

**Community and Social Infrastructure Audit (including  
schools and childcare)**

*In respect of*

**Proposed Residential Development at Finlay Park, Naas,  
Co Kildare**

*Prepared by*

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*On behalf of*

**Westar Homes Ltd.**



**December 2022**

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## 1 INTRODUCTION

- 1.1 On behalf of Westar Homes Ltd., this Community and Social Infrastructure Assessment (including schools and childcare) has been prepared to accompany the Large-Scale Residential Development (LRD) application to Kildare County Council in relation to a proposed development at Finlay Park, Naas, County Kildare.
- 1.2 In summary, the proposal will comprise of 134 no. dwellings consisting of 70 no. duplex units (52%), 64 no. apartments (48%), commercial/ health/medical unit , open space as well as pedestrian links along Canal Towpath all on a site of c.2.9 hectares.
- 1.3 According to the Kildare County Development Plan (2017 - 2023) a Social Infrastructure Assessment (SIA) is required for residential development of 50 units or greater on all zoned lands. The purpose of an SIA, as set out in Section 1.1 of Kildare County Council's Social Infrastructure Assessment Planning Policy Guidance, is:
- *To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site; and*
  - *To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.*
- 1.4 This requires a thorough understanding of existing facilities in the town and any capacities or gaps in provision that may exist at present or will in the future. This report therefore seeks to identify existing community facilities in Naas.

## 2 SITE CONTEXT

### 2.1 Site Description

- 2.1 The subject site is located in the townland of Naas West, located to the west of the town centre as identified in Figure 2.1.
- 2.2 The subject lands are bound to the north and east by greenfield lands, west by existing residential units and to the south by the Grand Canal.
- 2.3 Our client's lands extend to c.11.6 ha of greenfield lands (blue line boundary) and is fully serviced by foul, sewer and water connections. This application relates to c.3.4ha of greenfield lands as outlined in red in Figure 2.1 below. The site is currently accessed via the Old Caragh Road and cycle/pedestrian link via the Ploopluck Bridge over the Grand Canal, which connects the site to Naas town centre.
- 2.4 The subject lands are serviced and located c.500m-650m walking distance to Main Street in the town centre (via Abbey Bridge) and are well placed to provide for the future residential needs of the town.

**Figure 2.1 – Site Location**



### 3 PLANNING CONTEXT

3.1 The key provisions of national and regional planning policy as it relates to the proposed development and social infrastructure is set out in the following sections. The key policy and guidance documents of relevance to the proposed development are as follows:

- Project Ireland 2040 - National Planning Framework
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)
- Guidelines for Planning Authorities on Childcare Facilities (2001)
- Kildare County Development Plan 2023-2029
- Kildare County Development Plan (2017-2023)
- Naas Local Area Plan (2021-2027)

#### 3.1 Project Ireland 2040 National Planning Framework

3.2 The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

3.3 The framework outlines that the following objectives in relation to social infrastructure needs:

**NPC 30** - *Local planning, housing, transport / accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.*

**NPC 31** - *Prioritise the alignment of targeted and planned population and employment growth with investment in:*

- *A childcare / ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
- *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
- *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.*

3.4 These objectives highlight the need to safeguard and construct policy for key areas of the population, such as children and ageing communities and therefore to ensure that facilities which cater for all aspects of the population are in place in urban areas and areas of increasing development.

#### 3.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

3.5 These guidelines were published by the Department of the Environment, Heritage and Local Government in order to set out the key principles that should be adopted within

developments and used by the Planning Authorities both in writing their Development Plans and in assessing new developments.

- 3.6 The guidelines state that one of the fundamental questions to be addressed during the planning process is, *“the relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks.”*
- 3.7 The guidelines specify that *“no substantial residential development should proceed without an assessment of existing schools’ capacity or the provision of new school facilities in tandem with the development.”* This is further clarified as applications for 200+ units should be accompanied by a report detailing the school capacity of the area and the impact of the development.
- 3.8 The guidelines outline that 20 childcare spaces should be provided within a development for every 75 houses. However, it elaborated that an assessment of the existing facilities and demographic of the area should also be carried out and taken into consideration.
- 3.9 The provision of community centres is to be assessed by the local authority but should be in a central area and near public transport facilities.
- 3.10 Healthcare facilities should be determined in conjunction with the Health Services Executive and the needs of the elderly and disabled should be taken into consideration in health care facilities, accessibility, caretaking facilities and residential development.

### **3.3 Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)**

- 3.11 The apartment guidelines reiterate the sustainable development guidelines, in terms of the provision of 20 childcare spaces per 75 dwellings, dependant on the existing capacity of the area.
- 3.12 However, in addition to this, the guidelines propose that *“one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”*

### **3.4 Guidelines for Planning Authorities on Childcare Facilities (2001)**

- 3.13 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 threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.
- 3.14 However, the following definition of Childcare is included in the Guidelines:

*“In these Guidelines, “childcare” is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus,*

*services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.”*

- 3.15 The proposal does not include a childcare facility. Section 6.3 justifies the omission of a childcare facility. Having regard to the several crèches, Montessori’s and pre-schools in the wider area, serving the childcare needs of the area, including Tir na nóg, Tender Years Crèche, Apple Tree Crèche, Friendly Faces Crèche, and Caragh Court Montessori, as set out below.

### **3.5 Kildare Development Plan 2023 – 2029**

- 3.16 At a special meeting of Kildare County Council on 9th December 2022, the Elected Members of Kildare County Council voted to adopt the Kildare County Development Plan 2023 - 2029. The Kildare County Development Plan 2023 - 2029 will come into effect on 28th January 2023.
- 3.17 Chapter 10 of the plan outlines a range of policies which seek to ensure a high level of social infrastructure is provided in tandem with development. Policies seek that a SIA is required where any new residential development is in excess of 20 no. units. Audits of childcare and schools are required to assess if the demand generated by the proposed development can be absorbed by the existing infrastructure.

*‘SC O15 Require residential schemes of 20 units or greater to submit a Social Infrastructure Audit which shall determine how the capacity of the assessed infrastructure will be affected by the proposed increase in population. Where a deficit is identified, the developer will be required to make provisions/submit proposals to address such deficits’.*

*‘SC O16 (a) Require social infrastructure audits submitted in accordance with SC O15 of this Plan to include a map of educational, community, childcare, healthcare, sporting, and open space/play facilities within a 10-20 minute<sup>2</sup> (radius) walk/cycle of the proposed development. The audit should identify public / non-fee paying and private/fee paying facilities. Such audits may consider, where appropriate, services which are accessed by car. Capacities must be confirmed with supporting documentation submitted from service providers in order to verify the assessment as set out in the audit. (b) To include an assessment of the availability of or the provision of a new neighbourhood centre’.*

*‘SC O68 Require social infrastructure audits to be submitted with development proposals to outline up to date capacity and enrolment figures of schools within the catchment (10–20 minute walk/cycle) of the proposed development noting that Second Level Schools serve a wider catchment and as such, the assessment of these should include schools within a 5km radius or otherwise agreed by the Planning Authority. The data should be verified in writing by individual schools’.*

- 3.18 The plan highlights need for the provision of high-quality childcare facilities and that the onus shall be on the developer to provide adequate childcare facilities if there is inadequate facilities to cater for the proposed development.
- 3.19 The plan requires that any large scale residential development must be in accordance with the provisions of the DoEHLG ‘Childcare Facilities Guidelines for Planning Authorities’ (2001). The guidelines require 20 childcare spaces for every 75 dwelling units.



- 3.20 Outdoor amenities including parks and outdoor gym equipment is encouraged to be provided,

**‘SC O17** To encourage and facilitate, where appropriate, the introduction of amenities in parks and other suitable locations, which may include outdoor gyms and adult exercise equipment’.

### 3.6 Kildare Development Plan 2017-2023

- 3.21 The Development Plan outlines that in order to create sustainable communities, there is a need to provide recreation and amenity facilities in tandem with new development and to provide educational facilities in infrastructure in order to support the increase in population in the area. This is further outlined in the Objective **CS11**:

*“Seek the delivery of physical and community infrastructure including strategic open space and recreational areas in conjunction with high quality residential developments to create quality living environments.”*

- 3.22 The Development Plan sets out that social infrastructure should be provided in an ongoing manner, in order to meet the future housing needs of the county, while also outlining that community facilities should be provided in tandem with housing provisions within the LAPs (Objectives **SR1 and C02**).

- 3.23 Furthermore, Objective C02 requires a social infrastructure assessment for the following:

- Residential schemes on zoned land which are greater than 50 units,
- Residential schemes on zoned lands in Town and Village Plans which are greater than 10 units,
- Residential schemes on unzoned lands which are greater than 10 units,
- Other cases where deemed necessary by the Planning Authority.

- 3.24 Finally, Objective **PD1** ensures that *“all buildings, public and open spaces, recreational and amenity areas are accessible for people with disabilities, having regard to the Building Regulations, the objectives of ‘Building for Everyone’ (National Disability Authority) and ‘Access for the Disabled’ (No. 1 to 3) (National Rehabilitation Board).”*

### 3.7 Naas Local Area Plan 2021 - 2027

- 3.25 The Naas 2021-2027 Local Area Plan acknowledges the strain on existing social infrastructure within Naas and notes the importance to provide adequate social infrastructure through a range of policies and objectives.

*“A key component of this Plan is the provision of adequate social infrastructure to cater for both the needs of the existing population as well as to accommodate the projected level of growth within the plan area”.*

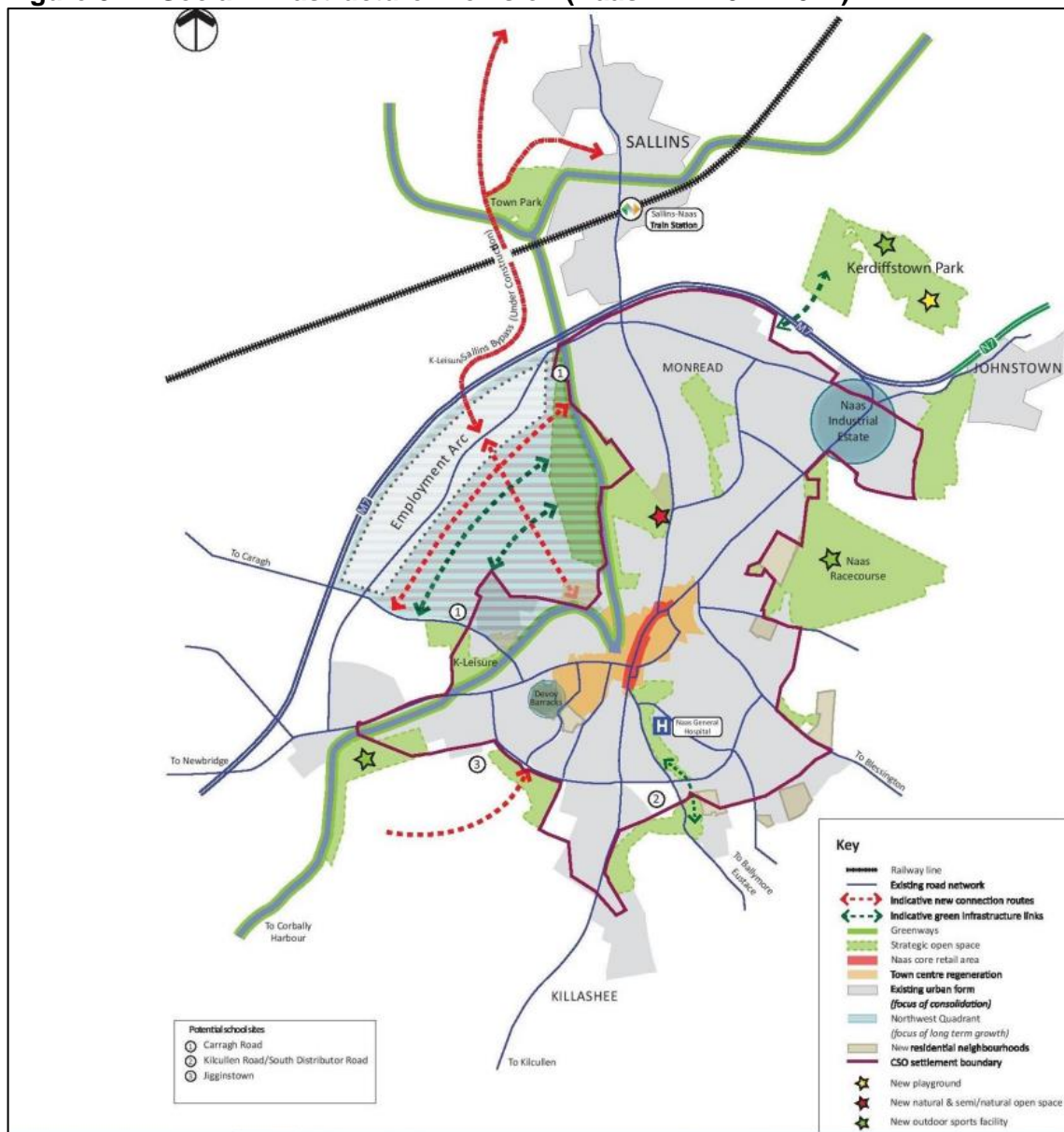
- 3.26 The challenges to existing social infrastructure was identified within the Social Infrastructure Audit undertaken by Kildare County Council in July 2020. This audit was an element of the Naas Local Area Plan 2021-2027, in highlighting the provision of accessible social and community infrastructure, which is critical for the quality of life for all the town’s population.

3.27 Providing childcare facilities within residential developments is an objective of the Council which aims to increase the supply and enhance the quality of childcare services. HCO 3.2 requires,

*'The provision of appropriately located and purpose-built early learning and childcare facilities to meet the pro-rata childcare needs of housing development during the plan period. Childcare facilities will be required, by a condition of planning permission, to be developed within the first phase of any new residential development'*.

3.28 The LAP acknowledges the need to increase social infrastructure within the town. Figure 3-1 outlines indicative locations for future social infrastructure.

**Figure 3.1 - Social Infrastructure Provision (Naas LAP 2021-2027)**



## 4 DEMOGRAPHIC PROFILE

4.1 The subject site is located within the Electoral Division of Naas Urban. This section looks at the demographic profile of the Naas Urban area, Kildare County and the State.

### 4.1 Population Growth

**Table 4.1 – Population Growth**

	State	Kildare	Naas Urban
<b>2011</b>	4,588,252	210,312	20,713
<b>2016</b>	4,761,865	222,504	21,597
<b>2022</b>	5,123,536	246,977	26,256
<b>Change 2011- 2016</b>	173,613	12,192	884
<b>Percentage 2011 -2016</b>	3.8%	5.8%	4.3%
<b>Change 2016 - 2022</b>	361,371	24,473	4,659
<b>Percentage 2016 - 2022</b>	7.6%	11%	21.5%

Source: CSO.ie

4.2 Table 4.1 shows that the area grew at a rate 0.5% above the national average between 2011-2016. Between 2016-2022 Naas grew at a rate of 21.5%. This is more than double the State average. Between 2016-2022 in actual numbers Naas population grew by 4,659 persons.

### 4.2 Household Size

**Table 4.2 – Household Size**

	State	Kildare	Naas Urban
<b>2011</b>	2.73	2.95	2.94
<b>2016</b>	2.75	3	2.98
<b>2022</b>	2.75	2.75	N/A
<b>Change 2011-2022</b>	0.02	0.2	0.04

Source: CSO.ie

4.3 Naas Urban has a higher household size than both the national average, however, it is not as high as the county average. This means that the larger houses such as 3 and 4-bedroom units are still in demand. However, the average is still under 3 and therefore most residential units required are 1, 2 and 3-bedroom units. The preliminary 2022 Census did not provide household size information for Naas Urban.

### 4.3 Age Profile

4.4 Table 4.3 examines what areas of the population are increasing in size within the electoral division of Naas Urban. The 2022 Census preliminary results did not provide the age profile for Naas Urban area.

**Table 4.3 – Age Profile**

	0-19	20-39	40-59	60-79	80+
<b>2011</b>	5,939	6,709	5,513	2,121	440
<b>2016</b>	6,252	6,122	6,053	2,658	512
<b>Change</b>	313	-585	540	537	72
<b>Percentage</b>	5.2%	-8.7%	9.8%	25.3%	16.4%

Source: CSO.ie

4.5 Table 4.3 shows that the elderly are the largest growing percent of the population, whilst the 40–59-year age-bracket has the biggest increase in population. This means that while more schools and children facilities are needed for the increasing population under 19, the largest cohort of growth are people between 40 and 79.

#### 4.4 School Going Age

4.6 This section looks at 2016 Census statistics as age cohorts for Naas were not available within the preliminary 2022 Census results.

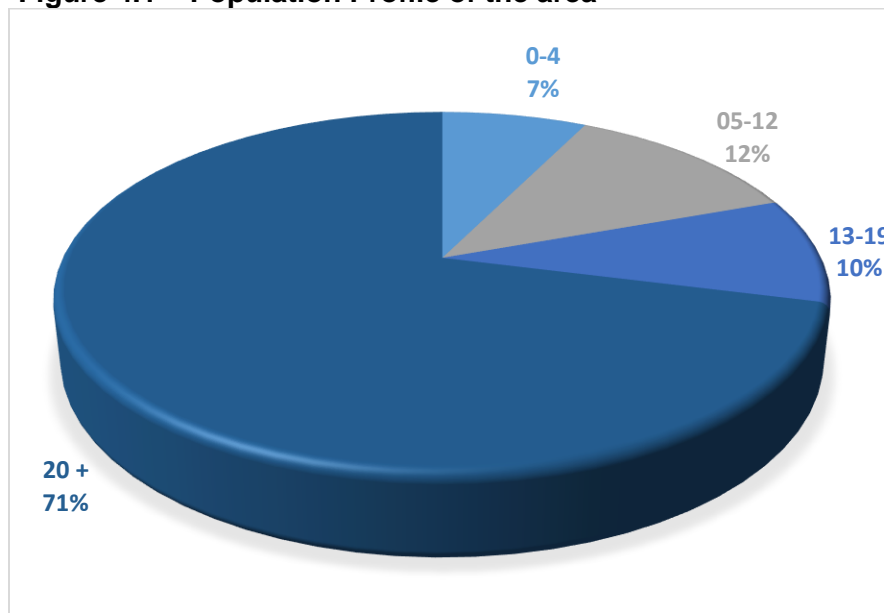
4.7 Of the 21,597 people in Naas Urban, only 6,252 or 29% are within the 0-19 age cohort.

4.8 Of these, 1,577 or 7% are between the age of 0-4 and therefore eligible for childcare services. This is c. 25% of the children in the area.

4.9 It is noted that 2,626 children in the area are between the ages of 5-12, making them eligible for primary schools. This is 42% of the child population.

4.10 Finally, 2,049 children are between the ages of 13-19 and eligible for secondary schools. The figure below shows the overall population profiles.

**Figure 4.1 – Population Profile of the area**



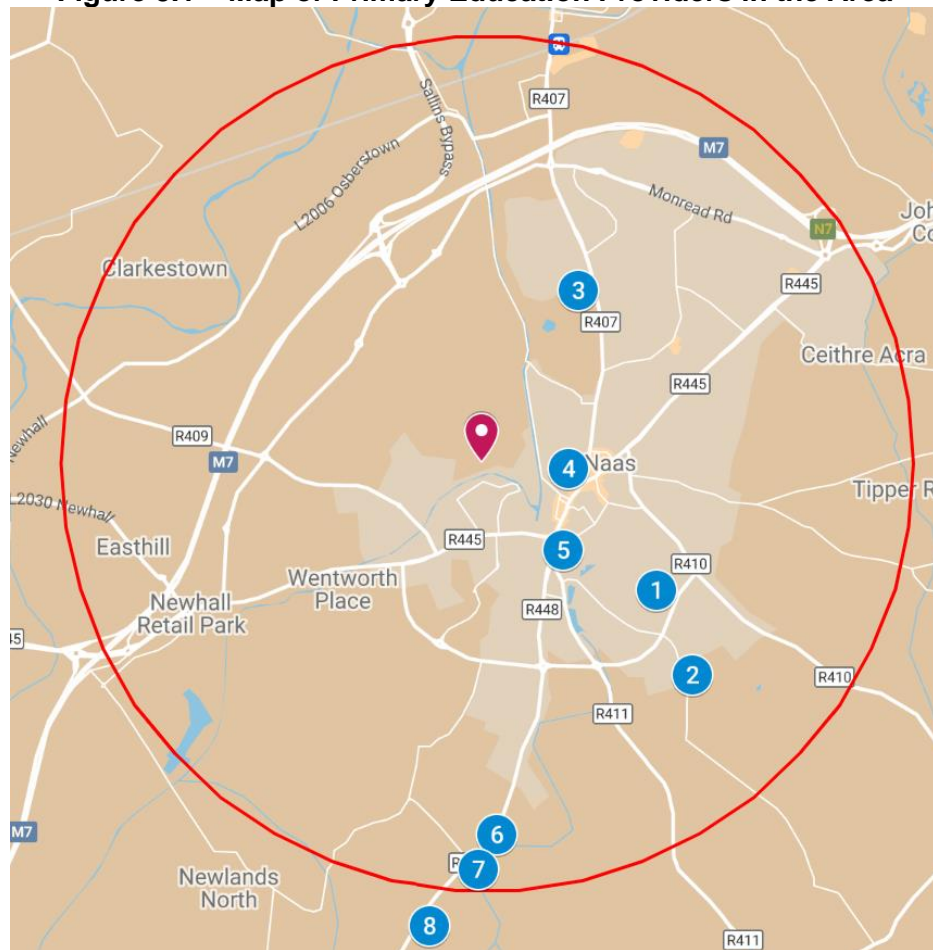
Source: CSO.ie

## 5 SCHOOL DEMAND REPORT

### 5.1 Primary Education

- 5.1 This assessment identifies and examines the primary school provision within the local area and within 3km of the subject site. The overall number of school places, maximum occupancy and current availability are all taken into consideration. Overall, there are 8 no. primary schools in the area as identified in Figure 5.1 below.

**Figure 5.1 – Map of Primary Education Providers in the Area**



- 5.2 The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education and Science and the Department of the Environment, Heritage and Local Government, sets out best practice approaches that should be followed by planning authorities in ensuring that the planning system plays its part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.
- 5.3 In respect of identifying requirements for primary schools in the future, the Code of Practice outlines that the Department of Education and Science will assume that an average of 12% of the population is of primary school-going age.

- 5.4 Table 5.1 outlines the current capacity and vacancies within the existing primary school infrastructure<sup>1</sup>. It notes a current vacancy of 20 no. spaces.

**Table 5.1 – Primary Education Providers in the Area**

<b>Number</b>	<b>Name</b>	<b>Max. Capacity</b>	<b>Vacancies</b>	<b>Type</b>
<b>1</b>	Holy Child National School	474	0	Mixed
<b>2</b>	Naas Community National School	290	0	Mixed
<b>3</b>	Scoil Bride	640	0	Mixed
<b>4</b>	Mercy Covent Primary School (email)	541	0	Girls
<b>5</b>	St. Corbans Boys National School (email)	490	0	Boys
<b>6</b>	Gaelscoil Nas Na Riogh	394	20	Mixed
<b>7</b>	St. Davids National School	95	0	Mixed
<b>8</b>	Killashee School	215	0	Mixed
<b>Total</b>		<b>3,139</b>	<b>20</b>	

Source: Google and Survey

- 5.5 The overall expected population of the proposed development is 334. This is due to the average household size in the area being 2.98 (2016 Census) and the total number of proposed units for the purposes of calculation, being 112 (excludes 1-bedroom units). Of this, 12% of the population, would be eligible for primary school. This results in a potential demand of c.40 children.

**Table 5.2 - Projected Primary School Demand.**

Total No. Units	Household size	Population	Primary %	Total Demand
112	2.98	334	12	40

- 5.6 The existing capacity of the 8 no. primary schools in the area is 3,139. The number of vacancies is 20. The current vacancy is c.20 which does not exceed the 40 new spaces potentially required as part of this development, on a pro-rata basis for the overall population.
- 5.7 According to the current status of large-scale projects being delivered under the School Building Programme there is a new primary school known as Naas Primary School to be built. This school is currently at the site acquisition process stage<sup>2</sup> and once delivered will provide additional primary school capacity that will cater for the demand likely to be generated by the proposed development.
- 5.8 The Convent Mercy (primary school) is undergoing a large extension which will increase capacity. This new extension will be operational by September 2023. St. Corban's is currently in the process of an expansion which will also increase school capacity levels within the town.
- 5.9 Furthermore, as identified in Section 5.3 the Department of Education and Skills (DES) projects primary school enrolments will decrease which will create additional capacity within the existing school infrastructure. It is envisaged that by time the proposal has been developed there will be sufficient capacity to accommodate the demand likely to be generated by the proposed development.

## 5.2 Secondary Education

<sup>1</sup> Consultation undertaken October 2022

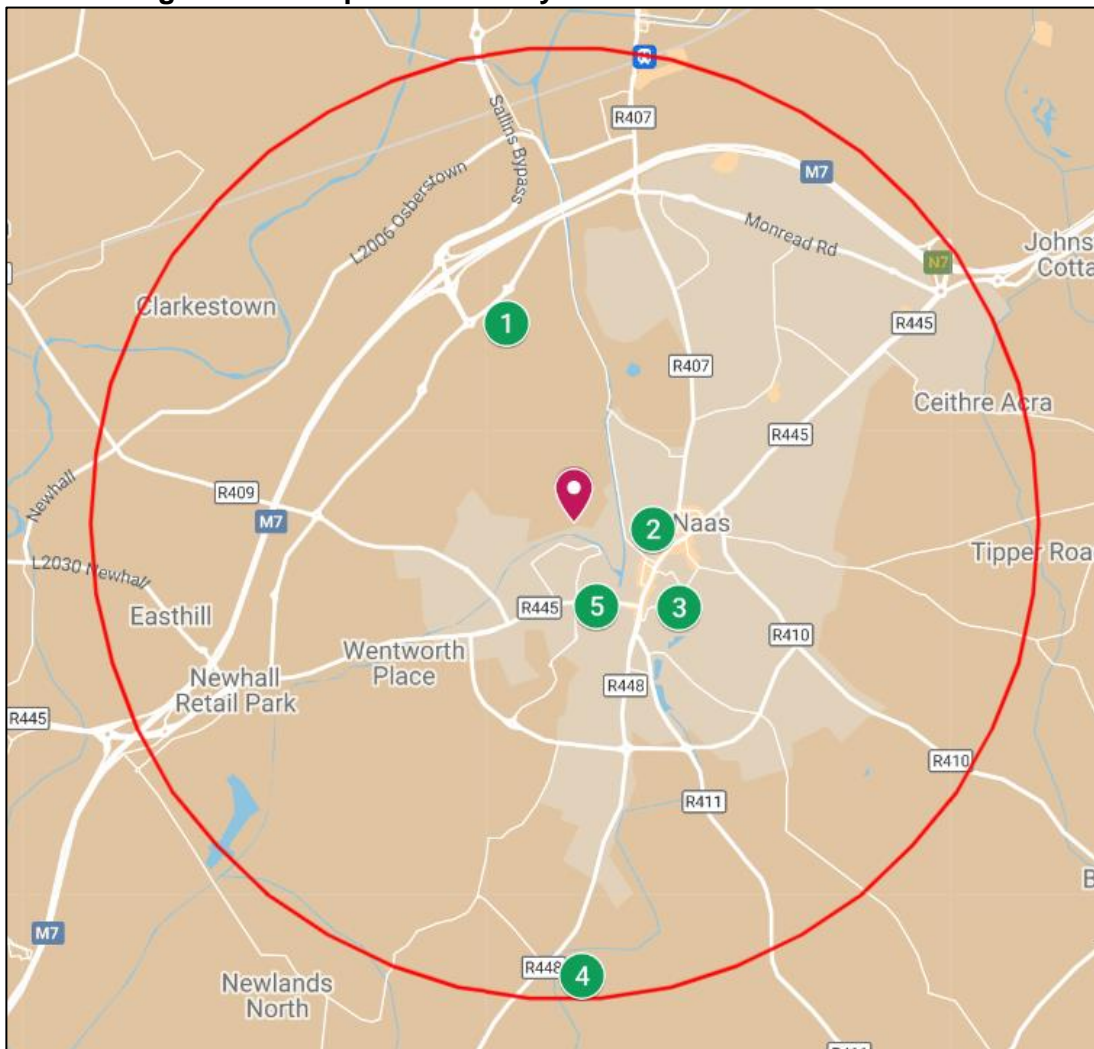
<sup>2</sup> <https://www.gov.ie/en/service/c5b56b-major-projects/>



This assessment identifies and examines the secondary school provision within the 3km study area in relation to the overall number of places, their maximum occupancy and any spaces currently available. Overall, there are 5 no. secondary schools in the study area as identified in Figure 5.2.

5.10 In respect of secondary school provision, the Code of Practice identifies that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools. In discussions with the Department, we have been advised that the Department assumes that 8.5% of the population of a settlement is of secondary school-going age.

**Figure 5.2 – Map of Secondary Education Providers in the Area**



**Table 5.3 – Secondary Education Providers in the Area**

<b>Number</b>	<b>Name</b>	<b>Max. Capacity</b>	<b>Vacancies</b>	<b>Type</b>
1	Naas Community College (No answer – email)	1000	260	Mixed
2	St. Mary's College	1,072	0	Girls
3	Meanscoil Iognaid RIS	1020	0	Boys

(email)				
<b>4</b>	Pipers Hill College	1,000	0	<i>Mixed</i>
<b>5</b>	Gaelscoil Chill Dara	401	16	<i>Mixed</i>
<b>Total</b>		<b>4,493</b>	<b>276</b>	

Source: Google and Survey

- 5.11 The overall expected population of the proposed development is 334. This is due to the average household size in the area being 2.98 (2016 Census) and the total number of proposed units for the purposes of calculation, being 112 (Excludes 1 bed units). Of this, 8.5% of the population, would be eligible for post primary school. This results in a potential demand of c.28 no. children (Table 5.4). Though it is noted that secondary school places are not normally required immediately for a new development, as the population life cycle, takes longer for secondary school age population to materialise.

**Table 5.4 - Projected Post Primary School Demand**

Total No. Units	Household size	Population	Post Primary %	Total Demand
112	2.98	334	8.5%	28

- 5.12 The existing capacity of the 5 no. Post Primary Schools in the area is 4,493. The number of vacancies is approximately 276 no. pupils. The majority of vacancies are within the new Naas Community College. This identifies that any demand likely to be generated by the proposed development can be accommodated by the existing Post Primary Schools in the study area.
- 5.13 Additionally, St. Mary's College is currently undergoing an expansion which will create an additional capacity for c.100 no. pupils.
- 5.14 Furthermore, St. Farnan's Post Primary in Prosperous (North of Naas) is undergoing a large extension to increase its capacity to 1,000. Current enrolment is recorded at less than 500. This will double the school's capacity and will take students from the Naas hinterland which will ease pressure on the post primary school infrastructure within the town.
- 5.15 This school is approximately 9km to the north of Naas. Drive time between the two settlements is c. 15 minutes. The two settlements are connected via bus services.

### 5.3 Factors Influencing Demand – Migration and Fertility Forecasts

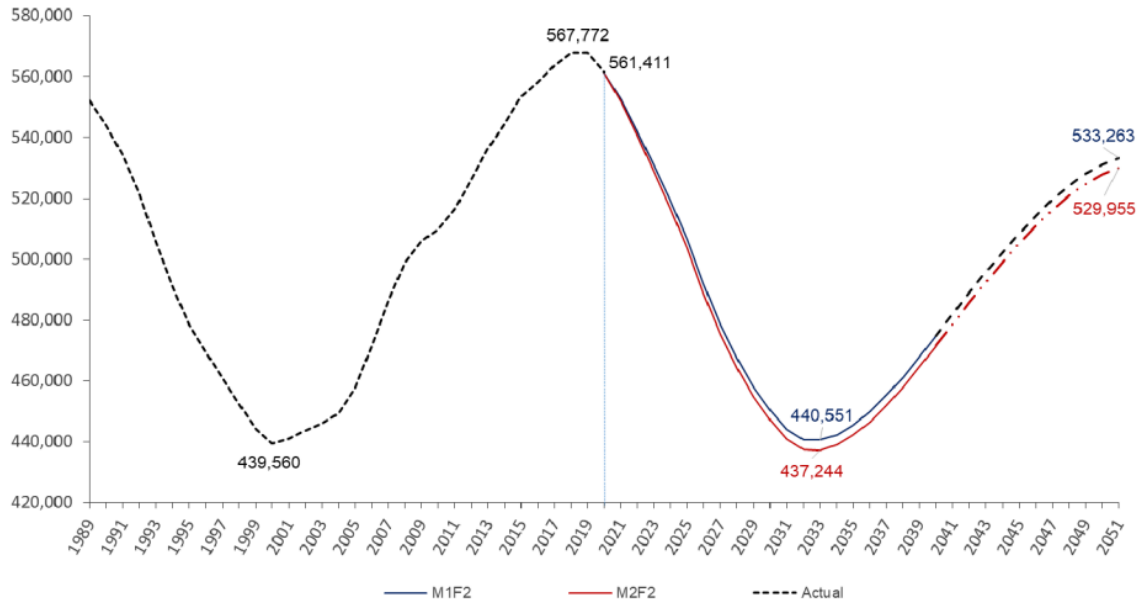
- 5.16 The Department of Education and Skills (DES) regularly releases enrolment projection reports which are the basis for their determination of whether new school infrastructure is required, the most recent of which was published in November 2021. The most recently published report presents projections of full-time enrolment for the 2021-2051 period.
- 5.17 Using three migration assumptions and two fertility assumptions the DES created a number of scenarios to model projected enrolments over said period. According to the DES, primary school enrolments are projected to fall over the coming years and reach a low by 2033 under the M1F2 scenario (the most likely outcome should migration remain strong) and the M2F2 scenario (the most likely scenario should migration soften over the coming years) before gradually rising thereafter (Figure 5.3).
- 5.18 Furthermore, the DES highlighted that post-primary school peak enrolments will not be reached until 2024. It is anticipated that post-primary school enrolments will decrease annually thereafter under the M1F2 and M2F2 scenarios until 2039 (Figure 5.4).



5.19 These projections outline that there will be less demand on primary school infrastructure in future. While secondary enrolment figures will not peak until 2024/2025, the new Naas Community College and been built and has enough capacity to accommodate secondary students within Naas now and during the peak enrolment period in 2024.

**Figure 5.3 - Actual and projected primary school enrolments 1989-2051**

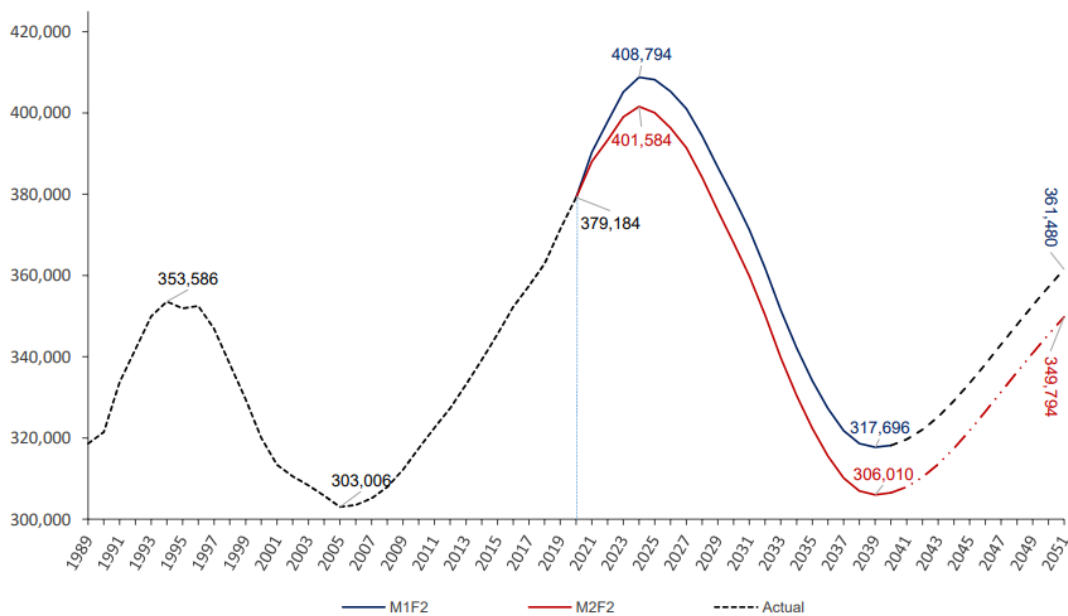
Figure 1 Actual and projected enrolments in primary schools, 1989-2051



(Source: DES)

**Figure 5.4 - Actual and projected secondary school enrolments 1989-2051**

Figure 2 Actual and projected enrolments in post-primary schools, 1989-2051

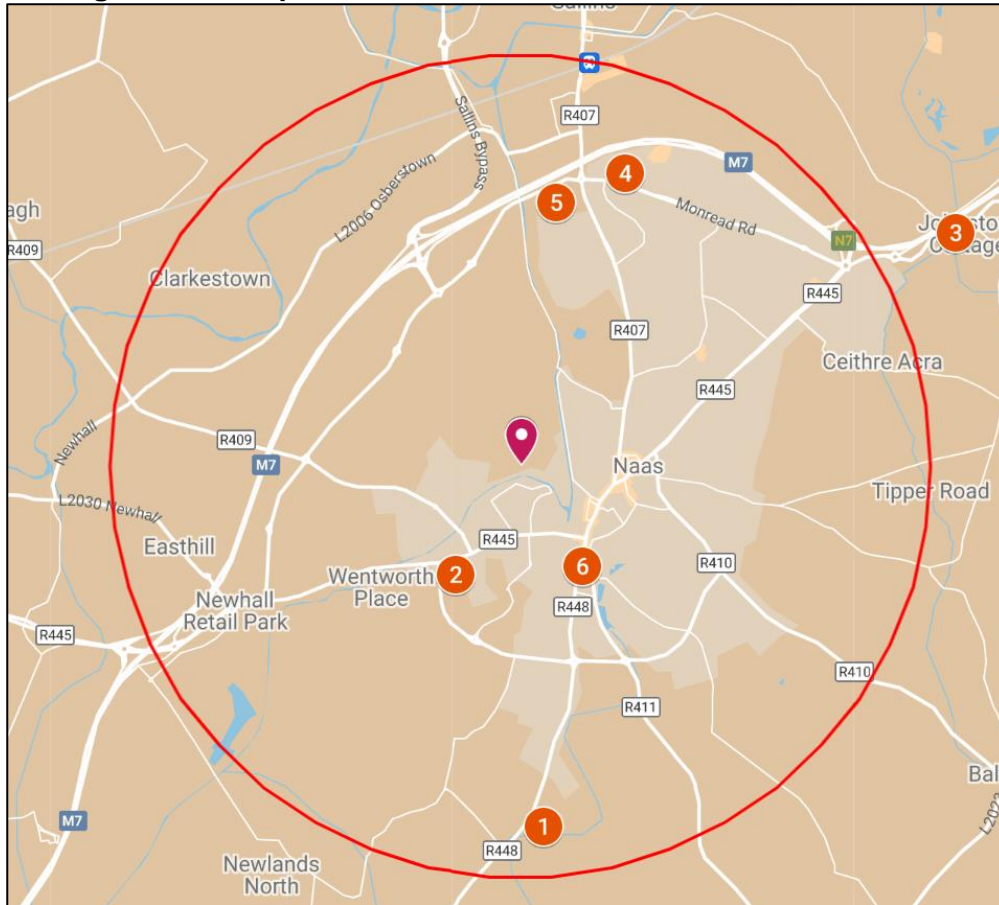


(Source: DES)

### 5.4 Further / Other Education

5.20 This assessment identifies and examines the further / other level educational provisions in and within close proximity to the 3km study area in relation to the overall number of places. There are 6 no. educational institutions in the area and are identified in Figure 5.5 below.

**Figure 5.5 – Map of Third Level Education Providers in the Area**



**Table 5.5 – Further/Other Education Providers in the Area**

<b>Number</b>	<b>Name</b>
1	Education and Training Board Ireland
2	Naas Further Education and Training Centre
3	Leinster Institute of Further Education (Temporary closed)
4	Pitman Training Naas
5	Irish institute of Training and Development
6	Naas Music School

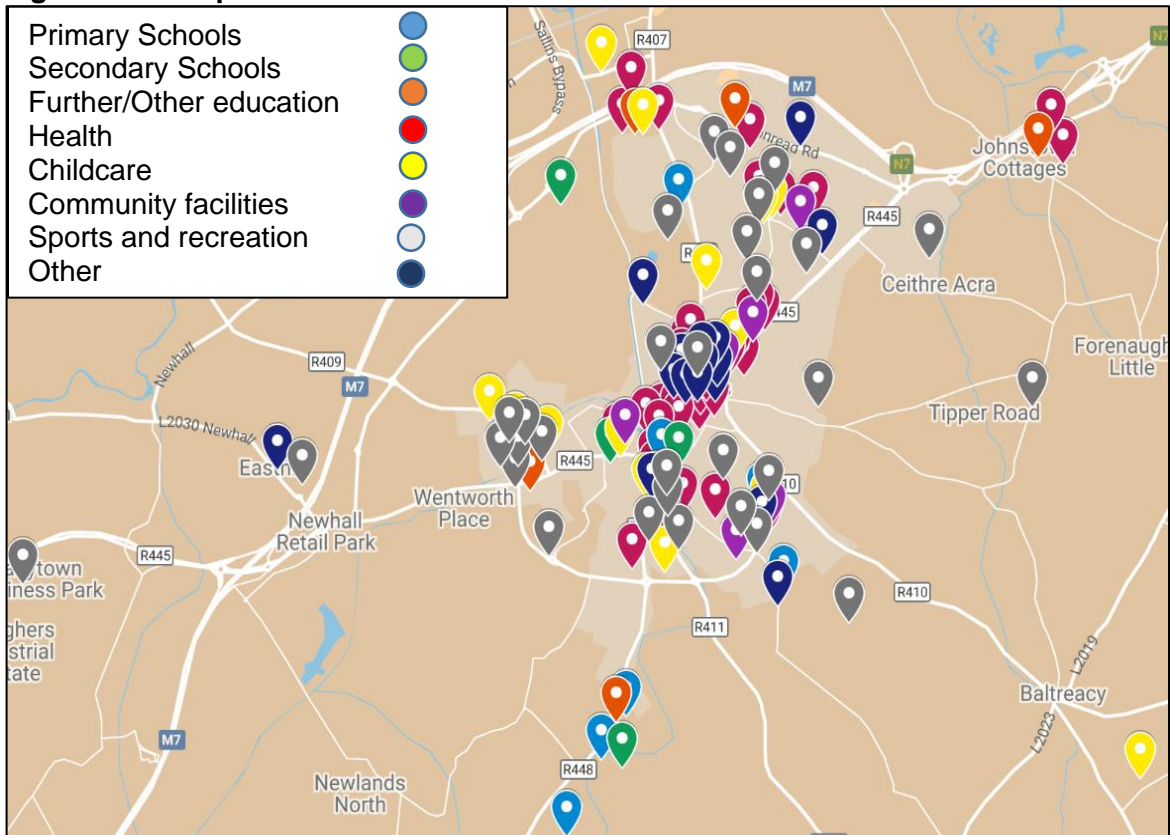
Source: Google

5.21 These provide a variety of adult learning, further education and training services for the Naas area.

## 6 REVIEW OF EXISTING SOCIAL INFRASTRUCTURE PROVISION IN NAAS

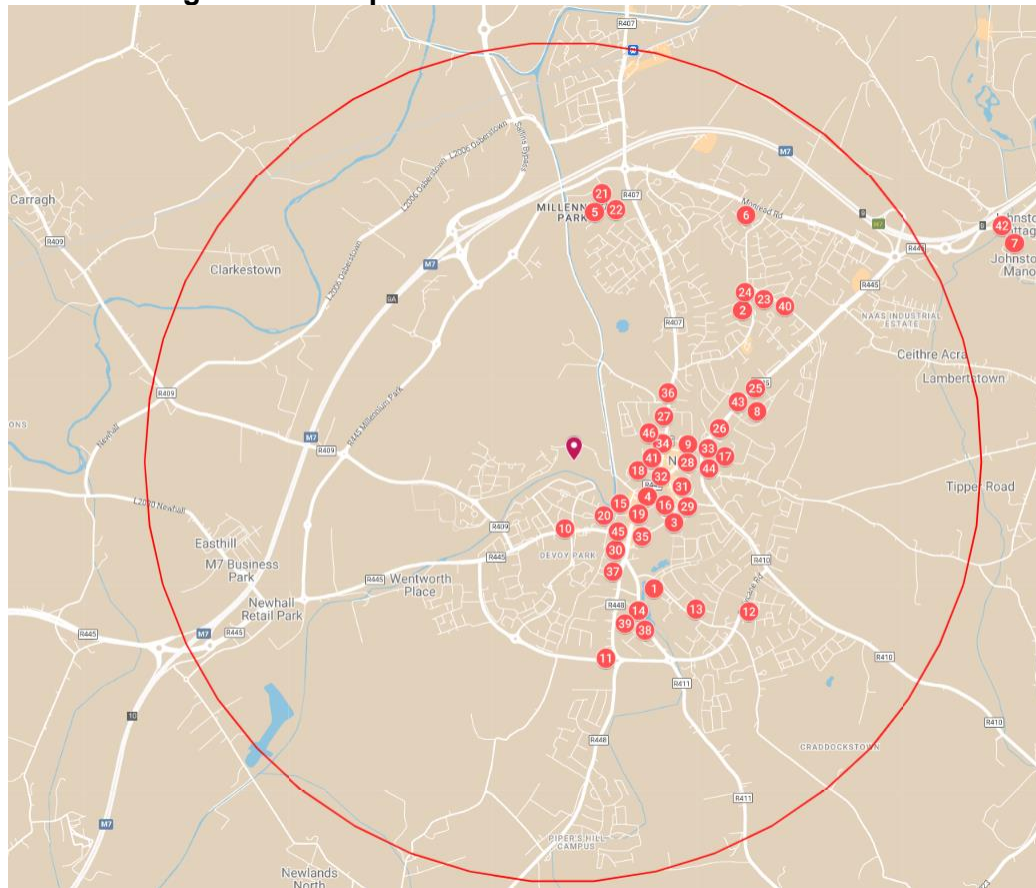
6.1 Overall, there are 134 no. separate social amenities and facilities within the surrounding area of the subject site. The largest of these areas is health care (46) with the second largest being sports and recreation (32). Figure 6.1 illustrates the location of all facilities (Appendix 1 provides a zoomed-out overview).

**Figure 6.1 – Map of All Facilities in the Area**



### 6.1 Health

6.2 This assessment identifies and examines the health care provision in and within close proximity to the 3km study area under medical doctors, dentists, mental health professionals, physiotherapists, podiatrists, optometrists and alternative medicine providers. Overall, there are 46 no. health care providers in and within close proximity to the 3km study area. These are identified below on Figure 6.2.

**Figure 6.2 – Map of Health Care Providers in the Area****Table 6.1 – Health Care Providers in the Area**

<b>Number</b>	<b>Name</b>	<b>Type</b>
1	Naas general hospital	Hospital
2	The Park Medical Centre	Medical Centre
3	Nua Healthcare Services	Medical Centre
4	Caremark Kildare and West Wicklow	Medical Centre
5	Physiotherapy Works	Physiotherapy
6	Shi Family Chinese Medicine Practise	Alternative Medicine
7	ICIM Medics	Medical Centre
8	Naas General Practise Centre	Medical Centre
9	Zehnacker Healthcare Centre	Medical Centre
10	Naas Care of the Aged	Hospital
11	Counselling Psychologist	Mental Health
12	Ballycane Surgery	Medical Centre
13	Dr. Catriona Ni Bhriain	Doctor
14	Kildare Sports Clinic	Physiotherapy
15	Dr. Martin Flynn	Dentist
16	Dr. Fay Medical Practice (O'Reilly's Pharmacy)	Medical Centre
17	Tara Clinic	Medical Centre
18	Dr. Anne Mulrooney (Burke's Pharmacy)	Doctor
19	Teahan Optometrist	Optometrist
20	Foot Stop Podiatry and Chiropody Clinic	Podiatry
21	Phoenix Medical Clinic	Medical Centre
22	Periodontal Suite	Dentist
23	Naas Wellness	Alergist

24	Monread Dental	Dentist
25	Ashgrove Dental	Dentist
26	Dr. W.J. Parcell Dentist	Dentist
27	Hungarian Dental Clinic Naas	Dentist
28	Naas Dental Clinic	Dentist
29	Williams Denture Clinic	Dentist
30	Nass Orthodontics	Dentist
31	Mindfulness Centre	Mental Health
32	Cognitive Behavioural Therapy	Mental Health
33	Personal Counselling and Psychotherapy	Mental Health
34	Anne Leigh Counselling and Psychotherapy	Mental Health
35	Naas Holistic Centre	Alternative Medicine
36	Lorraine Jenkins MIACP	Mental Health
37	Open Mind Clinic	Mental Health
38	Primary Care Psychotherapy	Mental Health
39	Vista Eye Clinic Naas	Optometrist
40	Talk about it	Mental Health
41	Patrick Kavanagh Optician	Optometrist
42	Johnstown Family Practice	Medical Centre
43	Paul Dowling	Orthodontist
44	David Murphy Pharmacy	Pharmacy
45	Daly's Pharmacy	Pharmacy
46	Mydocs	Medical Centre

Source: Google

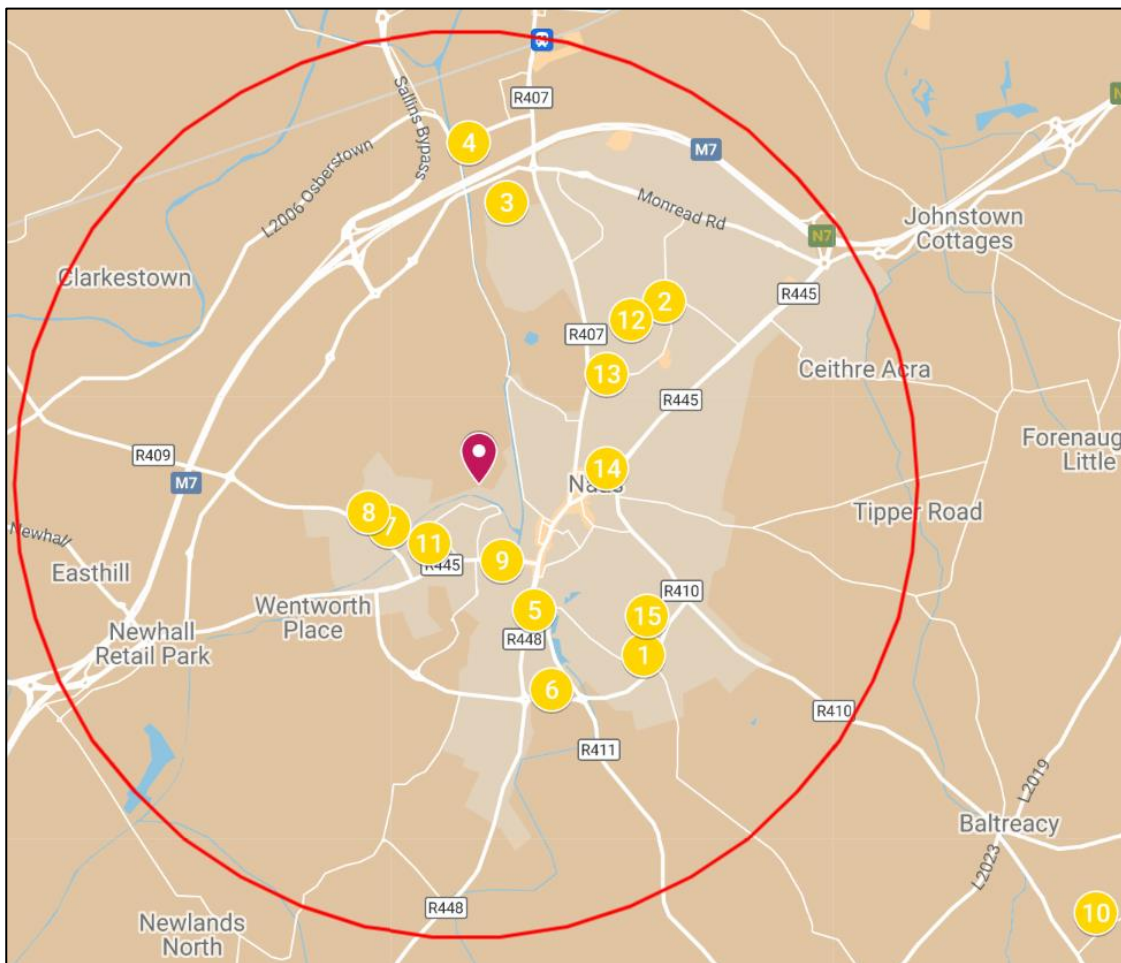
- 6.3 As outlined above there is a total of 12 no. medical centres, 2 no. hospitals, 2 no. physiotherapists, 10 no. mental health specialists, 2 no. pharmacies, an orthodontist, 10 no. dentists, 3 no. optometrists, 3 no. alternative medicine centres, an allergist and a podiatrist.
- 6.4 It is evident that there is a wide-ranging number and variety of health care facilities in the area. While there is a large amount of health care facilities within the town it should be noted that additional facilities should be provided as the population of the town grows.

## 6.2 Childcare Assessment

- 6.5 This assessment identifies and examines the childcare provision in and within close proximity to the 3km study area in relation to the overall number of places, their maximum occupancy and any spaces currently available. Overall, there are 15 no. childcare providers in and within close proximity to the 3km study area. These are identified below on Figure 6.3.

**Figure 6.3 – Map of Child Care Providers in the Area**





**Table 6.2 – Child Care Providers in the Area**

<b>Number</b>	<b>Name</b>	<b>Max. Capacity</b>	<b>Vacancies</b>	<b>Type</b>
1	Apple Tree Creche and Montessori (no answer)	72	-	Sessional
2	Tir na nOg Childcare	121	0	Full time, Sessional
3	Cocoon Childcare	126	0	Full time
4	Acorn Montessori	75	0	Part-time
5	Saints and Scholars Kindergarten	60	0	Full time
6	Happy Days Preschool (no answer)	50	-	Full time
7	Tender years	56	0	Full time
8	Caragh Court Montessori (no answer)	16	-	Sessional
9	Better Together Preschool	16	0	Sessional
10	Puncherstown Montessori (no answer)	33	-	Sessional
11	Barney's Playschool naas	28	0	Sessional
12	Little Haven (no answer)	16	-	Full time, Sessional
13	Monread Kindergarten	30	9	Sessional
14	Sticky Fingers Childcare Centre (no answer)	66	-	Sessional
15	Ballycane Preschool	22	0	Sessional

<b>Total</b>	<b>705</b>	<b>9</b>
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Source: Google and Survey

- 6.6 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 no. places for each 75 no. dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed.
- 6.7 The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) (SRD) aim to ensure the sustainable delivery of residential development. While the SRD acknowledge the 2001 Guidelines, they also state that the threshold “for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas, in consultation with city/county childcare committees.”
- 6.8 The Design Standards for New Apartments state; ‘One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’
- 6.9 The CSO’s Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016<sup>3</sup>. This release is especially relevant for the purposes of this assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a similar table found in the QNHS, Table 4.4 shows the range of methods parents utilise for the purposes of childcare for their pre-school children in Dublin, compared with national figures of same.
- 6.10 As highlighted in Table 6.3, the vast majority of pre-school children in the state are cared for by their parents or partners of their parents, with 19% stated that they utilise childcare facilities. It is reasonable to assume that the CSO’s QNHS is an accurate and representative measure of the population, therefore, applying it to the estimation previously made on the total number of 0–6-year-olds that may reside in the proposed development is a logical step.

**Table 6.3 - Type of Childcare Utilised by Parents of Pre-School Children.**

Type of Childcare	Dublin	State
Unpaid Relative/Friend	16%	17%
Paid Relative/Friend	3%	3%
Childminder/Au-Pair/Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

**Table 6.4 - Projected Childcare Demand**

Total No. Units	Household size	Population	Childcare %	Total childcare demand
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<sup>3</sup> <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

112	2.98	334	10.4%	35
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**Table 6.5 - Number of Pre-School Children Requiring Access to Childcare Facilities.**

Total childcare demand	QNHS	Total childcare demand QNHS 19%
35	19%	7

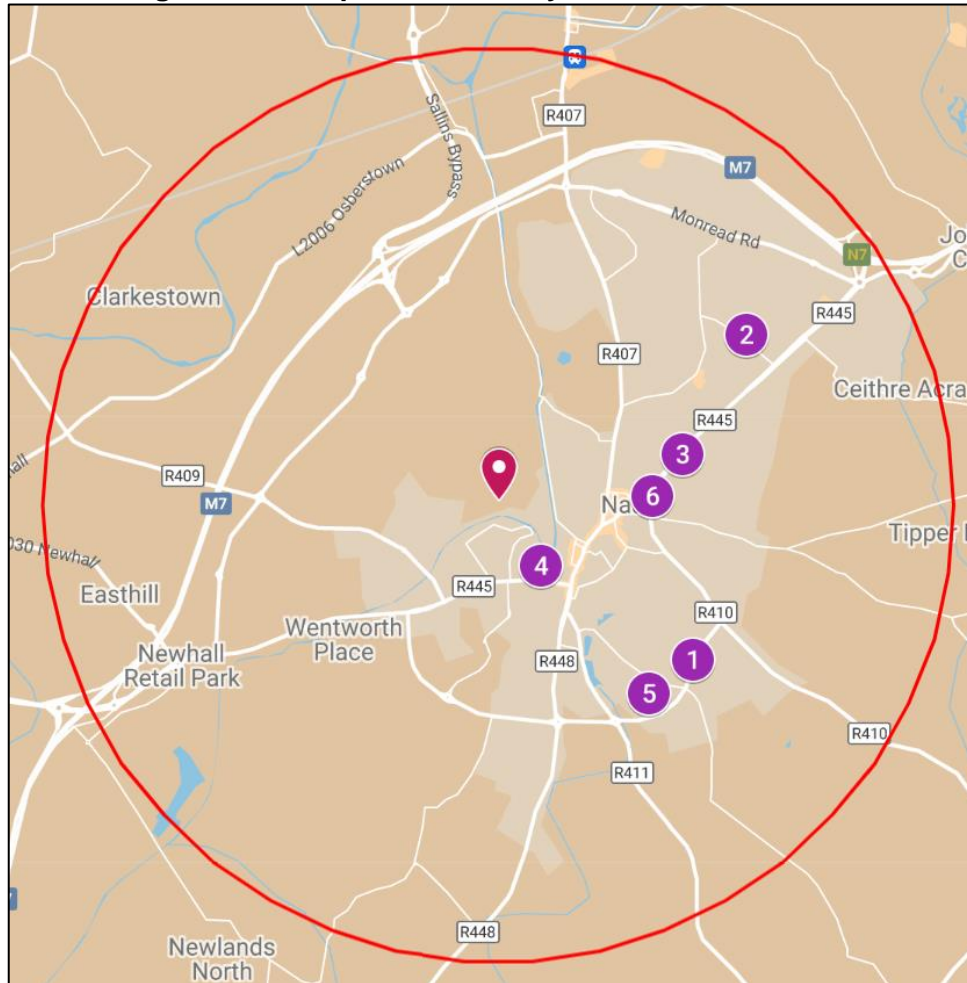
- 6.11 Having regard to the QNHS the proposed development would create a demand for 7 no. childcare places. As shown on Table 6.5 there is currently capacity for 9 children within Naas. This analysis shows that the existing childcare infrastructure can cater for the demand generated by the proposed development. Furthermore, the response rate was only 60% which suggests that there is potentially more capacity within the study area than stated.
- 6.12 It is noted from a review of recently approved planning permissions for Naas that reg. ref. 22707 was granted 09/05/2022 for a Little Harvard Creche that when open will accommodate for 143 no. of children. Another large-scale residential development was also granted 24/03/2022 reg. ref. 22322 and plans to include a cheche facility of 560m<sup>2</sup> that will be able to accommodate c.112 children. An application for a 10 classroom creche was submitted to KCC on the 01/12/2022 by Little Harvard Creche (Reg. Ref. 221436). This additional childcare infrastructure will support the existing and future residents of Naas.



### 6.3 Community Facilities

6.13 This assessment identifies and examines the different community-based facilities in the area and the type of facility they offer. There are 6 no. community facilities in the 3km study area. These are identified below on Figure 6,4.

**Figure 6.4 – Map of Community Facilities in the Area**



**Table 6.6 – Community Facilities in the Area**

<b>Number</b>	<b>Name</b>	<b>Type</b>
1	Naas Community Centre	Centre
2	Monread Community Centre	Centre
3	Naas Men’s Shed	Centre
4	Community Library	Library
5	Leinster Classic Motorcycles Club	Hobby
6	Naas Scouts	Hobby

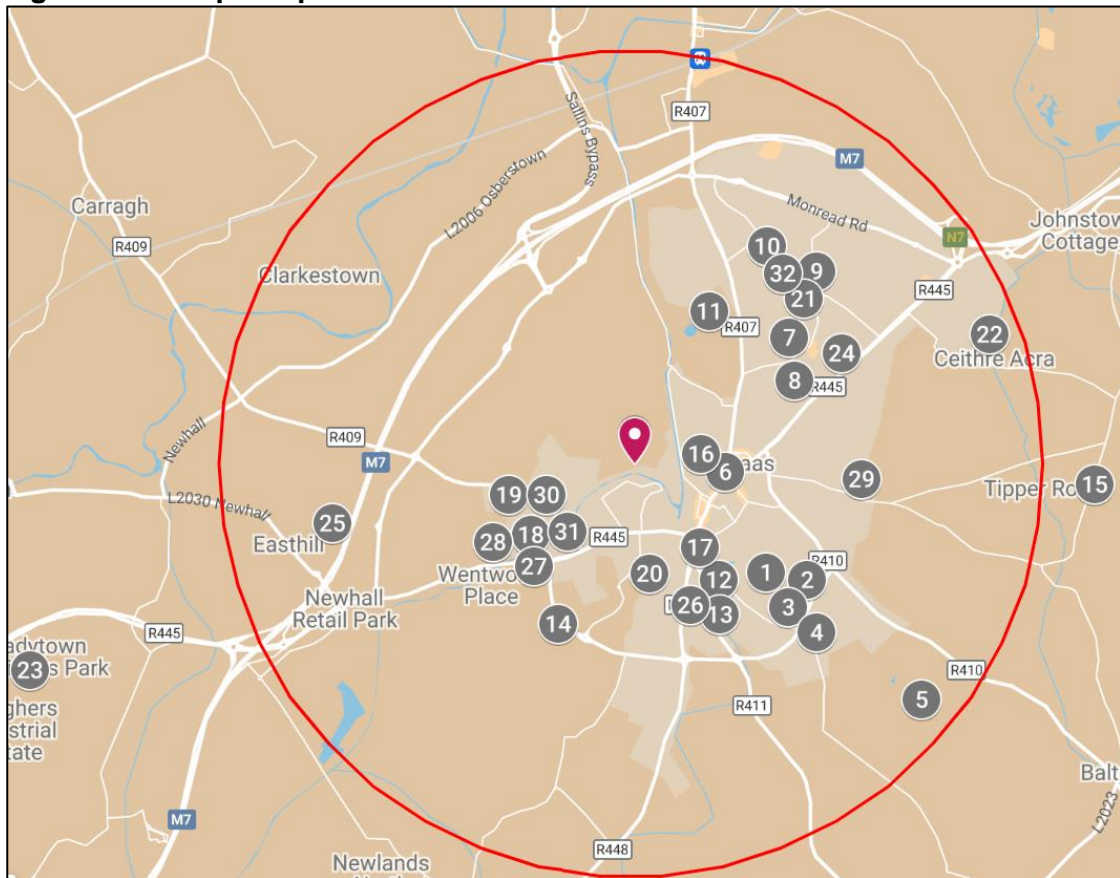
Source: Google

6.14 There is a variety of community facilities present in the area in relation to centres, hobbies and a library.

### 6.4 Sports and Recreation

6.15 This assessment identifies and examines the different sports and recreation-based facilities in the area and the type of facility they offer. There are 32 of these facilities in the Naas area. These are identified below on Figure 6.5.

**Figure 6.5 – Map of Sports and Recreational Facilities in the Area**



Source: Google Maps

**Table 6.7 – Sports and Recreational Facilities in the Area**

<b>Number</b>	<b>Name</b>	<b>Type</b>
1	Railway Line Walk	Green Space
2	Playground	Play Area
3	Open Space	Green Space
4	Open Space	Green Space
5	Craddock Golf Club	Club
6	Naas Cobras Volleyball Club	Club
7	Old Town Demesne	Green Space
8	Naas Lawn Tennis Club	Club
9	Gym Plus Naas	Gym
10	Naas Park	Green Space
11	Naas GAA Club	Club
12	Fairgreen Park	Green Space
13	Lakelands Naas	Green Space
14	Naas United FC	Club
15	Naas Rugby Club	Club
16	Naas Karate Club	Club

<b>17</b>	St. David's Boxing Club	<i>Club</i>
<b>18</b>	Naas Taekwondo Club	<i>Club</i>
<b>19</b>	Naas Athletics Club	<i>Club</i>
<b>20</b>	Osprey Leisure Club	<i>Club</i>
<b>21</b>	Yoga, Pilates and Holistic Centre	<i>Hobby</i>
<b>22</b>	Unit 3, Health and Fitness	<i>Gym</i>
<b>23</b>	Kildare Academy of Dance	<i>Hobby</i>
<b>24</b>	Absolute Yoga	<i>Hobby</i>
<b>25</b>	True Fitness	<i>Gym</i>
<b>26</b>	Kishan Mitri Pilates	<i>Hobby</i>
<b>27</b>	Naas Sports Centre	<i>Gym</i>
<b>28</b>	K Leisure	<i>Gym</i>
<b>29</b>	Naas Racecourse	<i>Hobby</i>
<b>30</b>	Naas Hockey Club	<i>Club</i>
<b>31</b>	Naas Skate Park	<i>Hobby</i>
<b>32</b>	Monread Park	<i>Park</i>

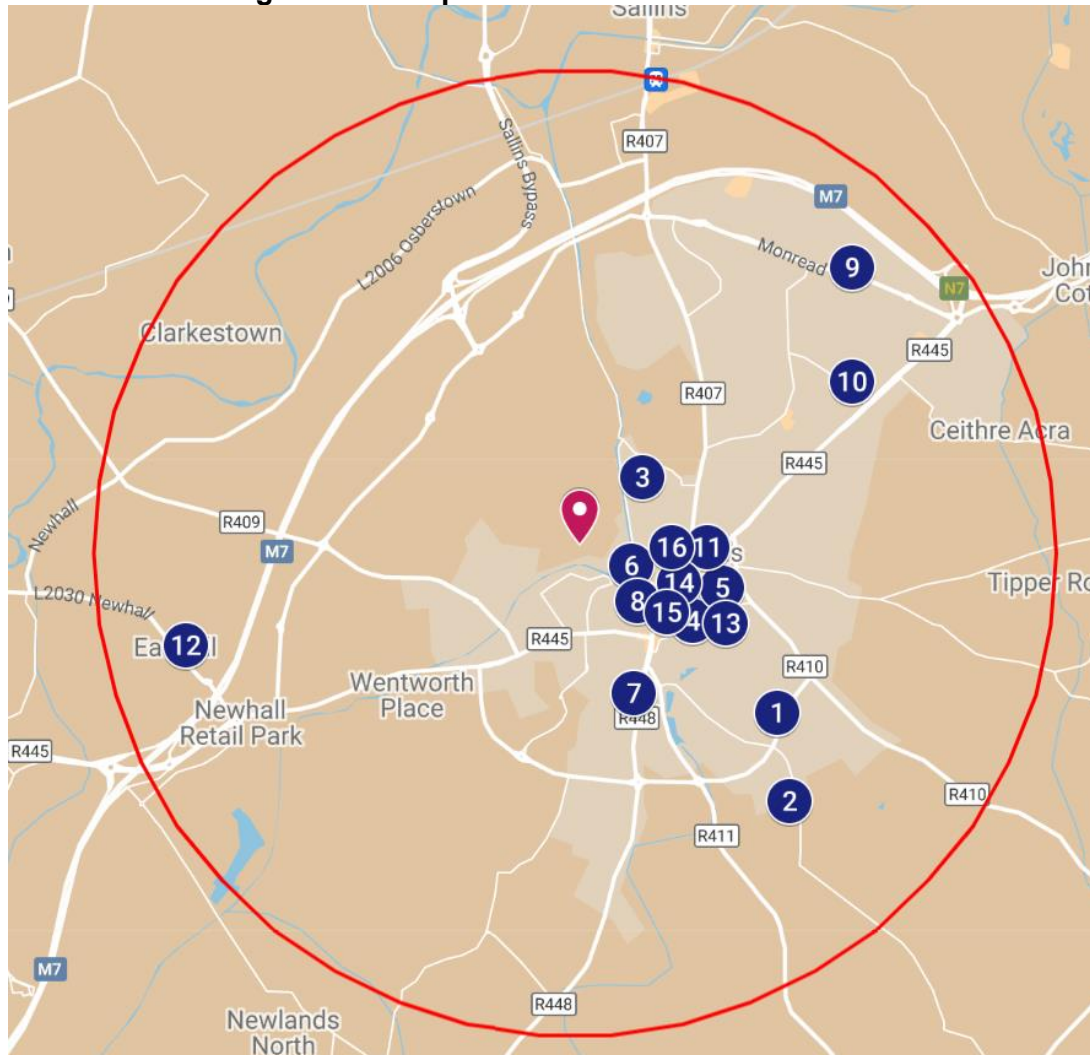
Source: Google

- 6.16 There is an extensive list of sports and recreation-based amenities within the Naas area, in relation to the subject site. The most prominent of these being sports clubs (12) and followed by green space (7). This is sufficient in relation to the proposed development. However, as part of the development additional green spaces are proposed.

### 6.5 Other

6.17 This assessment identifies and examines the remaining facilities in the area and the type of facility they offer. There are 16 remaining facilities in the area. These are identified below on Figure 6.6.

**Figure 6.6 – Map of Other Facilities in the Area**



**Table 6.8 – Other Facilities in the Area**

<b>Number</b>	<b>Name</b>	<b>Type</b>
1	Church of the Irish Martyrs	Church
2	Craddock Nursing Home	Retirement Facility
3	Mill Lane Nursing Home	Retirement Facility
4	Church of Our lady and St. David	Church
5	The Noel Group	Employment Centre
6	The Moat Theatre	Theatre
7	Kildare Local Employment Centre	Employment Centre
8	Be Alive	Employment Centre
9	Larchfield Nursing home	Retirement Facility
10	Naas Baptist Fellowship meeting Place	Church
11	Parish of Naas	Church
12	Heavens Dew Bible Church	Church

<b>13</b>	Naas Community Church	<i>Church</i>
<b>14</b>	The Church on Main Street	<i>Church</i>
<b>15</b>	Nass Presbyterian Church	<i>Church</i>
<b>16</b>	McAuley Place	<i>Retirement Facility</i>

Source: Google

- 6.18 The majority of the remaining facilities are churches (8). In addition, there are retirement facilities, employment centres and a theatre. These provide a range of facilities, in conjunction with the other sections, which amounts to a well-served local area.

## 7 CONCLUSIONS

- 7.1 It is considered that there are sufficient childcare facilities within the area to cater for the proposed development. In addition, it is proposed to provide pedestrian links along the Grand Canal which will enhance connectivity in the area.
- 7.2 A new primary school is to be developed in Naas. This in tandem with decreasing primary enrolments highlighted by the Department of Education and Skills in Section 5.3 emphasises that there will be less demand on the existing primary school infrastructure in future. This will ensure that there are sufficient primary school spaces available to meet any demand likely to be generated by the proposed development.
- 7.3 With the addition of the Naas Community College, this has created enough post primary capacity to cope with the demand generated by the proposed development. As noted in section 5.2 during the consultation phase it was noted the school has capacity for 260 no. students.
- 7.4 Healthcare, Sports and Recreation, Community, Third- level education and other facilities are all well-represented within the area and cater for the existing and proposed new residential community. It is recommended that while there is a good standard of social infrastructure, additional social infrastructure should be provided as the population increases.
- 7.5 The proposed development includes a series of high-quality open spaces and a commercial/ health/medical unit which will contribute to the social infrastructure of the area.



### Appendix 1 - Overall Social infrastructure provision

