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Residential Development at Nancy's Lane, Clane.

Kildare County Council



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Title:	SHB2-CLA-PL-HRA-RP- Social Infrastructure Audit
Project:	Proposed Development of 77 no. units at Collegewood Manor, Ballingappa Road, Clane, Co. Kildare
Prepared by:	MH
Date:	February 2018
Issue:	04

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1.0 INTRODUCTION

The purpose of this report is to provide an audit of the existing social and community facilities serving the Clane area. The proposed development seeks the construction of 77 no. residential units on lands to the west of Nancy's Lane, adjacent to College Wood Manor. The Kildare Development Plan 2017 - 2023 (CDP) requests that an audit of existing infrastructure serving an area is undertaken along with an assessment of its ability to support additional residential development.

The proposed development is situated on land identified as a key development area (KDA 4) zoned for 'new residential' in the Clane Local Area Plan (LAP) 2017-2023, with a stated objective *"To provide for new residential development."*

The proposed development cannot be looked at in isolation from the communities that adjoin it including facilities and services within the administrative area of Kildare County Council. It is essential that the subject site and wider area identified for future development integrates successfully with the communities and character areas adjoining. Residents of the existing communities should be encouraged to interact with new public spaces, facilities and residents of the developing area and likewise new residents of the developing area should be encouraged to access and interact with public spaces, facilities and residents in the communities adjoining. This report provides information on the key population changes occurring as a result of the proposed development and the potential demographic changes arising. The report contains an audit of the existing social infrastructure in the area relating to:

- Open space and recreation,
- Education,
- Health and social services facilities,
- Cultural facilities,
- Religious and community facilities, and
- Retail provision.

These facilities are assessed to ascertain if there are any shortfalls in service provision, particularly in light of future demographic changes. Recommendations are then made for the future development of community services to overcome current deficits, if relevant and necessary.

2.0 AREA CONTEXT

The 3.7 hectare site is greenfield in nature and is located within a 10 minute walk (800m), north west of the town centre. Access is provided off Ballinagappa Road (L1023) via Collegewood Manor, an established suburban, residential area dominated by two storey dwelling types. The site adjoins the College Wood Manor housing development to the north, an existing scout's hall and crèche to the north east and a cluster of four no. private houses to the south west.

The immediate adjoining land to the east and west is greenfield in nature, with the land zoned for residential use to the west and education and community use to the east. The subject site is relatively flat and divided into two separate parcels of land by extensive hedgerows. Mature trees and hedgerows characterise and define the site to the east and west, with Nancy's Lane, an undeveloped 'heritage trail', defining the eastern site boundary. There is no specific demarcation defining the southern site boundary.

The recently constructed Scoil Mhuire Community School is located immediately south east of the site. Adjoining the site to the north is an established creche / childcare facility (Early Days) with Clane Rugby Club facilities located to the east of the site. Although limited facilities immediately adjoin the site, the site is within a 10 minute walking distance of the town centre, where extensive facilities and services are accommodated. A footpath extends along the Ballinagappa Road into the town centre.

Clane is designated as a small town in the Kildare County Development Plan 2017-2023. It is a well-established town, primarily residential in nature but complimented with commercial, community and recreational facilities. The LAP states that *“Clane’s role as a Small Town is to develop as a local centre for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise. The rate of growth should be controlled to limit pressure on services, the environment and unsustainable commuting patterns”*.

3.0 APPROACH AND SCOPE OF REPORT

The Kildare Development Plan 2017 -2023 (CDP) requires a Social Infrastructure Assessment (SIA) for residential schemes on zoned land which are greater than 50 units. Objective CO 2 seeks *“To 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 other Planning Schemes. In this regard, applicants will be required to submit a Social Infrastructure Assessment.”*

Whilst the CDP provides a strategic planning framework for the county, the LAP provides a more detailed framework for the coordinated and future development of the area. The proposed development has very specific and defined boundaries and notwithstanding its location within a wider ‘planned’ area (KDA4), it is important to ensure that the future residents of this development have adequate social and community infrastructure within a reasonable walking distance of their homes. Accordingly, an audit of facilities within a 15 minute walk time of the subject site was undertaken with study intervals of 5 and 10 minute walk-times. An outer limit of 15 minutes was chosen for the study area, as urbanists have determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood.

This report seeks to:

- Provide an analysis of the key recent demographic trends affecting the study area and an assessment of the likely future demographic trends as a result of the implementation of the proposed development;
- An audit of the local community, recreational and social infrastructure;
- Identification of the key weaknesses and deficiencies in local community and social infrastructure;
- Recommendation of key projects and initiatives that would address key deficiencies and would adequately provide for the population resulting from the proposed development

4.0 DEMOGRAPHIC TRENDS

The Electoral Division (ED) of Clane experienced a 5.4 per cent growth¹ in population between 2011 and 2016 with a current population of 8,142 no. persons in 2016.

¹ <http://www.cso.ie/en/releasesandpublications/ep/p-cpr/censusofpopulation2016-preliminaryresults/geochan/> accessed 07/06/2017

An analysis of the Clane ED, in which the subject site is located is interesting as it presents an overview of existing housing stock and its current occupiers. The Census of Population 2016 confirmed that there were 3,060 houses within the Clane ED, with 368 of these vacant or almost 6 per cent. One person households comprised almost 19 per cent of the population. It is also noted that the average household size is increasing, with an average 2.92 in 2016 compared to 2.81 in 2011. Of the 2,767 no. households in Clane, some 67 per cent of houses are owner occupied, 24 per cent are rented from a private landlord and just over 6 per cent are rented from the local authority. The population is also relatively young with 44 per cent of the population between the age of 25 years and 39 years.

The proposed development comprises of 77 no. units, with 9 no. of these as one bed units, intended for occupation by senior citizens. Assuming the 9 no. one bed units will accommodate on average 1.5 no. persons per unit and 68 no. family units will comprise of 2.92 no. persons per unit, in accordance with the standardised Census of Population data 2016, 77 no. units will yield a population of 212 no. persons. However, having regard to the provision of social and community infrastructure it is necessary to have regard to the wider population and their associated demands as well as the wider provision of facilities in the area. Accordingly, in the consideration of existing social and community infrastructure in the area it will be necessary to consider the wider population of Clane ED, that is 8,142 in addition to the 212 persons arising from the proposed development.

5.0 GENERAL BENCHMARKING AND STANDARDS OF PROVISION

There are a number of statutory and non-statutory documents and guidelines which detail the level of community and social infrastructure provision that is suitable and appropriate to a given area. Of significant importance in this instance is the LAP and its vision for the future development of the area including the provision of critical supporting infrastructure.

1. Clane LAP 2017 - 2023 has a vision for the settlement which is intended to guide the future development of the town in a sustainable manner, in a way that reflects the existing character and amenities of the area and improves quality of life for the existing and future population.
2. The National Spatial Strategy (NSS) recognises that it is important that the requirements of a community are matched to the population in order to ensure that there is a sustainable level of provision. There is a hierarchy of access to social infrastructure, whereby specialist and high quality functions such as hospitals tend to develop in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
3. The Guidelines on Sustainable Residential Development in Urban Areas (2009) state that no substantial residential development should take place without an assessment of existing school capacity. This view is echoed by the Department of Education who provide a code of practice on 'The Provision of Schools in the Planning System'.
4. The Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
5. The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
6. For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings. The guidelines also state that authorities could consider the provision of larger units catering for up to 30 / 40 children in major residential developments.

7. The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education and Skills) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments.
8. The Code of Practice further advises that the planning authorities will anticipate the demand for new schools infrastructure that will arise from new development within the drafting process for development plans and local area plans using the Department of Education and Skills approach previously outlined and through these plans will facilitate the identification of suitable lands to meet the need for new schools or expansion of existing schools to serve new or expanding communities.

6.0 EXISTING COMMUNITY FACILITIES

An audit was carried out of the existing social and community infrastructure within a 15 minute walk time of the site and within the wider LAP area under the following headings:

- Open space, sport and recreation;
- Education;
- Childcare facilities;
- Health facilities and social services;
- Cultural facilities; and
- Retail and Entertainment

The audit consisted of a combination of desktop analysis and on the ground analysis. Each of the above six points are addressed in the subsequent paragraphs.

6.1 Open Space, Sport & Recreation

Recreation and open space are an important part of every community's life. The River Liffey, flowing through the town, is perhaps the town's greatest natural amenity feature and recreational asset, yet to be substantially developed.

The area of the application site comprises part of an overall strategic site (KDA4), identified for development growth, including the provision of private open space. Pockets of open space dominate the surrounding neighbourhood, although the immediate area would appear to be devoid of any substantial parkland. The extent of open space and other facilities in proximity to the subject site is detailed in Figure 1.0 and appended to the end of this report.

Within the settlement of Clane, the Liffeside Nature Park which is connected to the Liffey Walk, comprises a small triangle of land next to Alexander Bridge, and which is being maintained by the community. The grounds of the Abbey Community Centre also features a landscaped Garden of Remembrance which is open to the public. Another public park area is Clane Stream Park, located immediately south of the town centre. This park hosts a public playground, centrally located within the town to serve a number of residential estates.

Donadea Forest Park (243 hectares), located to the north west of the settlement of Clane and well removed from the town, is a significant amenity facility serving the wider area. Although not located within the town or in close proximity to the site, it does offer dignificnat active recreational opportunities.

In addition to the above there are several sports clubs located in proximity to the site. The grounds of Clane Rugby Club and Clane United Football Club are situated within a 5 minute walk of the site. Additional sports clubs include Clane Athletics Club, Clane GAA Club, Clane Golf Club and Clane Lawn Tennis Club. Although forming part of a club, these grounds provide important sports facilities to the area but do not replace the need for active and passive recreational facilities. Although Clane has no standalone leisure centre the town and its environs are host to several hotels featuring leisure facilities which are open to public.

The Kildare Open Space Strategy 2011 identifies a hierarchy of open space within the county inclusive of three open space types. This strategy will influence the provision of open space in the future in Kildare and the settlement of Clane. This strategy also outlines recommendations for the current and future open space requirements for villages and towns in the county.

6.2 Education

There are two primary schools located within a 15 minute walking distance of the subject site. The total enrolment of these schools is 595 no. pupils for the 2016/2017 academic year. Hewetsons National School, although not listed in Table 1.0, is located in close proximity to the 15 minute walk-time catchment area as illustrated in Figure 2.0 appended to the end of this report. This small school had an enrolment of 92 pupils in 2016 / 2017

School	Enrolment Numbers		
	2014 / 2015	2015 / 2016	2016 / 2017
St Patricks BNS 19796C	461	494	511
Scoil Naisunta Bhríde 18031K	96	87	84
Total	557	581	595

Table 1.0 Primary Schools

There is one newly constructed post-primary school located within a 5 minute walking distance of the site. The academic year of 2016/2017 saw a total of 1,146 no. pupils enrolled in this facility. Clongowes Wood College, a private boarding school is located just beyond the chosen catchment area, and had 458 no. students in 2016 / 2017.

School	Enrolment Numbers		
	2014 / 2015	2015 / 2016	2016 / 2017
Scoil Mhuire Community School 91372D	1057	1099	1146
Total	1057	1099	1146

Table 2.0 Post primary Schools

6.3 Childcare Facilities

There are 7 no. full day care facilities in Clane with additional facilities offering sessional and after school care. County Kildare Childcare Committee (KCCC) conducted a county wide local needs analysis in 2017 and confirmed there were 319 ECCE places available in Clane. There were 187 children registered for the ECCE in Clane, suggesting an oversupply of 132 ECCE places (as of 18th September 2017). See Appendix 1 for letter from the Kildare Childcare Committee.

KCCC do not have any recent analysis of early years' "full day" care demand and so an assessment of full day care facilities were undertaken in the town. Enquiring Minds Childcare facility located south east of the subject site and just outside of the 15 minute walk-time area had a waiting list for children, whilst Playworld was at full capacity. One childcare facility located adjoining the site, namely Early Days Creche confirmed that there would be adequate capacity to accommodate children from the proposed development (See Table 3.0). See Appendix 2 for letter from Early Days Childcare confirming the position.

Name of Childcare	Total Capacity	Number of Available Spaces
Early Days Creche	68	10
La Petite Ecole Montessori School	49	5
Total	117	15

Table 3.0 Assessment of Childcare Facilities within 15 minute walk-time of proposed development

6.4 Health Facilities and Social Services

The health facilities of Clane are located within a 15 minute walking distance of the site or slightly beyond the chosen walkband. Clane Primary Care Centre is a HSE operated clinic located east of the site slightly beyond the 15 minute walkband. This centre offers primary healthcare services to members of the public including GP's, public health nurses and speech therapists. Hazel Hall Nursing Home provides care for the elderly.

There are two GP practices located just beyond the 15 minute walkband of the site namely The Surgery Clane and The Woods Surgery. Three dental practices are located to the east of the site. Clane General Hospital is located to the south, within a 10 minute walking distance of the subject site.

Naas town, situated approximately 9km from Clane town is host to abundant healthcare facilities inclusive of Naas General Hospital and Irelands largest primary care centre, Vista Primary Care. Although not within walking distance of the subject site these facilities are accessible via public and private transport.

6.5 Cultural & Community Facilities

There is one Catholic church located just beyond the 15 minute catchment area. A Parish Centre is provided on the Main Street of the town and the Abbey Community Centre is located just beyond the 15 minute walk time catchment area.

The Woods Centre accommodates Clane library and is located within a 15 minute walking distance of the site, sited alongside the Garda Station. Clane is also host to a youth centre and a mens shed, each located to the north of the site. These facilities are identified and located in Figure 4.0 appended to the end of this report.

There are a number of pro-active community groups and initiatives within the town centre of Clane which provide valuable community support which include:

- Clane Community Council
- Musical Society
- Tidy Towns
- Irish Country Women's Association

- Wildlife Groups

6.6 Retail & Entertainment

Clane is identified as a Level 3, Tier 2 or Sub-County Town Centre in the Greater Dublin Area Retail Strategy 2008. Level 3 centres usually comprise groups of shops often containing at least one supermarket or superstore and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as libraries. Clane is a district level centre that provides services and facilities for the population of Clane in addition to the population of the rural hinterland. The town centre provides a range of facilities and services serving the social, cultural and retailing needs of the local catchment. The mix of interdependent land uses and other features of interest, such as its historic form, all contribute to the sense of place and identity.

The retail scene in Clane is dominated by the Main Street, consisting of a mix of commercial units, coffee shops, retail services, offices and residential use. The town is well serviced by convenience stores with two significant convenience stores, Aldi and Super Valu, located within a 15 minute walk of the site, immediately south of Main Street. Other convenience stores and retail provision include Lidl on the Dublin Road and the Abbeylands Shopping Centre.

The entertainment facilities of Clane are limited. However, the nearby towns of Naas, located a short distance from the subject site is host to a state of the art cinema, fast food restaurants, bowling alley and indoor play facilities.

Clane is well serviced by public transport, with a total of five bus stops dispersed throughout the town. Although located slightly beyond the 15 minute catchment area, four of the five bus stops are located within the main town centre of Clane which is easily accessible from the subject site. The bus stop for bus routes 120, 121 and 123 is located just beyond the 15 minute walk time. The no. 120 bus travels between Dublin and Tullamore via Clane while also stopping at Belfield UCD. This bus has approximately 20 services daily. The no. 123 bus service has approximately 25 services daily providing a route between Dublin and Newbridge via Clane. The no. 846 provides an hourly bus service between Naas and Sallins via Clane. The no. 126N bus is a night rider bus operative on Friday and Saturday nights until early hours of the morning providing transport from Dublin City Centre. Each of the bus routes are a regular service operating seven days a week throughout the year.

7.0 ASSESSMENT OF ADEQUACY

As detailed in Section 4.0 of this report, the ED of Clane recorded a population of 8,142 no. persons in the 2016 Census and it is estimated that the proposed development will contribute to an increase of 212 no. persons in the area. This will give a cumulative total of 8,354 persons.

Whilst the audit undertaken for the purpose of this report has had particular regard to facilities within a 15 minute walking distance of the site, it must be acknowledged that there are additional facilities also located within the wider Clane area and which can be easily accessed by bicycle or car.

This section of the report identifies the adequacy of the community and social infrastructure in the area having regard to the projected increase in population arising from the proposed development as calculated in Section 4.0.

7.1 Open Space Sport & Recreation

The provision of well-managed and maintained open spaces can facilitate the interaction of all sections of the community. Public open spaces can promote a sense of place, provide opportunities for sport and recreation and can open opportunities for environmental education, for local groups, schools and individuals. Well-designed spaces should reduce the opportunity for crime by use of passive surveillance through overlooking.

As stated in the Clane LAP, the Kildare Open Space Strategy 2011 sets out an overall approach for the provision of open space and recommends provision at a standard of 2 hectares of open space per 1,000 persons. Accordingly, some 16.7 hectares of public open space is required to service the existing population of Clane and the population to be generated by the proposed development.

The LAP acknowledges that there is a shortage of public open space within Clane and that the full potential of the river as an amenity and recreational asset for the town has not been fully realised to date. The LAP, Map 13.1 Land Use Zoning, identifies strategic open spaces along the Liffey Corridor, extending into a parkland to the east of Clane and a strategic zoning objective in the LAP will ensure that these lands can be protected to serve the future recreational and amenities needs of Clane. While there is a range of sports grounds that are linked to specific clubs, these are not public parks and do not support the range of active and passive recreational activities needed to serve the existing and future population of Clane

Within the proposed development, there is adequate localised open space, in excess of the standard requirement of 15 per cent open space provision. The development proposes 18.7% of the site as public open space.

Whilst the proposed development adequately provides for public open space, there is a deficiency in public open space serving the wider community and this is acknowledged in the Clane LAP. The important consideration in this instance is that the proposed development does not inhibit or prohibit the planned open space provisions as detailed in the Clane LAP and which shall be provided as the objectives within the LAP are delivered and realised over time.

7.2 Education

The proposed development will give rise to an increase in the number of required school places in the medium to long term.

The Department of Education and Science uses the assumption that 11.3 per cent of the population are of primary school-going age. The proposed development of 77 no. units (including 9 no. 1 bed units) resulting in an increase of 212 no. persons in the area, would create a need for approximately 24 primary school places. Working with a PTR (pupil teacher ration) of 25:1, this would result in the need for just one additional classroom in the area. There are two primary schools located within a 15 minute walking distance of the subject site with a total enrolment of 595 no. pupils.

According to Clane LAP 2017-2023 Scoil Bhríde has been extended to a 24 classroom school and a new 24 classroom school was granted planning permission for Scoil Phádraig and is scheduled to go ahead in 2016. Although work has not yet commenced on Scoil Phádraig, planning permission has been received and the project is likely to be advanced in the near future. The Department of Education has advised that the population growth envisaged for Clane under the LAP could generate need for an additional eight primary classrooms which have been provided for. Therefore, any demand arising from the proposed development for primary school places will be catered for.

Using the assumption that 8.5 per cent of the population are of post primary school going age, an increased population of 212 no. persons would create a need for an additional 18 no. post primary places. There is one post primary school within a 15 minute walking distance of the site with a current enrolment of 1,146 pupils. The LAP also advises that 3 no. additional classrooms have been approved for this school. The Department of Education anticipate the growth envisaged under this LAP requires 144 post primary school places and are satisfied the additional demand is being catered for by the proposed works.

The proposed development, is therefore, well accommodated for in terms of existing and proposed primary and post primary facilities in the town.

7.3 Childcare Facilities

The '*Childcare Facilities Guidelines for Planning Authorities 2001, DEHLG*' recommends 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. The Guidelines recommend for new housing areas, an average of one childcare facility for each seventy-five dwellings would be appropriate although it does state that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profiles of areas.

The proposed development comprises of 77 no. units with 9 no. of these units proposed as one bed units, identified for senior housing. Accordingly, only 68 no. units will generate a potential requirement for a creche facility. The 2016 Census Report data has determined that the average family contains 1.38 children (persons aged 18 and under) of which 30 per cent are children aged between 0-4 years old. The proposed development would therefore, theoretically in accordance with current rates of population, yield 94 no. children of which 28 no. would be between the 0 and 4 years of age, that is within the creche requirement age.

The Clane LAP requires the provision of 0.13 childcare spaces per dwelling and deems this requirement to be an adequate level of provision, when existing supply is considered. Therefore, in accordance with the requirements of the Clane LAP, a childcare facility requiring the provision of 10 no. places is required. Table 3.0 above confirms that there is capacity for 15 no. additional children within the 2 no. creches within a 15 minute walk of the site. Furthermore, the Kildare County Childcare Committee confirmed significant capacity (132 spaces) for those seeking ECCE services only.

7.4 Health Facilities & Social Services

There are no published standards to determine the adequacy or need for health facilities in a given town. The Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance on the matter as it set out a new framework for the planning and development of primary care between 2001 and 2011. This strategy promoted a local team based approach to service provision with a primary care team operating in an area serving approximately 10,000 people. This would suggest the critical threshold population required to sustain the provision of such health services.

The proposed development will represent a modest increase in population (221 persons) relative to the 10,000 catchment population recommended and accordingly it is considered that the proposed development will not adversely impact on existing services in the area. Clane Primary Care Centre operated by the HSE is located just beyond a 15 minute walking distance of the site. In addition to the services provided by this facility there are two additional GP practices. Clane Private Hospital is located within a 10 minute walking distance of the site.

There would appear to be adequate health facilities and social services within the town of Clane to serve the existing and proposed population. It is also important to note these services are further complimented by the acute hospital services provided by Naas General Hospital located approximately 9km from Clane town.

7.5 Cultural Facilities

Clane is host to one Catholic Church located just beyond the 15 minute walking distance of the subject site which also has a parish centre providing additional services to the wider community. There would also appear to be adequate community services including community centres, youth centre and a men's shed facility.

Clane library is also located within a 15 minute walking distance of the site however there would appear to be little other cultural or community facilities within the area. The proximity of the area and the subject site to the wider cultural facilities on offer in the neighbouring towns and immediate surrounding area cannot be understated and is likely to meet the demand and needs of the area on a wider basis. Clane is well served by public transport providing daily services to Dublin City Centre via the surrounding towns of Sallins, Newbridge and Naas. Such a service enables ease of access to these facilities.

7.6 Retail & Entertainment

The immediate area would appear to be well supplied in terms of retail services and facilities. The town centre of Clane provides services to the surrounding area and the area of the subject site. Whilst the existing entertainment possibilities within a 15 minute walk of the site are limited, the town of Naas does offer more extensive entertainment facilities.

The provision of retail and entertainment uses is very much dependent on external economic factors and the demand arising for such services. Should the demand exist and economic factors justify the provision of such services, the important consideration is that there is adequate town centre and mixed use zoned land identified in the Clane LAP to accommodate such uses in the future.

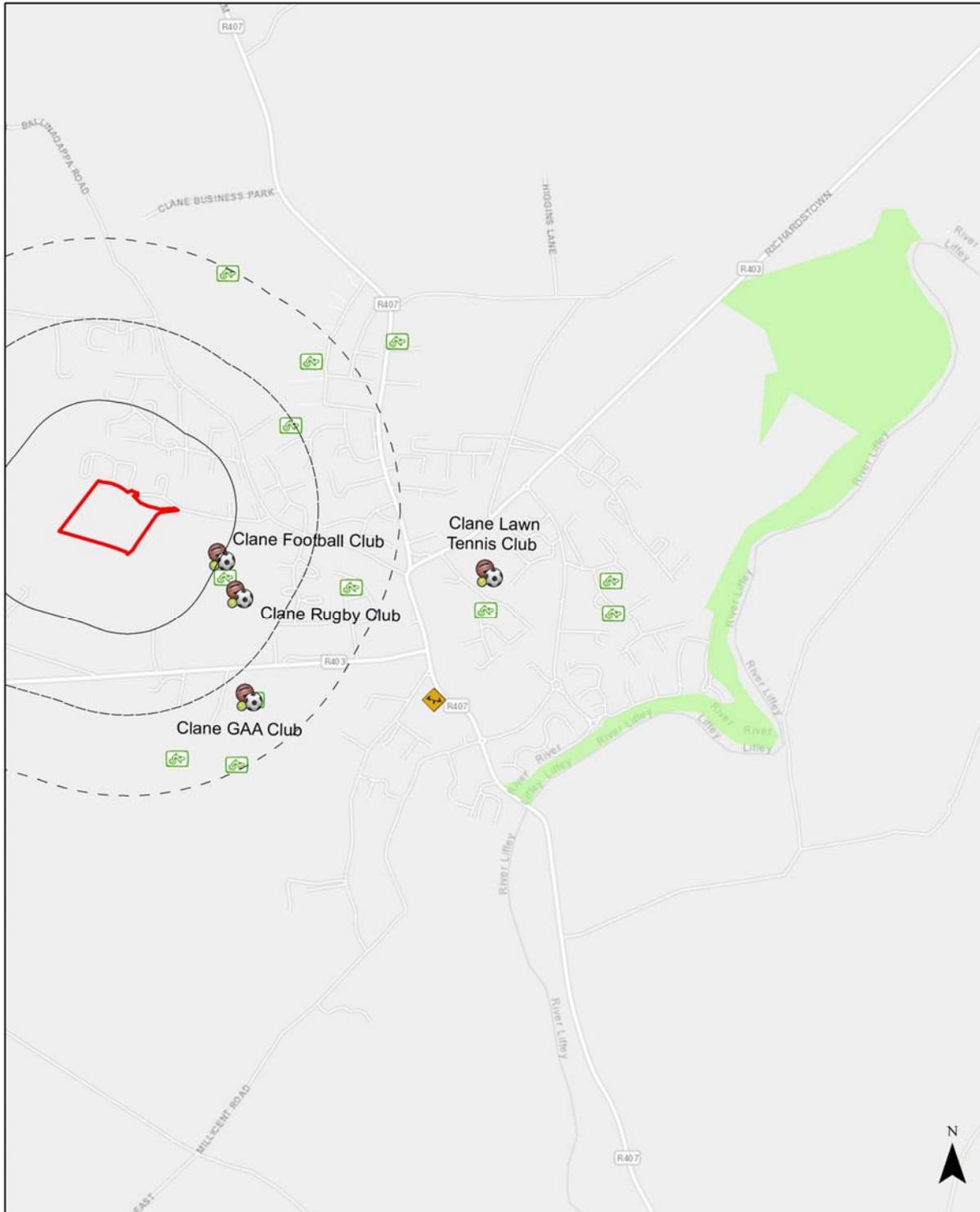
8.0 CONCLUSION

The proposed development will give rise to demand for existing services and facilities but the demand will be minimal.

The audit has confirmed, in accordance with Clane LAP 2017-2023 and Kildare Open Space Strategy, that there is a deficit of public open space in the town. However, whilst this deficit exists for the wider Clane community it is important to note that the proposed development provides for in excess of 18 per cent public open space. In addition to the provision of public open space, the proposed development also provides for an on-site creche facility capable of accommodating needs arising from the proposed development and future residential development in the area.

There is adequate educational capacity once all permitted works and extensions are completed for the projected population growth as specified by the Department of Education.

The area would appear to be adequately supplied with commercial retail facilities, however there is a shortfall of entertainment facilities. Once the demand arises for such facilities the economy will respond and facilities may be provided.



- | | | |
|--|--|--|
|  Site Boundary | Walking Buffer |  Strategic Open Space |
|  5 Minute Walking Distance |  10 Minute Walking Distance |  Sports Clubs |
|  15 Minute Walking Distance |  Open Space and Amenity |  Clane Playground |



Figure 1: Open Space, Sport and Recreation

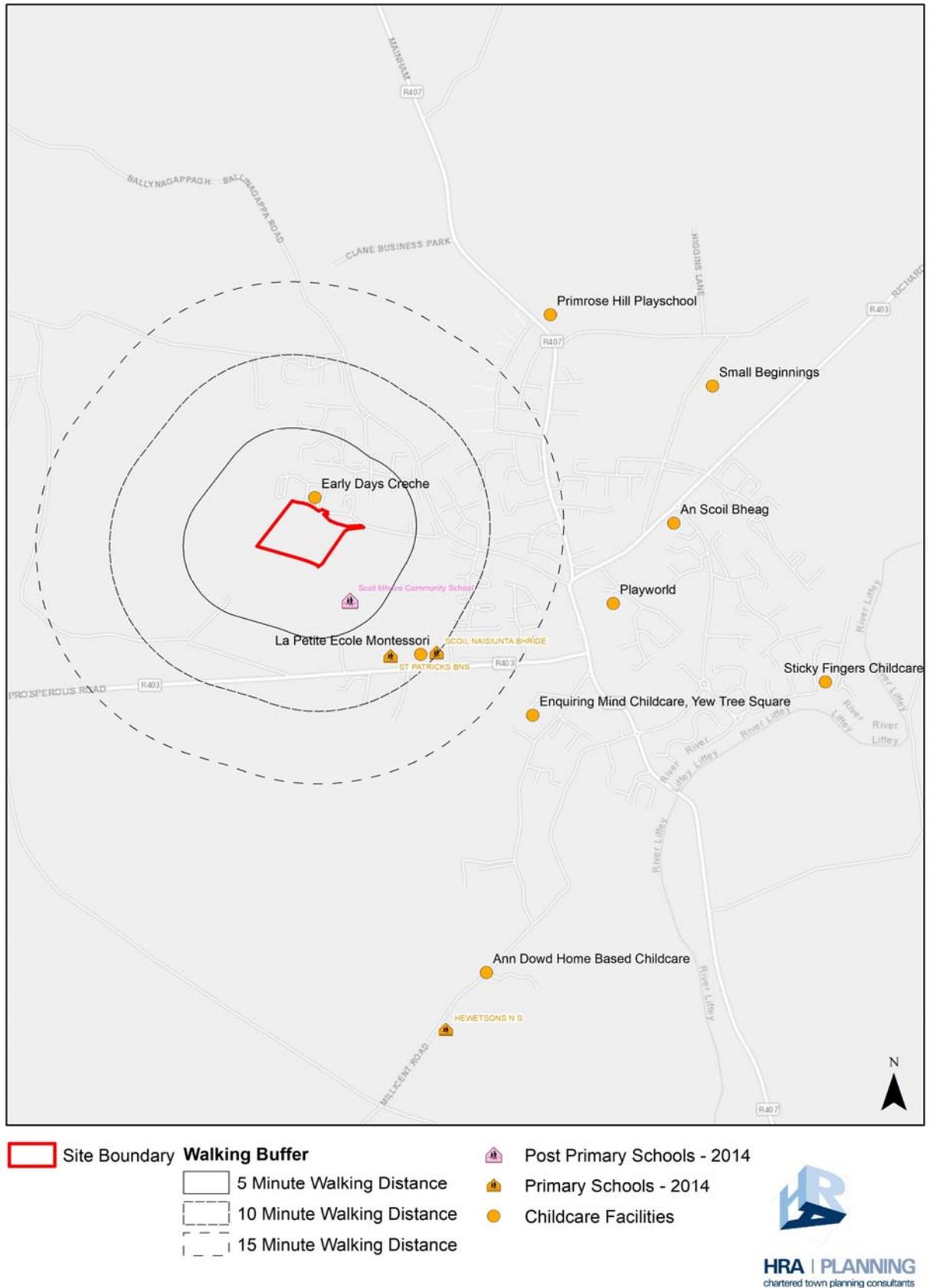


Figure 2: Childcare and Education Facilities

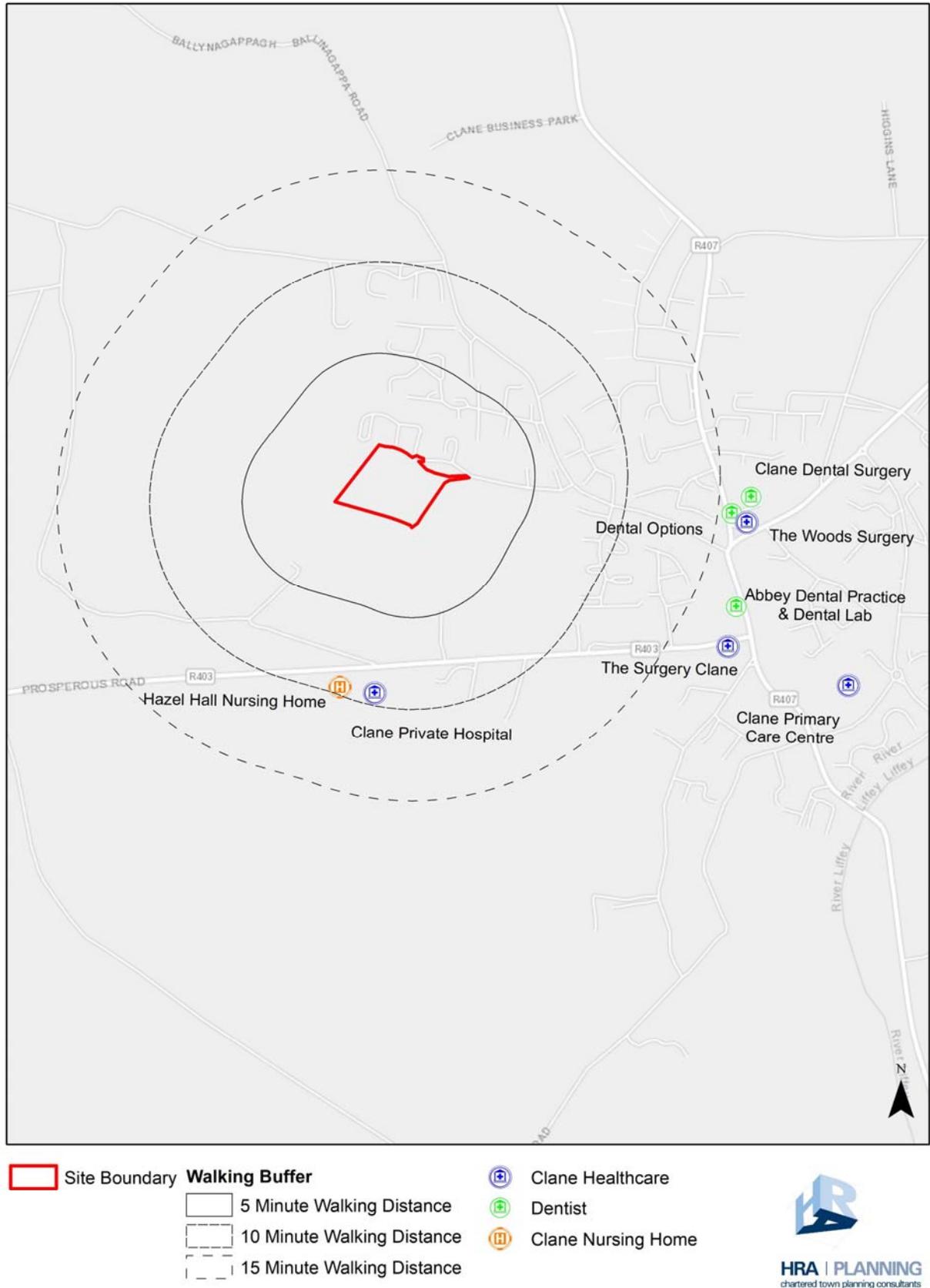


Figure 3: Health and Social Facilities

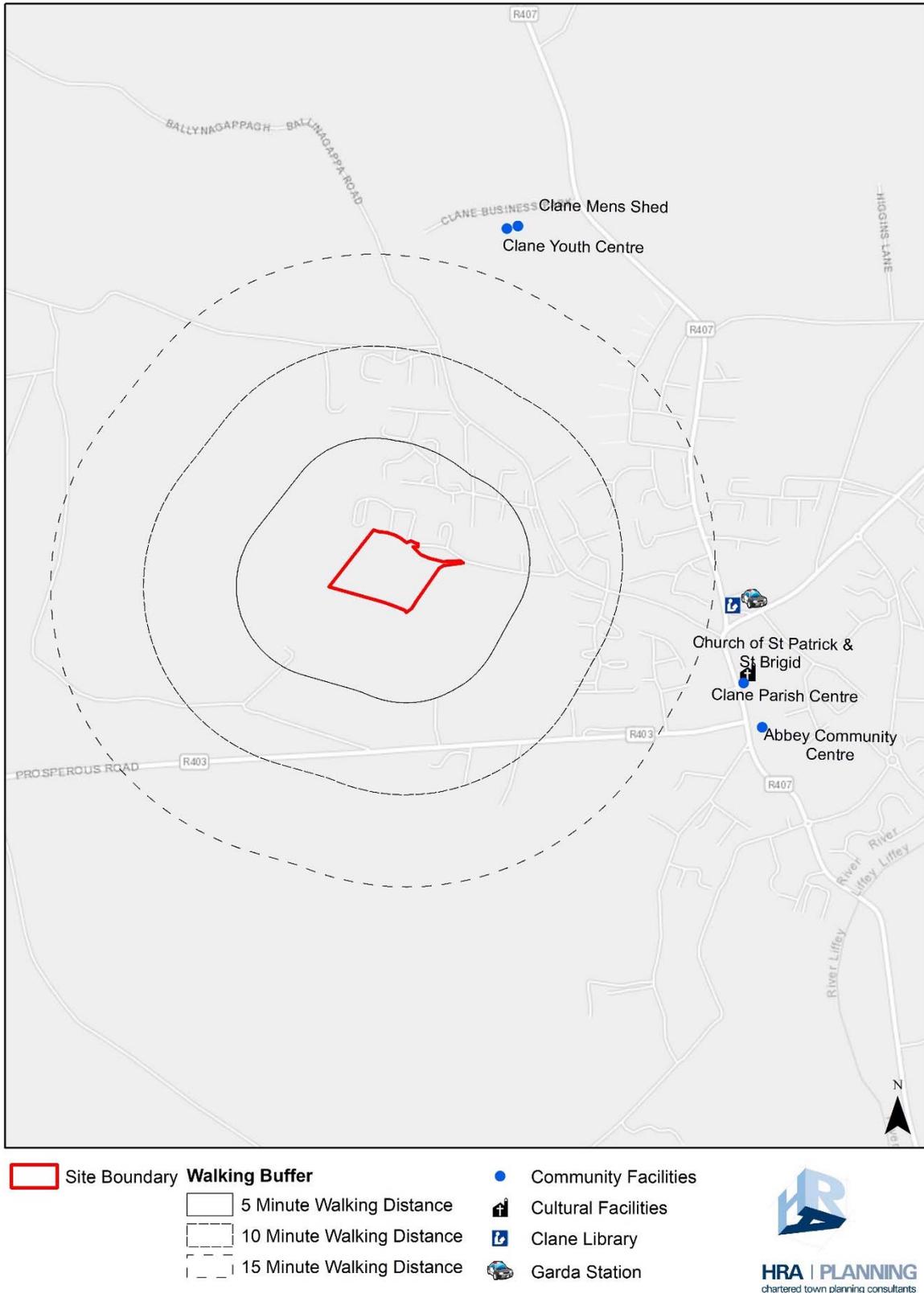


Figure 4: Cultural and Community Facilities

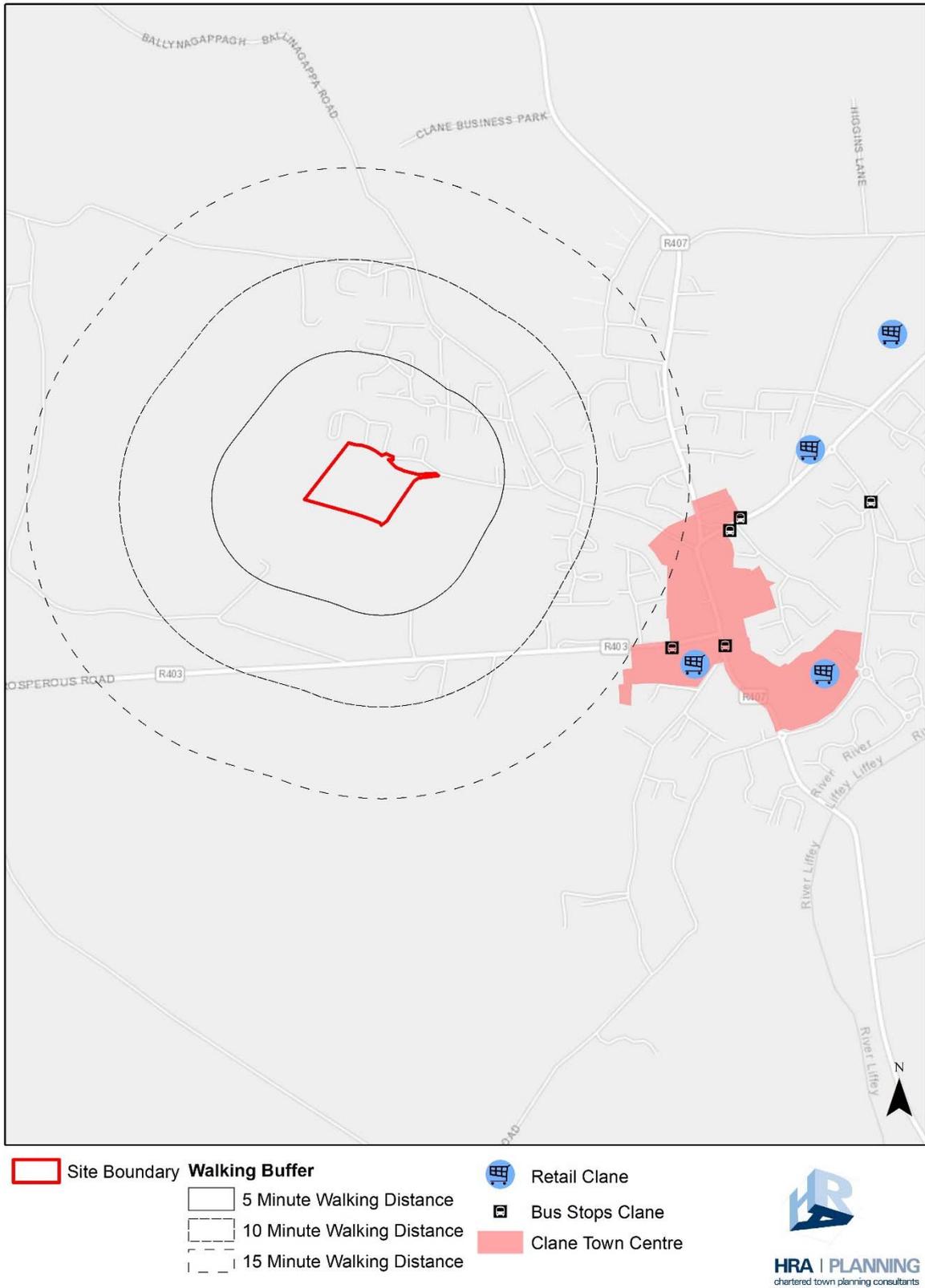


Figure 5: Retail and Entertainment

Appendix 1.0

Promoting quality and accessible childcare provision for all children from birth to 14 years in Co. Kildare in partnership with all stakeholders.

18.09.17



To whom it may concern,

The Kildare County Childcare Committee (KCCC) was established in 2001. We are responsible for the promotion of cross-agency cooperation and coordination in the delivery of childcare services at a local level in County Kildare for all children from birth to 14 years. Our mission is “Promoting quality and accessible childcare provision for all children from birth to 14 years in Co. Kildare in partnership with all stakeholders.”

KCCC conducted a county wide local needs analysis in 2016 following the announcement of the second ECCE Free Preschool Year for children aged 3 and over by the Department of Children and Youth Affairs. This analysis highlighted there was an under supply of 65 early years’ preschool places in Clane.

Those who could expand availed of an Early Years Capital Grant from the Department of Children and Youth Affairs in 2016. As a result of these expansions, 99 additional ECCE places were created. This meant there were 319 ECCE places available in Clane. There are now 187 children registered for the ECCE in Clane, although it should be noted that all services have not yet completed registrations (as of 13th September 2017). Last year there were 297 children registered for ECCE in Clane (as of February 2017).

KCCC do not have any recent analysis of early years’ “full day” care demand and would highlight that more research is needed to determine this.

Kind Regards

Julie McNamara
CEO

Appendix 2.0

From: Tanya Montgomery [mailto:earlydayslane@gmail.com]

Sent: 19 September 2017 13:58

To: Mary Hughes <mary.hughes@hraplanning.ie>

Subject: Re: Creche Capacity

Hi Mary

I would confirm that on our present capacity we would availability for another 10 children

If you require any further information please let me know

Tanya