

Proposed Part 8 Residential Development
Oldtown Mill, Celbridge

Social Infrastructure Audit

Kildare County Council

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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 60 no. residential units on lands located at Oldtown Mill, Celbridge, located circa 2km north west of the Main Street in the centre of the town. Specifically, the development seeks to provide 20 no. 1 bed units, 15 no. 2 bed units, 21 no. 3 bed units and 4 no. 4 bed units. In total 40 no. houses and 20 no. apartment units are provided on land comprising 1.7 hectares in area. The site will be accessed from a single vehicular entrance road from the Oldtown Mill Road.

Site selection has taken a plan led approach to development having regard to the objectives in the Kildare Development Plan 2023 – 2029 (KDP), which seeks to promote compact development through the development of underutilised and brownfield sites. Zoned as Objective C New Residential in the Celbridge Local Area Plan 2017 – 2023 the objective is “*to provide for New Residential Development*”. Objective CS 09 in the KDP seeks to “*review and prepare on an ongoing basis a portfolio of Local Area Plans (LAPs) for the mandatory LAP settlements, including Celbridge*”. The subject site is essentially an infill site within an established residential area and it is reasonable to anticipate that the subject land shall continue to be zoned in any forthcoming 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 Celbridge 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 western suburbs of Celbridge and forms an infill site adjacent to The Glen housing estate on the Oldtown Mill Road. To the north of the site lies newly constructed houses adjoining Ballygoran Court housing estate and to the south The Orchard. Open agricultural land extends westwards from the site. A neighbourhood shopping centre is located approximately 1.3km to the south east and Celbridge town centre lies approximately 2.2km to the south. A primary school (Scoil Mochua) is located approximately 250m to the east, however, it is a 1.6km walk/cycle.

The site comprises former agricultural fields that have since been used for the disposal of spoil overrun with colonizing vegetation. The overall site is defined by a mature hedge field boundary with some mature trees to the north and west. The southern portion of the site is level, however, there is a large mound of spoil material at the western end and a degree of standing water. A metal gate and wire fencing with intermittent hedgerow planting defines the interface between the site and the existing housing areas to the east.

2.2 Transportation

Celbridge is located to the northeast of County Kildare. The town is located to the southeast of Maynooth (approx. 6.5km), to the south west of Leixlip (approx. 6.7km), to the northeast of Naas (approx. 19km) and to the west of Dublin City Centre (approx. 20km).

Celbridge is served by Dublin Bus and Bus Éireann with connections to Dublin and other key destinations such as Newbridge, Edenderry, Clane and Maynooth. Hazelhatch Train Station located approximately 4.3km southeast of the subject site, is served by the Portlaoise/Limerick, Kildare/Waterford and Galway services from Dublin. There are several services operating daily to and from Dublin via Hazelhatch Train Station. Currently a feeder bus runs to and from the town centre of Celbridge to Hazelhatch Train Station to connect with the Dublin rail services. A second train station, Leixlip Louisa Bridge Train Station, is located approximately 6.5km to the northeast of the subject site with services to and from Dublin and to and from Longford via Maynooth.

Oldtown Mill Road which serves the subject site is a local residential street with existing footpath facilities. The road is subject to a speed limit of 50kph and benefits from the provision of street lighting, trees and grass verges.

Dublin Bus (route no. 67, 67n, 67x) provides daily services to Dublin City Centre from Celbridge. The closest bus stop to the subject lands is located on the Shackleton Road corridor (southeast of the subject site, approximately 850m walking distance). Express Bus also provide a daily service (route 849) from Maynooth to Templeogue where the bus stop is located at the Salesian College (approximately 3km north of the subject site).

The subject site lies within the GDA Cycle Network sector designated as Maynooth, Celbridge & Leixlip. There are a number of cycle network proposals in the vicinity of the subject site including the provision of:

- C4 – R403 Clane Road and Shackleton Road to Maynooth Road
- C5 – Willowbrook Road

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 development has regard to the objectives in the Kildare Development Plan 2023 – 2029 (KDP), which seeks to promote compact development through the development of underutilised and brownfield sites. Zoned as Objective C New Residential in the Celbridge Local Area Plan 2017 – 2023 the objective is “*to provide for New Residential Development*”. Objective CS 09 in the KDP seeks to “*review and prepare on an ongoing basis a portfolio of Local Area Plans (LAPs) for the mandatory LAP settlements, including Celbridge*”. The subject site is essentially an infill site within an established residential area and it is reasonable to anticipate that the subject land shall continue to be zoned in any forthcoming LAP.

The LAP extends across a significant area and seeks to establish a framework for the planned, coordinated and sustainable development of Celbridge 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.

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 town 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 60 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. Irrespective, a worst case scenario is adopted and the impact on services arising from an additional new population residing in the proposed development is assessed.



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 Celbridge had a population of 20,601 persons in 2022 as per the Census of Population 2022.

The 2022 Census shows that 6.1% of the resident population in the town were aged between 0 and 4, or a total of 1,267 children. A further 3,058 persons are aged between 5 and 14 years old or 14.8% of the total population. The 15 to 19 years old cohort comprises 1,528 persons or 7.4% of the total population. Some 24.7% of the population fall into the 40 to 54 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.

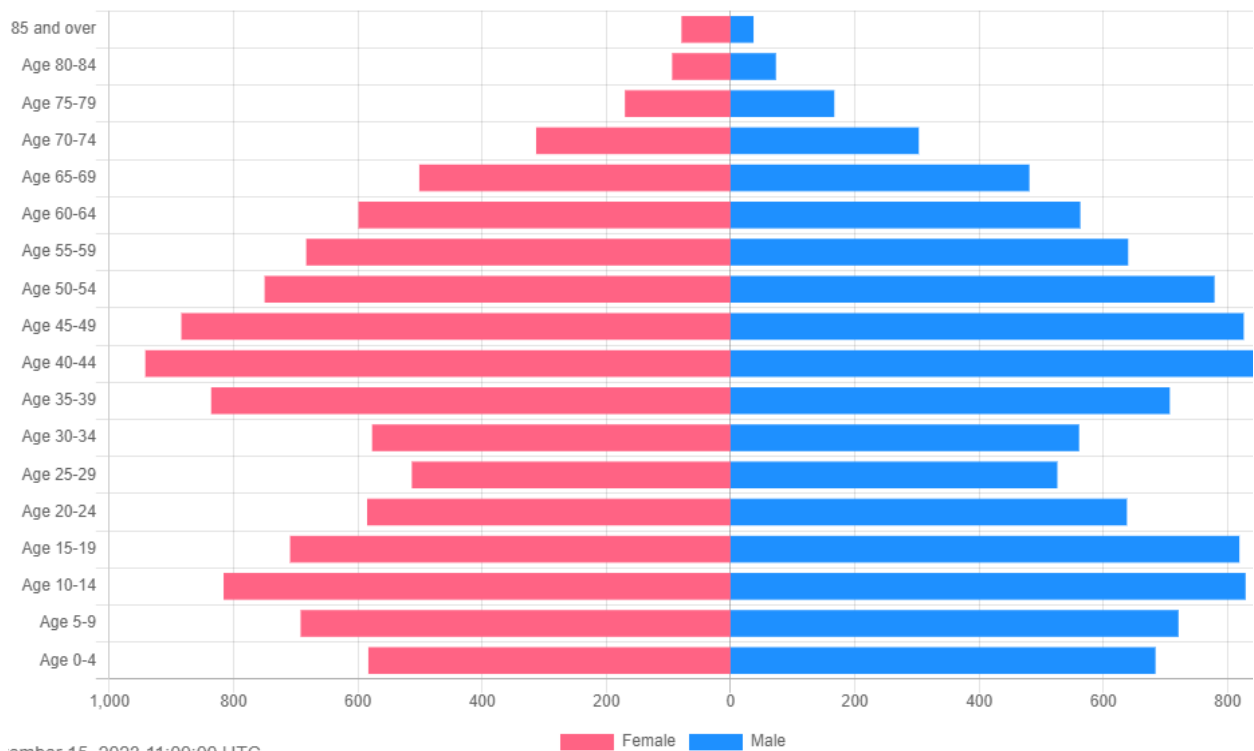


Figure 2.0 Age Breakdown Drogheda Town

Significantly only 6.5% of households in Celbridge do not own a car. All other households have access to at least one car. Yet a significant 57.5% 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 14,692 persons, as detailed in Figure 2.0. The study area comprises 71% of the overall population of the town of Celbridge.

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 17% of the existing housing stock comprises 1 – 2 bedroom units. Yet 42.7% of families comprise 2 persons or less, followed by 20% of families with 3 persons or less and 23% of 4 persons or less. 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 60 no. units and of these units 58% comprise 1 and 2 bed units.

The proposed development comprises of 60 no. units incorporating 20 no.1 bed units, 15 no. 2 bed units, 21 no. 3 bed units and 4 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 139 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 139 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 Kildare Development Plan 2023 – 2039 (KDP) and its vision for the future development of the area including the provision of critical supporting infrastructure.

1. The KDP has certain aspirations for the development of a Self Sustaining Town to ensure that future, compact development in Celbridge 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.

6.1 Open Space, Sport and Leisure

Willowbrook Park and playground is the closest park to the subject site. Although located a short distance to the east of the site, there is a lack of permeability throughout the adjoining residential development, such that the park is located circa 1.3 km from the subject site. The park has a playground, and walking routes and is managed by Kildare County Council.

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 Celbridge, including Celbridge GAA Club, Celbridge & District Tennis Club and Elm Hall Golf Club on the Hazelhatch Road and also Balyouster AFC on the

Loughlinstown Road. NUIM Barnhall RFC serves Celbridge and Leixlip and provides 3 no. pitches and a function room at Parsonstown, Lexlip. O'Hanlon Activity Park, located off the Dublin Road, removed from the settlement of Celbridge, comprises a Golf Range, football park (12 no. floodlit Astro pitches) and Bounce-A-Lot Activity Centre, serving the town and the wider area.

Map ID	Name of Organisation	Description of Facility	Address
OT44	Celbridge Athletics Club	Running tracks and athletic facilities serving the town	Ballymakenny Lower
OT45	Celbridge Town AFC	Football pitches and clubhouse serving the town	St. Patricks Park
OT33	Castletown House	Extensive parkland with walkways along the River Liffey and guided walks through the house	
OT41	Celbridge Abbey	Gardens & Playground	
OT29	Willowbrook	Park & Playground	Willowbrook
OT31	Thornhill Gardens	Open Space	Aghards Road
OT37	Barnhall Rugby Club	Sports Club	Hazelhatch Road
OT36	Celbridge GAA Club	Sports Club & Grounds	Hazelhatch Road
OT38	Celbridge Football Park	Sports Facilities	Hazelhatch Road

Table 2.0: List of Sports and Leisure Facilities in Oldtown Mill, Celbridge

6.2 Education

There are 7 no. primary schools located in the town of Celbridge, with a primary school in proximity to the site. Scoil Mochua is the closest school to the site approximately 250 metres to the east, however, it is a 1.6 kilometre walk/cycle. Scoil Mainstreach is also in close proximity, south west of the site. There is a wide choice of school types and sizes available in Celbridge, including single sex, mixed and varying Christian denominations managing these schools. The schools are listed in Table 3.0.

In addition to the 5 no. primary schools listed in Table 3.0 there are two further primary schools located just outside the catchment area, namely Primrose Hill and St. Patrick's National School, both located on the Hazelhatch Road.

There are 3 no. post primary schools in Celbridge town, including a boys school, a girls school and a mixed school. However, post primary schools have more complex catchments in contrast to primary schools, as proximity is not generally the only defining factor.

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	No. of Classrooms	Type
OT25	St Raphael's	Clane Road, Celbridge	12	Mixed
OT27	Scoil Mochua	Aghards Road, Celbridge	25	Mixed
OT24	North Kildare Educate Together	Clane Road, Celbridge	14	Mixed
OT26	St. Brigit's Girls National School	Main Street, Celbridge	16	Girls
OT28	Scoil Na Mainstreach	Oldtown Road, Celbridge	16	Mixed

Table 3.0 Primary Schools

Map ID	School	Address	22/23 Enrolment
OT23	St. Wolstans	Ballymakealy, Clane Road	Girls
OT22	Salesians College	Celbridge	Boys
OT21	Celbridge Community School	Moortown, Maynooth Road	Mixed

Table 4.0 Post Primary Schools

6.3 Childcare Facilities

Whilst the study area yielded a total of 8 no. childcare facilities as detailed in Table 5.0, there are circa 20 no. facilities serving the town of Celbridge. The Purple Penguin Creche & Montessori adjoins the subject site, with capacity for 100 no. children.

By letter dated 15th May 2023, the Kildare Childcare Committee confirmed that in Celbridge, in March 2023, there were 20 no. childcare services with a total of 554 children registered for the ECCE (free pre-school years for ages 3-5) in pre-school. There are 477 no. children availing of the National Childcare Scheme.

Map ID	Name	Address	Type	Capacity
OT7	Farmlee Childcare	Oldtown Road	Sessional	No information
OT1	The Purple Penguin Creche + Montessori	The Orchard, Oldtown	Full Day	100
OT2	The Childrens' Circle	33 Thornhill Heights	Sessional	22
OT3	Tir na nÓg	Ballymorris Road	Full Day	13
OT4	Kidzstuff Creche	Aghards House, Thornhill	Full Day	60
OT6	Tir na Nog	88 Beatty Grove	Full Day	No information
OT8	Happy Days Montessori + Afterschool	The Green, Oldtown	Full Day	49
OT9	Happy Years Childcare	The Green, Oldtown	Sessional	100

Table 5.0 Childcare Facilities

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 your 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 Blanchardstown with the hospital in Naas also providing services to residents of Celbridge.

Map ID	Name	Address
OT46	Primrose Gate Medical Centre	Willow Court
OT11	Celbridge Medical Centre	Main Street
OT10	Celbridge Primary Care Centre	Maynooth Road
OT47	Orchard Medical Centre	St Wolstans Shopping Centre
OT12	Oaktree Clinic	Unit 6 Shackleton Road
OT13	Whitethorn Clinic	Maynooth Road
OT48	St Raphael's Campus Social Care Services	Main Street

Table 6.0 Health Facilities & Social Services

From publicly available information online, there are 12 no. physicians in Celbridge including 5 no. doctors in the Celbridge Primary Care Centre on the Maynooth Road. Out of hours urgent medical services are facilitated by the KDoc GP Co-Operative service which operates throughout Kildare and West Wicklow.

There are two nursing homes in Celbridge, with Glenashling Nursing Home located just 850m from the subject site and Elm Hall Nursing Home on the Loughlinstown Road some 4.2km from the site.

6.5 Community & Cultural Facilities

There are several wide-ranging community facilities established in the Celbridge area as detailed in Table 7.0. There is no family resource centre operating in the locality, however there is one operating in Lucan some 6.7km away.

The town library is a 1.7km walk from the site.

Map ID	Name	Operator	Address	Type
OT39	Mill Community Centre	Celbridge Community Council	Clane Road	Multi level centre including a gym and multi purpose rooms
OT49	Slip Hall	Church of Ireland	Castletown Gate	Used by a Montessori group, scouts group, camera club and senior citizens group

OT50	The ACRE	Registered Charity	Maynooth Road	Eco friendly community and horticultural project for students of Salesian College and the local community
OT51	St. John of God's	Charitable	Clane Road	Disability Service & Support
OT40	Library	Kildare County Council	St. Patrick's Park	
OT52	Garda Station	Garda	Maynooth Road	

Table 7.0 Community & Cultural Facilities

6.6 Religious and Worship Facilities

There are several churches and religious buildings serving a variety of faiths in walking distance of the site, catering to the various Christian religious denominations and for other religions in the community. Table 8.0 lists the various religious services available in different places of worship.

Map ID	Name	Denomination	Address
OT19	Christ Church	Anglican	Castletown
OT18	St. Patrick's Church	Catholic	Main Street
OT20	The Bridge Church	All Faiths	Shackleton Road

Table 8.0 List of Places of Worship

6.6 Retail & Entertainment

A neighbourhood shopping centre is located approximately 1.3km to the south east and Celbridge town centre lies approximately 2.2km to the south, with a parade of daily shops and facilities. The neighbourhood shopping centre on the Shackleton Road comprises a significant Tesco supermarket, whilst there is a smaller Gala supermarket situated on the Aghards Road opposite Scoil Mochua and Willowbrook Park.

7.0 ASSESSMENT

As detailed in Section 4.0 of this report, Celbridge had a population of 20,601 persons in 2022 with 14,692 persons or 71% of the population of the town living in the study area (1.5km distance from site). It is estimated, based on average household sizes, that the proposed development will lead to an increase of 139 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 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. It also must be noted that it is proximate to Dublin City Centre, and thus has access to a greater range of facilities and services associated with the city centre.

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 parkland which is accessible to all and surrounding Catletown House would satisfy the quantum of recreation space stipulated by the National Playing Fields Association. However, while Celbridge has a significant amount of open space, it is not distributed evenly and access to some areas is limited. The parklands of Castletown, St. Wolstan's and Donaghcumper dominate the eastern edge of town, with little to the west. The areas of public open space within the various residential estates of the town are largely incidental areas with limited functionality. These spaces offer little in the way of support for recreation or biodiversity. The LAP acknowledges the potential of the River Liffey to provide a significant opportunity for Strategic Open Space that can connect into a wider regional network and support opportunities for strategic walking and cycling routes, in addition to ecology and biodiversity linkages

Whilst there is a shortage of functional public open space within the immediate area of the subject site, the proposed development provides for 20.8% of the overall site as public open space, with a significant area located at the north west of the site, adjoining planned open space on the adjoining site to the north. The proposed development will contribute to the local provision of such facilities through the provision of localised open space.

With respect to sports and leisure facilities, there is no defined standard guiding the quantum of facilities to be provided in a town. The town is well served with sports fields and sporting organisations. O'Hanlon Park, located outside of the town on the Dublin Road offers extensive recreational facilities and sports pitches for rent. A number of other clubs and facilities as detailed in Table 2.0 provide for adequate sporting facilities in the town,

7.2 Education

The Celbridge Local Area Plan (LAP) 2017 sets the following objectives and actions in relation to Education: "It is an objective of the Council: *COMO 1.1 To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Celbridge LAP area*". *To liaise with the Department of Education and Skills, under the nationally agreed Memorandum of Understanding*

on the provision of school sites, to support the Department’s School Building programme and to proactively identify and acquire sites for new primary and post primary schools where the Department has identified a need”.

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 dwellings 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 15 no. children, based on average household size of 2.98 persons and the number of family sized units to be constructed being 40 units ($42 \times 2.98 / 12\% = \text{total}$). 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, which falls short of the number required to provide an additional classroom.

Table 9.0 identifies the enrolment figures for this year and last year in an attempt to define capacity in the schools and in the absence of any determinative capacity numbers. Where the 22/23 enrolment figure is lower than the previous year (21/22) the school has been determined to have capacity. It is of course acknowledged that this position can change on a yearly basis and ultimately is dependent on demand. Presently the schools in Celbridge have capacity for an additional 58 no. students at primary level as detailed in Table 9.0 and which is adequate to accommodate the potential 15 no. children generated by the development.

Map ID	School	22/23 Enrolment	21/22 Enrolment	No. of Classrooms	Potential Available Capacity*
OT25	St Raphael’s	94	91	12	-
OT27	Scoil Mochua	656	667	25	11
OT24	North Kildare Educate Together	439	413	14	-
OT26	St. Patrick’s national School	396	393	16	-
OT28	St. Brigit’s Girls National School	248	293	16	45
OT25	Scoil Na Mainstreach	438	395	16	-
OT27	Primrose Hill National School	115	117	5	2

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 11 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 11 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.

The existing post-primary schools within the catchment area currently have capacity to accommodate a total of 2,277 students based on the 2022 / 23 intake of students. The proposed development will absorb just 0.48% of this capacity. Having regard to the existing population in Celbridge, the population is estimated to generate a demand for 1,751 post primary school places (8.5% of 20,601 population). Although it is acknowledged that the schools in Celbridge also serve the surrounding rural population, there still remains capacity to serve the wider area once the post primary demand (11 no.) from the proposed development is accommodated.

Map ID	School	Reported Capacity (contact with schools)	22/23 Enrolment	21/22 Enrolment
OT23	St. Wolstans	Approx 750	770	740
OT22	Salesians College	Approx. 800	776	753
OT21	Celbridge Community School	Approx. 1000	731	710

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 60 units within the development is below 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 20 no. 1 bed units within the development, the number of units for the purposes of assessing the requirement for childcare facilities, falls to 40 no. units.

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 10 no. childcare spaces (excluding the 1 bedroom units). The development is not of such scale that it would require the construction of a childcare facility.

With 481 no. childcare places in the vicinity and 103 no. vacancies identified, there is adequate provision in operation locally to absorb potential demand for childcare spaces. This position is supported by the Kildare Childcare Committee who confirmed that, in March 2023, there were 554 children places

registered for the ECCE (free pre-school years for ages 3-5) in pre-school but only 477 no. children availed of the scheme. This, suggests capacity for 77 no. children of a particular age-group (0 – 5 years) thereby confirming adequate capacity to accommodate the 10 no. childcare spaces likely to be generated by the development.

Map ID	Name	Enrolment	Capacity of Facility in Places
	The Purple Penguin Creche + Montessori	63	100
	The Childrens' Circle	20	22
	Tir na nÓg	10	13
	Kidzstuff Creche	60	60
	Tir na nog	115	No information
	Farmlee Childcare	22	No information
	Happy Days Montessori + Afterschool	49	49
	Happy Years Childcare	39	100
Total		378	481

Table 11.0 Capacity of Childcare Facilities in the Study Area

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

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 implantation 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.

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 Celbridge. 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 Castletown Manor.

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

7.6 Religious and Worship Facilities

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

7.7 Retail & Entertainment

The area is well supplied in terms of retail services and facilities. A neighbourhood shopping centre is located approximately 1.3km to the south east and Celbridge town centre lies approximately 2.2km to the south, with a parade of daily shops and facilities.

Whilst the existing entertainment possibilities within a 15 minute walk of the site are limited, the area's proximity to the town centre must be acknowledged.

8.0 CONCLUSION

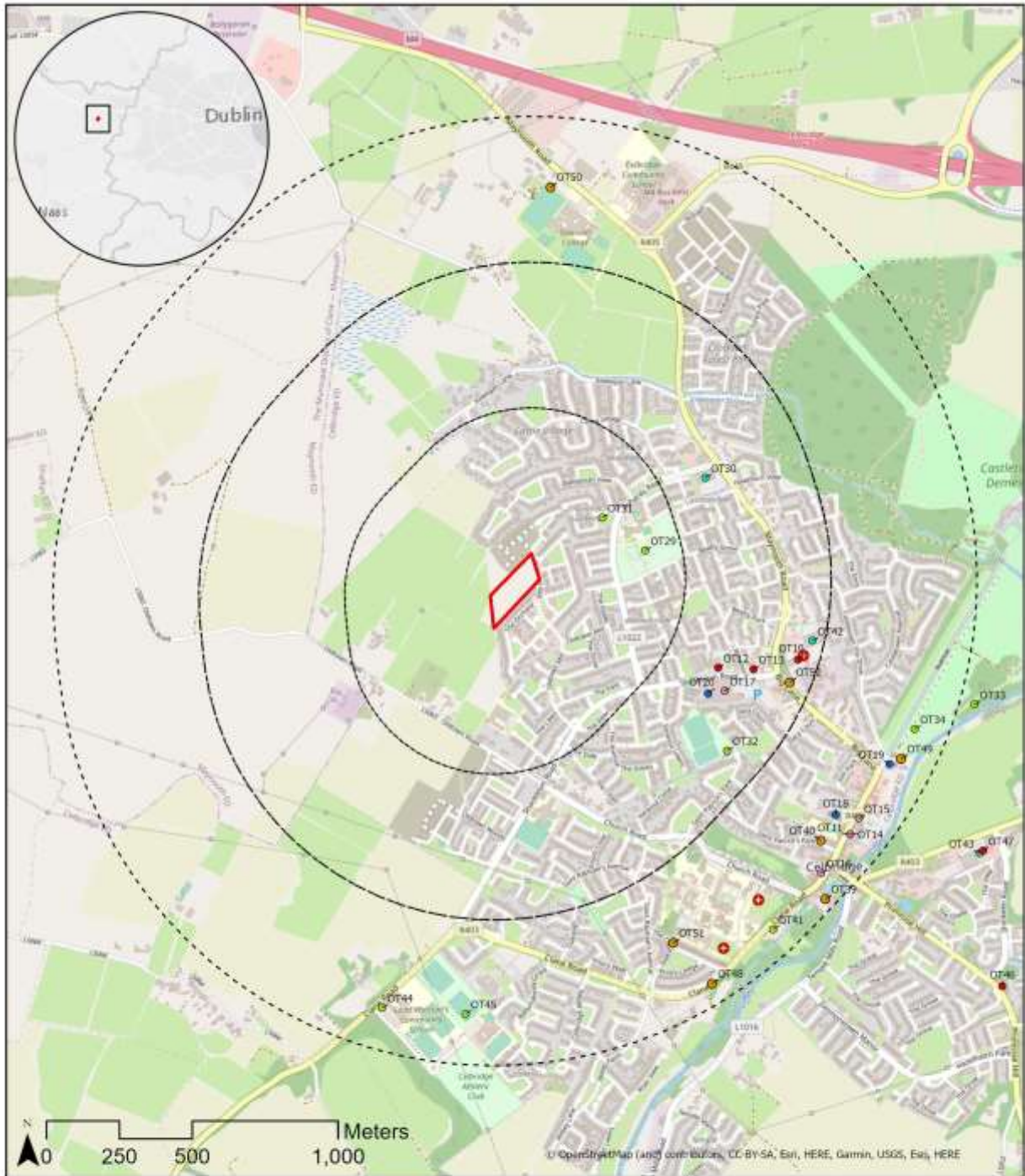
The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme. The proposed development will generate a modest added demand on the existing services and facilities, including open space and leisure facilities. The proposed development provides for 19.7% of the overall site as public open space, with a significant area located at the southwest of the site, adjoining planned open space on the adjoining site to the north.

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 (33%). 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. There is a wide provision of childcare places in the area and the scheme itself does not generate a demand for a new creche.

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 Celbridge covering a wide range of different Christian denominations.

The additional uplift in population will continue to support the economic viability of Celbridge 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



Oldtown Mill CELLBRIDGE

Oldtown Mill CELLBRIDGE

OldtownMill Distance from site (metres)

- 500m
- 1000m
- 1500m

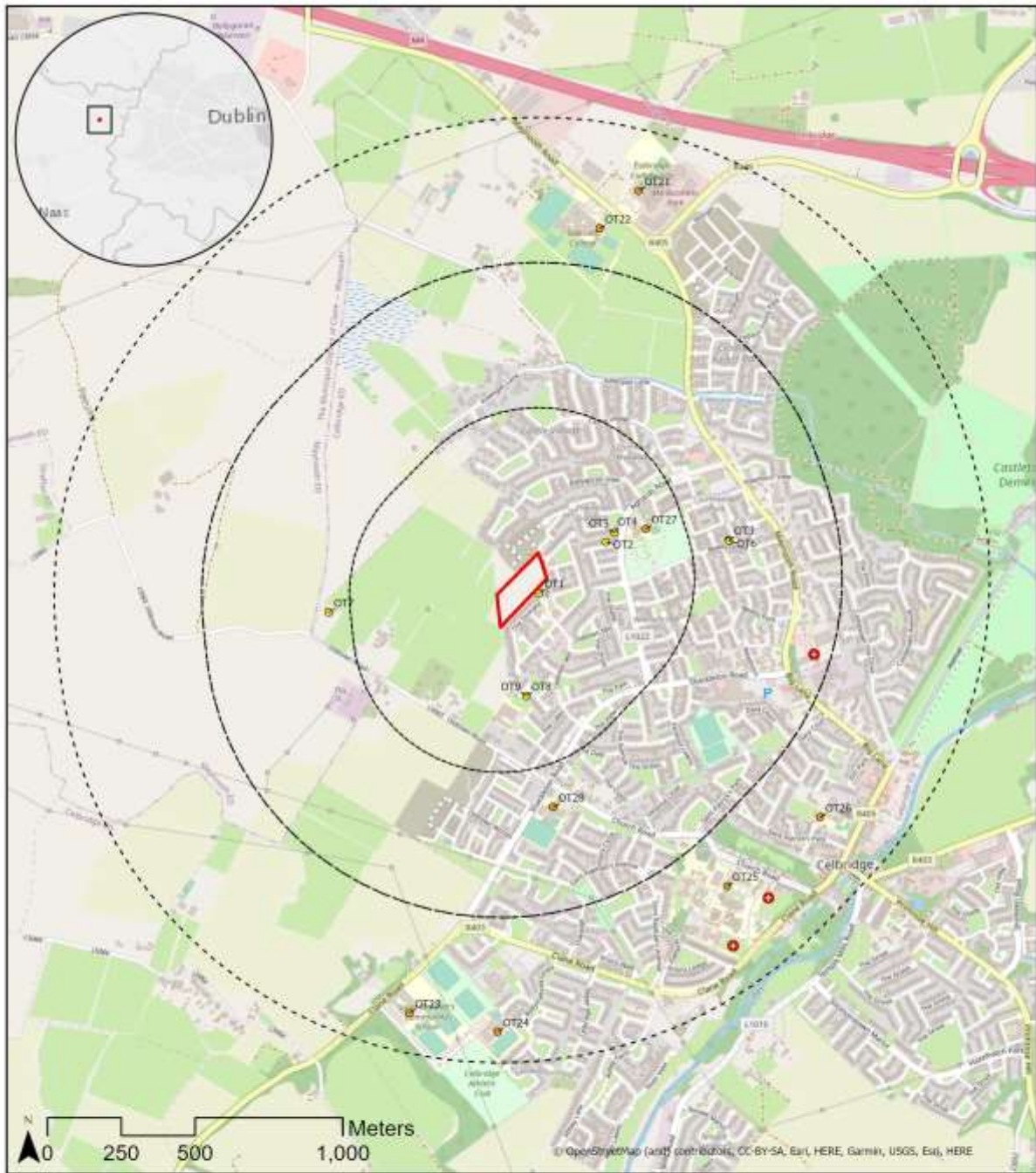
OldtownMill facilities

- Church (3)
- Cultural resource (7)
- GP (6)
- Openspace (5)
- Pharmacy (4)
- Retail (3)
- Sports Facility (3)



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Appendix 2.0 Education & Childcare Facilities Map



- | | | |
|--------------------------------|---|---|
| Oldtown Mill CELLBRIDGE | Oldtown Mill Distance from site (metres) | Oldtown Mill Education and Childcare |
| Oldtown Mill CELLBRIDGE | 500m | Type |
| | 1000m | Childcare (9) |
| | 1500m | Education (8) |



Appendix 3.0 Small Area Population Statistics

Map Ref	SAP Code	SAP Pop		
0	087023046	272	28	087023032 299
1	087023020	99	29	087023039 324
2	087023044/02	199	30	087023017 304
3	087066037/087066038	60	31	087023040 228
4	087023004	469	32	087023043 299
5	087023013	299	33	087023011 357
6	087023034	153	34	087023041 326
7	087023029	255	35	087023031 262
8	087023023	209	36	087023042 336
9	087023048	393	37	087023037 227
10	087023002	338	38	087023006 269
11	087023005	330	39	087023024 259
12	087023008	307	40	087023015 270
13	087023012	395	41	087023047 355
14	087023014	298	42	087023044/01 380
15	087023026	255	43	087023021 164
16	087023022	478	44	087023038 220
17	087023049	308	45	087084005 0
18	087029004	25	46	087023019 367
19	087023030	292	47	087023045 336
20	087023025	308	48	087023036 209
21	087023028	228	49	087023050/02 114
22	087023003	401	50	087023009/01 223
23	087023016	264	51	087023018 405
24	087023010	271	52	087023027 260
25	087023001/01	228	53	087023033 197
26	087023009/02	303	54	087023001/02 14
27	087029012	15	55	087023035 236
			TOTAL 14692	