------------------|-----------------|------------------------|----------|
| CK2 | Toad Hall Childcare | 11 Curragh Finn | Sessional | 26 |
| CK40 | Kildare Village Little Stars | Tully Road | Full day | 36 |
| CK3 | Naionra Ui Shionnaigh Teoranta | Melitta Road | Sessional | 22 |
| CK41 | Bright Beginnings | Dunmurry Ct | Sessional and Full day | 175 |
| CK1 | Childs Play Early Education | Melitta Road | Sessional | 41 |
| CK41 | Bright Beginnings (St. Brigids) | Grey Abbey Road | Part time Sessional | 44 |

Table 5.0 Childcare Facilities

In addition to the existing facilities, there are two facilities which benefit from planning permission but have yet to be constructed, including a facility at Magee Barracks with capacity for 58 no. children and a facility at Whitesland East with capacity for 30 no. children.

6.4 Health Facilities and Social Services

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through the Local Health Office, by the HSE (Health Service Executive).

The subject site, being located within the administrative boundary of Kildare County Council, is well served by health and social services, with access to many of the country's major health centres. The closest hospital is Naas General Hospital, with Blanchardstown also providing services to residents of Kildare.

| Map ID | Name | Address |
|--------|--|-----------------------------------|
| Ck4 | Kildare Primary Healthcare and Medical Centre – GP's & HSE | Old Hospital Street, Curragh Road |
| Ck39 | Kildare Family Practice – GP's | Bride Street |
| Ck24 | Watermills Family Practice – GP's | Tully Road |
| Ck36 | Zing True Heath Clinic | Station Road |
| Ck34 | Waterfall Clinic – Physiotherapy | Claregate Street |
| Ck33 | Kildare Physiotherapy | Bride Street |
| Ck23 | MDC Physiotherapy Ltd | Tully Road |

Table 6.0 Health Facilities & Social Services

Health facilities were identified in Kildare Town include one Primary Healthcare Campus (including Health Service Executive, a General Practitioner Surgery and a Pharmacy), three General Practitioners (GPs), two Dentist Practices, three Physiotherapists, three Nursing Homes, and four other Specialist Services which provide mental health services.

6.5 Community & Cultural Facilities

There are several wide-ranging community facilities established in Kildare as detailed in Table 7.0. The family resource centre, Teach Dara, operates from the centre of the town providing valuable community resources. The town library is a 1.7km walk from the site.

| Map ID | Name | Address | Operator | Type |
|--------|-----------------|------------------|------------------------|------|
| Ck16 | Kildare Library | Claregate Street | Kildare County Council | |
| Ck29 | Garda Station | Dublin Street | Garda | |

| | | | | |
|------|---|---------------------------|----------------------------------|--|
| Ck15 | Teach Dara Community & Family Centre | Academy Street | Parish Voluntary Group | Community & Family Centre offering rooms for rent and a venue for local clubs to congregate, offering seminars and workshops |
| Ck31 | Kildare Town Tourist Office & Heritage Centre | Market Square | County Kildare Community Network | Tourist Information & Guides |
| Ck28 | Kildare Daycare Centre | Bride Street | Voluntary Group | Services for the Elderly |
| Ck30 | The Hive Youth Hub | Dublin Street | Youth and Family Services | Kildare Youth Club – youth work programmes |
| Ck19 | Irish Racehorse Experience | Brallistown Little, Tully | Irish National Stud | Interactive Visitor Attraction |
| Ck25 | CMWS Hall Kildare | St. Bridid's Square | Kildare Town Community | Community Hall |
| Ck32 | Kildare Mens Shed | Ruanbeg Park | Voluntary | Gathering place for men |

Table 7.0 Community & Cultural Facilities

6.6 Religious and Worship Facilities

There are several churches and religious buildings in the town, catering to the various Christian religious denominations. Table 8.0 lists the various religious services available in different places of worship.

| Map ID | Name | Denomination | Address |
|--------|--------------------------------------|-------------------------------|---------------|
| Ck7 | St. Brigid's Parish Catholic Church | Catholic | Bride Street |
| Ck8 | St. Brigid's Cathedral & Round Tower | Catholic | Market Square |
| Ck37 | Carmelite Catholic Church | Catholic | Green Road |
| Ck20 | Solas Bhride Centre | Christian Spirituality Centre | Tully Road |

Table 8.0 List of Places of Worship

6.6 Retail & Entertainment

In Kildare Town there is one definable neighbourhood centre in the town on Melitta Road, within 700m of the subject site. Other facilities include Tesco Supermarket on the Monasterevin Road, Londis on the Dublin Road. The town centre, comprising a host of retail and service offerings is located 1,400m from the subject site.

7.0 ASSESSMENT

As detailed in Section 4.0 of this report, Kildare had a population of 10,302 persons in 2022 with 9,115 persons or 88.4% of the population of the town living in the study area (1.5km distance form site). It is estimated, based on average household sizes, that the proposed development will lead to an increase of 307 no. persons in the area.

Whilst the audit undertaken for the purpose of this report has had particular regard to facilities within 1.5km of the site, it must be acknowledged that there are additional facilities also located within the town and wider area, easily accessible from the subject site via private car, bicycle and public transport.

This section of the report identifies the adequacy of the community and social infrastructure in the area having regard to the projected increase in population arising from the proposed development as calculated in Section 4.0.

The proposed development is expected to have a minor increase in the population. However, it is not deemed to have a detrimental impact to service provision and facilities. The subject site is in an existing urban location that has reasonable access to a large variety of services.

7.1 Open Space, Sport and Leisure

The provision of well-managed and maintained open spaces can facilitate the interaction of all sections of the community. Public open spaces can promote a sense of place, provide opportunities for sport and recreation and can open up opportunities for environmental education, for local groups, schools and individuals. Well-designed spaces should reduce the opportunity for crime by use of passive surveillance through overlooking.

The National Playing Fields Association is a UK organisation which has a core aim to protect playing fields and additional responsibility for ensuring that people have play, sport and recreational space close to where they live. The organisation recommends a 'six acre standard' in the provision of open space for recreational purposes. This six acre standard (2.4 hectares) should apply for every 1,000 people comprising of 1.6 hectares (4 acres) for outdoor sport and 0.8 hectares (2 acres) for children's play.

The Kildare LAP Social Infrastructure Audit (SIA) confirms that none of the open spaces in Kildare Town are of sufficient size to qualify as a Neighbourhood Park or as a Local Park. However, should the approved Cherry Avenue, Part 8 proposal be developed as planned it would constitute a local park given its size (7.48 hectares). The LAP concludes that if the local park at Cherry Avenue and pocket park adjoining Church Lane were to be developed, Kildare Town would not require a further parks and gardens by 2029.

Whilst there is a shortage of functional public open space within the immediate area of the subject site, the proposed development provides for 17 per cent of the overall site as public open space, with a significant area located on the south western boundary, adjoining existing open space serving the Coolaghknock Avenue development. The open space incorporates a playground, natural play areas, a kick about space, seating areas, a significant walking route and natural SUDs features and mounding. The proposed development will therefore contribute to the local provision of open space facilities.

With respect to sports and leisure facilities, there is no defined standard guiding the quantity of facilities to be provided in a town. The town is well served with sports fields and sporting organisations as detailed in Table 2.0.

7.2 Education

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education's approach includes a general standard that for every 1,000

dwelling in an area, circa 12% of the population will require primary school places and 8.5% will require post primary school places. The Department of Education uses the assumption that 11.3% of the population are of primary school-going age.

All 1-bedroom units will be omitted for the school assessment (consistent with the accepted approach to the delivery of creches). Excluding the 1 bed apartment units, the number of primary school age children estimated to be residing in this development would be 32 no. children, based on average household size of 2.98 persons and the number of family sized units to be constructed being 89 units ($89 \times 2.98 / 12\% = \text{total}$). This is based on the number of two, three and four bedroom units combined. The Department of Education's guidelines require a 1:25 teacher student ratio. Applying this ratio would result in a demand for 1 a new class of pupils plus an additional 7 no. students.

Table 9.0 identifies the enrolment figures for this year and last year with school capacity taken from the SIA prepared for the LAP. Presently the schools in Kildare have capacity for an additional 118 no. students at primary level as detailed in Table 9.0 and which is adequate to accommodate the potential 32 no. children generated by the development proposal.

| Map ID | School | 22/23 Enrolment | 21/22 Enrolment | School Capacity |
|--------|-------------------------------|-----------------|-----------------|-----------------|
| CK9 | Kildare Town Educate Together | 438 | 429 | 450 |
| CK42 | Gaelscoil Mhic Aodha | 213 | 189 | 213 |
| CK43 | St Brigids Primary School | 960 | 998 | 1066 |

Table 9.0 Capacity of Primary Schools

Estimation of capacity for post primary schools is more complex due to the range of courses available at this level. To determine the available capacity in these schools, a survey of the schools was undertaken as detailed in Table 10.0. Using the Department of Education's methods of calculation for post-primary needs (8.5% of population), the development may generate 23 no. children of post-primary going age.

As indicated earlier in this report, the post-primary student population is projected to increase up to 2024 before beginning to decline. This will potentially create a short term need for additional secondary school student places within the study area. It is estimated there will be circa 23 no. new students generated by the development but it will not necessarily appear on first occupancy and it will likely take several years before the mature student yield is met.

Curragh Community College is currently located at McSwiney Road, Curragh Camp for the academic year 2022 / 23. In the academic year 2024 / 2025 the school will be situated at the McGee Barracks site adjacent to Ruanbeg with capacity for 475 no. students. It is anticipated that by the academic year 2028/2029 the numbers will have reached 1,000 no. students and that will be the intake number for every year after that. There is thus additional capacity for 804 no. additional pupils once the site is fully operational in 2028/2029.

The existing post-primary school and the proposed new Curragh Community College will have capacity to accommodate a total of 2,000 students in 2028/29. The proposed development will absorb just 1.15% of this capacity. Having regard to the existing population in Kildare, the population is estimated

to generate a demand for 876 post primary school places (8.5% of 10,302 population). Although it is acknowledged that the schools in Kildare also serve the surrounding rural population, there still remains capacity to serve the wider area once the post primary demand (23 no.) from the proposed development is accommodated.

| Map ID | School | 22/23 Enrolment | 21/22 Enrolment | School Capacity |
|--------|-------------------------------|--------------------|--------------------|-----------------|
| Ck44 | Kildare Town Community School | 995 | 976 | 1,000 |
| Ck45 | Curragh Community College | 196 | - | 1,000 |

Table 10.0 Capacity of Post - Primary Schools

7.3 Childcare Facilities

The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities nuances the childcare requirement by stating that: 'Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development'. One-bedroom units are excluded for the purposes of calculating requirements.

The provision of 131 no. units within the development is above the 75 no. unit threshold for consideration of a requirement for a childcare facility under the Childcare Facilities Guidelines for Planning Authorities (2001). Further, if one removes the 42 no. 1 bed units within the development, the remaining 89 no. units continues to generate a demand for a creche facility.

For the purposes of this assessment, the provisions of the Childcare Guidelines are adopted and effectively form the worst-case scenario. They indicate that 20 spaces are required for every 75 dwelling units, or a rate of 0.26 per unit. This would equate to 23 no. childcare spaces.

Notwithstanding the information provided in Table 11.0 below, the LAP confirms that five of the six facilities in the town are at capacity with no available places. Some are restricted due to staffing whilst others cannot physically accommodate additional children.

Accordingly, it is proposed to provide a childcare facility on site to accommodate in excess of the demand arising from the proposed development. The facility (325sqm) has been designed to accommodate 60 no. children and 10 no. staff, thus providing an important and necessary service to the area.

| Map ID | Name | Enrollment* | Capacity of Facility in Places** |
|--------|---------------------------------|-------------|----------------------------------|
| CK2 | Toad Hall Childcare | 20 | 26 |
| CK40 | Kildare Village Little Stars | 36 | 36 |
| CK3 | Naionra Ui Shionnaigh Teoranta | 16 | 22 |
| CK41 | Bright Beginnings | - | 175 |
| CK1 | Childs Play Early Education | 24 | 41 |
| CK41 | Bright Beginnings (St. Brigids) | - | 44 |

Table 11.0 Capacity of Childcare Facilities in the Study Area

**Information from Tusla Reports as Service Provider was not reachable*

***Capacity of facilities sourced from SIA undertaken for Kildare LAP*

7.4 Health Facilities and Social Services

There are no published standards to facilitate assessment or adequacy of need. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the provision of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team (PCT) consisting of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy. These teams support populations of around 7,000 to 10,000 people and operate alongside wider community network services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services.

Table 6.0 details some of the more substantial health services available in the town, including the Celbridge Primary Care Centre which provides a level of support and care to the community.

According to the LAP, the current doctor to population ratio in Kildare Town is 1.27 per 1,000 population with 11 no. doctors practicing from three different surgeries which is above the recommendations of Graduate Medical Education National Advisory Committee (GMENAC). Should the population grow as anticipated to 11,541 persons by 2029, the ratio of existing doctors per population will fall to 0.95 per 1,000 population which is still above the recommended standard. This assumes no increase or decrease in doctor numbers during that period.

7.5 Community & Cultural Facilities

Having regard to the facilities detailed in Table 7.0, there are a number of community and cultural facilities available in Kildare town. In particular and of importance, there appears to be a number of facilities which can be used by community groups or associations including meeting spaces and facilities, including Teach Dara and the CMWS Hall.

In addition to immediate, local facilities, the proximity of the area and the subject site to Naas and in particular the cultural facilities on offer in the town area cannot be understated and is likely to further meet the demand and needs of the area on a wider basis.

According to the SIA undertaken in support of the LAP, there is no requirement for additional facilities in the town as the existing number will exceed the benchmark of 0.30 per 1,000 people in 2027 at 0.55 per 1,000 (based on existing facilities excluding the Garda Station).

7.6 Religious and Worship Facilities

There are several places of worship in Kildare. There is no standard measure in place in Ireland regarding the provision of religious places of worship.

The LAP notes that St Conleth's Catholic Graveyard is the only graveyard in the town and correspondence with Environmental Section in Kildare County Council dated November 2022 indicates that there is only ten years of capacity left in this graveyard.

7.7 Retail & Entertainment

There is no standard per population guidance for neighbourhood centres or other commercial premises, including financial institutions. It is within the remit of local area plans to designate land as neighbourhood centre within a town.

The LAP confirms that the town centre and the number of existing convenience retail stores throughout the town serve a localised retail function to their immediate surrounding area and are adequate for that purpose.

8.0 CONCLUSION

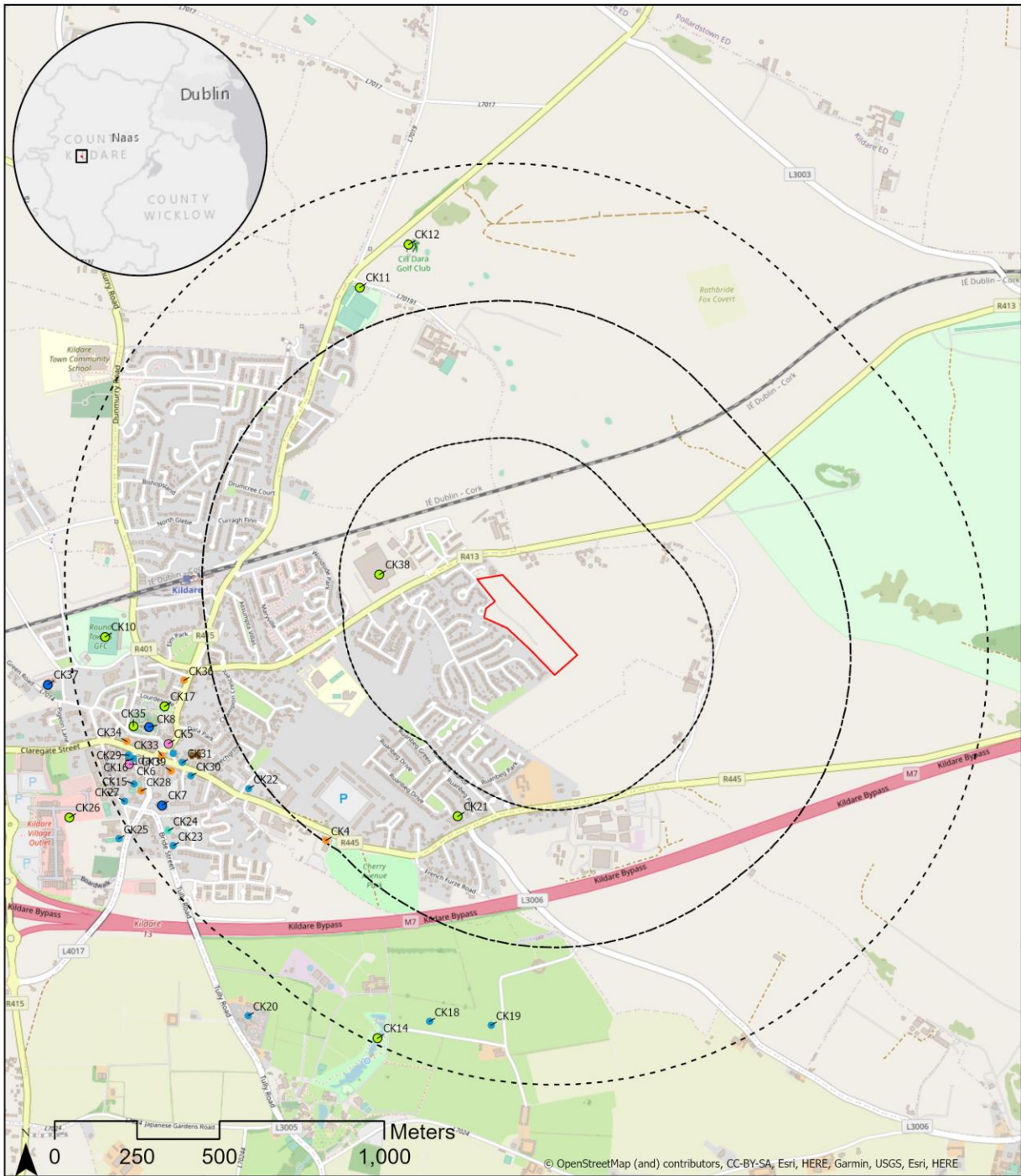
The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme. The proposed development will generate a modest added demand on the existing services and facilities, including open space and leisure facilities. The proposed development provides for 17% of the overall site as public open space, with a significant area located on the south western boundary of the site, adjoining existing open space serving adjoining housing.











There are a number of primary and secondary schools within 1.5km of the subject site. It is noted that the proposed development will provide a high proportion of one bedroom units (30%). The audit has identified spare capacity in primary and secondary schools in the catchment, therefore it is not expected the development will add undue pressure. The development provides for a new creche facility hereby accommodating projected demand arising from the development.

The subject site is also well served by healthcare facilities and there are a number of GP clinics and pharmacies located in the area. There are several places of worship in Kildare covering a wide range of different Christian denominations.

The additional uplift in population will continue to support the economic viability of Kildare and its town and neighbourhood centres. Local needs are addressed with the extensive array of local convenience shops, cafes and restaurants in the area.

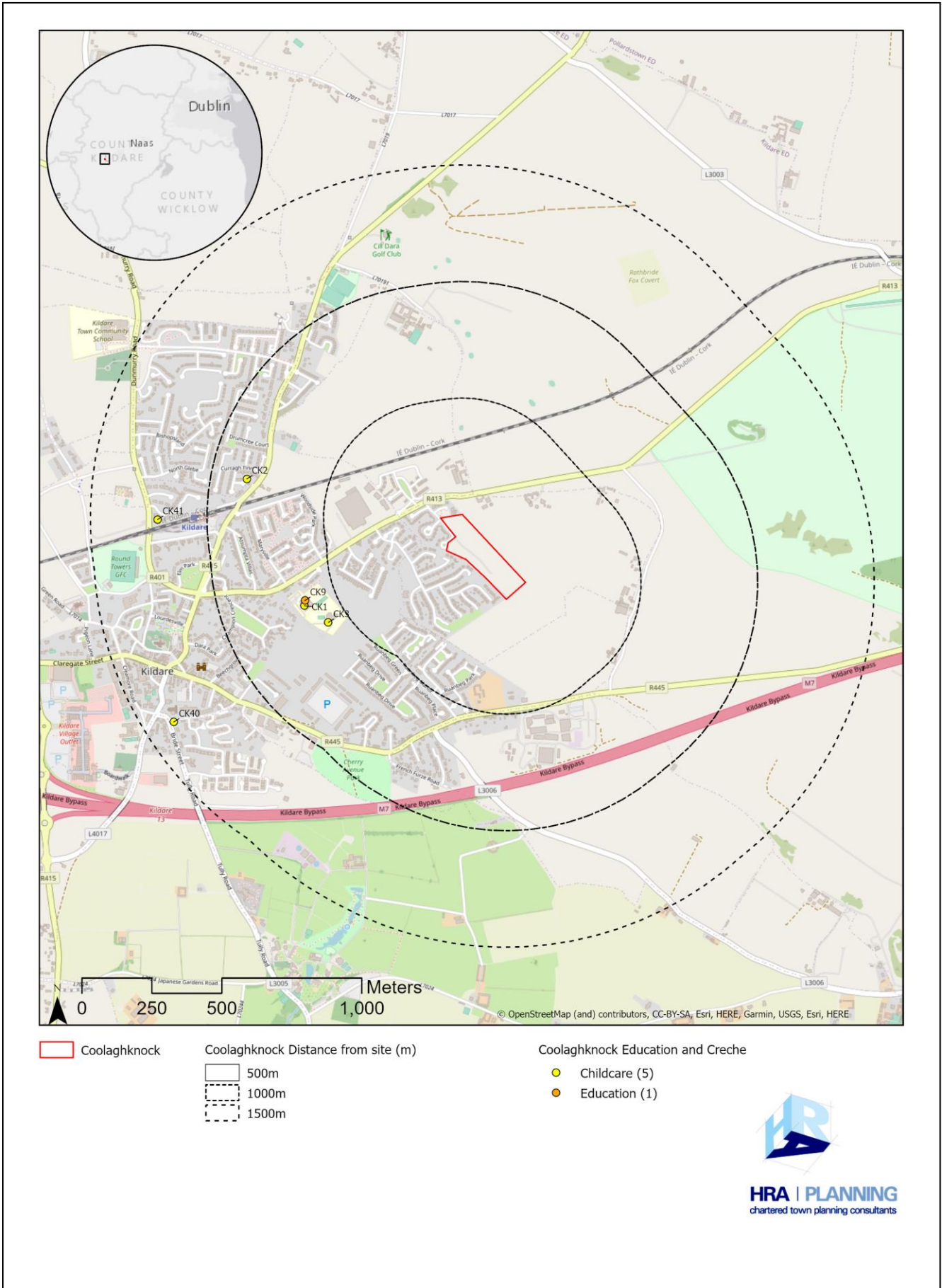
Appendix 1.0 Services & Facilities Map



- | | | |
|--|---|--|
|  Coolaghknock | Coolaghknock Distance from site (m) | Facilities |
| |  500m |  Church (2) |
| |  1000m |  Openspace (3) |
| |  1500m |  Pharmacy (2) |
| | |  Sports Facility (5) |
| | |  Cultural Resource (13) |
| | |  Health/GP (7) |



Appendix 2.0 Education & Childcare Facilities Map



Appendix 3.0 Small Area Population Statistics

| Map Ref | SAP Code | SAP Pop |
|--------------|--------------|-------------|
| 0 | 087050024 | 243 |
| 1 | 087050026 | 130 |
| 2 | 087050018 | 181 |
| 3 | 087050013 | 269 |
| 4 | 087050008 | 306 |
| 5 | 087050015 | 330 |
| 6 | 087050021 | 230 |
| 7 | 087050023 | 214 |
| 8 | 087050017 | 386 |
| 9 | 087050027 | 115 |
| 10 | 087050006 | 364 |
| 11 | 087050032/01 | 308 |
| 12 | 087050029 | 194 |
| 13 | 087050002 | 15 |
| 14 | 087050012 | 280 |
| 15 | 087050025/01 | 270 |
| 16 | 087050019 | 453 |
| 17 | 087050007 | 537 |
| 18 | 087050032/03 | 216 |
| 19 | 087050011 | 195 |
| 20 | 087037001 | 3 |
| 21 | 087050005 | 127 |
| 22 | 087050025/02 | 399 |
| 23 | 087050010 | 322 |
| 24 | 087050028 | 425 |
| 25 | 087050016 | 270 |
| 26 | 087050030 | 443 |
| 27 | 087050032/02 | 214 |
| 28 | 087050014 | 403 |
| 29 | 087050031 | 362 |
| 30 | 087050004 | 326 |
| 31 | 087050009 | 333 |
| 32 | 087050022 | 249 |
| 33 | 087050003 | 3 |
| TOTAL | | 9115 |