

**Social and Community Infrastructure  
Audit / Assessment**

*In respect of*

**Proposed Strategic Housing Development**

*At*

**Ballyoulster, Celbridge, Co. Kildare**

*Prepared by*

**John Spain Associates**

*On behalf of*

**Kieran Curtin, Receiver over certain assets of  
Maplewood Developments Unlimited Company  
(in liquidation and in receivership)**

**June 2022**



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APPENDIX 1- LIST OF SOCIAL AND COMMUNITY INFRASTRUCTURE FACILITIES  
WITHIN THE CATCHMENT OF THE SUBJECT SITE

**DOCUMENT CONTROL SHEET**

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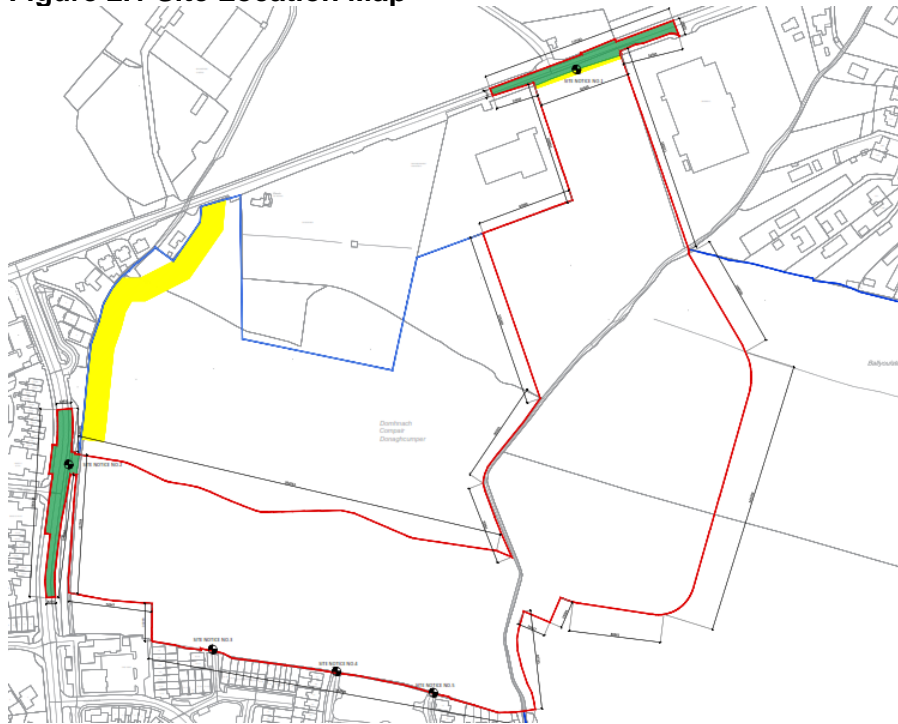
## **1.0 INTRODUCTION**

- 1.1 This Social and Community Infrastructure Audit / Assessment (hereinafter referred to as an SCIAA) is prepared on behalf of the applicant, Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership), to accompany a Strategic Housing Development planning application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in relation to a proposed residential development at lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare. The site forms part of a wider landholding measuring c. 40ha which is zoned for a mix of residential, education and community uses.
- 1.2 The application site is bound by a greenfield site, Donaghcumper Cemetery, Retronix Semiconductor company and the Dublin Road to the north, the Rye River Brewing Company and the Ballyoulster Park housing estate to the north east, the Primrose Gate housing estate to the south, agricultural lands to the east and Shinkeen Road to the west. Donaghcumper Medieval Church Ruins (RPS No. B11-02) and the house on Dublin Road, Donaghcumper (RPS No. B11-26), are protected structures located north of the application site.
- 1.3 The proposed development comprises a Strategic Housing Development of 344 no. residential units (comprising 54 no. 1 beds, 30 no. 2 beds, 210 no. 3 beds and 50 no. 4 beds), a childcare facility with a GFA of c. 369 sq.m, public and communal open space, landscaping, car and cycle parking spaces, provision of an access road from Dublin Road and Shinkeen Road, associated vehicular accesses, internal roads, pedestrian and cycle paths, bin storage, ESB substations, pumping station and all associated site and infrastructural works. The application site has an overall area of 13.4 hectares. For ease of reference, OMP Architects divide the application site into three character areas, referred to as Site A, Site B and Site C.
- 1.4 The scheme incorporates a number of social and community elements, including a childcare facility. In addition, the proposed development will deliver significant provision of Public Open Space (approx. 24,726 sq.m / 18% of the gross site area), including 3 no. Local Parks, with play areas. In addition, provision is made for 2,151 sq.m of communal open space to serve the apartments / duplex apartments.
- 1.5 The applicant is in ongoing discussions with the Department of Education in respect of the adjoining lands reserved for the new education campus. The proposed development will deliver infrastructure, including the full length of the proposed Boulevard connecting Shinkeen Road to Dublin Road. The Boulevard also includes the access points to the reserved school site to the north (design reflects consultation with the DoE), and future residential phases. A letter of support from the Department of Education is included as part of the application as a standalone document. The Department is supportive of the proposed access road and its delivery, noting it will provide important infrastructure to serve the school campus, including pedestrian and cycle links.
- 1.6
- 1.7 This report provides a detailed review of the statutory and planning policy context as it relates to social and community infrastructure in the context of the proposed development on the subject lands. This report outlines a contextual overview of the area surrounding the site, a review of the social and community infrastructure within its catchment and identifies possible future needs in the area.

- 1.8 This SCIAA has been prepared in accordance with Objective CO2 of the Kildare County Development Plan 2017-2023 which requires a Social Infrastructure Audit to be submitted for residential schemes of 50 or more units on zoned land.
- 1.9 Social and community infrastructure, in this instance, is categorised and recorded as follows:
- Health Facilities - Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy's and nursing homes;
  - Education & Childcare - Childcare, Primary, Post Primary and third level education;
  - Sports & Recreation - Parks, Playgrounds, Sports Clubs, Leisure Centres, and Fitness Facilities;
  - Other Community and Cultural Services – Social Service or Information Centre, libraries, museums, art studios, theatres, community centres, Religion or emergency services.
- 1.10 The report is structured as follows:
- Site Context
  - Policy Context
  - Methodology
  - Profile of the Area and Existing Facilities
  - Assessment of Needs
  - Conclusion
  - Appendix

## **2.0 SITE LOCATION & CONTEXT**

- 2.1 The application site (See Figure 2.1) comprises a greenfield site located at Ballyoulster on the edge of the existing built-up area of Celbridge. The application site is bound by a greenfield site, Donaghcumper Cemetery, Retronix Semiconductor company and the Dublin Road to the north, the Rye River Brewing Company and the Ballyoulster Park housing estate to the north east, the Primrose Gate housing estate to the south, agricultural lands to the east and Shinkeen Road to the west. Donaghcumper Medieval Church Ruins (RPS No. B11-02) and the house on Dublin Road, Donaghcumper (RPS No. B11-26), are protected structures located north of the application site.
- 2.2 The application site (with a gross site area of 13.4ha) is located to the south east of Celbridge town centre and is identified as part of 'Key Development Area (KDA2) – Ballyoulster' within the Celbridge Local Area Plan 2017-2023. The subject proposal is for a Phase 1 development on the overall landholding (c. 40 ha). The application site includes the Shinkeen Stream which runs through the site from the north east to the south and the Hazelhatch watercourse along the western boundary. Both watercourses form part of the Liffey Catchment.

**Figure 2.1 Site Location Map**

Source: OMP Architectural Drawings

- 2.3 The subject site is well served by existing social and community infrastructure with a wide mix and variety of uses in the surrounding area. This is acknowledged in Section 6 of the Celbridge Local Area Plan 2017-2023, which is discussed further below. In summary, the neighbourhood centre of St Wolston's Shopping Centre is in very close proximity to the site and includes a Super Valu, a fitness club, a medical centre and a pharmacy. The subject site is also within walking distance of the town centre with a large range of restaurants, cafes and other services/facilities such as churches, community centres, medical services and a library. There are a number of sports and recreational facilities available in proximity to the site, including Celbridge Abbey Gardens, Celbridge GAA Club and Celbridge Football Club.
- 2.4 There are 6 no. primary schools and 3 no. secondary schools in Celbridge. The wider KDA 2 lands include lands reserved for a three school campus. As discussed further below, the delivery of the lands reserved for the schools will be delivered separately by the Department of Education and is incorporated into the phased approach for the overall lands. However, the proposed access road connecting the Dublin Road to the Shinkeen Road will serve the new residential development (including the currently proposed Phase 1 and future phases), the childcare facility and the lands reserved for the Department of Education / 3 no. schools. The applicant has ongoing engagement with the Department of Education regarding the proposals, and the Department have confirmed that they will meet any requirements for parking and set down areas within the lands reserved for the schools, and that the Department is supportive of the proposed access road and its delivery, noting it will provide important infrastructure to serve the school campus, including pedestrian and cycle links. A letter of support from the Department is submitted with the application.
- 2.5 We refer to the Traffic and Transport Assessment prepared by DBFL Consulting Engineers which provides further details on the accessibility of the site. In summary, the subject site is serviced by several existing bus routes, with the Phase Two Bus Connects Network Redesign commenced and operating within Celbridge. The nearest

existing bus stops are located on the Dublin Road (c. 300-400m from the proposed access) and the Shinkeen Road (c. 140m from the proposed access). Additional bus stops are within walking distance of the subject site on Primrose Hill and within the town centre.

- 2.6 Dublin Bus services C4, C6, X27, X28, L58 and L59 replace the previous Dublin Bus Services 67, 67x and 67n, with two additional 'Local' Routes L58 and L58 providing convenient bus connections to Rail services available at the Hazelhatch & Celbridge Train Station. This also provides linkages to a number of universities, including Maynooth University and UCD. The C4 bus service operates between Ringsend and Maynooth with a 30 minute frequency whilst the X27 and X28 offer express services between Celbridge and UCD (Belfield) every 15-20 minutes during peak times. The C6 Route provides a nightly service between Maynooth and Ringsend operating between midnight and approx. 05:00AM. The Go-Ahead Commuter Route 120 is accessible on English Row in Celbridge Town Centre and operates between Connolly Station and Edenderry. The subject site will also benefit from an additional orbital Route W6 which will provide a connection towards Maynooth to the north-west and Tallaght to the south-east. The route will travel via Citywest and will have a frequency of 30 minutes on both weekdays and weekends.
- 2.7 The Hazelhatch and Celbridge Train Station is located approximately 1.9km south of the subject site and provides frequent train services to Dublin Heuston Station as well as regional routes serving Cork, Galway, Limerick and Waterford. The Dart + programme aims to modernise and improve existing rail services in the Greater Dublin Area, delivering frequent, modern, electrified services to Celbridge.

### **3.0 PLANNING POLICY CONTEXT**

- 3.1 The key provisions of national and local planning policy as it relates to the proposed development and this SCIAA 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 2017-2023;
  - Celbridge Local Area Plan 2017-2023.

#### **Project Ireland 2040 National Planning Framework**

- 3.2 The National Planning Framework (hereby abbreviated to NPF) seeks to influence the location of new housing development and future population growth and targets the location of 40% of new housing development within and close to the existing 'footprint' of built up areas over the lifetime of the framework. This proposed development will contribute to achieving this target.
- 3.3 The NPF approach includes National Strategic Outcome 10 which seeks to provide '*access to quality Childcare, Education and Health services*'. While the NPF provides no guidance on what infrastructure is required to service new developments of different sizes, a hierarchy of settlements and related infrastructure including for large towns, as illustrated in Figure 3.1.

Figure 3.1: NPF Hierarchy of Settlements and Related Infrastructure



Source: National Planning Framework

3.4 With the lack of alternative guidance and in order to provide a policy and evidence-based approach this Social and Community Infrastructure Audit / Assessment, we will use the NPF hierarchy of settlements to assess the infrastructure within close proximity of the site. As a large town, Celbridge has a range of facilities and services, with connections to other large towns (such as Maynooth and Leixlip). As set out in section 4, it is considered a catchment area of infrastructure within 15 minutes walking distance is appropriate.

3.5 The NPF also includes the following objectives in relation to social infrastructure needs:

**NPO 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.*

**NPO 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.*

**NPO 33-** *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

- 3.6 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.

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

- 3.7 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. The sections outlined under this document that are relevant to this SCIAA relating to the proposed development are outlined below.
- 3.8 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.”*
- 3.9 The Guidelines state that Planning Authorities should ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres are made available for the wider community. We note the following requirements set out in the Guidelines that relate to social infrastructure:
- **Schools:** *“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 requiring applications for 200+ units to be accompanied by a report detailing the school capacity of the area and the impact of the development. (See Section 6 which confirms it is considered that the existing and planned post-primary education infrastructure can accommodate the predicted increase in demand and is adequate.)
  - **Childcare:** In accordance with the Childcare Guidelines 2001, the Guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the Guidelines state *“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. The*



*location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”* (Having regard to the nature of the scheme and the size of the childcare facility proposed, it is considered that the existing and the proposed childcare facilities are more than sufficient to cater for the estimated increased demand for childcare services arising from the proposed development, whilst also providing capacity for future phases of development)

- **Community Centres:** The Guidelines state that provision of community centres is to be assessed by the local authority but should be in a central area and near public transport facilities. (As set out in Section 6, the community, and other facilities are well represented within the catchment area of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver.)
- **Healthcare facilities:** The Guidelines state that the provision of 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. (As set out in Section 6, the health care facilities are well represented within the catchment area of the site and are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver.)
- **District/Neighbourhood Centres:** The provision of new retail in new district or neighbourhood centres will be influenced by the Development Plan Retail Strategy. (There are 2 no. local/neighbourhood centres in close proximity to the site and are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver. It is noted the LAP did not identify the requirement for a neighbourhood centre as part of the KDA 2 lands)
- **Open Space:** The Guidelines state in other cases (not Greenfield), such as large infill sites or brown field sites public open space should generally be provided at a minimum rate of 10% of the total site area. However, it also recognises that where residential developments are close to the facilities of city and town centres or in proximity to public parks or coastal and other natural amenities, a relaxation of standards could be considered. Alternatively, planning authorities may seek a financial contribution towards public open space or recreational facilities in the wider area in lieu of public open space within the development. (The proposed development will deliver significant provision of Public Open Space (approx. 24,726 sq.m / 18% of the gross site area) and c. 2,151 sq.m of communal open space.)

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

- 3.10 The following outlines the relevant social and community infrastructure requirements of the Apartment Guidelines 2020 of relevance to this SCIAA.
- 3.11 Section 4.7 of the Apartment Guidelines 2020 states the following in relation to childcare facilities:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard **to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the***

***emerging demographic profile of the area. 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.*** (Emphasis added)

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

- 3.12 As summarised above, the “*Guidelines for Planning Authorities on Childcare Facilities*” (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.
- 3.13 The Guidelines recommend that in larger new housing estates, 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.
- 3.14 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.”*
- 3.15 The Guidelines state (Paragraph 2.4) that ‘*planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, **development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.** For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. (See also paragraph 3.3.1 and Appendix 2 below). **The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.** Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc’.* (Emphasis added)
- 3.16 Section 3.3.1 of the Guideline states with regards to suitable sites in new and existing residential areas that ‘*In relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site. Consideration of childcare facilities provision should be raised as early as possible in preplanning discussions for larger housing developments.*’
- 3.17 Appendix 2 of the guidelines provides further information on the application of the standard of one childcare facility per 75 dwellings in new housing areas. It states ‘*the threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.*’

- 3.18 Appendix 2 continues that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to:

*'1. The make-up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate.*

*(If an assumption is made that 50% approximately of the housing area will require childcare then in a new housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. Other assumptions may lead to an increase or decrease in this requirement.)*

*2. The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees, which will have identified areas already well-served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.'*

### **Kildare County Development Plan 2017-2023**

- 3.19 The Development Plan sets out a number of policies and objectives relating to the social and community infrastructure requirements of new developments. These are predominantly contained within Section 11.6 of the Plan, titled 'Community Services and Facilities' and Section 11.13 'Childcare Facilities', the most relevant of which are included below.

- **Objective CO2-** *'Ensure that community facilities are provided in new communities on a phased basis in tandem with the provision of housing in accordance with approved Local Area Plans or Planning Schemes. In this regard, applicants will be required to submit a Social Infrastructure Assessment (SIA) 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.*

*In certain large mixed use schemes the frontloading of such infrastructure maybe required prior to the commencement of development."*
- **Objective CPFO 1-** *'Ensure the provision of childcare facilities in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG) and the Child Care (Pre-School Services) Regulations 1996 and 1997, 'Ready, Steady, Play! A National Play Policy' (2004) and any other relevant statutory guidelines which may issue during the period of this Plan.'*
- **Section 17.5 Childcare Facilities-** *All childcare facilities shall be provided in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG). In particular the following should be noted:*
  - *One childcare facility is generally required to cater for 20 places in developments of 75 houses, including local authority and social housing schemes, in accordance with DEHLG Guidelines. This standard may be varied depending on local circumstances. The Council will consult with the Kildare County Childcare Committee in this regard.*
  - *The complete conversion of existing semidetached and terraced dwellings within housing estates to childcare facilities is generally discouraged. The*

*childcare use should remain secondary and the bulk of the house should be retained for residential purposes.*

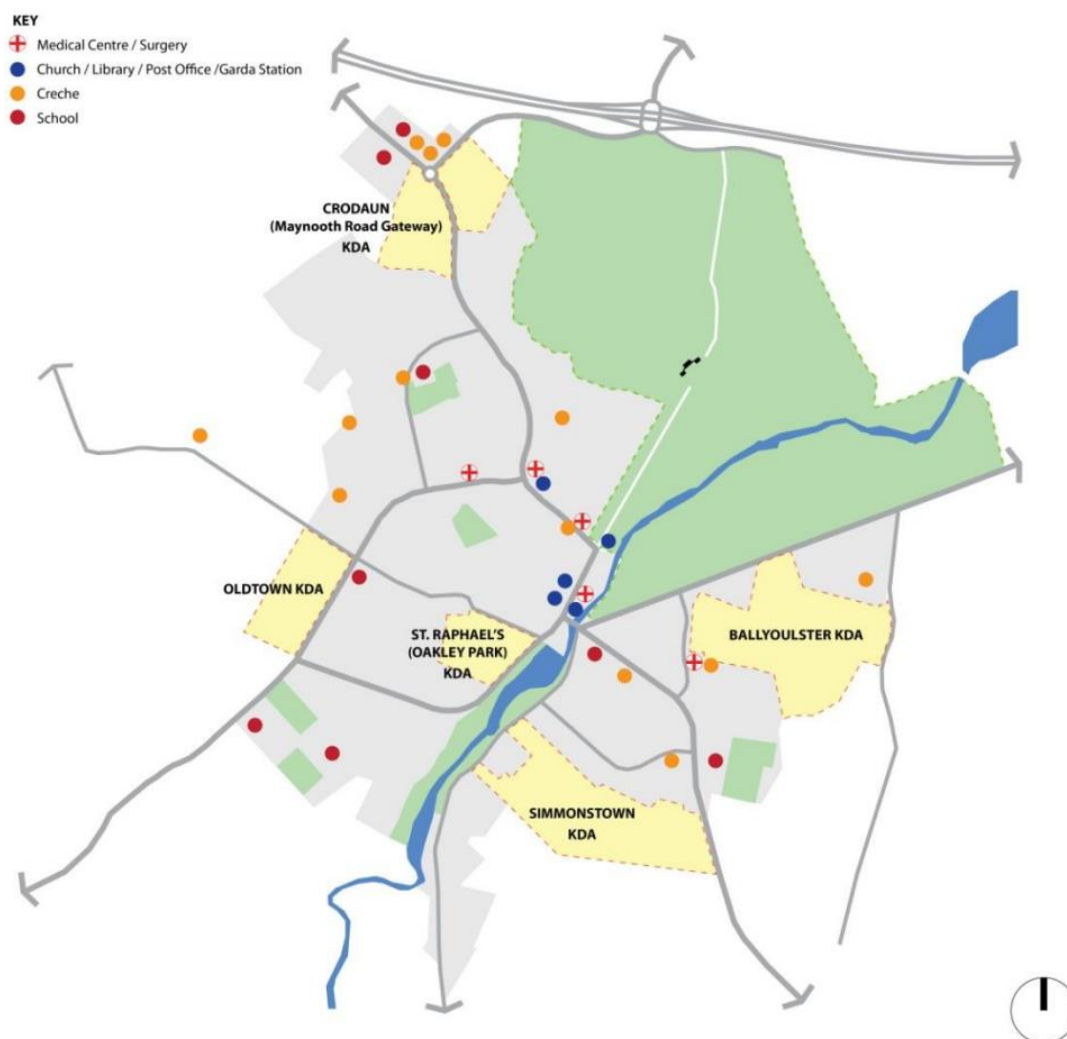
- *In new housing estates, purpose built facilities are normally required; these are best located at or near the front of the estate.*
- *Full off-street parking for crèches will generally be required.*
- *Developers shall generally be required to provide childcare facilities as part of Phase 1 of development.*

### **Celbridge Local Area Plan 2017-2023**

3.20 The LAP sets out a number of policies and objectives relating to the social and community infrastructure requirements of new developments, the most relevant of which are included below:

- **Strategic Objective-** *To support and facilitate the development of high quality, integrated residential neighbourhoods and deliver social and community infrastructure and facilities in tandem with new housing.*  
**Objective CS01.2-** *To support new residential development in Key Development Areas (KDAs) in tandem with the delivery of supporting physical and social infrastructure.*
- **Objective RDO1.2-** *To secure the provision of social infrastructure and community and recreational facilities in tandem with residential development, in accordance with the implementation strategy described in Chapter 13*
- **Policy COM1-** *It is the policy of the Council to facilitate and secure the provision of social infrastructure to support existing and new communities, in a manner, which provides flexibility to respond to varied, and changing community needs.*
- **Objective COMO1.1-** *To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Celbridge LAP area.*
- **Objective COMO1.2-** *To require the provision of childcare spaces in the Key Development Areas, in accordance with the phasing requirements set out in Chapter 13.*

3.21 Section 6.3 of the LAP relates to Community Facilities and sets out that Celbridge has a wide variety of community facilities, services and active community groups spread throughout the town. This is discussed in further detail in Section 5 below.

**Figure 3.2 Extract Celbridge LAP Community Facility Distribution**

3.22 In relation to the subject site and the wider KDA 2 lands, the following is relevant:

- Section 12.2.2 and Figure 12.1 identifies the northern parcel of land of the wider KDA 2 lands for primary and post primary schools, in addition to provision of a local park.
- Section 13.5 sets out the schedule of phasing for the KDAs, including for childcare and open space infrastructure.

#### 4.0 **METHODOLOGY**

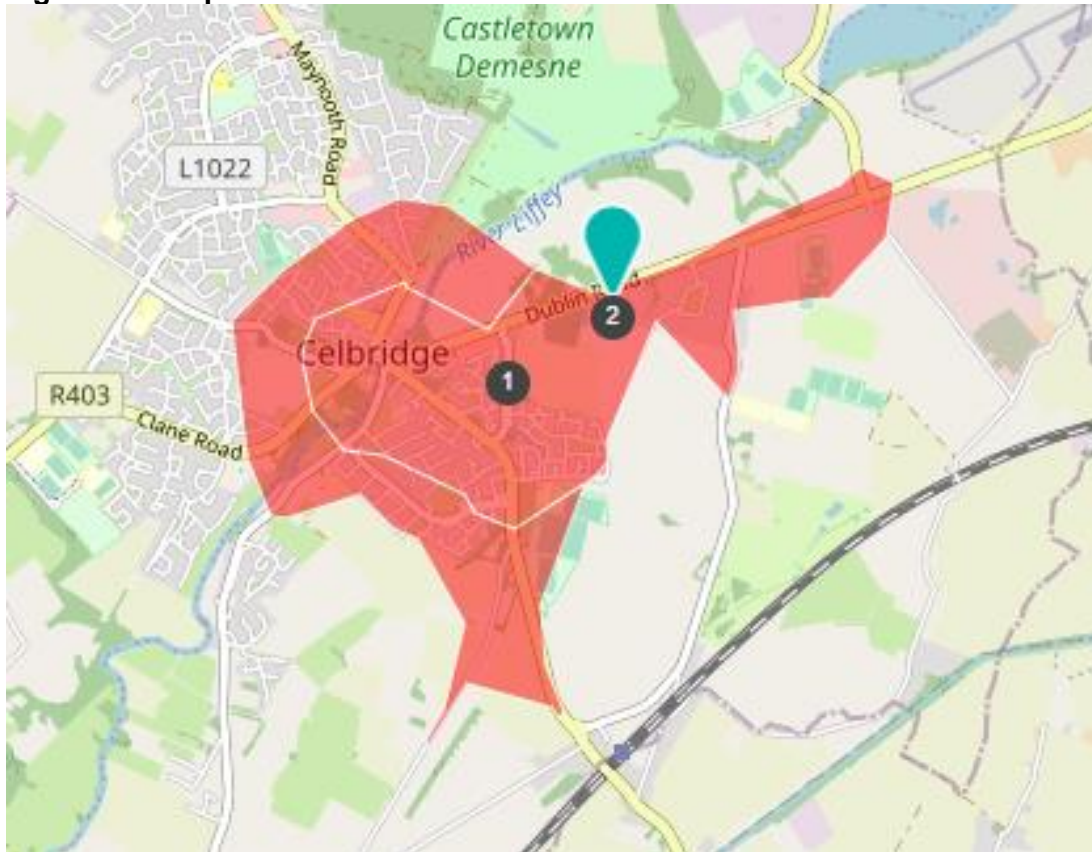
4.1 The report outlines the existing social and community infrastructure surrounding the subject site, which is available to serve the needs of existing and future residents of the area. The catchment area considers existing social and community infrastructure primarily located within a 15 minute walking distance to the application site, as indicated in Figure 4.1 below. Given the extent of the site, the 15 minute walking distance identified takes into account both the proposed access from the Shinkeen Road and the proposed access from the Dublin Road.

4.2 An estimated 15-minute isochrone has been mapped using an online isochrone mapping tool (Openroute Service). This approximate 15-minute area has been verified via spot checks on Google Maps route planning tool.

- 4.3 In accordance with the national policy, the County Development Plan and the LAP requirements, the study assesses the following facilities and amenities:
- Health Facilities;
  - Education & Childcare;
  - Sports & Recreation; and
  - Other relevant Community and Cultural Facilities.
- 4.4 Facilities and amenities relevant to the study have been identified via desk based online mapping sources and visits to the locality. Whilst every effort has been made to identify relevant facilities within the catchment area, the facilities identified are not intended to be exhaustive. These facilities were then tabulated and added to the base map. Cognisance has been taken of the accessibility of the surrounding area from the site. Visits to the surrounding area can be classified as ‘test walks’ which are useful to establish any major impediments to the walkability of routes or areas within the vicinity. This acts as a check on the online desk-based elements of the audit surveying and mapping.
- 4.5 Where relevant, the report also draws qualitative conclusions on the availability and standard of social and community infrastructure in the area, based on visits to the surrounding area and desk-based surveys undertaken using a range of online mapping tools and web searches utilising Boolean operators.

#### **15-Minute Walk Time**

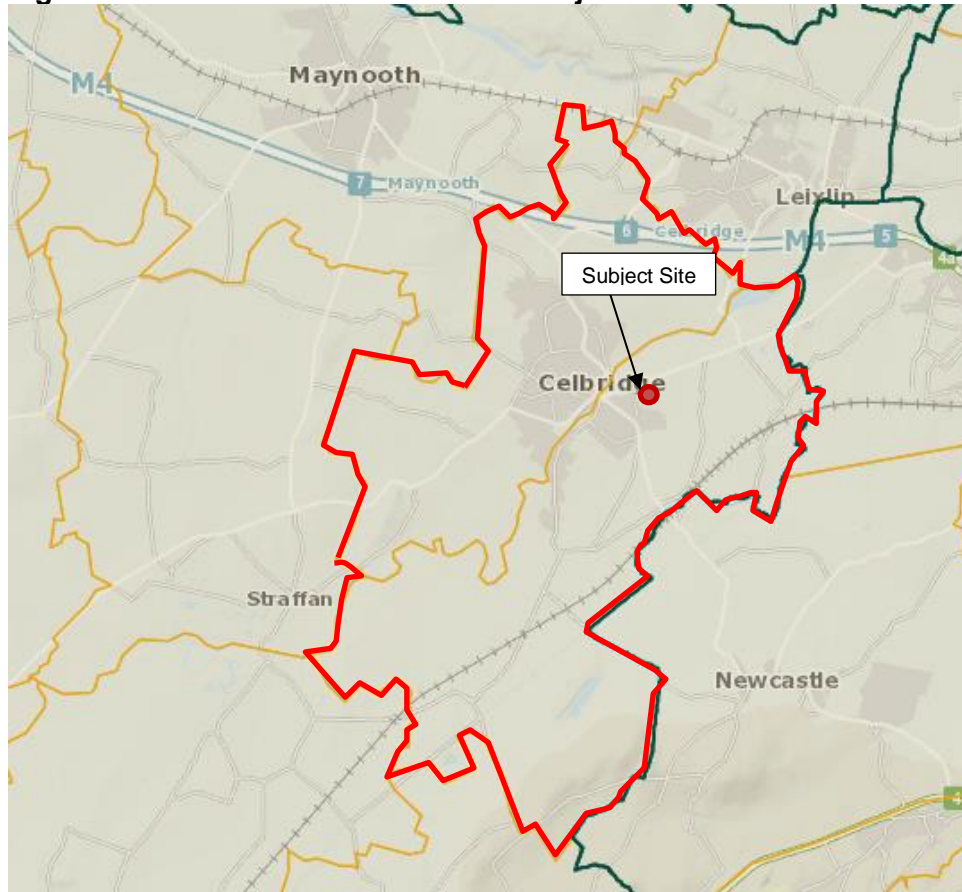
- 4.6 The use of a 15-minute walk time has been selected as noted above initially based on a qualitative assessment of the area surrounding the proposed development site.
- 4.7 This 15-minute walking time threshold for walkability also has a basis in academic literature and planning / urban design research dealing with modal choice within built up areas and the design of walkable urban areas. The literature points to an increased inclination to walk (rather than take public transport or use a private car) if the destination can be reached via a brief walk.
- 4.8 The planning of urban areas around a 15-minute walk time or cycle time has been prominent recently in the announcement by local government in Paris of the goal that a ‘15-minute city’ be achieved, whereby the pattern of development going forward would enable access to all daily necessities within a 15 minute walk or cycle time.
- 4.9 A 15-minute walking isochrone is indicative of a distance which is accessible on foot to access regular and necessary facilities and amenities, providing for access within c. 5 minutes by bicycle.

**Figure 4.1: Map of 15 Minute Area**

Source: Openroute Service

- 4.10 The study uses Central Statistics Office (CSO) Census data for Small Area Population Statistics (SAP's) to inform the existing demographics. The 15 minute area extends across two no. Electoral Divisions. Figure 4.2 below indicates the Electoral Division's selected, which includes:
- Celbridge
  - Donaghcumper
- 4.11 The population statistics have been calculated by adding together the populations for each ED. The demographics for this area are assessed over 2011 and 2016 Census data, in order to obtain a profile of the area. It is noted that the ED's extend beyond the 15 minute area, however, to provide a more detailed profile of Celbridge the full demographics from the ED's have been taken into account.
- 4.12 The social and community needs of the proposed development is assessed based on an estimated population of the proposed development based upon the proposed unit mix and the average household size. In assessing the scheme, regard is had to the population profile of the area to assess the likely impact of the development upon existing facilities and their capacity to cater for the additional population arising from the proposed development.



**Figure 4.2: Selected EDs around the Subject Site**

Basemap Source: Census

## 5.0 **PROFILE OF THE AREA**

5.1 The profile of the area has been reviewed against the following criteria:

- Demographics
- Electoral District Statistics; and
- Existing Facilities:
  - Health Facilities
  - Education & Childcare
  - Sports & Recreation.
  - Community Service Facilities

### **Demographics**

#### *Population Growth*

5.2 As identified in Section 4, population figures from the Central Statistics Office (CSO) Electoral Divisions data was used to create a profile of the area surrounding the site. A comparison of population change between 2011-2016 for the catchment area, Kildare and the state is provided in Table 5.1 below:



**Table 5.1: Catchment Area, County, and State Population Change**

	State	Kildare	Catchment Area
<b>2011</b>	4,588,252	210,312	21,033
<b>2016</b>	4,761,865	222,504	21,910
<b>Change</b>	173,613	432,816	877
<b>Percentage</b>	3.8%	5.5%	4.2%

Source: CSO

- 5.3 The catchment area shows an overall population increase of 4.2%, which is marginally above the national average. The overall population trend is expected to continue within increased population growth and urbanisation putting pressure on the need for more residential development.

#### Age Profile

- 5.4 The population breakdown is based upon the two ED's. The age profile is compared across the 2011-2016 time periods to provide a comparison upon which future projections may be developed.

**Table 5.2: Population breakdown 2011**

Age Group	Population 2011	% of Total
0-19	6,591	31%
20-39	6,776	32%
40-59	5,775	27%
60-79	1,619	8%
80+	272	1%
Total	21,033	

Source: CSO

**Table 5.3: Population breakdown 2016**

Age Group	Population 2016	% of Total
0-19	6,834	31%
20-39	6,097	28%
40-59	6,288	29%
60-79	2,396	11%
80+	295	1%
Total	21,910	

Source: CSO

- 5.5 The growth is concentrated within the older age cohorts (see Table 5.4). The comparison table below would suggest that with a continuation of current patterns, larger demographic groups will move into the 40+ age group, potentially continuing its high level of growth.

**Table 5.4: Population change by age cohort**

Age Group	Population 2016	Population 2011	% change
<b>0-19</b>	6,834	6,591	4% increase
<b>20-39</b>	6,097	6,776	10% decrease
<b>40-59</b>	6,288	5,775	9% increase

<b>60-79</b>	2,396	1,619	48% increase
<b>80+</b>	295	272	8% increase
<b>Total</b>	21,910	21,033	

Source: CSO

#### *Average Household Size*

- 5.6 The Census 2016 identified a national average household size of 2.75 in 2016 and for Kildare this was 3.0. However, the household size varies depending on the house type, in particular for flat/apartments, the national average household size was 2.07 and for Kildare this was 2.1. It is noted in the Census 2016 that the formation of households in apartments grew at a faster rate compared with any other accommodation type.

**Table 5.5: Household Size**

	<b>Kildare</b>		<b>State</b>	
	Households	Average Household	Households	Average Household
House/Bungalow	65,663 (89)	3.1	1,471,650 (86%)	2.84
Flat/Apartment	6,974	2.1	200,879 (12%)	2.07
Bed-sit	46	1.7	3,266 (0%)	1.40
Caravan/Mobile Home	248	2.3	4,624 (0%)	2.22
Not stated	665	3.0	21,870 (1%)	2.82
<b>Total</b>	<b>73,596</b>	<b>3</b>	<b>1,702,289</b>	<b>2.75</b>

Source: CSO

#### *Future Demographic Trends*

- 5.7 The Kildare County Development Plan (within Variation no. 1, introduced to take account of updated projections within the RSES and the NPF) projects population growth of 16,683 between 2020 and 2023. A population of 222,504 was recorded in the 2016 census. This represents a c. 7.5% population increase over this period. By applying a projected growth rate of c. 7.5% to the 2016 population for the 2 electoral districts around the subject site (as indicated previously) the 2023 population can be estimated at c. 23,553.

#### **Existing Facilities**

- 5.8 The baseline survey is undertaken on the existing facilities in close proximity of the proposed development site. The relevant facilities within the surrounding area have been divided into separate sub-categories as characterised below and presented spatially. These categories are Healthcare Facilities, Childcare, Education, Sports & Recreation and Other Community and Cultural Facilities. The lists of individual providers are listed in Appendix 1 under Tables A1 to A4.

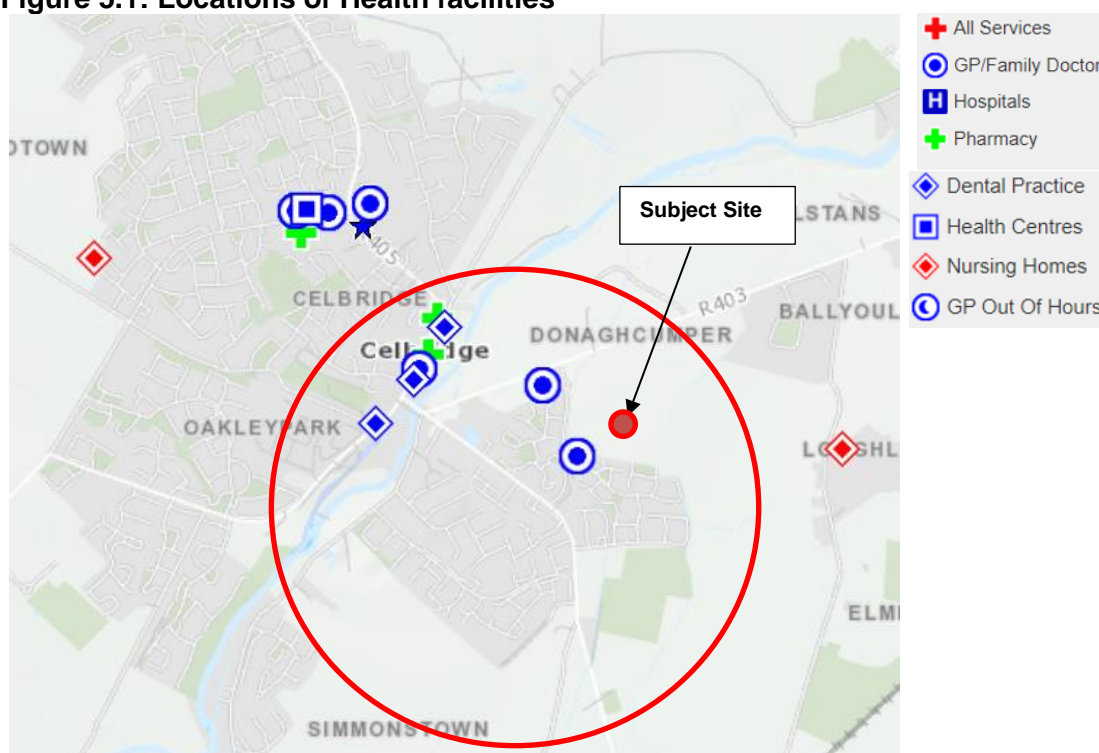
#### *Healthcare Facilities*

- 5.9 This subsection identifies the health care provisions that are available nearby to the subject site. The names and locations of all GP's, hospitals, pharmacies, health

centres, dentists and nursing homes are registered on the HSE's Health Atlas are listed in Appendix 1 and identified in Figure 5.1 below.

- 5.10 Of the available provisions in the area, there are 7 no. health centres / GP surgeries, 3 no. of which are within the catchment area. There are 3 no. dental practices and 4 no. pharmacies within the catchment area. There are 2 no. nursing homes located within the wider Celbridge area.
- 5.11 This baseline survey corresponds with Section 6.3.3 of the Celbridge LAP which identifies that there is a number of existing healthcare facilities in the area, including medical centres, dental care facilities and a nursing home within the plan area. It refers to health infrastructure undergoing considerable investment, with a primary care facility recently delivered on the Maynooth Road. St. John of God Community Services also provides a range of health and social care services for children and adults from two sites in Celbridge, St Raphael's Campus and Celbridge Abbey. The closest hospital is Connolly Hospital, Blanchardstown, with the hospital in Naas also providing services to residents of Celbridge.

**Figure 5.1: Locations of Health facilities**



Source: HSE Health Atlas

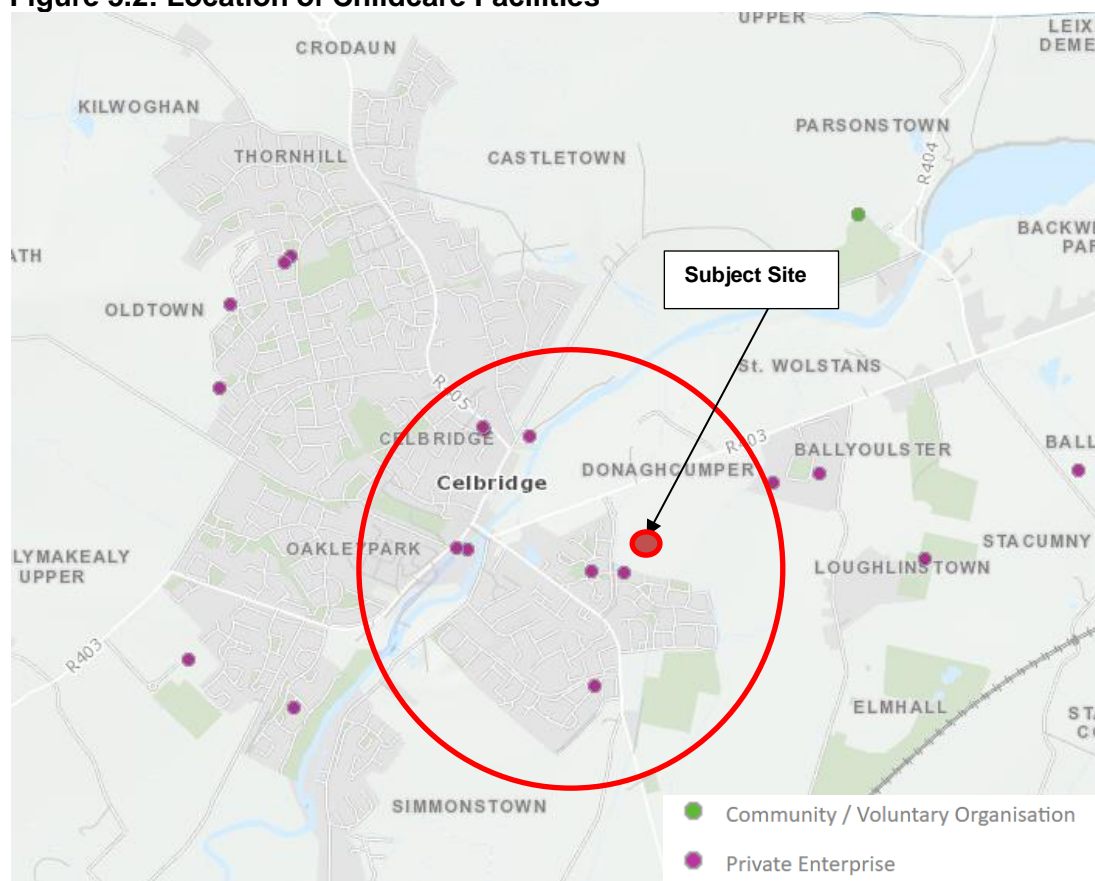
#### *Childcare and Education Facilities*

- 5.12 This subsection identifies the childcare and educational provisions that are located in proximity to the subject site and fall within the catchment area. The names and locations of all childcare facilities, primary schools, post-primary schools and special schools are listed in Appendix 1 and illustrated in the figures below. The childcare facilities identified are based upon the Celbridge LAP, and Pobal database of providers, while the schools are based upon school lists published by the Department of Education.
- 5.13 19 no. childcare facilities in total were identified, comprising 9 no. facilities within the catchment area, and a further 10 no. facilities in the wider Celbridge area (See Figure

5.2). A survey of the existing facilities was undertaken to determine that the existing childcare facilities and capacity in the area. Appendix 1 provides details of capacity and current availability.

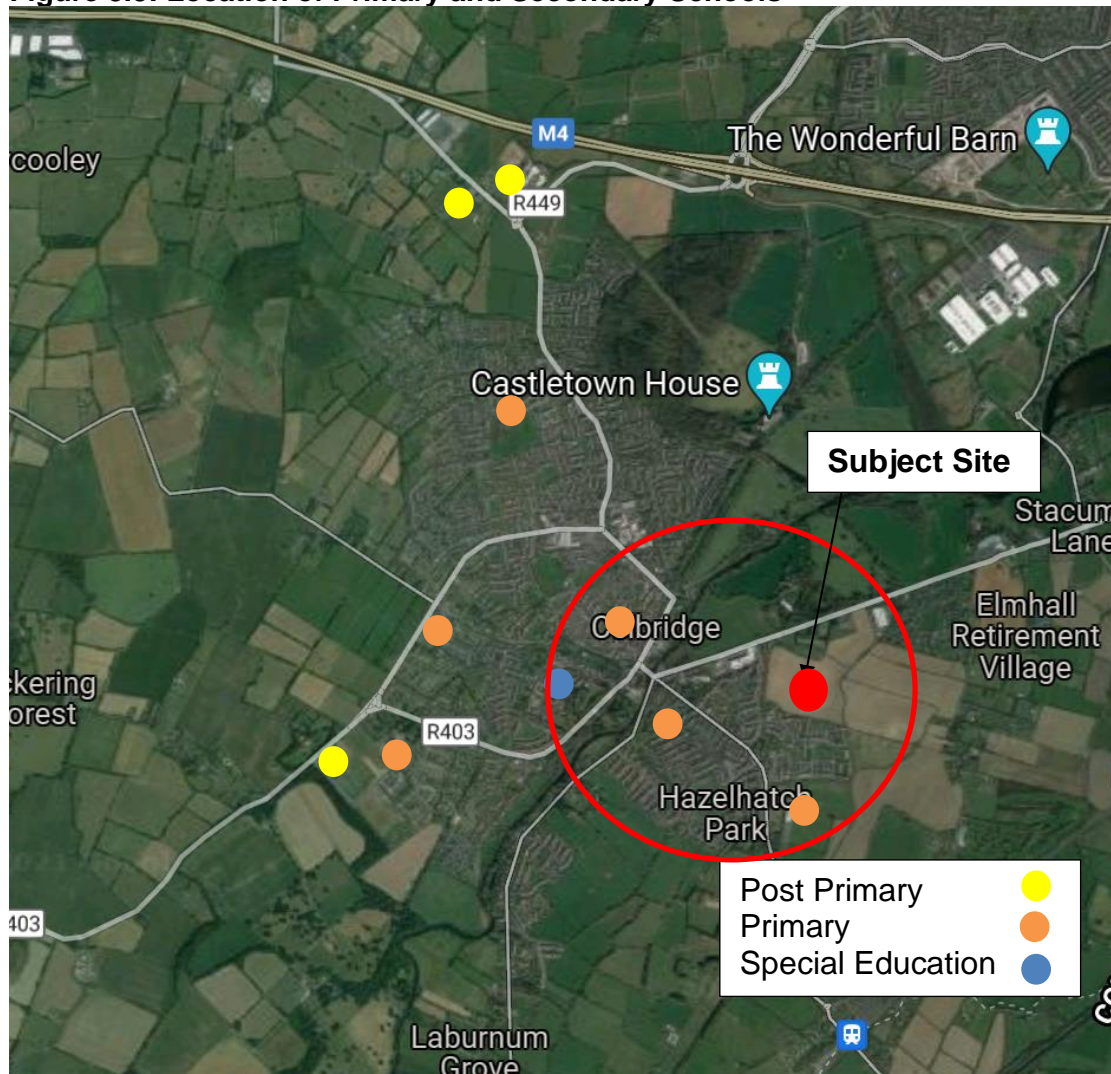
- 5.14 To establish available capacity for childcare places, Kate Kerrigan, Senior Associate Director, contacted each identified facility by phone. Where no information or a response was not available at the time, an online search was also undertaken to establish information via the individual facility website (where available), Pobal and KCCC.

**Figure 5.2: Location of Childcare Facilities**



Source: Pobal

- 5.15 Based on the survey, these facilities have capacity to cater for a minimum occupancy of 793 no. children. The facilities who responded to the study indicated that 36 no. childcare spaces are available at present in the catchment area, with an additional 15 no. childcare spaces available in the wider area (51 no. childcare spaces available in total).
- 5.16 There are 6 no. primary schools in Celbridge in total, including 3 within the catchment area. There are also 3 no. secondary schools within the wider Celbridge area and 1 no. special education school (St. Raphael's, owed by Saint John of God Trust) located within the catchment area.
- 5.17 The Department of Education provide details on enrolment figures for all primary and secondary schools on an annual basis. The enrolment figures for the 6 no. primary schools in 2021/22 was 2,337 no. spaces. The enrolment numbers for the 3 no. secondary schools in 2021/22 was 2,129 no. spaces and the enrolment numbers for the special education school in 2021/22 was 76 no. spaces.

**Figure 5.3: Location of Primary and Secondary Schools**

Source: Department of Education

- 5.18 The Celbridge LAP 2017-2023 (Section 6.3.1) also identifies that there are three post primary schools and eight primary schools. It notes that St. Patrick's Primary School and Celbridge Community College are currently operating in temporary buildings pending the identification of permanent school sites.
- 5.19 As set out in further detail in Section 6 below, the Celbridge LAP identifies the north western parcel of the wider KDA2 lands for primary and post primary schools. The applicant has engaged extensively with the Department of Education in relation to the lands reserved for the provision of 3 no. schools and a letter of support from the Department of Education is included with this application, reflecting the advance stage of discussions and the fact that the access road has been designed and laid out to cater for the future schools.

*Sports and Recreation (clubs, pitches, playgrounds)*

- 5.20 There are a number of sports and recreational facilities available in close proximity to the site. This includes the following sports facilities:
- Celbridge GAA
  - Ballyoulster AFC



- Celbridge Town AFC
- Celbridge Tennis Clubs
- Elm Hall Golf Club
- MU Barnhall Rugby Club

5.21 Castletown Demesne provides a park comprising c. 130 acres to the north and accessed from the Main Street. In addition there are 2 no. playgrounds at Celbridge Abbey and Willowbrook.

#### *Other Community Uses*

5.22 This portion of the assessment identifies and examines the remaining facilities in the catchment area and the type of facility they offer. There are a number of facilities in the area including retail, community centres, religious centres, and cultural institutions.

5.23 There is a mix of retail uses noted within the catchment area of the subject site. This includes the town centre (located c. 1.3km) with a large range of restaurants, cafes and other services/facilities such as medical services and a library. There are three religious facilities including Christ Church, St. Patrick's Church and Celbridge Christian Church.

5.24 The neighbourhood centre of St Wolston's Shopping Centre is in very close proximity to the site (to the north west along Dublin Road) and includes a Super Valu, a fitness club, a medical centre and a pharmacy. In addition to the south of the subject lands, within the Primrose Gate residential development, there is a Tesco, alongside a GP Surgery, a childcare facility and pharmacy.

## **6.0 ASSESSMENT OF NEEDS**

### **Proposed Development**

6.1 The proposed development relates to the construction of 344 no. residential units (comprising 54 no. 1 beds, 30 no. 2 beds, 210 no. 3 beds and 50 no. 4 beds), a childcare facility with a GFA of c. 369 sq.m, public and communal open space, landscaping, car and cycle parking spaces, provision of an access road from Dublin Road and Shinkeen Road, associated vehicular accesses, internal roads, pedestrian and cycle paths, bin storage, ESB substations, pumping station and all associated site and infrastructural works.

### **Proposed Development Demographic Assessment**

6.2 To determine the potential maximum occupancy for the new residential units, this has been calculated based on the national average household size for houses of 2.84 and apartments of 2.07 (as set out in Table 5.5 above). On this basis, the maximum occupancy for the development is calculated as c. 812 no. persons, broken down as follows:

- 214 no. duplex / apartment units x 2.07 = 443 no. persons
- 130 no. houses x 2.84 = 369 no. persons

### **Health and Wellbeing**

6.3 There are no national standards for health provision in Ireland relating to the provision of primary care facilities, residential care facilities or the number of GPs practising per head of population. As outlined above, the health facilities within close proximity of the

subject site consists of a number of GPs and primary care / health centres, in addition to dental practices and pharmacies. The requirement for additional healthcare provision was not identified in the Celbridge LAP for the KDA2 lands.

- 6.4 The level of provision within the catchment area constitutes excellent service provision for the community and is considered sufficient to cater for the additional needs which will arise for the proposed development.

## **Education and Childcare**

### *Childcare*

- 6.5 The Guidelines for Planning Authorities on Childcare Facilities (2001) recommend that 20 childcare spaces be provided for new housing developments of 75 units or more. However, both the Childcare Facilities Guidelines and the Apartment Guidelines 2020 also acknowledge that one-bedroom units can be omitted from this calculation.
- 6.6 In the context of the above, one-bedroom units would not be considered to contribute towards a requirement for childcare provision. The total number of units within the scheme that can be used to calculate childcare provision is 290 units (344, minus 54 no. 1 bed units). This is without taking into account that potentially the larger units may not be all occupied by families with children. Based on this, the maximum recommended quantum of childcare places to be provided within the proposed development is 77 no. places ( $290 / 75 = 3.86 \times 20$ ). Based on the accepted industry average of between c. 4-5 sq.m per child, this would equate to a requirement for a childcare facility of 308-385 sq.m.
- 6.7 Furthermore, Section 6.3.2 of the LAP sets out the availability of good quality and accessible childcare facilities and states that *'...It is considered that a rate of 20 childcare spaces per 150 dwellings represents an adequate level of provision in conjunction with new housing development'*.
- 6.8 Based on this, the recommended quantum of childcare places to be provided within the proposed development reduces to 39 no. places ( $290 / 150 = 1.93 \times 20$ ). Based on the accepted industry average of c. 4-5 sq.m per child, this would equate to a requirement for a childcare facility of 156-195 sq.m.
- 6.9 The proposed childcare facility and associated outdoor play area has a GFA of 369 sq.m and is located in Site A. This childcare facility has the potential to cater for c. 74-92 children (based on a gross floorspace requirement of c. 4-5 sq.m per child). The external play space and the drop off and parking for the childcare facility is provided directly adjoining the facility.
- 6.10 Therefore, it is considered that this facility will be able to accommodate the demand for childcare spaces generated by the proposed development (of c. 39 to 77 no. places), future phases of development on the KDA 2 (subject to further assessments at that time), and with potential additional capacity in the short term to accommodate demand from the surrounding area, which in any instance are already catered for by the other facilities in close proximity to the subject site, as outlined in Section 5 above.
- 6.11 Having regard to the nature of the scheme, the size of the childcare facility proposed, the demographic profile of expected end users, the proximity of the site to a number of existing facilities and a proposed childcare facility included within this Phase 1 application for the KDA 2 lands, it is considered that the existing and the proposed childcare facilities are more than sufficient to cater for the estimated increased demand

for childcare services arising from the proposed development, whilst also providing capacity for future phases of development (subject to further assessments at that time).

### *Primary Education*

- 6.12 There are a total of 6 primary schools located within close proximity of the subject site. Based on the primary school age cohort representing 12% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create extra demand for c. 84 primary school places (this figure is based upon the assumption of maximum occupancy within the development). This figure is based on the 1 beds being excluded and the assumption that all remaining units are occupied by families (c. 700 no. persons in total) and no additional rooms (2+ beds) are occupied by adults only, with additional rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.
- 6.13 The total enrolment within these 6 schools is 2,337 (Department of Education). Based upon this the proposed development will increase demand by c. 3%, which is relatively minor in the overall context and having regard to the conservative catchment scenario assumed for the subject site.
- 6.14 As mentioned in Section 5, the north-western parcel of the wider KDA 2 lands are reserved for a new education campus and will accommodate a new education campus. The lands reserved for the Department of Education in relation to the provision of the 3 no. schools equate to 7.2ha in total. This also incorporates the lands that were previously identified in the LAP to extend the Donaghcumper Cemetery, which KCC have since confirmed are not suitable for the cemetery extension, therefore increasing the extent of land for the schools than originally envisaged by the LAP from c. 6 ha to 7.2ha. Additional landscape buffers / ancillary open space areas between the boulevard, the lands reserved for the schools and the proposed residential development in Site A (these are not factored into the public / communal open space requirements for the residential development). The applicant has undertaken detailed discussions with the Department of Education regarding the proposals, and the Department have confirmed that they will meet any requirements for parking and set down areas within the lands reserved for the schools, and that the Department is supportive of the proposed access road and its delivery, noting it will provide important infrastructure to serve the school campus, including pedestrian and cycle links. A letter of support from the Department of Education is included as part of the application as a standalone document. This confirms the following:
- The Department is satisfied that the lands reserved for the three school campus is appropriately located and fulfils the Department's requirements.
  - The letter notes that the school campus increased in size from the initial proposal of c. 6 ha to the current agreed area of 7.2ha, and that the site is sufficient to allow for potential future expansion / increased capacity within the schools should the need arise.
  - The Department is supportive of the proposed access road and its delivery, noting it will provide important infrastructure to serve the school campus, including pedestrian and cycle links.
  - Set down spaces / parking for the schools will be accommodated within the lands reserved for the school campus.
  - In terms of timescales, progress is being made between the Applicant and the Department in relation to contract for sale and transfer of the lands.



- The delivery of the project, which is within the Department's current capital programme, has been devolved to a Delivery Team and it is current projected that a planning application for the school campus development will be lodged within c. 12 to 18 months.

6.15 Having regard to the estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the existing and planned primary education infrastructure can accommodate the predicted increase in demand arising from the proposed development and is therefore adequate.

#### *Secondary / Post Primary Education*

6.16 There are a total of 3 Secondary schools located within close proximity of the subject site. Based on the post primary school age cohort representing 8.5% of the total population (based upon the methodology employed by the Department of Education for calculating school demand, see document titled 'The Provision of Schools and the Planning System'), the proposed development will create extra demand for c. 60 post-primary school places (this figure is based upon the assumption of maximum occupancy within the development). As above, this figure is based the 1 beds being excluded and the assumption that all remaining units are occupied by families and no additional rooms (2+ beds) are occupied by adults, with additional rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.

6.17 The total enrolment within the 3 secondary schools is 2,129 as of the (Department of Education and Skills). Based upon this the proposed development will increase demand by c. 3%.

6.18 As set out above, having regard to this estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the existing and planned post-primary education infrastructure can accommodate the predicted increase in demand and is adequate.

#### **Sport and Recreation**

6.19 This assessment demonstrates that there are a number of sports and recreational uses within the catchment area of the subject site. In addition, the proposed development will deliver significant provision of Public Open Space (approx. 24,726 sq.m / 18% of the gross site area) and c. 2,151 sq.m of communal open space.

6.20 The public open space accords with the provisions of the Celbridge LAP, including the design concept for the KDA 2 lands, Policy OS1 and the open space objectives which seek to provide high quality multi-functional public open space. The Local Park will also serve future phases of development on the KDA 2 lands and hence the high percentage on the overall Phase 1 application site.

6.21 We refer to the Landscape Design Report prepared by BSLA and the Architectural Design Statement prepared by OMP for further details. In summary, the 2.47 ha (24,726 sq.m) of open space includes a necklace of local parks, with one local park within each character area. Each public space is integrated with existing hedgerows and mature trees, in addition to proposed footpaths, cycle ways, green links, landscaping and a variety of play spaces. This includes:

- Site A Local Park and Playground: The local park is 10,022 sq.m includes a fitness trail, community gardens, extension of hedgerows woodland and natural

- landscaping, picnic area. A separate playground area is also proposed (c. 200 sq.m).
- Site B Local Park: This public open space is c. 10,550 sq.m and has been designed to ensure it integrates and protect in situ the identified archaeology features. The proposed meadow with wild flowers and the raised cycle route will ensure this area is protected.
  - Site C Local Park and Playground: This local park is c. 3,373 sq.m includes a recreational corridor, large play areas, gardens, picnic areas, woodland and natural landscaping features. A separate playground area is also proposed (c. 500 sq.m).
- 6.22 Comments received from KCC Parks indicated that provision should be made for a full size playing pitch. However, due to the constraints of the subject site, particularly in respect of flooding and archaeology, it is not possible to facilitate a full size pitch within the subject site. Furthermore, there is no requirement for provision of such a playing pitch from the Kildare Development Plan 2017-2023 or the Celbridge Local area Plan 2017-2023. However, the proposed development includes significant areas of public open space, and it will significantly enhance connectivity and permeability in this part of Celbridge.
- 6.23 The communal open space is provided in accordance with the Apartment Guidelines 2020 and will be available solely for the use of residents of the duplex apartments / apartments.
- 6.24 Overall, the existing and proposed open space is considered sufficient to accommodate the additional population that will be generated by the proposed development, in addition to providing significant new public open space that will be available to the existing surrounding community and future phases of development of the wider KDA2 lands.

### **Other Community Uses**

- 6.25 As set out above, overall, it is considered the existing and proposed uses within the catchment area offer a good service provision for the community. The surrounding area also benefits from other retail and service uses, community, social, and religious infrastructure, including community centres, and places of worship.

## **7.0 CONCLUSION**

- 7.1 Thus, in conclusion it is respectfully submitted that this report has demonstrated that the Social and Community Infrastructure, including the proposed childcare facility and significant public open space, will be sufficient to cater for the needs of the proposed development.
- 7.2 The proposed childcare facility, in addition to the existing childcare facilities within close proximity of the site area, are sufficient to cater for the estimated increased demand for childcare services arising from the proposed development and has potential to cater for demand arising from future phases of development on the KDA 2 lands.
- 7.3 The extra demand created by the proposal for primary and post primary educational facilities will be relatively low in relation to current levels of local provision. Notwithstanding this, the north-western parcel of the wider KDA 2 lands are reserved for a new education campus and will accommodate modern education facilities for the Celbridge area. Having regard to the estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the

existing and planned primary and secondary education infrastructure can accommodate the predicted increase in demand arising from the proposed development and is therefore adequate.

- 7.4 There is a range of facilities for sports and recreation within a close proximity of the site and the proposed development will also deliver significant public open spaces and communal open space to serve the needs of the additional population that will be generated by the proposed development and future phases of development on the wider KDA2 lands.
- 7.5 The health care, community, and other facilities are well represented within the catchment area of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver.
- 7.6 Based on the assessment of social and community infrastructure set out above, it is considered that the existing provision in the surrounding area provides a good standard of amenity and accessibility to necessary infrastructure for future residents and the wider area and that childcare facility and public open space proposed will cater for the future needs of residents of the development.

**APPENDIX 1- LIST OF SOCIAL AND COMMUNITY INFRASTRUCTURE FACILITIES WITHIN THE CATCHMENT OF THE SUBJECT SITE**

**Table A1 – Primary and Secondary Schools**

	<b>Primary Schools</b>	<b>Distance from Subject Lands</b>	<b>Enrolment 2021/2022</b>
1	St Patricks National School	<800m	406
2	Primrose Hill National School	<500m	117
3	Scoil Naomh Brid	<800m	340
4	Scoil Mochua, Aghards	>800m	679
5	Scoil Na Mainistreach	>800m	401
6	North Kildare Educate Together School	>800m	394
	<b>Total</b>		2,337
	<b>Post Primary Schools</b>	>800m	
1	St Wolstan's Community School	>800m	760
2	Celbridge Community School	>800m	655
3	Salesian College	>800m	714
	<b>Total</b>		2,129
	<b>Special Education</b>	>800m	
1	St Raphael's Special School	>800m	76

Source: Department of Education

**Table A2 – Childcare Facilities**

	<b>Childcare Facilities</b>	<b>Services Provided (where known)</b>	<b>Capacity (Approx)</b>	<b>Available Capacity (Approx)</b>
<b>Within the catchment area</b>				
1	Busy Bees, 394 Ballyoulster, Celbridge	Sessional	22	No response
2	Celbridge Montessori School, The Slip Hall, Castletown Gates, Celbridge	Sessional	23	No response
3	Cocoon Childcare – Celbridge, Hazelhatch, Celbridge	Full Day, Part Time	116	36
4	Jane's Tree Top Montessori, 407 Ballyoulster Park, Celbridge	Sessional	16	0
5	Kiddies Choice Creche, 1 Elm Park, 38 Maynooth Road, Celbridge	Full Day, Part time, Sessional	51	No response
6	Memory Lane Preschool, Room 3, The Mill, Celbridge	Sessional	23	No response
7	Naionra Aoibhneas, An Muileann, Celbridge	Sessional	18	0

8	The Kindergarten @ Gymboree, 15 The Avenue, St Wolstan's Abbey, Celbridge	Sessional	40	8
9	Brilliant Beginnings Creche and pre-school, Block B, Willow Court, Primrose Gate, Celbridge	Full Day, Part Time, Sessional	39	0
<b>Sub-total Catchment Area</b>			348	36
<b>Wider Area</b>				
10	Chatterboxes Childcare Celbridge Ltd, Backweston Lab Campus, Stacumny Lane, Celbridge	Full Day, Part time, Sessional	43	0
11	The Children's Circle, 33 Thornhill Heights, Celbridge	Sessional	44	0
12	Choice Childcare, Aghards House, Thornhill, Celbridge	Full Day, Sessional	60	No response
13	Giraffe Childcare – Celbridge, Block B, M4 Business Park, Celbridge	Full Day, Part time	140	0
14	Happy Years Childcare, The Green, Oldtown Mill, Celbridge	Sessional	50	No response
15	Hopscotch Afterschool	Afterschool	53	0
16	The Purple Penguin Creche and Montessori, The Orchard, Oldtown Mill, Celbridge	Full Day, Part time, Sessional	73	0
17	Shooting Stars Afterschool Celbridge	Afterschool	35	0
18	Viviennes Playschool, 12 The Drive, Abbey Farm, Celbridge	Sessional	13	No response
19	Weston Primary Montessori, Barnhall Rugby Club, Parsonstown, Leixlip	Sessional	44	15
<b>Sub-total Wider Area</b>			445	15
<b>Total</b>			793	51

Source: Tulsa / Pobal

**Table A3 – Healthcare Facilities**

	<b>GP / Health Centres</b>	<b>Distance from Subject Lands</b>
1	Primrose Gate Medical Centre	<500m
2	Orchard Medical Centre	<500m

3	Celbridge Medical Centre	<500m
4	Celbridge Primary Care Centre	>800m
5	Centric Health Celbridge	>800m
6	Whitethorn Clinic	>800m
7	Oaktree Clinic	>800m
	<b>Dental Practice</b>	
1	O'Reilly's Dental Practice	<800m
2	Riverside Dental Practice	<800m
3	Dental Practice, Main Street Celbridge	<800m
	<b>Pharmacy</b>	
1	Kinsella's Pharmacy	<500m
2	Chemco Pharmacy	<500m
3	Castletown Pharmacy	<800m
4	Blake's Allcare Pharmacy	<800m
5	Walsh's Pharmacy	<800m
6	James & Vincent Walsh Pharmacy	>800m
	<b>Nursing Homes</b>	
1	Elm Hall Nursing Home	
2	Glenashling Nursing Home	

Source: HSE Atlas Ireland

**Other key services / facilities in the Celbridge area:**

- St Wolstan's Shopping Centre, including SuperValu, fitness club, medical centre, pharmacy
- Tesco Express (Willow Green)
- Celbridge GAA Club
- Celbridge Football Club
- Large range of restaurants and cafes in the town centre
- Hanlon Activity Park (inc. Golf Range Range)
- Celbridge Abbey Gardens
- Christ Church
- St Patricks Church
- Celbridge Christian Church
- Mill Community Centre
- Library
- Slip Hall
- The ACRE
- Tesco
- Lidl
- Aldi
- Castletown House