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Social Infrastructure Audit

Proposed Development of 74 no. residential units at
Craddockstown Road, Craddockstown Demesne, Naas, Co.
Kildare

Kildare County Council



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Title:	SHB1-CRA-PL-HRA-RP-Social Infrastructure Audit	
Project:	Proposed Development of 74 no. residential units at Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare	
Prepared by:	 	
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1.0 INTRODUCTION

The purpose of this report is to provide an audit of the existing community facilities serving the area in which the site, the subject of a residential planning application, is located. The proposed development seeks the construction of 74 no. residential units on land located adjoining the Craddockstown Road, south of the Ballycane Road in the townland of Craddockstown Demesne. The site adjoins the newly constructed Naas Community National School (currently in use by Naas Community College until such a time as their new school is constructed in Millennium Park) to the south and is proximate to the golf course located to the south east.

The proposed development is located on residential zoned lands in the Nass Town Development Plan 2011 – 2017 (TDP). According to the TDP the purpose of this zoning is *“to provide residential development and other services incidental to residential development. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space”*.

The proposed development cannot be looked at in isolation from the existing and proposed communities that adjoin it, including development recently permitted on adjoining land to the north (P15/176). 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 considering future demographic changes. Recommendations are then made for the future development of community services to overcome current deficits.

2.0 AREA CONTEXT

The site is located in a suburban residential area defining the outer edge of the urban rural transition in Naas. Naas Community National School (currently used by Naas Community College whilst they await construction of their new facility in Millennium Park) separates the subject site from Oak Glade, the closest residential development, north of the site on the eastern side of the Craddockstown Road whilst Ban na Greinne residential development is located across the road to the north west. An existing residential property fronting onto the Craddockstown Road defines the south western corner boundary of the site whilst the remainder of the site is defined by mature hedgerows and trees.

The subject site is located within the Naas Urban Electoral District and includes the main urban areas of Naas, Oldtown to the north of the town centre and the remaining rural lands to the west, south and east of the town centre. The town centre comprises one main elongated street which comprises two and three storey buildings mostly in commercial and to a lesser extent residential use.

Naas is identified as a Large Growth Town in the Kildare County Development Plan 2017 - 2023, designated to act as an important self-sustaining regional economy intended to accommodate significant new investment in transport, housing, economic and commercial activity, while capitalising on international connectivity and high quality connections to Dublin City centre. The TDP states that there are 56 hectares of land zoned for community and education use in Naas of which 23 hectares remains undeveloped. The Plan considers that there are sufficient lands zoned to cater for the projected demands over the period of the Plan and it will be a policy of the Council to facilitate the provision of adequate, quality infrastructure for education and training, accessible to all members of the community.

In terms of health care services the TDP recognises a growing need for the provision of local health care services in Primary Health Care Centres, where a range of health services, including GP's and related services are grouped together in one location. The preference will be for these to be located in Neighbourhood Centre, where they can link in with other services. In addition, the Plan identifies the established healthcare facilities in the town including Naas General Hospital, the Vista Primary Care Campus and the refurbishment of the former Kildare Council offices at St. Mary's by the HSE in Craddockstown.

According to the TDP some 142 hectares of land is zoned for open space and amenity purposes throughout the town. In addition, the Plan identifies approximately 80 hectares of land which bounds the Canal on both sides, running from Oberstown Bridge via Tandy's Bridge to the Canal Harbour area which has been zoned specifically for a future park.

Overall, Naas is a well serviced town with a growing residential and employment base. The TDP strategically plans for the future growth of the town in accordance with the proper planning and sustainable development of the area and considers that the town is well placed to accommodate increased residential supply.

3.0 APPROACH AND SCOPE OF REPORT

The Naas Development Plan 2011-2017 requires a Social Infrastructure Assessment (SIA) for residential development of 50 units or greater on all zoned lands. The purpose of a SIA, as set out in Section 1.1 of the Social Infrastructure Assessment Planning Policy Guidance prepared by Kildare County Council is to:

- Give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site; and
- Determine what measures could be proposed as part of a development scheme to provide for social infrastructure (services/facilities) which are considered by the planning authority to be deficient in the area.

This requires a thorough understanding of existing facilities in the town and any capacities or gaps in provision that may exist at present, or will in the future.

The Naas Town Development Plan extends across a significant landbank and seeks to provide for the strategic and orderly development of a wider area. In contrast the proposed development has very specific and defined boundaries and notwithstanding its location within a wider 'planned' area, 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 also. 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

Whilst the county of Kildare experienced a 5.6 per cent growth in population from 210,312 in 2011 to 222,130 in 2016, the population within the ED of Naas Urban experienced an increase of 3.8 per cent in population growth between the same period. Currently the population stands at 21,493 persons. The previous inter-censal period (4 years) from 2002 to 2006, saw the population of the town increase by 9.6%. The rate of population increase in the town, based on the Census figures, would appear to be slowing down. This is largely attributable to the capacity constraints in Osberstown Waste Water Treatment Plant which has restricted new residential development in the town. The target population for the town is 27,933 persons by 2017.

With a population of 20,713 recorded in the last census (2011) the population is also getting younger. The 25-34 years of age group comprising 18 per cent of the overall population is in contrast to 17 per cent of the population who fall within the 55 – 75+ age group. There were 6,952 private households in Naas in April 2011, of which 18 per cent were single person households. Of the 5,306 families in the area, 29 per cent were couples with no children which most likely reflects the young age of population in the area. The average number of children per family was 1.4 compared which is comparable at a national level.

The proposed development comprises 74 no. units and although 6 no. of these units are one bed units, a worst case scenario is assumed and all units are treated as family type units. Assuming the 74 no. family units will comprise of the national average household size of 2.6 persons per unit, the proposed development is likely to generate an additional population of 192 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 the Naas ED (21,493) in addition to the 192 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 Naas TDP and its vision for the future development of the area including the provision of critical supporting infrastructure.

1. The NAAS TDP has certain aspirations for the town which seeks to ensure that Naas is an attractive place to live and work by building strong inclusive communities that have a sense of place and belonging, with the provision of accessible social and community facilities.
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 town 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 6 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. They require pro-active encouragement and enhancement to ensure participation by all within the local community. The area of the application site and the immediate environs include a number of significant open spaces. These are illustrated in Figure 1.0 appended to the end of this report. In December 2008, an Open Space Strategy was prepared for County Kildare. The strategy identified a hierarchy of open space for the county, provided an audit of open space based on this hierarchy and assessed current and future open space needs within the county. The strategy noted that there is a diversity of public open space throughout Naas, including local and neighbourhood parks, open space in private ownership and large tracts of zoned open space

Naas contains a large amount of land zoned as open space and amenity (142 hectares) and also plans a future park / green belt along both sides of the canal (80 hectares), north of the town centre. Whilst a substantial area of the existing and proposed parkland is located on the northern side of the town centre, it is recognised that there is a significant area of land zoned for natural agricultural use on the southern side of the town, proximate to the subject site.

The largest area of land zoned for open space and amenity is Craddockstown Golf Course located proximate to the proposed development and although a private member's club it does provide a significant area of open space and amenity. The most significant area of public open space located within a 10 minute walk of the site is Lakeside Park, a substantial area of passive parkland located to the rear of Naas General Hospital. Adjoining Craddockstown Court and the R511 is another substantial area zoned for open space use in the Naas TDP and located west of the proposed development. It is an objective of the Naas TDP to link these areas of open space and to provide for a significant green route on the southern side of the town.

Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the people of Naas. The TDP states that the town is relatively well served by such facilities with a wide variety of clubs and organisations operating within the town. Some of these facilities include, Naas GAA, Naas Rugby, Naas Tennis Club, Naas Athletic club, the Soccer club, hockey club at the Caragh Sports Centre and the new Swimming Pool adjacent to the Caragh sports centre. Furthermore, there are also a number of privately owned sports facilities including the Osprey Hotel, Naas Health and Fitness and Kiltashee House Hotel & Villa Spa. The schools also facilitate local sports clubs through the use of their facilities after school hours.

Naas contains two playgrounds located beside Monread Leisure Centre and beside Ballycane School. The playground at Ballycane School is within a 10 minute walk of the subject site. An additional playground facility is proposed as part of the residential development off the Blessington Road (P15/1060), proximate to the subject site.

6.2 Education

The Department of Education and Science is responsible for the delivery of educational facilities and services. There are 56 hectares of land zoned for community and education use in Naas, of this approximately 23 hectares remains undeveloped. These lands are located within the Northwest Quadrant area, on the Craddockstown Road, the Kilcullen Road and along the South Ring Road. The Naas TDP considers that there are sufficient lands zoned to cater for the projected demands over the period of this Plan.

Currently seven primary schools and five post primary schools serve Naas and its environs. One of these primary schools, An Linbh losa and a post primary school, Naas Community College (currently operating from the adjoining site on a temporary basis until its new facility is constructed in Millennium Park), are located within a 10 minute walking distance of the site. In fact, Naas Community College currently adjoins the subject site to the north.

School	Enrolment Numbers		
	2011/2012	2014/2015	2015 / 2016
St. David's National School	90	94	95
St. Corban's	497	460	442
An Linbh losa	450	402	412
Mercy Convent National School	755	705	704
Scoil Bhride National School	585	687	708
Gaelscoil Nas na Riogh	277	375	401
Naas Community National School	61	220	245
Total	2,715	2,943	3,007

Table 1.0 Primary Schools in Naas

Although the capacity of the nearest school (An Linbh losa) to the subject site is not known, an analysis of enrolment figures over the last number of years would suggest that the number of pupils attending in recent years has fallen thereby demonstrating capacity to accommodate additional pupils if necessary.

There is one post primary school currently located adjoining the subject site on a temporary basis pending the construction of its new facility at Millennium Park. Naas Community College will have capacity for 1,000 pupils. Enrolment figures for 2015/2016 suggest that only 73 no. students are enrolled to date.

School	Enrolment Numbers	
	2014/2015	2015/2016
Colaiste Naomh Mhuire	923	699
Meanscoil Iognaid Rios	956	980
Gael Cholaiste Chill Dara	259	289
Pipers Hill	975	979
Naas Community College	-	73

Table 2.0 Post Primary Schools in Naas

6.3 Childcare Facilities

The Nass TDP states that the town had thirty-two pre-school facilities / providers in 2011 and it acknowledged that the number of providers is likely to increase with the introduction of a free pre-school year of Early Childhood Care and Education (ECCE).

There are 3 no. childcare facilities located within a 15 minute walk of the subject site. Within this catchment, all registered TUSLA (The Child and Family Agency) childcare facilities were contacted directly by email, providing an opportunity to secure up to date capacity and demand statistics from each individual facility. It was difficult to secure such information due to commercial sensitivities and accordingly where the childcare facility did not respond, statistics for each facility were secured from TUSLA. In the case of three of the facilities no information could be secured as there were no reports or information available on the Tulsa site.

The Kildare Childcare Committee were contacted for information. The only update information that they hold relates to capacity of sessional childcare places and they advised that they do not have figures for fulltime or part-time places.

A total of 4 (TUSLA registered) childcare facilities currently operate within a 15 minute walking distance of the site including Friendly Faces, Apple Tree, Soil Linbh Liosa Pre school and Chatterboxes. A fourth crèche with capacity for 100 children is proposed on the Blessington Road subject to planning permission.

- The Friendly Faces Crèche located across the road to the west from the subject site is fully occupied.
- The Apple Tree Crèche located on the Craddockstown Road, north of the subject site is full for sessional care but only has 4 no. places occupied for full time care. Accordingly, it has significant capacity available for full time care.
- Scoil Linbh Liosa offers 2 no. preschool facilities and has capacity each year.
- Although the Chatterbox Childcare Facility on the Kilcullen Road is Tulsa approved, there was no information available on enrolment numbers or unit capacity. Numerous phonecalls were made to this facility but there was no success in securing information.
- Planning permission was granted to PTG Partnership (P151060) on the Blessington Road for a significant residential development and which included provision for a 100 unit crèche facility. This development is current on appeal to An Bord Pleanála.

Just outside the 15 minute walk time distance and within 2km of the site are an additional 5 no. childcare facilities including Hill House pre-school, Saints & Scholars Creche, Sticky Fingers Main Street, Barneys Crèche, and Tender Years. Cumulatively these facilities offer in excess of 300 childcare places. There is current capacity in Tir na nOg, Cocoon and Tender Years. Furthermore, there is additional capacity on the northern side of the town. Cocoon in Millenium Park confirms that they have significant capacity at their facility.

6.4 Health Facilities and Social Services

Responsibility for the provision of Health Care Facilities in Naas lies with the Health Service Executive (HSE). There is a growing trend for the provision of local health care services in Primary Health Care Centres, where a range of health services, including GP's and related services are grouped together in one location. The preference of the planning authority is for these to be located in neighbourhood centres, where they can link in with other local services, including pharmacies, shops and services, in order to reduce the need to travel. Naas is served by established healthcare facilities, including Naas General Hospital. In addition to the hospital, the Vista Primary Care Campus opened on the Ballymore Road in 2008 and is in close proximity to Naas General Hospital. The Vista Primary Care facility provides for significant health facilities including public health nursing.

According to the HSE website a total of 53 no. general healthcare facilities are located in the town including health centres which provide several services within one building. Specifically, the town accommodates 12 no. GP's, 10 no. dental practices and 3 no. nursing homes. Craddoc House Nursing Home is located across the road from the subject site. Many of these are located within or in the proximity of residential areas including the subject site.

6.5 Cultural Facilities

Arts and Cultural facilities are wide ranging and include halls for meetings, community arts centres, theatres and music venues. Such facilities contribute towards the intellectual, artistic and social quality of life. The Arts Plan, 'Making Inroads: Kildare County Council Arts Development Plan 2006-2011' outlines the Art Strategy for County Kildare. It identifies strategic objectives and how it proposes to

achieve them. The plan has been developed having regard to national policy, including the Arts Council 'Partnership for the Arts 2006-2010' and the Kildare Local & Economic Community Plan 2016 – 2021.

There are eight churches in Naas. The four closest churches include Church of Our Lady & Saint David, Naas Presbyterian Church, Naas Community Church and Church of the Irish Martyrs which is located within a 10 minute walk of the site. The Naas Community Centre and the Ballycane Parish Centre are located beside the two churches of the Irish Martyrs and Naas Community Church and provide meeting rooms to members of the community.

The Moat Theatre located west of the Main Street represents a significant cultural feature for the town. It includes a 200 seat auditorium and stage, a foyer/coffee shop and bar area. The theatre attracts major comedy, musical and drama acts and presents regular performances by local drama societies. Naas library, located in the harbour area is another important cultural focal point and provides vital community, information, cultural and outreach roles within the town. The Tuckmill Gallery is a small, privately owned gallery on the Main Street of Naas, showing mainly Kildare artists and Irish craftwork.

6.6 Retail & Entertainment

There is an existing neighbourhood centre located within a 5 minute walk of the subject site on the Ballycane Road offering a number of local services to the community including a pharmacy, doctors surgery, butches and shop. A number of retail / commercial units are also proposed as part of the proposed development by PTG Partnership on the Blessington Road (P15/1060) on land zoned for the provision of a neighbourhood centre.

Naas town centre is very accessible located within a 20 minute walk of the subject site and offering all the necessary services and facilities of a 'Large Growth Town', designated to act as an important self-sustaining regional economy.

7.0 ASSESSMENT OF ADEQUACY

As detailed in Section 4.0 of this report Naas town has a population of 21,493 persons according to the Census of Population 2016. The proposed development comprises 74 no. units and is likely to generate an additional population of 192 persons.

Whilst the audit undertaken for 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 town area. 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 the Naas ED (21,493) in addition to the 192 persons arising from the proposed development.

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 up 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.

In December 2008, an Open Space Strategy was prepared for County Kildare. The strategy identified a hierarchy of open space for the county, provided an audit of open space based on this hierarchy and assessed current and future open space needs within the county. The strategy noted that there is a diversity of public open space throughout Naas, including local and neighbourhood parks, open space in private ownership and large tracts of zoned open space

The National Playing Fields Association is a UK organisation which has a core aim to protect playing fields and additional responsibility for ensuring that people have play, sport and recreational space close to where they live. The organisation recommends a 'six acre standard' in the provision of open space for recreational purposes. This six acre standard (2.4 hectares) should apply for every 1,000 people comprising of 1.6 hectares (4 acres) for outdoor sport and 0.8 hectares (2 acres) for children's play. Another recommended standard outlined in the Department of Children and Youth Affairs National Play Policy titled READY, STEADY, PLAY (2004) suggest a local park of 2 hectares per 1,000 population and a neighbourhood park of 15 hectares and two local parks per 10,000 population.

Naas contains a large amount of land zoned as open space and amenity (142 hectares) and also plans a future park / green belt along both sides of the canal (80 hectares), north of the town centre. The existing provision of 142 hectares of public open space is adequate to serve a population of 59,000 people whilst the planned future park / green belt will serve a further 33,000 people. Thus, in agreement with the Open Space Strategy undertaken in 2008, there is adequate open space to serve the town and future population growth.

The development proposes a localised area of open space, comprising 1 hectare in area. The open space includes useable open space of 0.6 hectares and the retention of natural features and trees totalling 0.4 hectares in area. The audit of open space undertaken in proximity to the site excludes localised areas of open space and accordingly these areas of open space are in addition to the more significant planned public parks and which also services the existing and future population.

In terms of sports facilities, the need is largely met by private clubs and organisations including GAA Clubs and Sports and Leisure Clubs.

Having regard to the existing and proposed provision of open space and recreational facilities it is considered that the town of Naas and the subject site is well served. In addition, the proposed development will contribute to the local provision of such facilities through the maintenance of 1 hectares of the site as public open space.

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 74 no. units resulting in an increase of 192 no. persons in the area., would create a need for 22 primary school places. Working with a PTR (pupil teacher ratio) of 25:1, this would result in a need for just one additional primary school classroom in the area. An Linbh Iosa and Mercy Convent National School had total pupil numbers of 1,205 pupils in 2011/2012 and today only accommodate 1,116 pupils thereby demonstrating adequate capacity for an additional 89 no. pupils.

Using the assumption that 8.5 per cent of the population are of post primary school going age, an increased population of 192 no persons would create a need for an additional 16 no. post primary places. Naas Community College, a new post primary school with capacity for 1,000 pupils offers capacity to accommodate potential pupils from the proposed development.

The projected increase in pupils arising from the proposed development can be accommodated by an existing school serving the local area. However, it must be realised that the process of planning for post primary schools is particularly complicated given the feeder system that exists with chosen primary schools and parental / pupil choice.

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 that 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 profile of areas.

The proposed development comprises 74 no. units, with 6 no. of these units comprising 1 bed units. Accordingly, only 68 no. units will generate a potential requirement for childcare facilities. Utilising an average household size of 2.6 persons per unit, in accordance with standardised Census of Population data, 68 no. houses will yield a population of 177 persons. Through further analysis of 2011 Census Report¹ data, it has been 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 crèche requirement age. It is relevant to note that the *Quarterly National Household Survey, Childcare, Quarter 4 2007*' reports that only 19% of pre-school children attend a childcare facility. Therefore, if this ratio was applied, to the development, then theoretically, only 5 no. childcare spaces would be required. However, for the purpose of this exercise it is intended to assume a worst-case scenario, and assume that all children within crèche going age group would require childcare. The assessment then proceeds with a requirement of 28 no. childcare spaces.

A detailed phone conversation with the owner of Apple Tree Crèche in Craddockstown advised that there is significant capacity for full time childcare in the town but that there is demand for sessional care. However, she advised that a significant new sessional care facility only is to open in January 2017 in the old St. David's National School on the Dublin Road within proximity to the subject site. This facility, she believes will provide adequate capacity for sessional childcare needs in the town and once operational there will be no additional demand arising in the town.

It is noted that the planning application permitted by Kildare County Council located on the adjoining land to the north and proposed by Ballymore Developments for 284 no. residential units (P15/176) states that there are 400+ childcare spaces available in the town with 60+ places available at any one time. This development did not incorporate or propose a crèche and this confirms that there is adequate capacity to serve the 27 no. childcare spaces which are likely to be generated by the proposed development.

¹ Area Profile for Dublin City and Suburbs'

It also must be considered that having regard to the social housing nature of the development proposal, a number of the prospective occupants are already living in the Naas area in inappropriate accommodation and potentially using existing childcare facilities. The proposed development does not seek to attract or accommodate new families to the town of Naas but rather seeks to provide suitable accommodation for existing families to satisfy existing demand. Accordingly, the proposed development is unlikely to generate significant new or additional demand for childcare facilities.

From this assessment, and having regard to the proposed new sessional childcare facility to be operational on the old site of St. David's National School on the Dublin Road, it has been concluded that there is likely to be sufficient capacity available in childcare spaces to accommodate the childcare needs generated by the proposed development within the town of Naas. In accepting the statistics of this assessment, it is relevant to note that the take-up of childcare places within the study area is significantly higher than the national average.

The findings of the *'Pobal Annual Early Years Sector Survey 2013'* indicates that nationally, only 35 per cent of urban childcare facilities are reported as full in contrast with this instance, where childcare facilities are operating at almost 53 per cent capacity. Therefore, consideration of capacity is based on locational specific circumstances as they exist at this time and not on generalised average take-ups.

Having regard to the likely demand arising from the proposed development and the national guidelines in relation to childcare provision, a childcare facility is not required to be provided on site. Furthermore, an assessment of existing facilities in the area would indicate that there is an adequate supply of facilities in the town of Naas and within proximity of the subject site.

7.4 Health Facilities & Social Services

A number of doctor's surgeries are located within and surrounding the local area and the Vista Primary Care Campus provides a health service to the immediate area.

There are no published standards to facilitate assessment or adequacy of need. However, 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 relative to the 10,000 catchment population recommended threshold and accordingly it is considered that the proposed development will not adversely impact on existing services in the area.

7.5 Cultural Facilities

The area would appear to be well served with four churches within a 15 minute walk of the site. The Naas Community Centre and the Ballycane Parish Centre are also within walking distance of the site.

A significant asset to the town centre is the Moat Theatre with its 200 seat auditorium and stage. This accommodates and hosts a diverse range of cultural programmes for the benefit of all the community.

7.6 Retail & Entertainment

The immediate area is well supplied in terms of retail services and facilities. The neighbourhood centre on Ballycane Road provides for local, convenient services whilst the town centre is easily reachable for a more extensive offering.

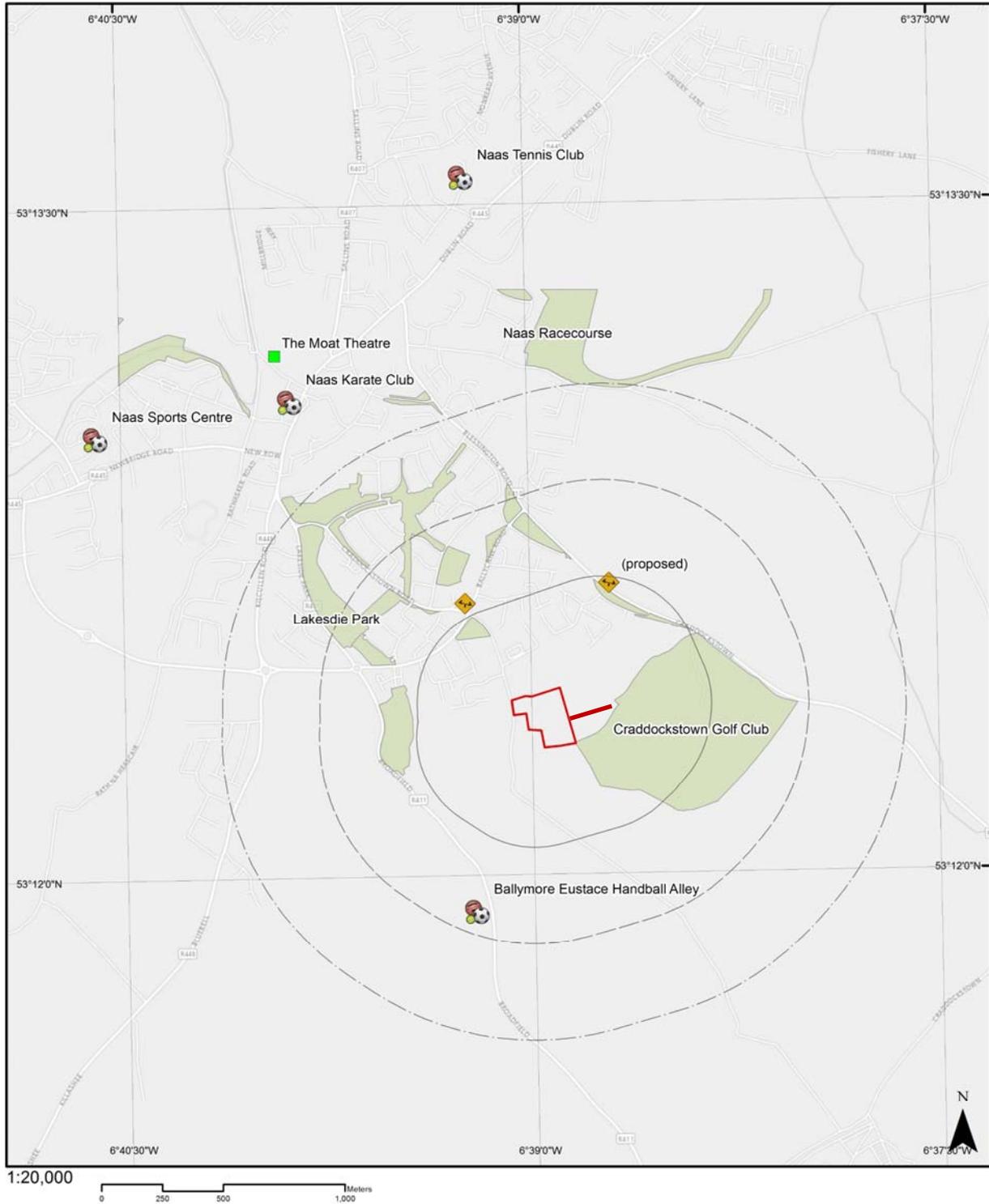
The Odeon Cinema on the Dublin Road provides an important entertainment outlet within the general vicinity of the subject site.

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 zoned mixed use land available 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 that there is adequate public open space and recreational facilities in the area to serve existing and future population growth. There is also adequate educational capacity with a new post primary school constructed on the adjoining site to the north.

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

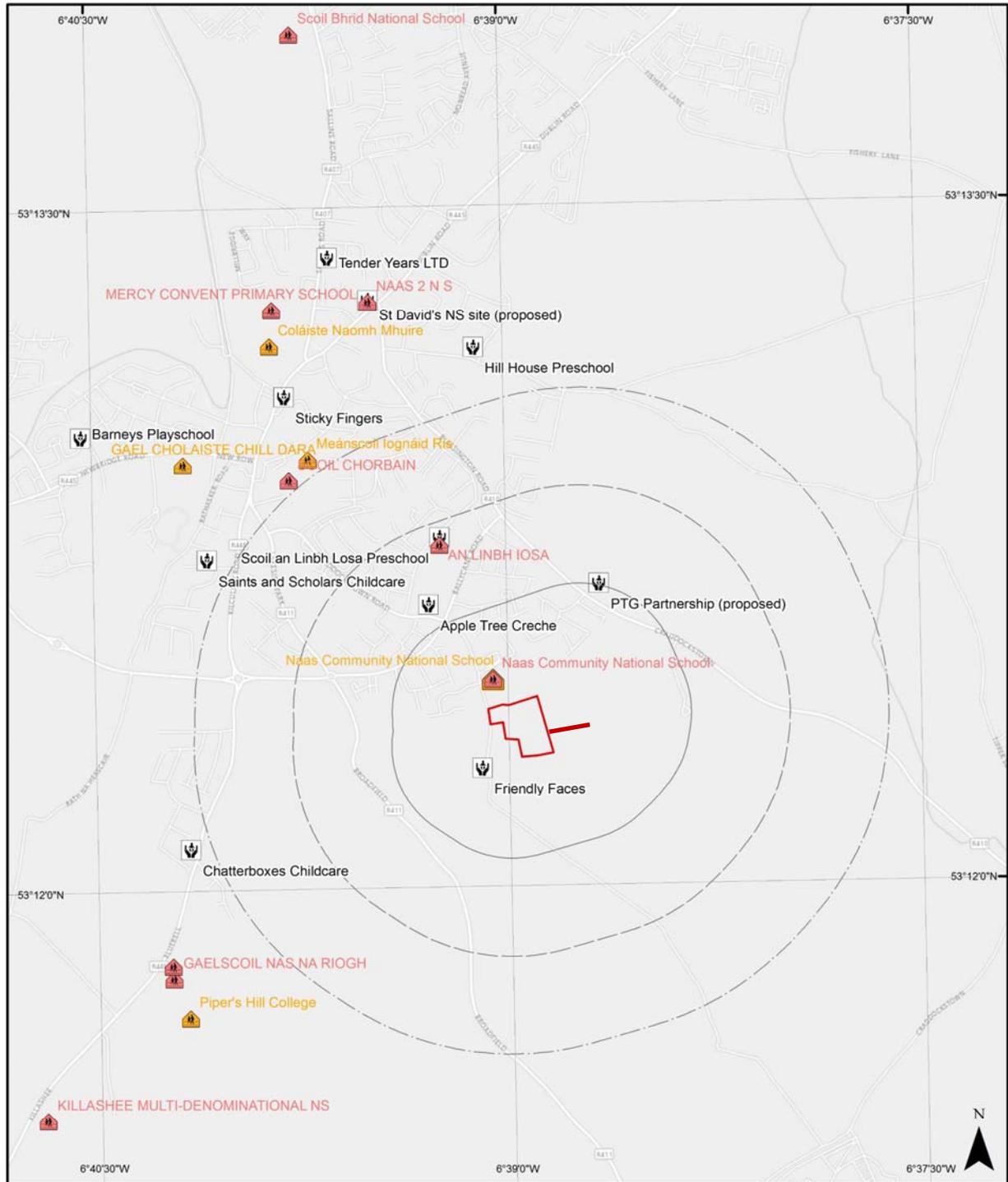


- Legend**
- Craddockstown, Naas, Co. Kildare
 - Amenity
 - 400m from Site (5 Minute Walk)
 - Naas Development Plan (Zoning Objectives)
 - 800m from Site (10 Minute Walk)
 - "Open Space and Amenity"
 - 1200m from Site (15 Minute Walk)
 - Playground
 - Sports



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Figure 1 Public Open Space Sports & Recreation



1:20,000
0 250 500 1,000 Meters

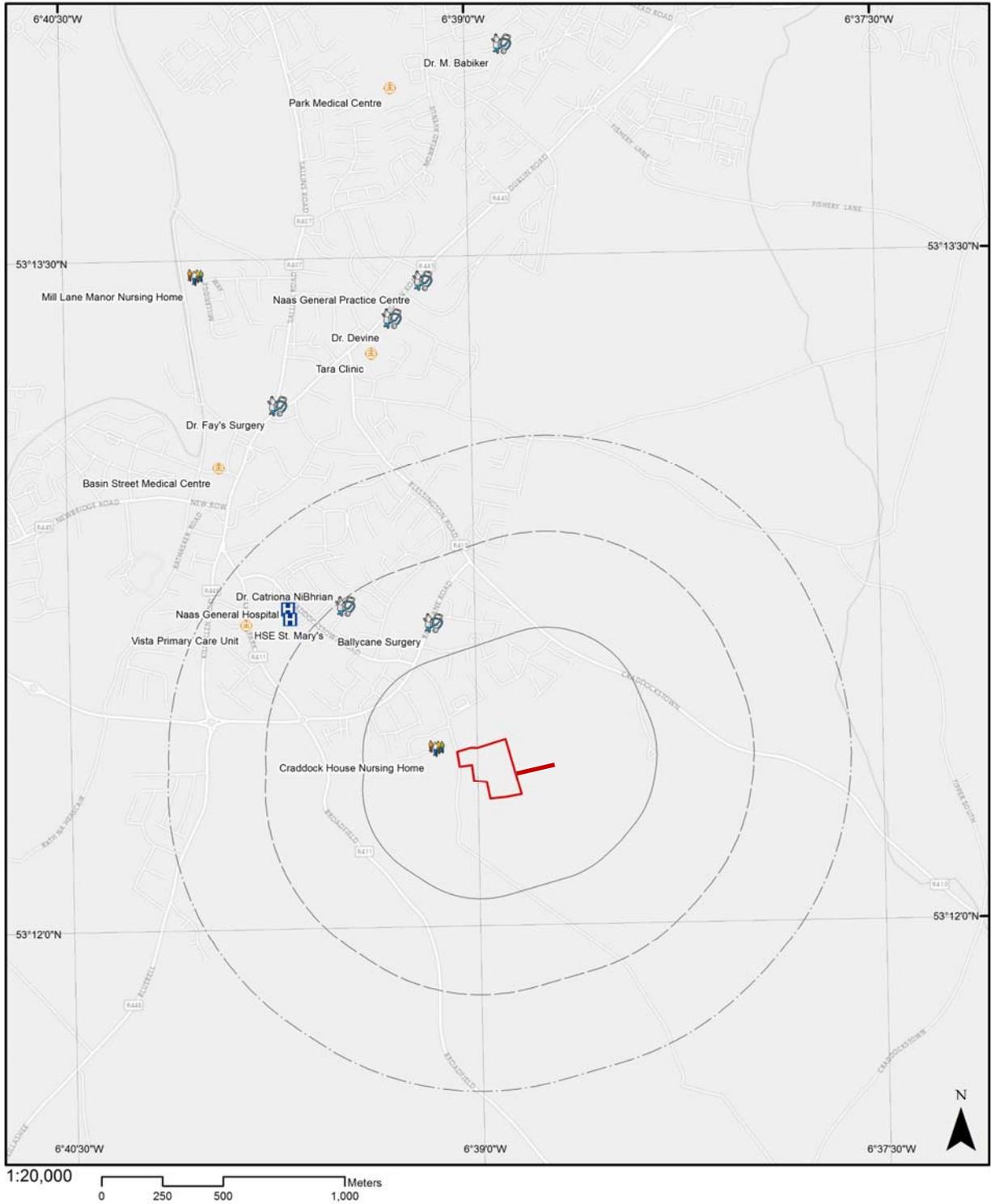
Legend

- Craddockstown, Naas, Co. Kildare
- 400m from Site (5 Minute Walk)
- 800m from Site (10 Minute Walk)
- 1200m from Site (15 Minute Walk)
- 🏠 Primary School Inventory
- 🏠 Post Primary School Inventory
- 👤 Childcare Facilities - Craddockstown



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Figure 2 Education & Childcare Facilities



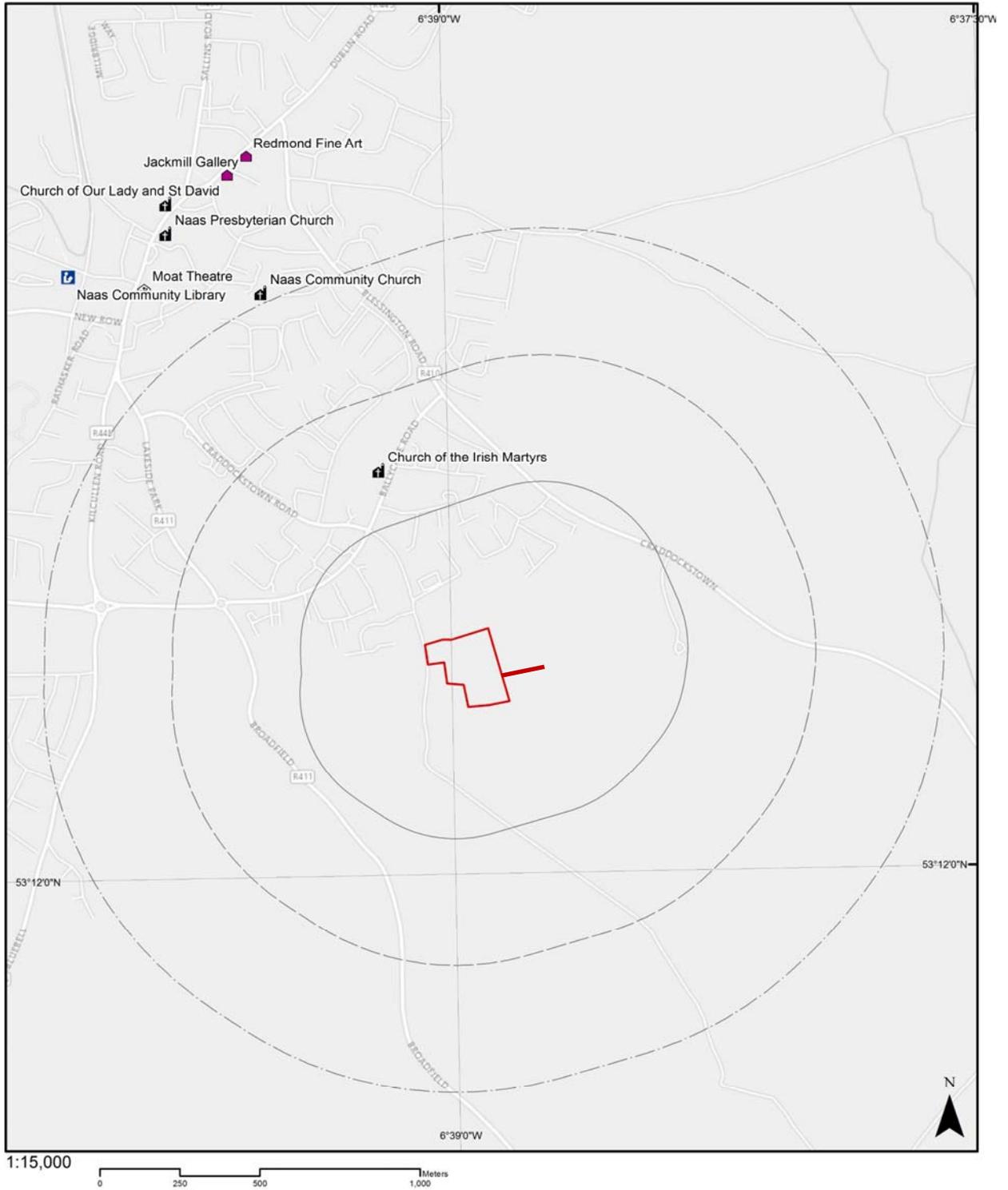
Legend

- Craddockstown, Naas, Co. Kildare
- 400m from Site (5 Minute Walk)
- 800m from Site (10 Minute Walk)
- 1200m from Site (15 Minute Walk)
- GP
- Health Centre
- Health Service
- Hospital



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Figure 3 Health Facilities & Social Services



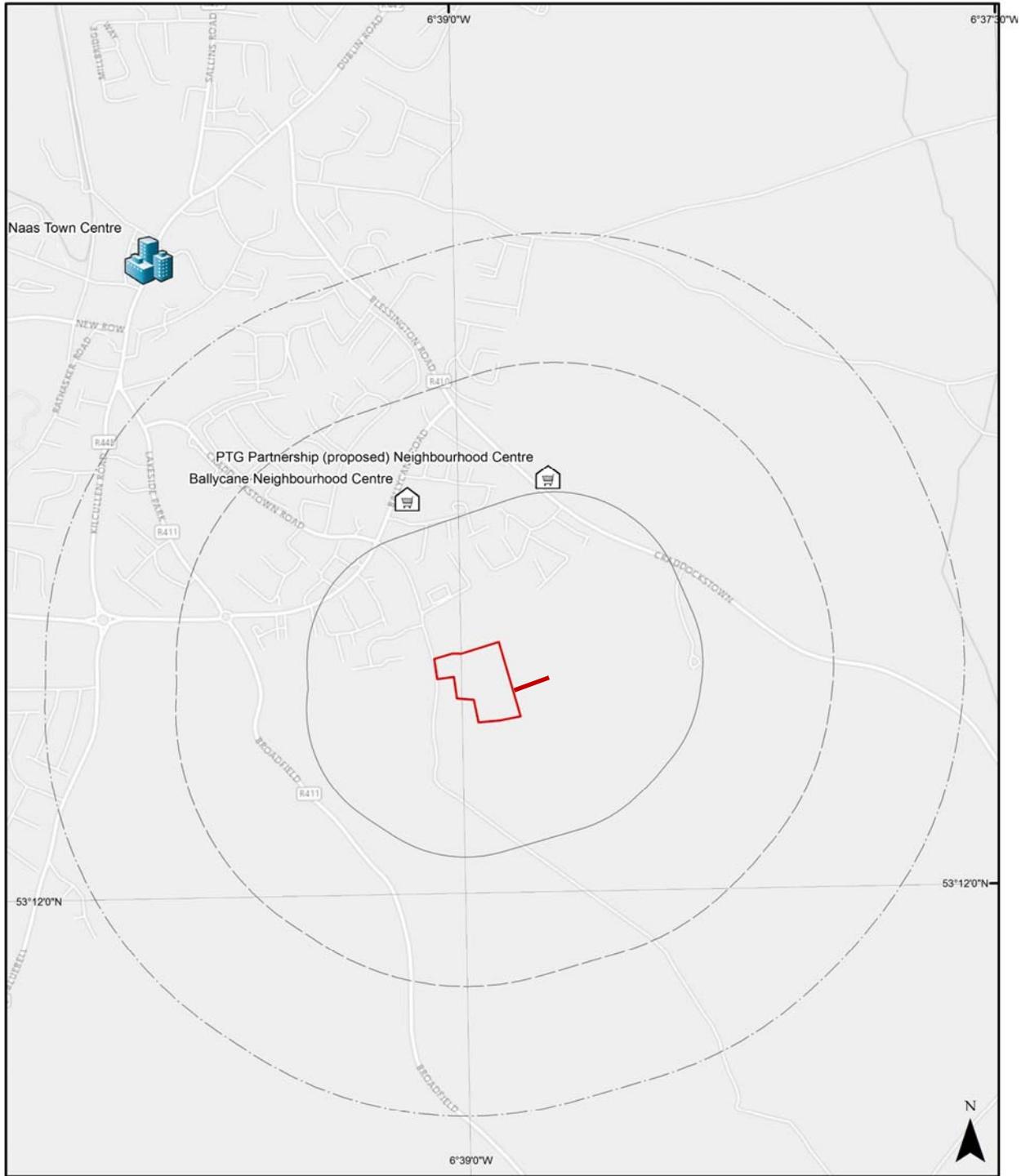
Legend

- Craddockstown, Naas, Co. Kildare
- 400m from Site (5 Minute Walk)
- 800m from Site (10 Minute Walk)
- 1200m from Site (15 Minute Walk)
- Church
- Gallery
- Library
- Theatre



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Figure 4 Cultural Facilities



Legend

- Craddockstown, Naas, Co. Kildare
- 400m from Site (5 Minute Walk)
- 800m from Site (10 Minute Walk)
- 1200m from Site (15 Minute Walk)
- Town Centre
- Neighbourhood Centre



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Figure 5 Retail & Entertainment Facilities