

Social Infrastructure Assessment

In respect of

**Proposed Residential Development at Belmont,
Academy Street,
Navan, Co. Meath**

Prepared by

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On behalf of

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Prepared by



November 2019

DOCUMENT CONTROL SHEET

Client:	Coindale Ltd.
Project Title:	Academy Street SHD
Document Title:	Social Infrastructure Assessment
Document No:	17160SIADV1

Rev.	Status	Author(s)	Reviewed By	Approved By	Issue Date
DV1	Draft	NR	RK	RK	8-11-2019
F01	FINAL	NR	RK	RK	13-11-2019

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1.0 INTRODUCTION

- 1 On behalf of the applicant, Coindale Ltd this Social Infrastructure Assessment (SIA) has been prepared to accompany a Strategic Housing Development application to An Bord Pleanála in relation to a proposed housing development located at Academy Street, Navan, Co. Meath.
- 2 The proposal relates to a residential development of 544 no. dwellings on a site of c. 15.1 hectares comprising 260 no. houses (18 no. 2 bed, 207 no. 3 bed & 35 no. 4 bed) and 198 no. apartments (46 no. 1 bed, 152 no 2 bed), 30 no. duplex apartments (15 no. 2 bed & 15 no. 3 bed), and 56 no. dwellings in corner blocks (16 no. 1 bed, 24 no. 2 bed & 16 no. 3 bed) as well as the provision of two crèches (ground floor of apartment building [c. 195 sq. m] and single storey creche in housing area [c. 443 sq. m]) Open Space of c. 2.65 hectares including playground areas; all ancillary landscape works with public lighting, planting and boundary treatments including regrading/re-profiling of site where required as well as provision of cycle paths; Provision of vehicular and pedestrian looped access through the site from 3 no. junctions located on Academy Street as well as pedestrian connection in south east of site to Dublin Road and upgrade works to junction onto the Dublin Road; along with 875 no. car parking spaces and 581 cycle spaces and 4 no. car sharing spaces; Surface water attenuation measures and underground attenuation systems as well as all ancillary site development works (reprofiling of site as required) as well as connection to existing public water supply and drainage services. All site development and landscape works.
- 3 According to objective Meath Development Plan 2013-2019 a Social Infrastructure Assessment (SIA) is required for residential development of 200 units or greater on all zoned lands:

“SS OBJ 6: To have regard to capacity in social infrastructure, when assessing applications for residential development. Planning applications for 200 or more dwelling units must be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand and an audit of the social infrastructure and community facilities available to serve the proposed development.”
- 4 This report therefore seeks to identify existing community facilities in Navan and any potential shortfalls.

2.0 SITE CONTEXT

2.1 Site Description

- 1 The predominant land use immediately surrounding the subject site consists of a mix of existing residential lands. To the north of the subject site the woodlands estate is comprised of 2-storey semi-detached houses.
- 2 Also, to the north is Academy Street which features the linear development of 2-storey terraces on one side, and bungalow terraces on the other. Further down on Academy street, east of the site, is a series of more modern apartment blocks, ranging from 3-6 storeys in height. There is also a small number of one-off houses along the Dublin road to the east of the site which are 1-2 storeys.
- 3 Springfield Glen is a development of unique, detached, two-storey houses to the south of the site. To the west both Limekiln wood and Woodview are estates of 2-storey semi-detached houses. Although, Woodview also features semi-detached bungalows.
- 4 Town Centre zoned lands are located further to the south some 800m from the subject site. The site occupies a substantial portion of undeveloped lands in the southern part of the settlement of Navan.

Figure 2.1 – Site Location with approximate extent of site outlined in red



Source: Google Maps

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 1 The proposal relates to a residential development of 544 no. dwellings on a site of c. 15.1 hectares comprising 260 no. houses (18 no. 2 bed, 207 no. 3 bed & 35 no. 4 bed) and 198 no. apartments (46 no. 1 bed, 152 no 2 bed), 30 no. duplex apartments (15 no. 2 bed & 15 no. 3 bed), and 56 no. dwellings in corner blocks (16 no. 1 bed, 24 no. 2 bed & 16 no. 3 bed) as well as the provision of two crèches (ground floor of apartment building [c. 195 sq. m] and single storey creche in housing area [c. 443 sq. m]) Open Space of c. 2.65 hectares including playground areas; all ancillary landscape works with public lighting, planting and boundary treatments including regrading/re-profiling of site where required as well as provision of cycle paths; Provision of vehicular and pedestrian looped access through the site from 3 no. junctions located on Academy Street as well as pedestrian connection in south east of site to Dublin Road and upgrade works to junction onto the Dublin Road; along with 875 no. car parking spaces and 581 cycle spaces and 4 no. car sharing spaces; Surface water attenuation measures and underground attenuation systems as well as all ancillary site development works (reprofiling of site as required) as well as connection to existing public water supply and drainage services. All site development and landscape works.
- 2 In summary, the proposed development comprises the construction of 544 no. dwellings consisting of 260 no. houses, 198 no. apartments and 30 no. duplex units as well as 56 no. dwellings in a series of corner apartment buildings.

Table 3.1 – Overall Residential Development Mix

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Overall	
Houses		18	207	35	260	47.8%
Apartments	46	152			198	36.4%
Duplex Apartments		15	15		30	5.5%
Corner Buildings	16	24	16		56	10.3%
	62	209	238	35	544	
Overall Mix	11.4%	38.4%	43.8%	6.4%		

Source: CCK Schedule

3.1 Creche

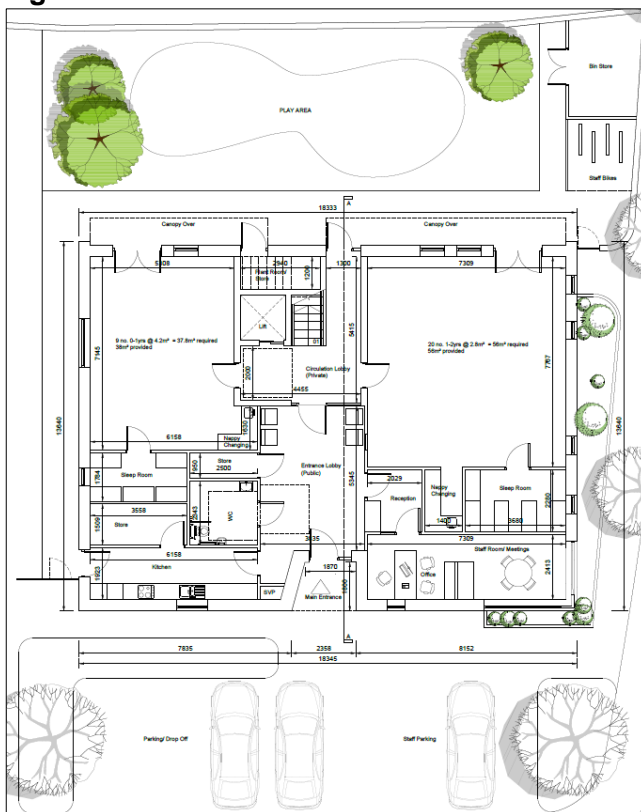
- 3 It is proposed to provide 2 no. creches. The first creche is located within block C, to the east of the site, and will accommodate 41 children at 195 sqm. Parking and bin storage for this creche is incorporated into the apartment block. The second creche is a stand-alone 2-storey building with a rear external play area, 6 parking and drop-off spaces and staff bicycle parking. It will accommodate a further 89 children, with 443 sqm of space, to the north of the site.
- 4 It is intended that the creches will be delivered in Phase 3 of the proposed development so as to allow the development to mature and to provide the creche when it is anticipated that demand would be forthcoming for same, and having regard to existing capacity in the area.

Figure 3.1 – Proposed Creche



Source: Conroy Crowe Kelly Architects

Figure 3.2 – Ground Floor and First Floor



Source: Conroy Crowe Kelly Architects

4.0 PLANNING CONTEXT

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 (2018);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Meath Development Plan (2013-2019).

4.1 Project Ireland 2040 National Planning Framework

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 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.”*

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.

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

- 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.
- 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.*”
- 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.
- 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.
- 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.
- 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.

4.3 Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018)

- 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.
- 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.*’

4.4 Guidelines for Planning Authorities on Childcare Facilities (2001)

- 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.

- 14 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.”

- 15 The proposal includes two childcare facilities, which is considered appropriate for the subject site. It is estimated that these childcare facilities could cater for a total of 130 children, divided into 41 in creche 1 and 89 in creche 2.
- 16 In addition, there are 23 no. crèches, Montessori’s and pre-schools in the wider area, serving the childcare needs of the area, which are set out below in section 5.2.

4.5 Meath Development Plan 2013-2019

- 17 The development plan outlines that *Planning applications for 200 or more dwelling units must be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand and an audit of the social infrastructure and community facilities available to serve the proposed development (objective SSOBJ6).*
- 18 In addition, new developments *should encourage and foster the creation of attractive mixed use sustainable communities* as well as provision for facilities such as *local/neighbourhood shops, childcare facilities, schools and recreational facilities* (objectives **HS POL 1** and **SOC POL 5**).
- 19 The development plan has multiple policies relating to the need for social infrastructure facilities, in regard to their locations within communities and need in facilitating growing populations. These are expanded below:

SOC POL 1 *To support the provision and distribution of a range of social infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County’s population in liaison with other statutory, voluntary, private sector and community groups*

SOC POL 2 *To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.*

SOC POL 4 *To seek to ensure the efficient and timely delivery of community and social facilities commensurate with the needs of the resident population and to assist in the delivery of such facilities*

SOC POL 12 *To provide for an inclusive approach to service provision in line with relevant legislation and strategies.*

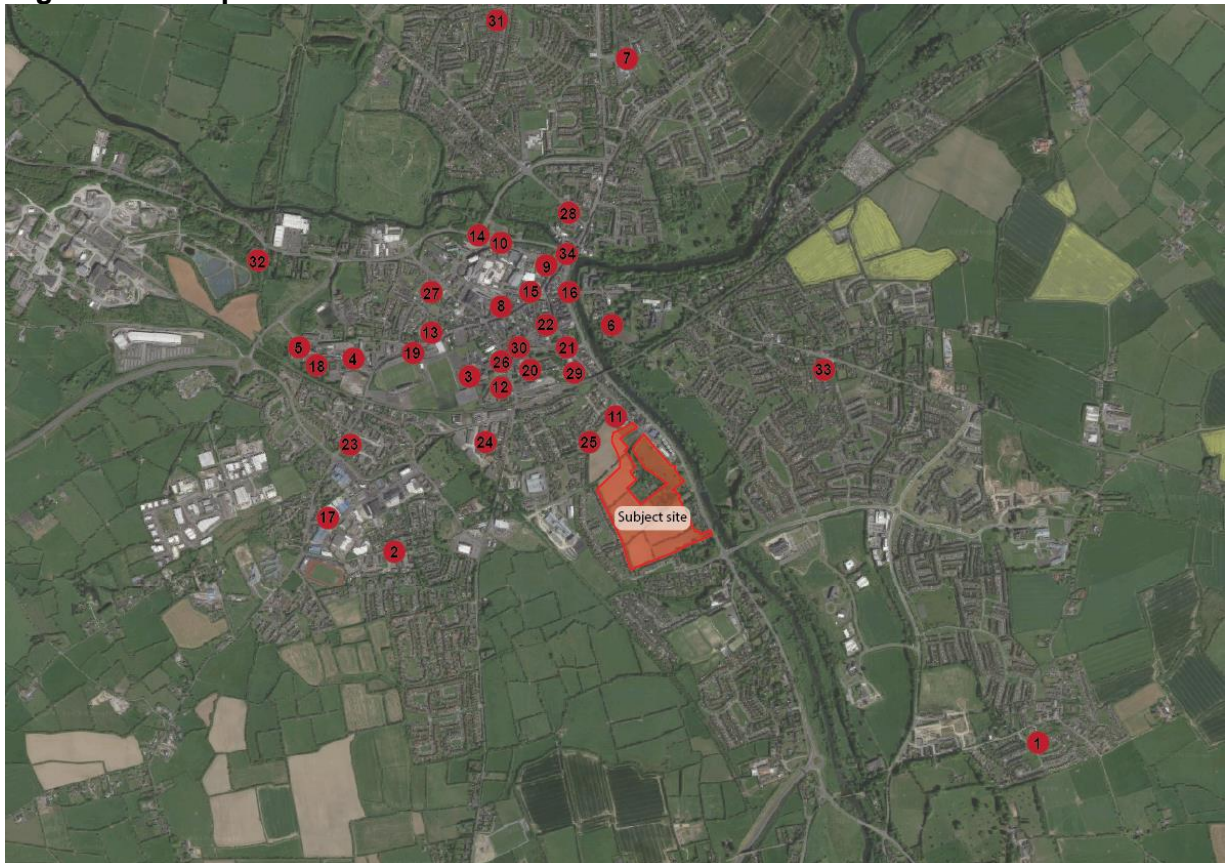
- 20 In relation to childcare, the plan encourages the provision of *childcare facilities in accordance with national policy and relevant guidelines* located within a network that reflects the population distribution, in areas such as neighbourhood centres, large developments and transport nodes (**SOC POL 21, 23 and 25**).
- 21 Open spaces are part of the core strategy of the plan. Policies within the plan promote *high quality open space areas, for both active and passive use* that are quality accessible for all and provide recreational and community spaces for formal and informal use (**SOC POL 32, 42 and 13**).

5.0 REVIEW OF EXISTING SOCIAL INFRASTRUCTURE PROVISION IN NAVAN

5.1 Health Care

- 1 This assessment identifies and examines the health care provision in the area under medical doctors, dentists, mental health professionals, physiotherapists, podiatrists, optometrists and alternative medicine providers. Overall, there are 35 no. health care providers in the area. There are identified below:

Figure 5.1 – Map of Health Care Providers in the Area



Source: Google Maps

Table 5.1 – Health Care Providers in the Area

Number	Name	Type
1	Johnstown Group Practice	Medical Centre
2	Allergy and Acupuncture Centre	Alternative Medicine
3	HSE- Jim Roche Building	Medical Centre
4	Our Lady's Hospital	Hospital
5	Navan Community Health Centre	Medical Centre
6	Bedford Medical Centre	Medical Centre
7	Abbey Black castle Surgery	Medical Centre
8	Navan Dental	Dentist
9	Dr. Seamus Kieran	Medical Centre
10	Abbey House Medical Centre	Medical Centre
11	Bridge View Dental	Dentist
12	Oakes Denture Clinic	Dentist
13	Brews Hill Dental Centre	Dentist
14	Abbey Dental Care	Dentist
15	Navan Orthodontics	Dentist
16	Boyle Dental	Dentist
17	HSE Beechmont	Medical Centre
18	An Tain	Mental Health
19	Jigsaw	Mental Health
20	Rosario Nolan- Psychotherapist	Mental Health
21	The Brook	Mental Health
22	Advance Hypnosis	Alternative Medicine
23	Combined Muscle Therapies	Physiotherapy
24	McEntee Performance Physio	Physiotherapy
25	Brain and Spine Physiotherapy Clinic	Physiotherapy
26	Total Therapy	Physiotherapy
27	Body Balance	Physiotherapy
28	Navan Physiotherapy	Physiotherapy
29	Navan Foot and Ankle Clinic	Podiatry
30	Specsavers Navan	Optometrist
31	Aid Holistic	Alternative Medicine
32	Natural Medicine Centre	Alternative Medicine
33	Root and Branch Acupuncture	Alternative Medicine
34	Helen Barker Acupuncture	Alternative Medicine

Source: Google

- 2 As outlined above there is a total of 8 no. medical centres, 1 no. hospital, 6 no. physiotherapists, 4 no. mental health specialists, 7 no. dentists, 1 no. optometrist, 6 no. alternative medicine centres and a podiatrist.
- 3 It is evident that there is a wide-ranging number and variety of health care facilities in the area with capacity to serve the new residential population of the area.

5.2 Childcare Assessment

5.2.1 Existing Creche Provision – Navan

- 4 John Spain Associates reviewed the local creche provision in the locality using the www.Pobal.ie website.

Figure 5.2 – Childcare Provision



Source: Google Maps

Table 5.2 – Detail of Existing Childcare Operators within the Catchment Area

<i>Number</i>	<i>Name</i>	<i>Max. Capacity</i>	<i>Vacancies</i>	<i>Type</i>
1	Littlebrook Montessori	27	0	<i>Sessional</i>
2	Tir na nOg	20	0	<i>Full time</i>
3	Daoire Oga Childcare	-	-	<i>Full time</i>
4	Kiddy Academy	55	0	<i>Part-time, Full Time, Sessional</i>
5	Playmates Preschool	20	0	<i>Part-time, Full Time, Sessional</i>
6	Giraffe Childcare Navan	79	0	<i>Full time, Sessional</i>
7	The Montessori Story	52	3	<i>Full time</i>
8	Wonder Kids Playschool	16	0	<i>Full time</i>

9	Discovery Den Playschool	22	0	<i>Sessional, Full Time</i>
10	Mother Hubbard's Childcare	23	0	<i>Sessional, Full Time, Part Time</i>
11	Windmill Nursery and Montessori	11	0	<i>Sessional, Full time, Part-time</i>
12	Manor Montessori	22	2	<i>Sessional, Full time</i>
13	The Village Montessori	22	0	<i>Full Time</i>
14	Scoil na nOig	64	0	<i>Sessional, Full time</i>
15	Navan Educate Together Playschool	-	-	<i>Full time, Part time</i>
16	Naionra Eanna	22	2	<i>Full Time</i>
17	Little Tots Montessori	22	5	<i>Sessional, Full time</i>
18	Little Angels	26	9	<i>Sessional, Full time, Part-time</i>
19	Happy Ever After Playgroup	11	0	<i>Sessional, Full time</i>
20	Forever Friends Playschool	6	0	<i>Full Time</i>
21	Little Champs	34	4	<i>Full time</i>
22	Skallywags Playgroup	34	0	<i>Full time</i>
23	The Childrens Playgroup	-	-	<i>Full time, Part-time</i>
Total		588	25	

Source: JSA Survey

- 5 There is currently a minimum of 25 vacancies within the area. The figures do not take into account, childcare provided outside the catchment area or the Childrens' Playgroup, Navan Educate Together Playschool and Daoire Oga Childcare which, when contacted, didn't provide detail on capacity etc. This may provide additional spaces.
- 6 A breakdown of the proposed 544 no. units at the site is noted as follows:

Housing

- 207 no. 3-bed dwellings.
- 35 no. 4-bed dwellings.
- 18 no. 2-bed dwellings.

Total – 260 no. dwellings.

Apartments

- 62 no. 1-bed apartments;
- 176 no. 2-bed apartments.
- 16 no. 3-bed apartments.

Total – 254 no. apartments.

Duplexes

- 15 no. 2-bed apartments;
- 15 no. 3-bed apartments;

Total – 30 no. duplexes.

- 7 From the above, excluding the 1-bedroom apartments [544 – 62= 482] (as per 2018 Apartment Guidelines), this leaves a potential requirement of 129 spaces using the 20 spaces per 75 dwellings (based on 482 no. units).
- 8 The proposal includes 2 no. creches with a combined capacity of 130 no. children, which is in compliance with the above requirements.
- 9 It is intended that the creches are delivered in phase 3 of the development having regard to the existing and committed provision of creche places in the area.
- 10 It is therefore proposed that the provision of a creche be deferred to the third phase of development. This would prevent an over-provision of childcare spaces in the short term, support existing creche providers, while still catering for the initial spaces through the existing supply in the surrounding area.
- 11 It is considered that the delivery of the creche in phase 3 is preferable to phase 1, so as not to have a potentially vacant unit in situ, in advance of the population of the scheme reaching a critical mass, sufficient to support a creche.

5.3 Primary Education

- 12 This assessment identifies and examines the primary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. Overall, there are 13 primary schools in the area. They are identified below:

Figure 5.3 – Map of Primary Schools in the Area

Source: Google Maps

Table 5.3 – Primary Education Providers in the Area

Number	Name	Max. Capacity	Vacancies	Type
1	Balreask School	20	3	Mixed
2	Navan Educate Together	480	260	Mixed
3	St. Stephens National School	832	0	Mixed
4	Gaelscoil Eanna	209	0	Mixed
5	St. Pauls Primary School	728	0	Mixed
6	Scoil Mhuire	200	25	Mixed
7	St. Anne's Loreto Primary School	320	0	Mixed
8	St. Oliver Plunket's National School	-	-	Mixed
9	St. Marys Special School	90	0	Mixed
10	Ard Ri Community National School	-	-	Mixed
11	Flowerfield National School	49	0	Mixed
12	St. Josephs Mercy Primary School	-	-	Mixed
13	St. Ultans Special School	117	1	Mixed
	Total	3,045	289	

Source: Google and Survey

- 13 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. This would equate to c. 3,612 pupils based on 12% of the overall 30,097 population.

- 14 The overall expected population of the proposed development is 1,496 This is due to the average household size being 2.75 and the total number of proposed units being 544. Of this 12% would be eligible for primary school which would equate to potentially c. 180 children, over time
- 15 The existing capacity of the 13 primary schools in the area is 3,045. The number of vacancies from these areas is 289, based on feedback from schools.
- 16 It is possible that the demand for school places is also being influenced by schools such as the Gael Scoil and Educate Together schools (as well as Church of Ireland and inter-denominational schools), which typically have larger catchments, compared to other schools.
- 17 In addition. the site to the north of the subject site has been designated as a new school site which will provide enhanced facilities for 2 no. local primary schools as follows;
- Ard Rí Community National School – 16 classroom school
 - St. Ultan's Special School – *approximately* 14 classroom school

5.4 Secondary Education

- 18 This assessment identifies and examines the secondary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available.
- 19 The Department of Education and Skills, for the purposes of establishing requirements for new secondary schools, it assumes that 8.5% of the population of a settlement is of secondary school-going age.
- 20 Overall, there are 5 secondary schools in the area. There are identified below:

Figure 5.4 – Map of Secondary Schools in the Area

Source: Google Maps

Table 5.4 – Secondary Education Providers in the Area

Number	Name	Enrolment	Vacancies	Type
1	Beaufort College	490	-	<i>Mixed</i>
2	Loretto Secondary School	800	0	<i>Girls</i>
3	St. Patricks Classical School	900	0	<i>Boys</i>
4	St. Josephs Mercy Secondary School	707	-	<i>Girls</i>
5	Colaiste Mi	750	0	<i>Mixed</i>
Total		3,647	0	

Source: Education.ie (and direct contact) Note: Enrolment numbers given for individual schools is based on the number of pupils enrolled in the school in the previous school year (2018).

- 21 The overall expected population of the proposed development is 1,496. This is due to the average household size in the area being 2.75 and the total number of proposed units being 544. Of this 8.5% would be eligible for secondary school, based on a pro-rata average, which equates to a potential requirement of 127 children. 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.
- 22 The enrolment figures for the 5 post primary schools in the area is 3,647. The future development of the lands would result in a potential requirement of c. 127 places which would represent c. 3.5% of the current enrolment in Navan.

5.5 Further/Other Education

- 23 This assessment identifies and examines further/other educational provisions in the area. The survey found that there are 7 no. providers in the area. These are identified below:

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



Source: Google Maps

Table 5.5 – Other Education Providers in the Area

Number	Name
1	Spotlight Stage School
2	Green Tara College
3	Navan Education Centre
4	National Learning Network
5	Meath Music Academy
6	Meath School of Music
7	Meath Mobile Piano Lessons

Source: Google

- 24 These provide a variety of adult learning, further education and training services for Navan.

5.6 Community Facilities

- 25 This assessment identifies and examines the different community based facilities in the area and the type of facility they offer. There are 5 community facilities in the area. These are identified below;

Figure 5.6 – Map of Community Facilities in the Area



Source: Google Maps

Table 5.6 – Community Facilities in the Area

Number	Name	Type
1	Bobby Sands Centre	<i>Centre</i>
2	Meath Community Library	<i>Library</i>
3	Youth Work Ireland	<i>Centre</i>
4	Royal Private Members Club	<i>Club</i>
5	Reroll Games	<i>Hobby</i>

Source: Google

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

5.7 Sports and Recreation

- 27 This assessment identifies and examines the different sports and recreation-based facilities in the and the type of facility they offer. There are 32 of these facilities in the Navan area. These are identified below;

Figure 5.7 – Map of Sports and Recreational Facilities in the Area

Source: Google Maps

Table 5.7 – Sports and Recreational Facilities in the Area

Number	Name	Type
1	Paul Keely- Personal Training	Gym
2	OMP United FC	Club
3	Johnstown Amateur Boxing Club	Club
4	Navan Rugby Football Club	Club
5	Navan Tennis Club	Club
6	Parkvilla FC	Club
7	Meath Pitch and Putt	Hobby
8	Club Active Gym Navan	Gym
9	Meath GAA	Club
10	Meath Bulldogs American Football	Club
11	Blackwater Park	Green Space
12	Claremont Stadium Club	Club
13	Johnstown Peoples Park	Green Space
14	Athlumney Riverside Walk	Green Space
15	St. Patricks Park Playground	Open Space
16	Navan Skate Park	Hobby
17	Boyne River Walk	Green Space
18	Ben Dunne Gym	Gym
19	Zumba Gym	Gym
20	Navan Indoor Astroturf	Hobby
21	Cooper MMA	Club
22	Royal Grappling Academy Navan	Club
23	Shogun.ie Martial Arts	Club
24	Fitlife Studios	Gym
25	Figure 8 Ladies Gym	Gym

26	BT Fitness	<i>Gym</i>
27	121 Fitness	<i>Gym</i>
28	Impulse Gymnastics Club	<i>Club</i>
29	St. Columbus Playground	<i>Open Space</i>
30	Ardan Phadraig Playground	<i>Open Space</i>
31	Ramparts Walk Trail	<i>Green Space</i>
32	Chalkbox Navan	<i>Hobby</i>

Source: Google – Note: Non exhaustive

- 28 There is an extensive list of sports and recreation based amenities within the Navan, in relation to the subject site. The most prominent of these being sports clubs (12) and followed by gyms (8). This is sufficient in relation to the proposed development. However, as part of the development additional green spaces are proposed.

5.8 Other facilities

- 29 This assessment identifies and examines the remaining facilities in the and the type of facility they offer. There are 11 remaining facilities in the area. These are identified below:

Figure 5.8 – Map of Other Social Infrastructure Facilities in the Area



Source: Google Maps

Table 5.8 – Other Facilities in the Area

Number	Name	Type
1	Beaufort Nursing Home	<i>Retirement Facility</i>
2	Prosper Meath	<i>Religious</i>
3	Millbury Nursing Home	<i>Retirement Facility</i>
4	Woodland Home	<i>Retirement Facility</i>

5	St. Marys Church	<i>Religious</i>
6	St. Oliver Plunkets Church	<i>Religious</i>
7	Church of the Nativity	<i>Religious</i>
8	Light house church	<i>Religious</i>
9	Navan Mosque	<i>Religious</i>
10	Blackwater Abbey	<i>Religious</i>
11	Phoenix Theatre	<i>Theatre</i>

Source: Google

- 30 The majority of the remaining facilities are religious (7). In addition, there are retirement facilities and a theatre. These provide a range of facilities, in conjunction with the other sections, which amounts to a well-served local area.

6.0 CONCLUSIONS

- 1 Overall, there are approximately 132 separate social amenities and facilities within the surrounding area of the subject site. The largest of these areas is health care (34) with the second largest being sports and recreation (32).
- 2 There are sufficient childcare facilities within the area to cater for the new development. This is including the proposed creches as part of the new development.
- 3 Health care, Sports and Recreation, Community, education and other facilities are all well-represented within the area and cater for the existing and proposed new residential community.
- 4 There will be capacity for the 289 children of school going age, estimated currently within the area. This is insufficient for the 330 children estimated as part of this new development. However, this is without considering the capacity of the proposed school site to the north of the subject site.
- 5 Having regard to the above, it is considered that the area of Navan provides a wide-ranging array of social infrastructure. The proposed development will enhance the active open space in the area, which will be of benefit to the proposed development and the wider area of Navan.