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Social Infrastructure Audit

Proposed Strategic Housing Development

At

Ballymany,

Newbridge,

Co. Kildare

Applicant: Briargate Developments Newbridge Limited

February 2022



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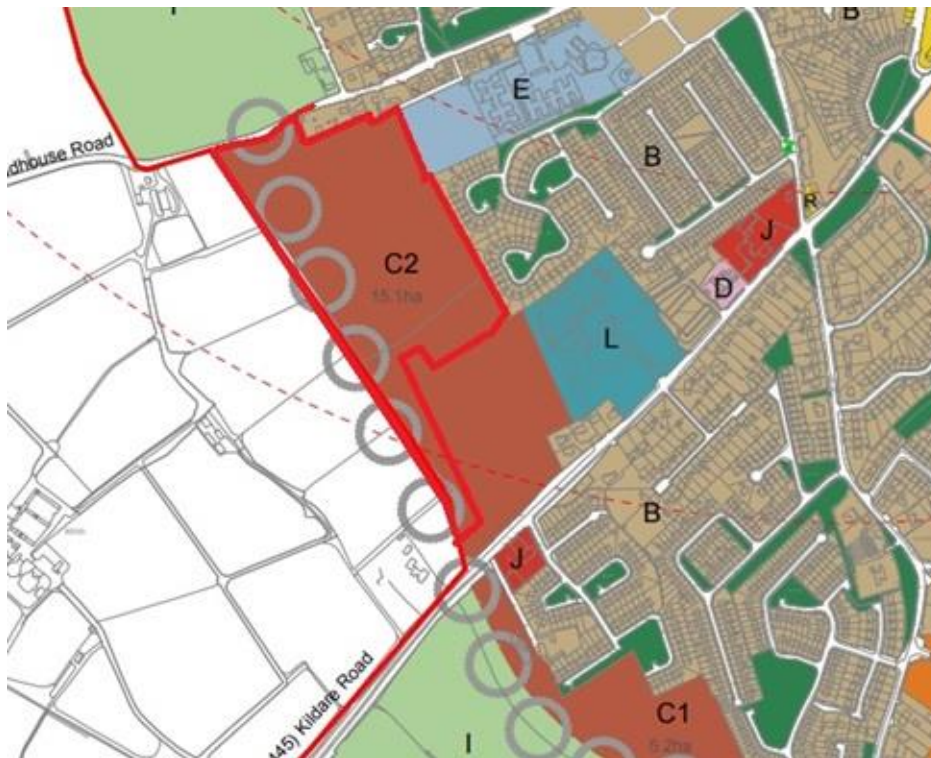
Introduction

The KCDP 2016-2023 requires a Social Infrastructure Audit (SIA) for residential developments of 50 units or greater on zoned lands. The purpose of a SIA, as set out in Section 1.1 of the Social Infrastructure Assessment Planning Policy Guidance prepared by Kildare County Council is: -

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site;
- 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.

Newbridge is a large town with a census population in excess of 22,000 and it supports a wide range of social infrastructure, commercial and retail services and education centres. It is designated as a ‘Self-Sustaining Growth Town’ in the Core Area outside the Dublin Metropolitan Area in the EMRA RSES.

The proposed site which is located in Newbridge is zoned C2 – New Residential in the Newbridge Local Area Plan (2013-2019).



Zoning Map with Site Outlined in Red

Existing Community Facilities

The site is located at the south west edge of the urban development area of Newbridge town, with the mature wooded paddocks of Ballymany Stud to the west and the M7 junction to the south with the Curragh located further beyond. The agricultural farmland on the north side of Standhouse Road is undeveloped. Therefore, community facilities available to the development will be predominantly located to the east towards the town centre.

The proposed development site is located c.1.2km to the south-west of Newbridge town centre, which is well serviced in terms of social infrastructure with social, health, educational and recreational facilities available within the town. An audit of the existing social and community infrastructure within c.2km of the site was carried out under the following headings;

- Childcare facilities;
- Education;
- Healthcare;
- Community;
- Recreation;
- Transport;
- Retail.

Childcare Facilities

A crèche proposal is a consideration in any application for residential development in excess of 75 units. A crèche facility was permitted as part of Phase 1 of the planning application currently being implemented on the site (Ref.16/658). The permitted crèche facility has capacity to provide 47 no. childcare spaces.

The current SHD planning application seeks 336 no. residential units on the site. When complete, Phase 1 will provide 54 no. residential units. The overall development of the lands will provide 390 no. residential units, including 45 no. 1-bed units, which do not contribute towards the calculation for childcare spaces. This results in the permitted development currently under construction (Phase 1) and the proposed development resulting in a requirement for a childcare facility to cater for 92 no. childcare spaces.

In the interest of sustainable development, the proposed SHD application includes a crèche facility with a capacity to cater for 102 no. childcare spaces. The proposed crèche will cater for the entire residential development on the landholding rather than providing 2 smaller childcare facilities on the site. Should the SHD development be permitted, the primary crèche will be constructed and the permitted crèche on the southern boundary of the lands will not be constructed.

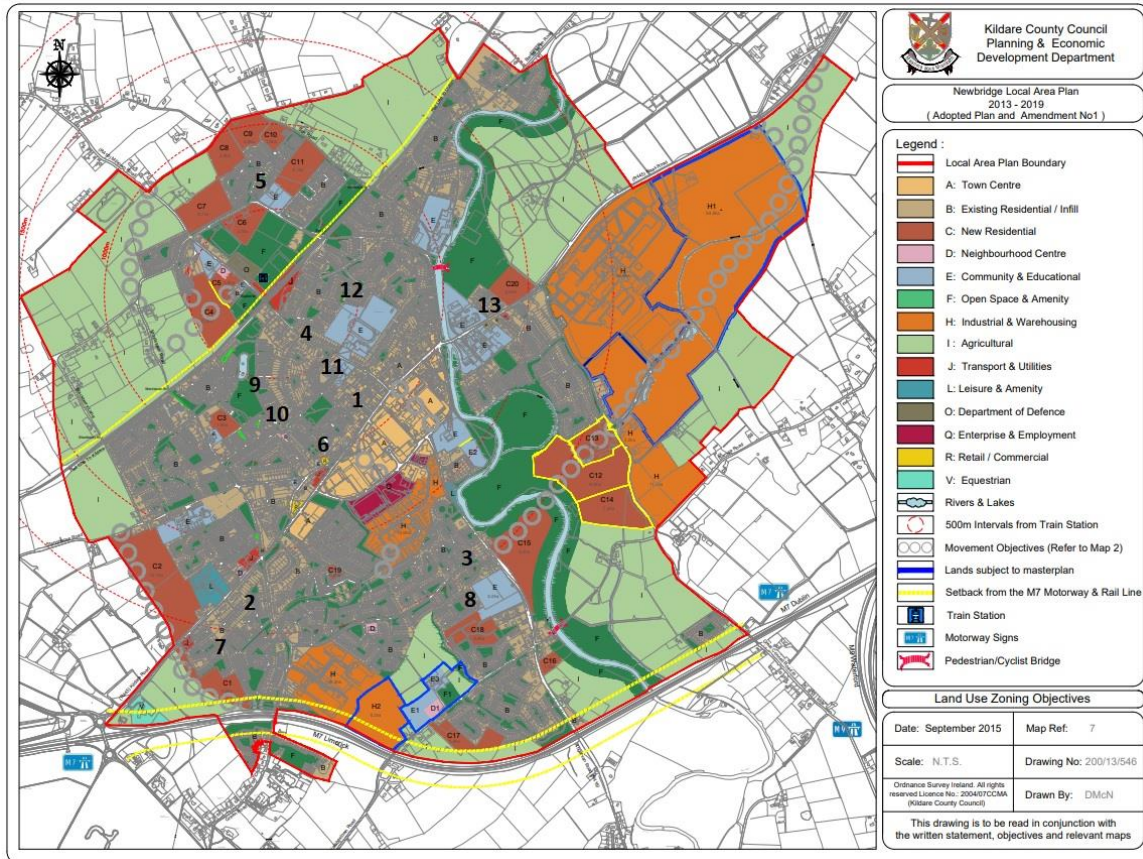
The proposed primary childcare facility is located in the centre of the site, adjacent an area of open space and in proximity to the permitted link street to provide easy access by foot, bike and car. A dedicated drop off area and car parking is provided for the childcare facility.

Childcare Facilities in Newbridge

No. on Map	Name/Owner	Address	Capacity
1	Amandas Playschool	51 Moorefield Drive	11
2	Stepping Stones	Ballymany Road	44
3	Littlefeet Playschool	1 Kilbelin Drive	Closed down July 2020
4	Tots Crèche and Childcare	Great Southern Piercetown	48
5	Tots Crèche and Childcare	Roseberry Hill	102
6	Tots Crèche and Childcare	Moorefield	85
7	Teeny Weenys Playschool	29 Ballymanor Estate	11
8	Giggle Playgroup	15 The Grove Liffey Hall	20
9	Newbridge Family Resource Centre	Dara Park	68
10	Rainbow Brite Ltd.	866 Piercetown	54
11	Judy's Playschool	Charleton Avenue	11
12	Klever Kids	1 College Farm Green	22
13	Tir na Nog	Avilla, Old Connell	150
Total			500

The Table above provides a list of all existing crèches within c.2km of the subject site and their individual and combined capacity. The proximity and capacity of these facilities would

indicate a good range of childcare facilities in the locality, however, there is little to no capacity in any of the facilities to cater for a significant increase in demand in the area. Local information has indicated that the proposed primary crèche will be viable at the size proposed.



Location of Childcare Facilities in Newbridge, Co. Kildare

Education – School Demand and Concentration

The Newbridge LAP recognises that Newbridge (and environs) has 11 national and 5 post primary schools educating c.6,400 students.

Primary	Enrolment 2013/14
St. Patrick's N.S.	333
St. Conleth's & Mary's N.S.	374
St. Conleth's Infants N.S.	448
Ballymany Junior N.S.	427
Scoil Mhuire	448
Scoil na Naomh Uilig	467
St. Mark's Special N.S.	64
St. Anne's Special N.S.	75
Gael Scoil Chill Dara	121
Educate Together N.S.	282
Patrician Primary School	340

Post-Primary	Enrolment 2011/12
St. Conleth's VEC	504
Holy Family Secondary School	767
Dominican (Newbridge) College	863
Patrician Secondary Sch	842
Leinster Senior College	90

Newbridge LAP Table 9 - Schools in Newbridge and Environs

A total of 6 no. primary schools are located within c.3km of the subject site as follows:-

- Scoil Mhuire Junior School;
- Scoil Mhuire Senior School;
- St Patrick's Church of Ireland National School;
- St Conleth's and Marys National School;
- St Conleth's Infants School;
- Patrician Catholic Primary School.

There are 4 established post-primary schools within c.3km of the site;

- Holy Family Secondary School;
- St. Conleth's Community College;

- Newbridge College;
- Patrician Catholic Secondary School.

School Demand Analysis

Electoral Division	Population 5-18yrs	Total Population	% of 5-18yrs
Newbridge	1,375	7,762	17.7%
Morristownbiller	3,435	14,781	23%
Oldconnell	236	983	24%
Newbridge Rural	757	2,732	27.7%
Total	5,803	26,258	22%

The Table above shows the main catchment townlands contributing to school demand around Newbridge. According to the above Census figures, in 2016 there were a total of 5,803 no. children within the school going age category of 5-18 years old. The subject development consists of 336 no. residential units, 291 no. of which (excluding 1-bedroom units) may contribute towards the number of 5-18 year olds.

Using the average occupancy rate of 2.5¹ persons, the 291 no. units have the potential to generate a population of 727.5 no. persons. Using the average percentage of 5-18 year olds from the 2016 Census data above (22%), the proposed development could result in an increase of approximately 160 no. 5-18year olds in the Newbridge area. Combining the projected increase with the 2016 Census figures provides a potential of c. 5,963 no. pupils requiring education in the Newbridge Area.

Although it is impossible to identify if all of these children would attend school in the Newbridge area and it is acknowledged that children from other surrounding electoral divisions could attend school in Newbridge, it is considered that the above figures provide a reasonable estimate of the number of children who would require attendance at school in Newbridge.

Given that the Newbridge LAP identifies that the school provision in Newbridge has capacity to cater for c.6,400 pupils it is considered that Newbridge has a provision of educational services capable of serving the growing population of the town.

¹ 2.5 persons is the expected average household size by 2040. Source: National Planning Framework.

The Tables below provide an overview of the schools in Newbridge, Co. Kildare which are due to commence or have completed major school building projects. While the analysis above shows that there is sufficient capacity in the existing education facilities in Newbridge, the works completed or due to be carried out will improve existing educational facilities and further increase the capacity in the schools in Newbridge.

Status of large-scale projects being delivered under the school building programme

School Name	Status
St Conleth's/St Mary's	On site
St Conleth's Infant School	On site
St Anne's Special School	Stage 2b (detailed design)
St Marks Special School	Stage 2a (developed sketch scheme)
Patrician Post Primary	Pre stage 1

Schools which had a large scale project completed from 2010 to date

School Name	Year
St Conleth's Vocational School	2018
Scoil Mhuire	2011
Scoil Mhuire	2018

Healthcare

Responsibility for the provision of Health Care Facilities in Newbridge lies with the Health Service Executive (HSE). There is a growing trend for the provision of local health care services in Primary Health Care Centres, where a range of health services, including GP's and related services are grouped together in one location. The preference of the planning authority is for these to be located in neighbourhood centres, where they can link in with other local services, including pharmacies, shops and services, in order to reduce the need to travel.

Newbridge is served by established healthcare facilities, including the Newbridge Health Centre and the Newbridge Family Practice. According to the HSE website, the town

accommodates 8 no. GP's and 5 no. dental practices. Many of these are located within or in the proximity of designated residential areas including the subject site.

Community

Newbridge is well serviced with community infrastructure with a Garda station, fire station and numerous places of worship all located within the town and its environs. Newbridge town also has a library and community resource centres/parish halls which are used for community and recreational purposes.

Recreation and Open Space

As mentioned above, Newbridge has community resource centres and parish halls which are used for recreation. The proposed development provides areas of public open space. Additionally, there are areas of open space located throughout Newbridge and there is a playground located beside the Newbridge Sports and Leisure Centre.

The Liffey Linear Park, located to the east of Newbridge, commences at St. Conleths Bridge and provides the opportunity for scenic short and medium length walks.

Newbridge is the host of a wide range of sporting facilities including many sports pitches, a pitch & putt course, bowls, indoor facilities which cater for badminton, boxing, set dancing, line dancing, bingo, gymnastics etc. The Spin Activity Centre and the abovementioned Newbridge Sports and Leisure Centre provide facilities for a range of activities suitable for all ages.

The Curragh Plains are a natural recreational open space asset of national importance located in close proximity to the subject site.

Transport

Newbridge is serviced by rail and has a train station located approximately 800m to the north of the town centre and <2km north east of the site. The station is served by the Dublin to Kildare/Portlaoise, Dublin to Cork/Limerick/Tralee, Dublin to Waterford, Dublin to Galway and Dublin to Westport/Ballina routes. Newbridge station is a commuter station

located on the Dublin – Kildare corridor for which there are plans for electrification to increase capacity and frequency.

The subject site is located immediately to the north east of the M7 interchange at Newbridge, providing easy access by car to Dublin/Limerick/Cork and the southwest.

Newbridge is also well served by Bus Eireann services including route 126-Dublin/Naas/Newbridge/Kildare which provides a regular service. Bus Eireann also operate a shuttle service between Naas and Newbridge. South Kildare Community Transport offers a local service between Athy and Newbridge with the support of the Rural Transport Programme which is funded by the Department of Transport.

Retail

Newbridge town centre is very accessible located within 1km of the subject site and offers all the necessary services and facilities of a Level 2 ‘Major Town Centre’ in the EMRA Regional Retail Hierarchy. Whitewater Shopping Centre, which is Ireland’s largest regional shopping centre outside Dublin, is in the town centre. A local shop, including a petrol station is located on the R445, immediately south of the subject site.

Population

The population addition from 336 no. dwellings is essential to contribute to achieving the household target established in the KCDP 2016-2023. The population addition at an average occupancy of 2.5 persons per unit, which is identified in the NPF as being a future occupancy rate, would be c.840 persons.

The site is located within the Settlement of Newbridge, which according to the Census 2016, had a population of 22,742 people and a housing stock of 8,260. This implies a current approximate occupancy rate of 2.75 persons per housing unit. An occupancy rate of 2.75 persons per unit is the maximum applicable to the subject lands as national and regional guidance, such as the NPF, recognises the shift towards lower occupancy and smaller household sizes. It is also important to note that there are a number of 1-bed units in the scheme, which cannot facilitate a high occupancy rate. With an occupancy rate of 2.75 persons per unit, the subject development would generate a maximum population of c.924

persons. Therefore, the range of occupation of the scheme proposed is 840-924 persons, approximately a 4% addition to the town population and 20% of the growth allocation to 2026.

Conclusion

The proposed development will contribute to demand for services and facilities but all urban services are existing and the additional demand will be minimal but also beneficial to commercial facilities and to support for public transport. The audit has confirmed that there is adequate community and recreational facilities in the area to serve existing and future population growth. There is also adequate educational capacity.

The subject site is appropriately zoned for residential use with substantial development capacity and potential to deliver residential units for the town and to accommodate the forecasted increase in population. The Newbridge Local Area Plan seeks to coordinate the future development of the area and the proposed development conforms to the overall requirements of the LAP.

Simon Clear

February 2022