

## **Economic, Community and Social Infrastructure Audit**

### **LRD Application**

**Lands at Glencarrig House,  
Simmonstown,  
Celbridge,  
Co. Kildare,  
W23Y9PY**

**On behalf of  
Garyaron Homes Ltd.**

26 August 2022



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## 1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have prepared this Economic, Community and Social Infrastructure Audit on behalf of **Garyaron Homes** for a Large-scale Residential Development at **lands at Glencarrig House, Simmonstown, Celbridge, Co. Kildare, W23Y9PY**.

This Economic, Community and Social Infrastructure Statement is lodged as an accompanying report for the proposed development and should be read in conjunction with all plans and particulars submitted as part of the overall LRD planning application.

This Statement has been prepared in compliance with policies of the Kildare County Development Plan 2017-2023 and Celbridge Local Area Plan 2017-2023.

As such this Economic and Community Infrastructure Statement looks at the following elements of local social infrastructure for the area surrounding the site:

- Local Employment
- Childcare
- Education
- Further Education
- Retail
- Community Facilities
- Sports Clubs
- Public Parks
- Health Care
- Religion

The Methodology approach taken for each of these elements is detailed in each of the following relevant sections.

## 2 Subject Site

The subject site is located at Lands at Glencarrig House, Simmonstown, Celbridge, Co. Kildare which is identified in the figure below for the purposes of this report.

- The application site consists of a total site area of 2.1ha which comprises of Glencarrig House and associated lands
- The site faces onto Hazelhatch Road to the east. The site is bounded by residential units to the east and north.
- The site is bound by greenfield lands to the south. These lands are zoned for future residential development



Figure 1 – Site Boundary

### 2.1 Surrounding Area

- The site is located at the southern end of Celbridge, Co. Kildare
- Residential and agricultural type uses are present in the immediate surroundings





Figure 2 – Site Context

## 2.2 Access to Public Transport

- The subject site is located approx. 1000m from Hazelhatch & Celbridge Train Station.
- This station provides rail connections to Dublin City Centre, Waterford, Laois, Kildare town, Cork and Galway
- Bus routes C4, C6, X27, X28, L58 & L59 are within 900m walk away from the subject site
- Bus routes:
  - C4 - Ringsend Road - Straffan Road
  - C6 - Ringsend Road - Straffan Road
  - X27 - Salesian College - Lower Leeson Street
  - X28 - Salesian College - Lower Leeson Street
  - L58 - River Forest - Hazelhatch Station
  - L59 - Hazelhatch Station - River Forest
- Bus stops serving named routes are within close walking distance of the subject site:
  - Hazelhatch Road, stop 7764 - located 210m (3 min walk) from subject site.
  - Hazelhatch Road, stop 7765 - located 260m (4 min walk) from subject site.
  - Willow Avenue, stop 7804 - located 180m (2 min walk) from subject site.
  - Willow Avenue, stop 7805 - located 250m (3 min walk) from subject site.



- Shinkeen Road, stop 7794 - located 450m (5 min walk) from subject site.
- Simmonstown Park, stop 7814 - located 450m (5 min walk) from subject site.
- Simmonstown Park, stop 7815 - located 400m (5 min walk) from subject site.
- Shinkeen Road, stop 7816 - located 600m (8 min walk) from subject site.
- Shinkeen Road, stop 7817 - located 650m (8 min walk) from subject site.
- Primrose Hill, stop 7811 - located 600m (7 min walk) from subject site.
- Primrose Hill, stop 7788 - located 650m (8 min walk) from subject site.
- Riverview, stop 3905 - located 1000m (13 min walk) from subject site.
- Riverview, stop 7108 - located 1000m (13 min walk) from subject site.



Figure 3- Public transport surrounding the site

### 3 Proposed Development

#### 3.1 Development Summary

The proposed development will provide a total of 137 no. residential units consisting of the following.

##### Houses

- 05 no. 4 bedroom Semi-detached
- 04 no. 3 bedroom semi-detached
- 04 no. 3 bedroom Mid-Terrace
- 09 no. 3 bedroom end of Terrace / Semi-detached

##### Apartments

###### Block A

- 19 no. 1 bedroom units
- 20 no. 2 bedroom units

###### Block B

- 24 no. 1 bedroom units
- 27 no. 2 bedroom units

###### Block C

- 11 no. 1 bedroom units
- 14 no. 2 bedroom units + Amenity

#### 3.2 Site Layout



Figure 4 - Site Layout

### 3.3 Detailed Description

The proposed development will consist of: (a) the demolition (total area approx. 800 sqm) of the existing buildings on site and the existing front boundary treatment; and (b) the construction of a new residential and creche scheme of 137 no. units in a mixture of houses and apartment units ranging from 2 to 5 storeys in height as follows:

- Block A (3-5 storey apartment block) comprising 39 no. apartments (19 no. 1 bed and 20 no. 2 bed units)
- Block B (4-5 storey apartment block) comprising 51 no. apartments (24 no. 1 bed and 27 no. 2 bed units)
- Block C (3-4 storey apartment block) comprising 25 no. apartments (11 no. 1 bed and 14 no. 2 bed units)
- Houses (2-3 storeys) comprising 22 no. house units (5 no. 4-bed semi-detached, 4 no. 3 bed semi-detached, 4 no. 3-bed terraced and 9 no. 3-bed end of terrace)

A separate building will accommodate a Childcare Facility/creche of approx. 248 sqm with outdoor play area of 460 sqm. Bike Store building (86 sqm) and Plant Room/ ESB-Sub-station building (66.9 sqm).

Each residential unit will be afforded with private open space in the form of a balcony or terrace in the case of the apartment units and a rear garden in the case of the housing units. Public open space is proposed in the form of play areas, outdoor seating and planting and pedestrian and cyclist links (approx. 4,380 sqm).

A total of 135 no. car parking spaces are provided at surface level, including 7 no. Accessible spaces; 80 no. bicycle spaces (for Visitors and Residents, in bike stands) together with 124 no. Secure bicycle spaces within 4 no. Bike stores.

The development shall be served via a new vehicular access point from the L5062. Upgrade works are proposed to the vehicular access point from the R405 onto the L5062 to facilitate the proposed development and to provide for improved access and egress for the overall development. New pedestrian and cyclist access points will be provided on to the R405 from the site.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; waste storage areas and electrical services and all associated site development works.

## 4 Planning Policy Context

### 4.1 Planning Context

The Celbridge Local Area Plan 2017-2023 Local Area Plan is the relevant statutory planning context for the subject site.

- The subject site is **zoned Existing Residential / Infill** under the Local Area Plan. The objective is *“To protect and enhance the amenity of established residential communities and promote sustainable intensification.”*

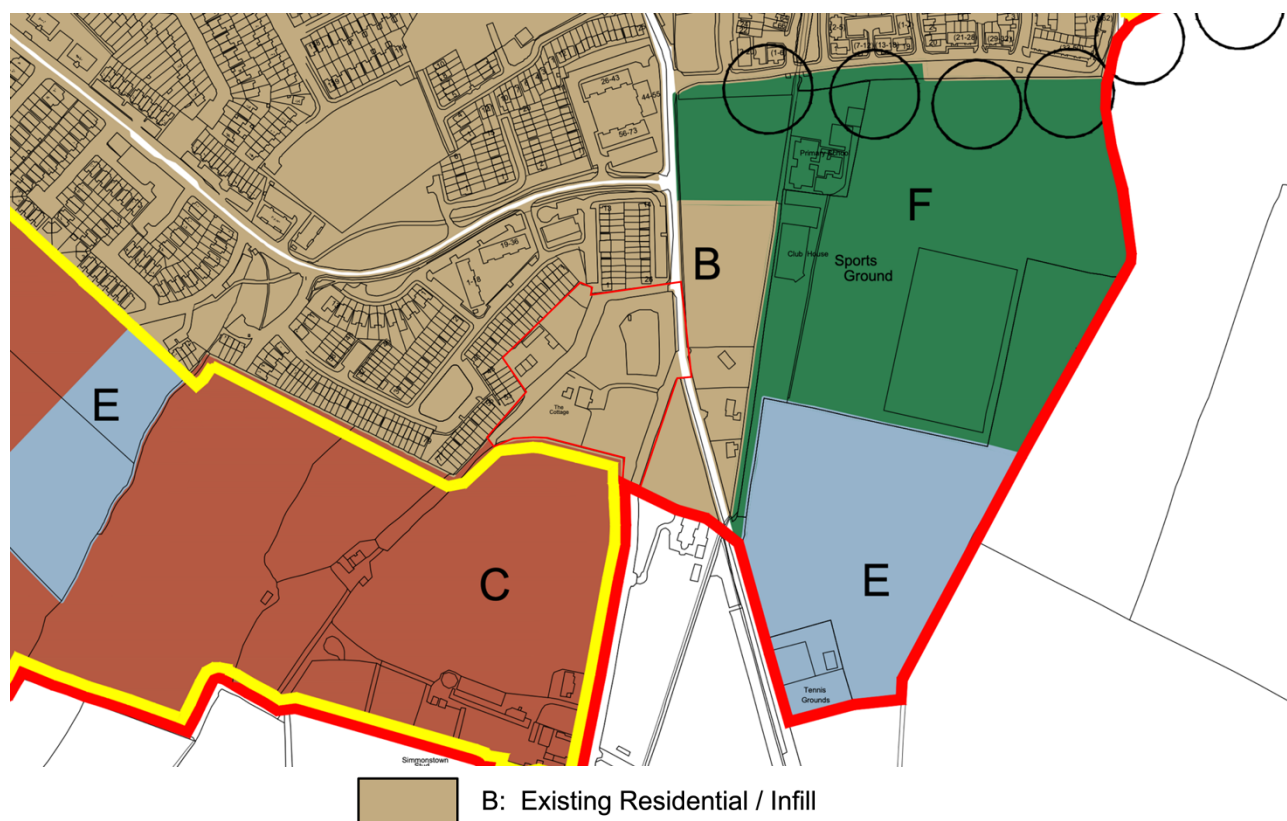


Figure 5 - Subject Site zoning

This section details the relevant strategic and statutory planning policy context associated with Local employment, education, childcare, social facilities, open space and retail provision.

### 4.2 Sustainable Residential Development in Urban Areas December (2008)

The Department of the Environment Heritage and Local Government Guidelines entitled ‘Sustainable Residential Development in Urban Areas’ were published in final format in December 2008. The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

Having specific regard to the provision of community facilities and more specifically schools, the Guidelines state that new residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. The guidelines therefore acknowledge that it is vital in the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings.



The Guidelines note that detailed guidance on school provision through the development plan, local area plans, development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the 'Joint Code of Practice on Provision of Schools and the Planning System', a document prepared by both the Department of the Environment Heritage and Local Government and the Department of Education and Science.

The Guidelines state the following:

*"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.*

*Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generate by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities".*

As the development proposes 137 no. residential units for the subject site, the existing capacity and potential demand arising from this development is now assessed in this report.

### 4.3 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage and Local Government together with the Department of Education and Science published a code of practice document entitled 'The provision of Schools and the Planning System'.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. The document references the draft version of Guidelines on Sustainable Residential Development in Urban Areas, which were published in February 2008 and which draw particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

Having considered the basis on which the draft version of Guidelines on Sustainable Residential Development in Urban Areas were published, the Code of Practice document details a number of actions envisaged, which have been agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government. We, Brock McClure, can confirm the following actions specifically:

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- *The anticipated increase in overall population for the county plan area over the next nine years;*
- *The current school going age population based on school return;*



- The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and
- The number of classrooms required in total derived from the above.

With reference to post primary schools, the guidelines note that the procedure for establishing demand is more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post primary schools coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools.

In support of the above aims, the Guidelines state that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and local area plan processes and in a manner consistent with broader national and regional estimates of growth contained in the NSS and Regional Planning Guidelines.

As the subject proposal is primarily a one and two bed proposal, it is not expected that a significant population of school going children will arise from the subject development. A full appraisal of existing school facilities is provided anyway, to illustrate the range of schools available in the area.

#### 4.4 Childcare Facilities - Guidelines for Planning Authorities (2001)

The Childcare Guidelines provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals. The Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities.

The Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- New Communities/Large Housing Developments
- The vicinity and concentrations of workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes and dedicated cycle ways

Please see the childcare facilities assessment section of this report in Section 6 for detail in relation to compliance with the above guidelines.

#### 4.5 Design Standards for New Apartments (2020)

The 2018 new apartment guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

*'4.7: 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 proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.'*

In addition to this it clarifies that 'unit mix of the proposed development' relates to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:

*‘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.’*

These are key points in consideration of the provision of childcare facilities.

#### 4.6 Kildare County Council Development Plan 2017-2023

The Kildare County Council Development Plan 2017 - 2023 is the relevant statutory planning context for the subject site. The Development Plan was published in 2017 and is the statutory plan for the site and its environs. This Plan will remain valid until 2023.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site.

The following policies and objectives have been considered as part of this community infrastructure assessment.

##### Settlement Strategy

CS 1:

*Provide new housing in accordance with the County Settlement Hierarchy.*

CS 2:

*Direct appropriate levels of growth into the designated growth towns as designated in the Settlement Strategy.*

CS 4:

*Deliver sustainable compact urban areas through the regeneration of towns and villages through a plan-led approach which requires delivery of a least 30% of all new homes that are targeted in these settlements to be within their existing built up footprint.*

SS 1:

*Manage the county’s settlement pattern in accordance with the population and housing unit allocations set out in the RSES, the Settlement Strategy and hierarchy of settlements set out in Table 3.1.*

SS 2:

*Direct growth into the Key Towns, followed by the Self-Sustaining Growth Towns and the Self-Sustaining Towns, whilst also recognising the settlement requirements of rural communities.*

SS 3:

*Ensure that the zoning of lands is in accordance with the Core Strategy and Settlement Strategy.*

These are the key policies for consideration as set out in the Kildare County Council Development Plan 2017-2023.

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

The following objectives are noted from the Celbridge Local Area Plan:

##### Core Strategy

CSO1.2:

*To support new residential development in Key Development Areas (KDAs) in tandem with the delivery of supporting physical and social infrastructure.*

CSO1.3:

*To support economic and social development that is consistent with the role of Celbridge as a Moderate Sustainable Growth Town.*

CSO1.4:

To investigate options for the long-term development of Celbridge, and in particular the potential of lands in the vicinity of Hazelhatch/Celbridge rail station for development, in consultation with the NTA, Irish Rail, South Dublin County Council, the OPW and other statutory agencies and stakeholders.

CSO1.5:

To support and facilitate development on zoned lands based on the policies and objectives of the Kildare County Development Plan 2017-2023 and the Celbridge Local Area Plan 2017-2023.

### **Residential Development: Capacity and Delivery**

RDO1.1:

*To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Chapter 12.*

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.*

RDO1.3:

*To encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the LAP area subject to compliance with the relevant development management standards of the County Development Plan.*

RDO1.4:

*To focus the majority of new housing in Celbridge within walking or cycling distance of a school cluster, the town centre, neighbourhood centre or transport routes.*

### **Education, Childcare and Health Facilities**

COMO1.1

*To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Celbridge LAP area.*

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.*

### **Community & Recreational Facilities**

COMO2.1:

*To support and facilitate the continued provision of multi-functional community facilities to meet the needs of the population of Celbridge.*

COMO2.2:

*To ensure that adequate and safe amenity and recreational open spaces are available for all groups of the population at a convenient distance from their homes and places of work.*

COMO2.3:

*To support and facilitate the provision of play facilities in Celbridge, including playgrounds and a skate park, for children of all ages having regard to children with special needs.*

## 5 Local Employment

The Celbridge Local Area Plan estimates that there are 2000+ jobs in Celbridge, some in the education and health sector, others in the retail and services sectors.

### 5.1 Methodology

This section details a review of the existing local employment in the surrounding area. Analysis of census data and a review of local employers within a study area of 2km radius of the subject site.

### 5.2 Findings

#### CSO Data

Data was collected from the 2016 Census on the surrounding Electoral Divisions to identify what industry and occupation the local population of the area surrounding the subject site are employed in.

Relevant data for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the following District Electoral Divisions (DEDs) of:

- Celbridge
- Donaghcumper

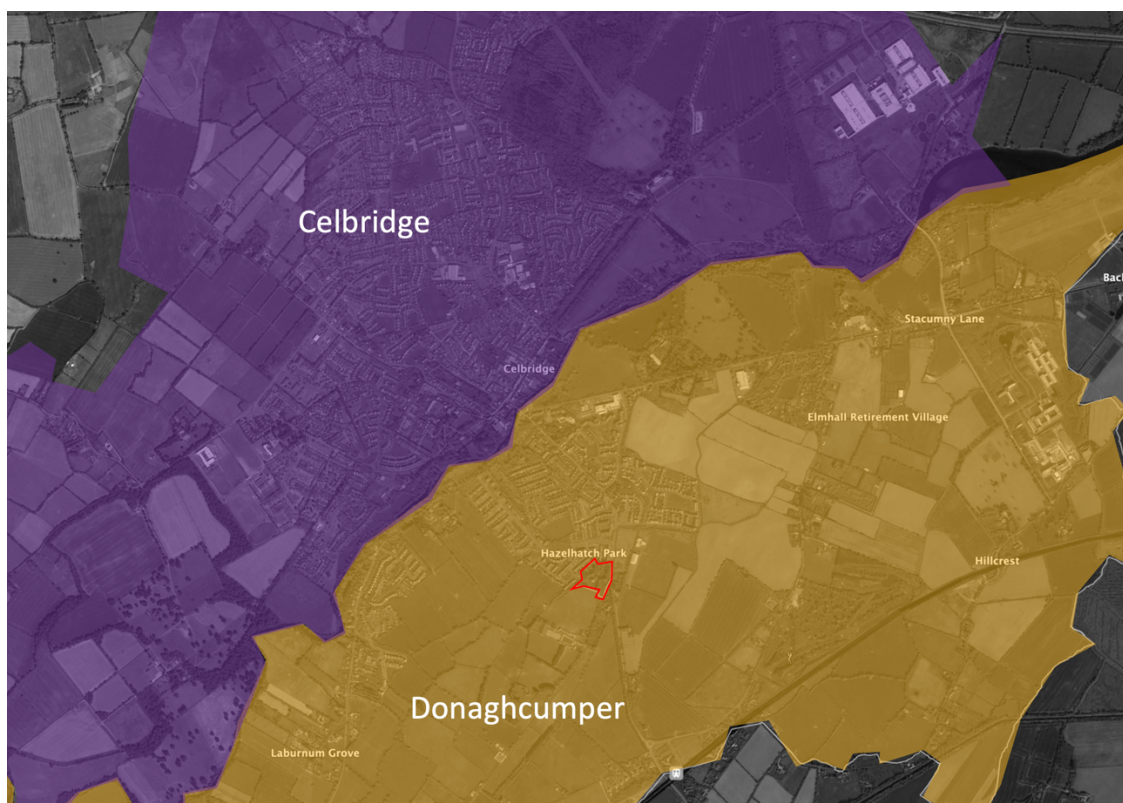


Figure 6 - Map showing EDs with boundary of subject site outline in red

#### Industry Type

The most recent Employment figures from 2016 for the population of people at work by Industry type are outlined below for the convenience of Kildare County Council.

	Donaghcumper	Celbridge	Total
Agriculture, forestry and fishing	32	41	73
Building and construction	168	412	580
Manufacturing industries	340	813	1,153
Commerce and trade	885	1,838	2,723
Transport and communications	295	759	1,054
Public administration	176	510	686
Professional services	749	1,798	2,547
Other	354	981	1,335
<b>Total</b>	<b>2,999</b>	<b>7,152</b>	<b>10,151</b>

Table 1 - Number of people at work by Industry in Electoral District Area's (Source: CSO 2016)

The three main areas of employment are commerce and trade, manufacturing & transport and communications. The following analysis illustrates that there is sufficient employment in these and other industries in the surrounding area to justify predominantly residential development at this location.

### Local Employers

A review of local employers within a study area of 2km radius of the subject site was selected and prepared in July 2022 identifying companies consisting of over 50 employees. This research was carried out using the Google search engine.

Large local employers are listed in the table below.

	Name	Type
1	Tesco Superstore, Maynooth Road	Retail
2	Rye River Brewing Co.	Food & Drink
3	M4 Business Park	Industry
4	Supervalu, Dublin Road	Retail
5	Advanced Scaffolding Services	Construction
6	Concast Precast Group	Construction
7	Eirtrans Car Transportation	Services

Figure 7 – Local Employers

## 5.3 Conclusion

It can be seen from the above analysis there are key employment centres in close proximity to the subject site in addition to large employers located in the area.

With a wide range of industry types within 2 km of the subject site it is reasonable to assume there will be an appropriate level of employment for people in the local area if they were to be resident at the subject site. It is also reasonable to assume some residents will choose to be employed outside the local area, either in the wider areas of Kildare County or across the County boundary in Dublin, however the above analysis illustrates appropriate employment capacity within the locality during lifetime of the Celbridge LAP.

Seasonally adjusted unemployment rate for April 2022 was 4.8%, which continues a downward trend from the same period the previous year. This points to high employment rates across all ages groups and economic opportunities are not expected to be in short supply at the subject location.

Many of the identified employment sites are within 1km of the subject site and can be reasonably expected to continue as employment generating uses in the medium-long terms. The subject site is an underutilised residential zoned site and is therefore appropriate for the proposal now put forward.



## 6 Childcare Facilities

### 6.1 Methodology

The review of childcare facilities in the area generally comprised of the following:

- Establishing Demand for Childcare Places
- Inventory of Existing Facilities

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities - Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the proposed development of 242 residential units.

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments (2018)' (The Apartment Guidelines) were also consulted.

One bedroomed units are not considered to contribute to childcare demand under the 2018 Apartment Guidelines. Therefore, a total of 83 no. units (with typically one child) have the potential to require childcare. Additionally, the 2001 Childcare Guidelines have identified that only 50% of units will require childcare. This results in a total of 42 no. units considered to require childcare provision.

It is considered prudent to include a childcare facility as part of the proposed development. Appropriate drop off and car parking is provided to cater to this facility within the overall car parking area.

We therefore submit the proposed development is acceptable in addressing the anticipated demand that might arise from the proposed development. The full analysis of childcare provision requirements is provided in the Statement of Consistency enclosed herewith.

### 6.2 Demand for Childcare Places

The proposed development includes a 53 no. children creche located at the south west corner of the site which will comprise of 248sqm and outdoor play areas.



Figure 8 - Location of the Creche Facility (Approx. 465sqm)

The following indicative summary mix is identified for a total of 137 units:

- 54 no. 1 bed units (39.42%)
- 61 no. 2 bed units (44.52%)
- 13 no. 3 bed units (9.49%)
- 9 no. 4 bed units (6.57%)

It is noted that the 2 and 3 and 4 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2018. **A total of 83 units therefore have the potential to require childcare facilities.** We note the following calculations based on these uppermost requirements.

The Childcare Guidelines (2001) have identified that only 50% of units will require childcare. Notwithstanding the above, childcare is provided as follows:

- 83 units – 1 facility required for every 75 units =  $83/75=1$
- 20 childcare places required for every 75 units =  $20 \times 1 = 20$  spaces are required to address the requirements of the proposed development.

A floor area figure of 2.32sq m is generally applied per child space with extraneous areas delivered in addition. A standard facility of 46.4 sqm (+additional areas) is therefore required to serve the full extent of the proposed development (137 units).

This is based on a calculation of 2.32sq m x 20 spaces required.

We note that extraneous areas such as kitchens, toilets, sleeping and other ancillary areas are deemed to be separate.

Having considered the above, the proposal for a crèche facility of 248sqm is considered acceptable in addressing the requirements of the proposed development and can cater for up to 106 children.

### 6.3 Existing Local Childcare Facilities

We reviewed existing facilities in the area, namely:

- Cocoon Childcare
- Treehouse Childcare
- Memory Lane Preschool
- Kiddies Choice Creche
- Happy Years Preschool
- Purple Penguin Creche
- Choice Childcare Celbridge
- Kidzstuff Preschool
- Giraffe Childcare Celbridge
- Chatterbox Creche

It is submitted that the development will therefore be self-sufficient with regard to childcare requirements with a number of alternatives in the surrounding area, which is considered acceptable and in line with national guidance.

We trust that this will be satisfactory to Kildare County Council.

## 7 Education Facilities

### 7.1 Methodology

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities. We confirm that the following documents were considered as part of this assessment:

- ‘Sustainable Residential Development in Urban Areas December 2008’ and
- ‘The Provision of Schools and the Planning System July 2008’

The main findings/recommendations from each document are detailed in Section 4 of this report.

Following on from the above, a 2 km radius defined the catchment area for assessment of educational facilities.

A desktop- based review was undertaken to determine the number of pupils currently enrolled in each school. The data was collected from schooldays.ie and education.ie.

We refer to the findings below.

### 7.2 Findings

#### Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in the table below. The enrolment figures at each school are also detailed.

	Primary School	Type	Enrolment Figure (2021/2022)	Total
1	St Patrick's Primary school	Mixed	Girls: 175 Boys: 218	393
2	Primrose Hill National School	Mixed	Girls: 57 Boys: 51	108
3	St Brigid's Girls National School	Girls	293	293
4	Scoil Mochua Celbridge	Mixed	Girls: 346 Boys: 321	667
5	Scoil Na Mainistriach	Mixed	Girls: 45 Boys: 350	395
6	North Kildare Educate Together School	Mixed	Girls: 208 Boys: 205	413
	<b>Total</b>			<b>2269</b>

*Figure 9 - Enrolment and Capacity for existing Primary school facilities*

The table above illustrates the total enrolment in existing primary schools. The locations of these schools are shown in the diagram below:



Figure 2 - Location of primary schools in relation to the subject site

### Capacity of Post Primary Schools

The table below details the existing post primary schools and the enrolment figures within the catchment area chosen for the subject site.

	Post Primary School	Type	Enrolment	Total
1	Celbridge Community School	Mixed	Female: 346 Male: 364	710
2	Salesian College	Boys	753	753
3	St. Wolstan's Community School	Female	740	740
	<b>Total</b>			<b>2203</b>

Figure 3 - Enrolment and Capacity for existing Post Primary School Facilities

The table above illustrates the total enrolment in existing post-primary schools. The location of these schools are shown in the diagram below:





Figure 4 - Location of Post Primary Schools in relation to the subject site

**Educational Facilities Summary**

The initial review of the enrolment figures of primary and post-primary school facilities within the area demonstrates that it is possible existing facilities can cater for the small number of school going children that will come from the subject proposal. Given that the subject proposal of 137 no. units are mainly one and two bed units it is therefore not expected to give rise to a high number of families with children of a school going age.

We trust that this will be satisfactory to Kildare County Council for the assessment of this application.

## **8 Sports Club & Community Facilities**

A Desktop based review of sports & community facilities was prepared in August 2022. A study area of 4km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Youth Clubs
- Libraries
- Elderly Care
- Hobby Clubs
- Sports Clubs
- Gyms

### **Youth Clubs**

- Celbridge Youth Café

### **Libraries**

- Celbridge Library

### **Elderly Care**

- Elm Hall Nursing Home

### **Community Centres**

- Celbridge Community Centre

### **Sports Clubs**

- Celbridge Town AFC
- Celbridge GAA Club
- Leixlip Archers
- Celbridge Athletics Club
- Fudoshin Judo Club
- Celbridge Riding Club
- Excel Gymnastics
- Kenpo Karate Academy
- Celbridge Snooker/Pool Club
- Ballyoulster UFC
- Barnhall Rovers FC
- Celbridge Golf Club
- Salmon Leap Canoe Club
- Hotel Bravo Flying Club

### **Gyms**

- B-Active Fitness Club
- Circ Fitness

### **Sports & Community Facilities Summary**

It is apparent from our review of sports & community facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to Kildare County Council.



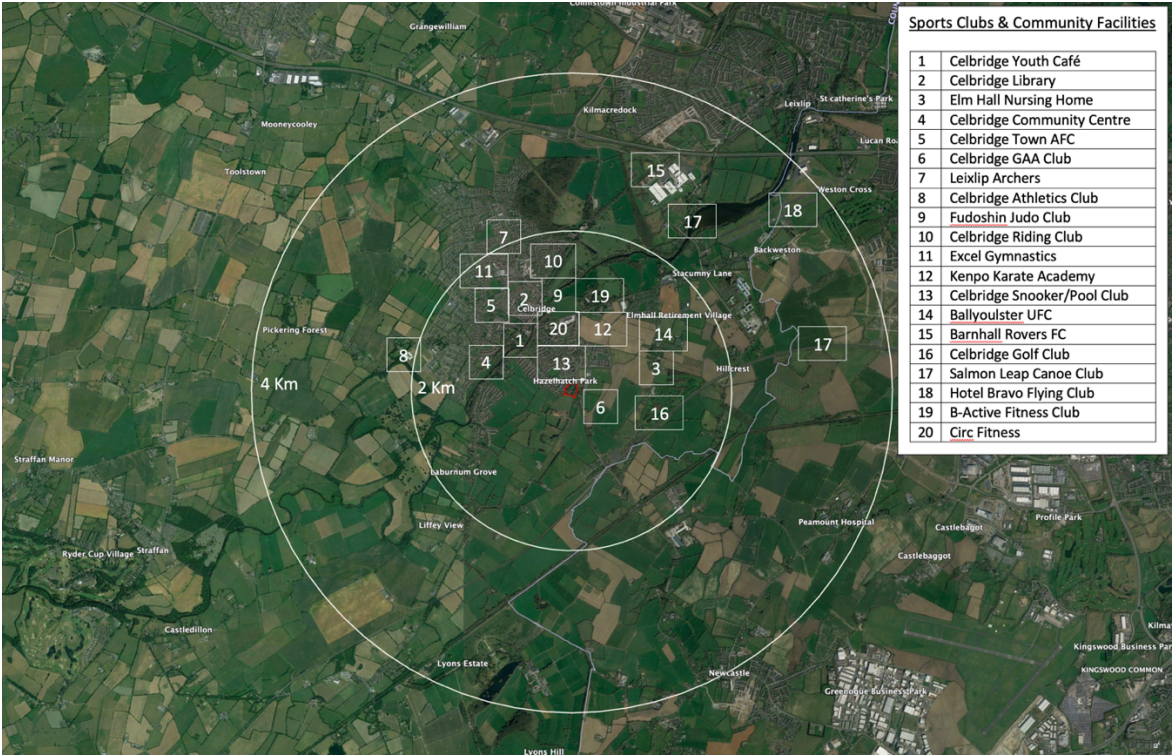


Figure 13 – Location of Sports Clubs & Community Facilities in relation to subject site

## 9 Public Parks

### 9.1 Methodology

A desktop-based review of open space and recreational facilities in the area was prepared in July 2022. A 2km study area was selected as appropriate catchment area for the review of such facilities. The following area of focus were considered:

- Parks
- Green Spaces
- Urban Squares
- Rivers/ Canals

### 9.2 Assessment

An initial review of the surrounding area has confirmed the following provision of facilities:

#### Parks

- Enchanted Forest
- Willowbrook Park

#### Green Spaces

- Hazelhatch Avenue Green Space
- The Downs Green Space
- Castletown House Green Space



Figure 14 – Location of Public Parks and small green spaces in relation to subject site

## **10 Healthcare Facilities**

### **10.1 Methodology**

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in June 2021. A study area of 2km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Doctor's practices
- Medical Centres
- Hospitals

### **10.2 Findings**

An initial review of the surrounding area has confirmed the following provision of facilities:

#### **Medical Centres**

- Celbridge Primary Care Centre
- Primrose Gate Medical Centre
- Orchard Medical Centre
- Celbridge Medical Centre
- Centric Health
- Whitethorn Clinic
- Oaktree Clinic

#### **Mental Health Facilities**

- Creative Steps Play Therapy
- The Listening Community
- Core Clinical Therapy
- Pulse Hypnotherapy Clinic
- Spectrum Mental Health
- Mind Your Mental Health

#### **Disability Services**

- St John of God Celbridge

#### **Animal Care**

- Celbridge Veterinary Centre
- Beaufield Veterinary Centre

### **Healthcare Summary**

It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed.

There are also 2 other hospitals within a 2km radius of the site:

Tallaght University Hospital  
National Children's Hospital

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to Kildare County Council.





Figure 15 – Location of Healthcare Facilities in relation to subject site

## 11 Places of Worship

An initial review of the surrounding area has outlined the following provision of places of worship.

- The Bridge Church
- St. Patricks Catholic Church
- RCCG Emmanuel's House, Celbridge
- Christ Church - Celbridge

### Summary

It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to Kildare County Council.



Figure 16 – Location of Places of Worship in relation to subject site

## 12 Conclusions and Recommendations

Following a thorough review of community facilities in the area, this Economic, Community and Social Infrastructure Statement makes the following conclusions and recommendations:

- The proposed development provides for a creche facility of c. 248 sq m. This is considered sufficient to cater for the childcare demand that will arise from the proposed development.
- The total enrolment for schools within the identified catchment is 2269 pupils for primary and 2203 pupils for post-primary.
- There are a range of retail services in the locality including within Celbridge Town Centre and easy accessibility to Liffey Valley Shopping Centre and Dublin City Centre via public transport
- Existing services in the area also include banks, local shops and health services that indicate further mix of uses are not specifically required at the subject site beyond what is now proposed.
- There is 1 youth club, 1 local library and 4 places of worship located around the Celbridge area proximate to the subject site. It is submitted that this is a sufficient proposed to cater for the proposed development.
- There are a range of sports clubs catering for multiple varieties of sport within 4km of the subject site. This includes GAA, rugby, golf, football and rowing
- There are also a number of fitness centres, in the surrounding area
- Excluding pitch land, sports clubs and land within the subject site there are 5 public parks & large green spaces in the area. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- There are 7 doctors/healthcare centres within 2km of the subject site. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- Analysis of employment trends show that the local population are employed across a range of industries with the majority employed in commerce and trade followed by manufacturing & transport and communications.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context beyond what is proposed in the mix of uses proposed within this development.

We trust that this Economic, Community and Social Infrastructure Statement has now provided Kildare County Council with a detailed account of demand for community infrastructure arising from the proposed development. We trust that the findings are acceptable to the Authority in this regard.