



Social Infrastructure Assessment

to accompany a
Residential Development
at
Kilcullen Road,
Bluebell,
Naas,
Co. Kildare

on behalf of
Ardstone Homes Ltd

**Declan Brassil
& Company Ltd**
chartered planning consultants

November 2018

TABLE OF CONTENTS

1.0	INTRODUCTION.....	3
2.0	DEMOGRAPHIC PROFILE	4
2.1	Population Growth.....	4
2.2	Population Profile.....	5
3.0	AUDIT OF EXISTING SOCIAL AND COMMUNITY FACILITIES IN NASS.....	6
3.1	Sport and Recreation Facilities.....	6
3.2	Community Facilities	7
3.3	Health Care Provision	8
3.4	Childcare and Educational Facilities.....	9
3.4.1	Childcare Facilities – Early Years.....	9
3.4.2	Primary Schools.....	13
3.4.3	Secondary Schools.....	13
3.4.4	Third Level Educational Facilities.....	14
3.5	Other Facilities.....	14
4.0	CONCLUSION	15

1.0 INTRODUCTION

This Report accompanies a planning application by Ardstone Homes Limited under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (2016 Act) for a residential development of 125 no. units at a site of approximately 3.76ha, located in the townland of Bluebell, Naas, County Kildare.

Section 11.6 of Volume 1 of the Kildare County Development Plan (KCDP) states that the Council will seek the provision of and access to services and facilities to meet the needs of the county's growing population over the period of the Plan. In this regard, this report has been undertaken in accordance with Objective CO 2 of the KCDP, which states the following:

'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.'

This report updates the Social Infrastructure Assessment issued to An Bord Pleanála and Kildare County Council on the 20 July 2018, accompanying a consultation meeting request in accordance with section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (2016 Act).

Section 3.4.1 of this report addresses a request by An Bord Pleanála, pursuant to article 285 (5) (b) of the Planning and Development (Strategic Housing Development) Regulations 2017 for the following information to be submitted with any application for consideration:

'Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.'

In addition, it is noted that the results of the On the 02 October 2018, the results of the childcare review and telephone survey undertaken for Naas were issued to the Kildare County Childcare Committee for comments and consultation. A copy of the letter issued to the Childcare Committee is provided in Appendix A of this Report.

2.0 DEMOGRAPHIC PROFILE

This section provides a brief outline of the demographic profile of Naas by having particular regard to CSO Census Data for 2011 and 2016.

2.1 Population Growth

Table 2.1 below provides the population change of the State, the GDA, Dublin, Kildare and Naas between 1996 and 2016 as derived from the CSO statistics.

Table 2.1: Population Change 1996-2016

Census Year	Area				
	State	GDA	Dublin	Kildare	Naas
1996	3,626,087	1,405,671	1,058,264	134,992	14,074
2002	3,917,203	1,535,446	1,122,821	163,944	18,288
% Change	8.0%	9.2%	6.1%	21.4%	29.9%
2006	4,239,848	1,662,536	1,876,176	186,335	20,044
% Change	8.2%	8.3%	5.7%	13.7%	9.6%
2011	4,588,252	1,804,156	1,273,069	210,312	20,713
% Change	8.2%	8.5%	7.2%	12.9%	3.3%
2016	4,761,865	1,907,332	1,347,359	222,504	21,597
% Change	3.8%	5.7%	5.8%	5.8%	4.3%

Source: www.cso.ie

The population of Naas has grown substantially in the past 20 years, from 14,074 in 1996 to 21,597 in 2016, representing a population increase of 53.5%. Similarly, the population of County Kildare grew by 64.8% between 1996 and 2016. The population growth in Naas and Kildare exceeds the growth in the State (31.3%), the GDA (37.5%) and County Dublin (27.3%) during the same period.

From 1996 to 2006 the rate of population growth in Naas exceeded the State, the GDA and County Dublin. Between 2006 and 2011, the population growth of Naas was 3.3%, substantially below the State (8.2%), GDA (8.5%), Dublin (7.2%) and Kildare (12.9%).

The population of Naas increased by 4.3% between 2011 and 2016, exceeding the State average of 3.8% but below the GDA (5.7%), Dublin (5.8%) and Kildare (5.8%) for the same census period. In addition, it is noted that the rate of growth in Kildare has exceeded that of the State, the GDA and County Dublin in every census period since 1996.

2.2 Population Profile

Table 2.2 below provides the population profile of the State, GDA, Dublin, Kildare and Naas by age group as per the 2016 Census results. Table 2.3 provides the percentage change between 2011 and 2016 for the 00-19 age range for the State, GDA, Dublin, Kildare and Naas.

Table 2.2: Population Profile of the State, County Kildare and Naas (2016)

Age Group	State	GDA	Dublin	Kildare	Naas
0-19	1,309,368 (27.5%)	510980 (26.8%)	338701 (25.1%)	69,039 (31.0%)	6,252 (28.9%)
20-39	1,322,467 (27.8%)	594240 (31.2%)	447522 (33.2%)	61,176 (27.5%)	6,122 (28.3%)
40-59	1,253,607 (26.3%)	489492 (25.7%)	335586 (24.9%)	60,455 (27.2%)	6,053 (28.0%)
60-79	727,831 (15.3%)	259949 (13.6%)	185303 (13.8%)	27,595 (12.4%)	2658 (12.3%)
80+	148,592 (3.1%)	52671 (2.8%)	40247 (3.0%)	4,239 (1.9%)	512 (2.4%)

Source: www.cso.ie

Table 2.3: 00-19 Age Group Population Change 2011-2016

Age Group	State	GDA	Dublin	Kildare	Naas
0 - 4	-7.0%	-4.7%	-2.2%	-8.5%	-5.0%
5 - 9	10.8%	9.0%	6.9%	10.3%	6.9%
10 - 14	5.6%	8.6%	6.7%	11.8%	9.5%
15 - 19	7.0%	7.6%	4.7%	17.1%	12.7%

Source: www.cso.ie

The 2016 Census results indicate that the age profile of the population of Naas is relatively young, with 28.9% of the population in the 0-19 age range, above the average of the State, GDA and Dublin. Kildare has a slightly younger population profile (31% under 19 years of age) than Naas, however, Naas has higher population in the 20-39 working age range.

Population in the 0-4 age range has decreased between 2011 and 2016 across the State, the GDA, Dublin, Kildare and Naas. It is noted that Kildare had the largest decrease in the 0-4 age range, followed by the

State, Naas, the GDA and Dublin. In addition, 16.4% of the population of Naas are in the primary school age range (05-14), the same as the state but below the GDA (17.6%) and Kildare (22.1%).

Based on 2016 Census data the average household size in Naas is approximately 3.0 persons, the same as the county average of 3.0 persons and higher than the State average of 2.7 persons. Based on the mix of dwelling in the proposed development (12 no. 1 bed units and 113 no. 2 bed + units) and the average household size for Naas, the proposed development will generate a population of approximately 351 persons. This level of population increase will generate additional demand for social, recreational and community services.

3.0 AUDIT OF EXISTING SOCIAL AND COMMUNITY FACILITIES IN NAAS

3.1 Sport and Recreation Facilities.

Naas Sports Centre is home to several sporting teams including the Naas Hockey Club, Naas Basketball Club and Naas Athletic Club. The centre has all weather pitches, indoor sports hall, changing rooms, meeting room, grass athletics track and soccer pitches.

Naas GAA Club is located on Sallins Road. The club was founded over 130 years ago and plays an integral role in the town of Naas and surrounding rural areas. The GAA club offers many facilities and caters for over 50 different teams. The different sports played at the grounds include Gaelic football, hurling, camogie and ladies football. In addition to the pitches, the GAA Club also has a clubhouse with a bar, meeting/function rooms and indoor sports hall for hire to members of the public.

Naas Rugby Club started operating from its current location at Forenaughts in 1977 and has since prospered with adult, junior and women's teams.

Naas Golf Club was established in 1986 and is located to the north of Naas.

Naas AFC Football Club was established in 1990 and is one of Kildare's most successful football teams. The club has over 400 juvenile members and 50+ adult members with 25 teams from U8s – Over 35s and an Academy. The club operates from the Naas Sports Centre.

Naas Lawn Tennis Club was established in 1881 and now boasts 11 courts and junior and senior clubhouses, operating a volunteer bar every night and providing spaces for hire to the public.

Other sports clubs in the area include:

- Eadestown GAA, Eadestown, Naas, Co. Kildare
- Allenwood G.F.C., John Tierney Park, Allenwood, Naas, Co. Kildare
- St Kevin's G.F.C (Naas), Staplestown, Donadea, Naas, Co. Kildare
- Naas Karate Club, Naas Town Hall, Naas, Co. Kildare
- Kildare International Equestrian Centre, Winterdown Stud Farm, Rathmore, Naas.
- Ballymore Eustace Handball Club, Ballymore Eustace, Naas, Co. Kildare

- Naas Triathlon Club, Naas, Co. Kildare
- Naas Cobras Volleyball Club;
- Naas Cycling Club, Naas, Co. Kildare
- Naas Golf Club, Kerdiffstown, Naas, Co. Kildare, Ireland.
- Craddockstown Golf Club;
- Eire Og, Prosperous, Naas, Co. Kildare

There are a number of other sports facilities serving Naas, including K-Leisure Naas which includes a swimming pool. Leisure facilities are also provided at local hotels including the Osprey Hotel and Kilashee House Hotel. Public open spaces and additional recreational facilities are available at Monread and Ballycane Parks; the Lakes off the Ballymore Eustace Road and walking routes along the Canal in Naas.

3.2 Community Facilities

Naas Library is situated at the harbour of the Grand Canal, just off Main Street South. The library has an outdoor garden space and runs film and book clubs as well as providing local heritage material and a community exhibition and gallery space. Plans are currently being confirmed to move the library to Naas Town Hall.

In 2012 the **McAuley Place** community centre opened in Naas, providing a multipurpose community facility. It is composed of:

- 53 self-contained one-bedroomed apartments
- Convent Tea Rooms
- Arts and Culture Centre
- Community Centre

A Volunteer Centre and a Health through Learning Centre with an associated garden is currently being planned for the facility. Several support groups such as Alcoholics Anonymous operate from the centre along with Girl Guides and various other recreational pastimes.

There are currently three nursing homes in Naas:

- Larchfield Park Care Centre is located on Monread Road, Naas
- Mill Lane Manor Nursing Home located on Sallins Road, Naas
- Craddock House is located on Craddockstown Road, Naas.

Other Community facilities in Naas include the Monread Community Centre.

3.3 Health Care Provision

In terms of Primary Health Care Provision, Naas is served by the **Naas General Hospital** and a number of **Family Practices and GP Services**.

Naas General Hospital currently has 243 patient beds which include 18-day service beds. An important aspect of the hospital's role is the provision of a 24-hour Emergency Department. Other primary health care professionals such as social workers and specialist disability services are available in the town through the General Hospital or the Social Work & Child Protection Services.

Family Practices and GP Services in Naas include the following:

- Tara Clinic, Tara Court, Dublin Road.
- Fay Family Practice, 1 Friary Road.
- Ballycane Surgery, Hazelmere Shopping Centre, Hazelmere.
- Dr. Catriona NiBhrian, 67 Lakelands.
- Dr. Devine Practice, Green Banks, Dublin Road.
- Dr. M. Babiker, 122 Aylmer Park, Monread Road.
- Phoenix Medical Clinic, Unit 5a Sycamore House, Millennium Park.
- Park Medical Centre, Monread Leisure Complex.
- Naas General Practice, Dublin Road.
- Poplar Surgery, 3a North Main Street.

The existing Family Practice and GP services operate on an appointment basis, Monday to Friday, with hours varying by practice but largely on a 9am to 5pm basis. Out of hours urgent medical services are facilitated by the K Doc GP Co Operative service, which operates throughout Kildare and west Wicklow for individuals who are patients of K Doc Members. There are nineteen doctors listed for the K Doc service in Naas.

In addition, the **Vista Primary Care Campus**, located on the Ballymore Eustace Road provides a comprehensive range of medical services to both public and private patients. Facilities include X-Ray, MRI and Radiology Departments; Eye Clinic; Orthopaedic Clinic; HSE Primary Care; Dental Care; KDOC; Physiotherapy and a Pharmacy.

Regarding **Mental Health Services**, the Lakeview Unit of Naas General Hospital is a 30-bedded unit providing short-term care for people with acute mental health needs. Primary, community and continuing care (PCCC) services can be accessed from St Mary's on Craddockstown Road. Some mental health services can also be obtained from specific GP practices as well as a counselling service every Thursday at the McCauley Place Community Centre. The Halo Project operates a drop in services for under 18's drug and alcohol treatment and is located in Naas Town Centre. Adult addiction services can be sought privately from the Naas Holisitc Centre.

Mental Health Practices in Naas also include the following:

- Evelyn Hainsworth CBT Psychotherapist, 17 South Main Street.
- Haven Counselling, 30 Cluain Aoibhinn.
- Dr O'Reilly Mark, Harristown, Brannockstown.
- Empathos Counselling & Psychotherapy, Unit 1, The Mews, Corbans La.
- Graham Quinn Counselling Psychologist.

Naas is also served by a number of **Dental Practices** as follows:

- Fiacla, Kilcullen Road, Naas
- Josephine Mahon Orthodontics, 2 St Michael's Terrace
- Dental Practice, 54 South Main Street,
- Dental Practice, 7 Friary Court
- Dental Surgery, Tredagh
- Dental Practice, Norlagh House, Dublin Road
- Naas Dental Centre, 6 Dublin Road
- Dental Practice, Tara Court
- Ashgrove Dental, Dublin Road
- Paul Dowling Orthodontics, 8 Kingsfurze Terrace, Dublin Road,

3.4 Childcare and Educational Facilities

3.4.1 Childcare Facilities – Early Years

On the 18 September 2018, An Bord Pleanála issued a Notice of Pre-Application Consultation Opinion and requested that the following information to be submitted with any application for consideration, pursuant to article 285 (5) (b) of the Planning and Development (Strategic Housing Development) Regulations 2017:

'Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.'

Regarding the above request, The Childcare Facilities Guidelines for Planning Authorities, June 2001, provides a framework to guide Planning Authorities and developers in assessing and formulating

development proposals for childcare facilities. It is noted that these are a planning guidance document only, and standards set down in relevant childcare legislation take precedence. In addition, it is noted that Section 17.5 of Volume 1 of the KCDP states that childcare facilities shall be provided in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG), that one childcare facility is generally required to cater for 20 places in developments of 75 houses and that this standard may be varied depending on local circumstances.

Section 2.4 of the Guidelines consider appropriate locations for childcare facilities, including new communities/larger new housing developments; in the vicinity of concentrations of work places, such as industrial estates and business parks; in the vicinity of schools; in neighbourhood/district/town centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways.

With reference to facilities '*in new communities/larger new housing developments*', the Guidelines provide 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...The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.'

Section 3.3.1 of the Guidelines goes on to state 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.*'

Appendix 2 of the Guidelines states 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.'*
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.'*

Circular 3/2016 relates to the implementation of the expanded Early Childhood Care and Education Scheme (ECCE) in September 2016 and the implications of the 2001 Guidelines. The circular states that the extension of the ECCE scheme will give rise to a significant increase in the number of children benefitting from the programme each year. The Department of Children and Youth Affairs estimates that the number of children availing of the scheme will nearly double from current uptake (approximately 65,000 children) by April 2017. In light of the anticipated increase in demands on childcare facilities, the circular requests that planning authorities expedite consultation requests, planning applications and Section 5 Declarations

in relation to childcare facilities. The circular also notes that the Department is currently considering the need to revise the Childcare Guidelines.

The Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities (2018) notes that communal facilities in apartment developments may extend to childcare facilities that may be open to non-residents. Furthermore, Section 4.7 states the following in relation to the Childcare Guidelines:

‘Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the 22 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’.

The proposed development provides a total of 125 no. units, including 12 no. 1 bed units. Applying the Guidelines standard of 20 childcare spaces per 75 dwellings (discounting the proportion of 1 bed units), the proposed development will generate a requirement for approximately 30 no. childcare spaces.

Regarding the above, a childcare review has been undertaken for Naas. The review identified 23 no. childcare facilities operating within 5km of the subject site. A telephone survey was carried out to determine the level of spare capacity available within the identified childcare facilities. 4 no. childcare providers were not able to be contacted or chose not to participate in the survey and are omitted from the results. The results of the 19 childcare facilities that responded to the telephone survey can be summarised as follows:

Table 3.1: Childcare Facilities in Naas

Service Name	Address	Service Type	Total Capacity	Spare Capacity
Acorn Montessori and Crèche	Osberstown Road, Naas	Full Day	75	2
Apple Tree Crèche & Montessori	Ballycane House, Craddockstown Road, Naas	Sessional	72	4
Barney’s Playschool	32 Jigginstown Park, Naas	Sessional	28	8
Caragh Court Montessori School	7 Caragh Court, Naas	Sessional	20	5
Cocoon Childcare - Naas	Millennium Park, Naas	Full Day	138	5
First Steps	Naas GAA	Sessional	22	0
Flower Tots	21 Old Chapel Road, Caragh, Naas	Sessional	38	3

Service Name	Address	Service Type	Total Capacity	Spare Capacity
Friendly Faces	Craddockstown Road, Naas	Full Day	22	3
Happy Hands Crèche	Old Chapel Court, Caragh, Naas	Full Day	No response	No response
Hill House Pre-School	Tipper Road, Naas	Sessional	44	8
Little Haven	88 Monread Heights, Naas	Full Day	25	0
Margaret Reynolds Playschool	53 Kingfurze Avenue, Naas	Sessional	20	0
Mill Lane Preshcool	Mill Lane Manor Nursing Home, Mill Bridge Avenue, Naas	Sessional	16	0
Monread Kindergarden	170 Monread Heights, Naas	Sessional	No response	No response
Punchestown Montessori IMEB School	Baltreacy, Punchestown, Naas	Sessional	35	10
Saints and Scholars Childcare	5 Kilcullen Road, Naas	Full Day	50	0
Sandra Daly	3 Roselawn, Naas	Sessional	No response	No response
Scoil an Linbh Íosa Pre-School	Ballycane, Naas	Sessional	22	0
Sticky Fingers Childcare Centre	St. David's, Dublin Road, Naas	Sessional	90	50
Tender Years Crèche	Old Carragh Road, Naas	Full Day	100	40
Tir na Nog	Monread Avenue, Naas	Full Day	110	0
Tús Maith	Pheasant Lodge, Mullacash Middle, Naas	Sessional	No response	No response
Inspire Child Development Centre	New Row, Limerick Road, Naas	Sessional	22	10
Total			949	148

The results of the telephone survey indicates that there are 19 no. facilities with approximately 148 no. childcare spaces available within 5km of the subject site in Naas. Of these, 5 no. facilities are located within 1.5kms of the subject site, with a spare capacity of approximately 65 no. childcare spaces.

In addition, it is noted that while 54.4% of households in Naas comprised of households with children (couples and lone parents), there has been a decrease in the number of very young children (age 4 years and below) between 2011 and 2016. Furthermore, the residential development at Pipers Hill is currently under construction and also includes the provision of an additional childcare facility for the area, proximate to the proposed development.

Based on the currently level and spare capacity of childcare facilities available within Naas, current population trends, and the proximity of the subject site to childcare facilities under construction, it is considered that the level of additional children arising from the proposed development will be adequately accommodated by existing and proposed facilities in the area.

3.4.2 Primary Schools

The Pipers Hill Educational Campus is located approximately 500m to the southeast of the site on R448 Kilcullen Road and contains Pipers Hill College, Gaelscoil Nás Na Ríogh, St David's National School and the Educational and Training Boards of Ireland (ETBI).

From a review of the Department of Education and Skills Database, the following National Schools serve Naas:

Table 3.2: National Schools in Naas

School	Roll Number	Boys	Girls	Total
An Linbh Iosa	19597T	239	173	412
St Davids NS	11893G	95	51	142
Mercy Convent Primary School	15040T	79	625	704
Scoil Chorbain	17254C	442	-	442
Scoil Bríd	20114D	373	335	708
Killashee Multi-Denominational NS	20087D	102	75	177
Gaelscoil Nas Na Ríogh	20159C	195	206	401
Naas Community National School	20351R	115	130	245

3.4.3 Secondary Schools

From a review of the Department of Education and Skills Database, the following Secondary Schools serve Naas:

Table 3.3: Secondary Schools

School	Roll Number	Boys	Girls	Total
St Marys College	61730I	-	973	973
Gael Cholaiste Chill Dara	68072I	117	172	289

School	Roll Number	Boys	Girls	Total
Meánscoil Iognáid Ris	61710C	980	-	980
Naas Community College ¹	76194S	35	38	73
Piper's Hill College	70710D	518	461	979

3.4.4 Third Level Educational Facilities

There are no third level institutions in Naas but NUI Maynooth is located approximately 20km away and there is good access to third level institutions in Dublin.

3.5 Other Facilities

The Moat Theatre is an important cultural resource in Naas which stages various theatrical performances and visual art exhibitions throughout the year and provides facilities for amateur dramatic clubs and societies. The facility includes a 200 seater auditorium, two rehearsal rooms, dressing rooms and a foyer/coffee shop and bar area.

Naas Racecourse has recently been redeveloped and hosts 16 race meetings a year as well as themed race days, summer BBQ evenings and live bands.

Coolcarrigan House and Gardens is an 8-acre garden hosting one of the best collections of rare trees and shrubs in Ireland.

The key resource for Naas is the **Grand Canal**. The canal is very attractive and provides opportunities for a range of water sports and recreational activities (small boats / barges). There is a trail connecting Naas with Sallins and the Naas Branch is recognised as one of the most scenic stretches of waterway on the canal network.

Naas also has a reasonable level of tourist infrastructure. The potential tourism capacity infrastructure consists of:

- Several hotels and guest houses / bed and breakfast accommodation, including the Kilashee Hotel.
- Thirty-four restaurants as listed on www.menupages.ie, in addition to a number of local bars, cafes and takeaways.
- Some evening entertainment at local pubs / nightclubs.

'Rainy day' family entertainment options in Naas include bowling, cinema and swimming facilities.

¹ Planning permission has been granted for 1000 pupil school in new school building in Millennium Park under Reg. Ref. 16/434

4.0 CONCLUSION

The subject site is situated to the south west of the centre of Naas, adjoining the established residential estates of Esmondale, Broadfield View and Killashee View to the north and east. The proposed development, if permitted and constructed, will generate an additional population of approximately 351 persons and a requirement for 30 no. childcare spaces. This level of population increase will generate additional demand for social, recreational and community services. This report provides an audit of existing social, community, recreational, medial and education facilities within Naas. The results of the audit can be summarised as follows:

- Sports and Leisure/Recreational Facilities – There are a wide range of community and recreational facilities located throughout Naas that are available to the existing and proposed population. There is an extensive quantum of sports clubs and facilities located in Naas.
- Community Facilities – Naas are the primary providers of community facilities for the area, including community centres and nursing homes. A range of facilities and activities available in community centres throughout Naas and within the town centre.
- Health Care – In terms of Primary Health Care Provision, Naas is served by the Naas General Hospital, which has 243 patient beds, including 18 day service beds and a 24 hour emergency department. Regarding GP and Medical Centres, there are over 11 no. additional GP Practices/Medical Centres in Naas. Mental Health Services are provided in the Naas General Hospital, in some GP Practices/Medical Centres and from dedicated psychotherapist and counselling practices in Naas.
- Childcare and Educational Facilities – The childcare review conducted as part of this assessment identified 23 no. facilities operating in Naas, within 5km of the site. 19 no. childcare facilities responded to the telephone survey, indicating that there are approximately 148 childcare spaces available in Naas. It is noted that 65 no. childcare spaces are currently available across 5 no. facilities within 1.5kms of the subject site. It is submitted that the requirement for 30 no. childcare spaces, generated as a result of the proposed development, can be adequately catered for by existing and future childcare facilities in the immediate vicinity of the site. A crèche of 560sqm is permitted in the Pipers Hill residential development under KCC Reg. Ref. 16635 to the east of the site.
- The provision and timely delivery of schools is entirely dependent on the rate of housing development and under the remit of the Department of Education and Skills. There are currently 8 no. primary national schools and 4 no. secondary schools in Naas. It is noted that the Pipers Hill Educational Campus is located approximately 500m to the southeast of the site on the R448 Kilcullen Road and contains the Pipers Hill College, Gaelscoil Nás Na Ríogh, St David's National School and the Educational Training Boards of Ireland (ETBI).

It is considered that there is currently adequate community and social infrastructure, including childcare facilities, to cater for the population of the proposed development.

APPENDIX A

CORRESPONDENCE TO KILDARE COUNTY CHILDCARE COMMITTEE:

Kildare County Childcare Committee
Unit 21
Thompson Enterprise Centre
Clane Business Park,
Clane,
Co Kildare

02 October 2018

Re: Strategic Housing Development Application to be made to An Bord Pleanála
Site at Kilcullen Road, Bluebell, Naas, Co Meath.

Dear Sir/Madam,

Ardstone Homes Ltd. intends to submit a planning application to An Bord Pleanála within the coming months for development consisting of houses and apartments (c.126 no. units) on a site located on the western side of the Kilcullen Road, in the townland of Bluebell, 1.4 km southwest of Naas town centre, County Kildare. Appendix A illustrates the indicative location of the subject site in red.

Pursuant to a Pre-Application Consultation held between the prospective applicant, Kildare County Council and An Bord Pleanála on the 29 August 2019 in relation to the proposed development, the Board issued a Notice of Pre-Application Consultation Opinion dated 9th May 2018, stating that the following further information is to be submitted with any application for consideration:

'Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.

In response to the An Bord Pleanála Opinion, a Social Infrastructure Assessment, incorporating the results of a childcare survey for Naas will be submitted with the application for consideration by the Board.

The results of the childcare survey are summarised below. The assessment indicates there is adequate spare capacity in existing childcare facilities in Naas to accommodate the requirement generated by the proposed development.

From a review of the Tusla list of Early Years Services, 23 no. childcare facilities are currently operating within 5km of the subject site in Naas. A telephone survey was carried out in September 2018 to confirm that the facilities are in operation and to determine the level of spare capacity available. 4 no. childcare providers were not contactable or chose not to participate in the survey and have been omitted from the results. The results of the 19 childcare facilities that responded to the telephone survey are summarised as follows:

Table 1: Childcare Facilities in Naas

Service Name	Address	Service Type	Total Capacity	Spare Capacity
Acorn Montessori and Crèche	Osberstown Road, Naas	Full Day	75	2
Apple Tree Crèche & Montessori	Ballycane House, Craddockstown Road, Naas	Sessional	72	4
Barney's Playschool	32 Jigginstown Park, Naas	Sessional	28	8
Caragh Court Montessori School	7 Caragh Court, Naas	Sessional	20	5
Cocoon Childcare - Naas	Millennium Park, Naas	Full Day	138	5
First Steps	Naas GAA	Sessional	22	0
Flower Tots	21 Old Chapel Road, Caragh, Naas	Sessional	38	3
Friendly Faces	Craddockstown Road, Naas	Full Day	22	3
Happy Hands Crèche	Old Chapel Court, Caragh, Naas	Full Day	No response	No response
Hill House Pre-School	Tipper Road, Naas	Sessional	44	8
Little Haven	88 Monread Heights, Naas	Full Day	25	0
Margaret Reynolds Playschool	53 Kingfurze Avenue, Naas	Sessional	20	0
Mill Lane Preshcool	Mill Lane Manor Nursing Home, Mill Bridge Avenue, Naas	Sessional	16	0
Monread Kindergarden	170 Monread Heights, Naas	Sessional	No response	No response
Punchestown Montessori IMEB School	Baltreacy, Punchestown, Naas	Sessional	35	10
Saints and Scholars Childcare	5 Kilcullen Road, Naas	Full Day	50	0

Service Name	Address	Service Type	Total Capacity	Spare Capacity
Sandra Daly	3 Roselawn, Naas	Sessional	No response	No response
Scoil an Linbh Íosa Pre-School	Ballycane, Naas	Sessional	22	0
Sticky Fingers Childcare Centre	St. David's, Dublin Road, Naas	Sessional	90	50
Tender Years Crèche	Old Carragh Road, Naas	Full Day	100	40
Tir na Nog	Monread Avenue, Naas	Full Day	110	0
Tús Maith	Pheasant Lodge, Mullacash Middle, Naas	Sessional	No response	No response
Inspire Child Development Centre	New Row, Limerick Road, Naas	Sessional	22	10
Total			949	148

The telephone survey indicates that there are 19 no. facilities with approximately 148 no. childcare spaces available within 5km of the subject site in Naas. Of these, 5 no. facilities are located within 1.5 km of the subject site with a spare capacity of approximately 65 no. childcare spaces. In addition, it is noted that the subject site is located in close proximity (c.500m) to the Pipers Hill Educational Campus and an adjoining residential development (Kildare County Council Planning Ref. 16635), which also includes the provision of a childcare facility of approximately 560sqm.

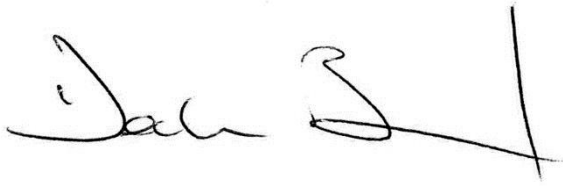
In calculating the number of childcare spaces that will result from the proposed development, Section 3.3.1 of the Childcare Facilities Guidelines for Planning Authorities' (2001) states that '*in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site.*' [Emphasis Added]

Applying the Guidelines standard of 20 childcare spaces per 75 dwellings, a development of 126 units (including 12 no. 1 bedroom units) will generate a requirement for approximately 34 no. childcare spaces.

Based on the spare capacity of childcare facilities available within Naas, current population trends and the proximity of the site to Pipers Hill, it is considered that the level of additional children arising from the proposed development will be adequately accommodated by existing and permitted facilities.

I would welcome any comments the Committee may have in respect of the foregoing, or receipt of any additional further information the Committee may have in relation to the childcare capacity and demand in Naas.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Declan Brassil'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Declan Brassil

Declan Brassil & Co.

APPENDIX A – SITE LOCATION AND CONTEXT

