

STRATEGIC HOUSING DEVELOPMENT
PLANNING APPLICATION
COMMUNITY & SOCIAL
INFRASTRUCTURE AUDIT
FOR LANDS AT DEVOY BARRACKS,
NAAS, CO.KILDARE

BSM

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**Brady Shipman
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CLIENT
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1. INTRODUCTION

This Report has been prepared in support of a Strategic Housing Development Planning Application to An Bord Pleanála on behalf of the Land Development Agency (LDA). The subject application site (hereafter called ‘the site’) is located at the former Devoy Barracks, Naas, County Kildare. The purpose of this report is to identify the existing provision and potential need for community and social infrastructure in order to harmonise the proposed development with the existing character of the area and create sustainable neighbourhoods.

As part of the vision for the lands at Devoy Barracks this development proposal includes a Crèche of c. 411.4 sq.m, public open space of c. 6,158 sq.m, communal open space, and pedestrian links to the surrounding area.

1.1 Kildare County Development Plan 2017-2023

This Community and Social Infrastructure Audit is prepared in response to Objective CSO2 ‘Community Services and Facilities Neighbourhoods’, of the Kildare County Development Plan 2017-2023 (Development Plan) in relation to proposals in excess of 50 units:

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

- Residential schemes on zoned land which are greater than 50 units.
- Residential schemes on zoned lands in Town and Village Plans which are greater than 10 units,
- Residential schemes on unzoned lands which are greater than 10 units
- Other cases were deemed necessary by the Planning Authority.

In certain large mixed use schemes the frontloading of such infrastructure may be required prior to the commencement of development.”

Furthermore, the Development Plan sets out the following related objectives:

CO 3 *Carry out a review of the Social Infrastructure Assessment (SIA) process to assist in the implementation of objective CO 1 above.*

The proposed development also meets the following objectives set out in the Core Strategy:

CS 10 *Ensure that developments are accessible to and meet the needs of all individuals and local community groups.*

CS 11 *Seek the delivery of physical and community infrastructure including strategic open space and recreational areas in conjunction with high quality residential developments to create quality living environments.*

The development proposes a high-quality living environment, notably its public open space, and both proposed and potential pedestrian and cyclist connections to the wider area, and high-quality design approach. As detailed in the accompanying Architects Design Statement, and more generally in the other enclosed documents, the proposed development is fully accessible by all individuals.

The proposed development supports achievement of the wider aim set out by Chapter 11 of the Development Plan sets out the wider aim:

“To ensure that County Kildare is an attractive place to live and work by building strong, inclusive communities that have a sense of place and belonging. This will be supported by the provision of accessible community-based facilities from which services and supports can be provided.”

The Development Plan states that members of the community should be able to access the services and supports essential for health, well-being and social development. The provision of community, leisure and cultural facilities and a good quality environment ensure attractive residential environments.

SR 1 *Support sustainable residential development in established urban areas at appropriate locations, to support the ongoing viability of social and physical infrastructure and services, and to meet the future housing needs of the county. Standards in relation to residential development in established urban areas are set out under Chapter 17 of this Plan.*

Naas Town Centre and nearby communities possess many of the necessary facilities required for physical and social wellbeing including open spaces, healthcare, gyms, services etc. Overall, the proposed development is well positioned close to Naas Town Centre and contributes to the achievement of the above objectives.

1.2 Naas Local Area Plan 2021-2027

Naas Local Area Plan 2021-2027 (Naas LAP) was adopted on the 1st December 2021 and is the statutory policy document for Naas. As part of the Naas LAP a Social Infrastructure Audit was carried out and forms part of the overall Naas LAP. The Social Infrastructure Audit examines the availability of existing social infrastructure in Naas to determine future requirements based on existing and anticipated settlement growth.

The site is located within the Devoy Barracks Key Development Area (KDA) which has an overall vision *“to develop Devoy Barracks an attractive, legible and permeable urban district that is home to high-quality residential neighbourhood with an element of commercial uses to be located to the east of the site adjacent to the MERITS building and Áras Chill Dara.”*

The Naas LAP sets out 7 no. core themes which guide the plan, in relation to social infrastructure theme 5 sets out:

Homes and Communities – *“... The development of an appropriate network of community infrastructure including health, education, recreation and sports facilities, ensure that the town is a safe and healthy place for all ages and supporting a growing and increasingly diverse community.”*

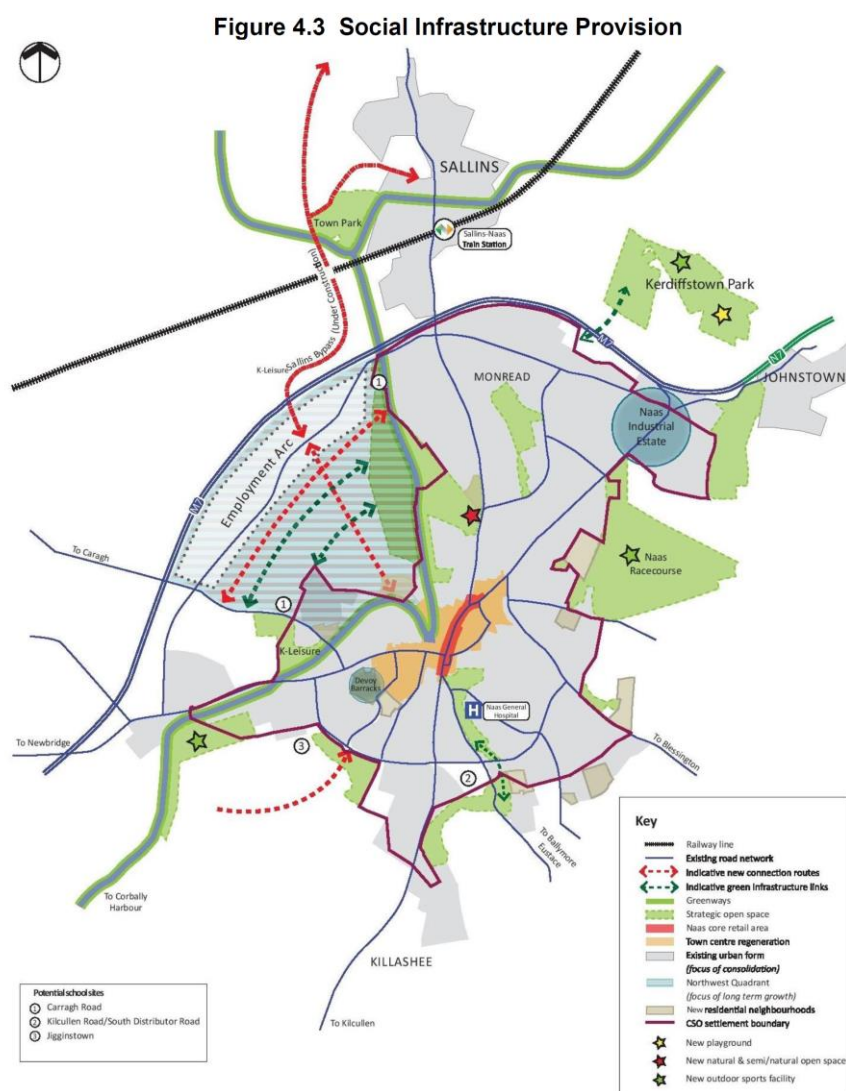
The Naas LAP states that social and community facilities are a broad category and can include general civic services and services targeted at specific sections of the community. The following policies aim to promote the provision of community facilities and services in the town:

Policy HC 3 – Social Infrastructure: *“It is the policy of the Council to facilitate and secure the provision of social infrastructure to support existing and new communities within the Naas Local Area Plan area, in a manner which provides flexibility to respond to varied and changing community needs.”*

Policy HC 4- Community, Sports and Recreational Facilities: *“It is the policy of the Council to facilitate and support a broad range of community, cultural and recreational facilities to serve the needs of the residents of the Plan area and its wider catchment.”*

Policy CSO 1.5 - *Support the delivery of supporting physical and social infrastructure to support all residential development.*

Figure 4.3 of the LAP indicates the indicative and proposed locations to accommodate the long-term needs of the Plan.



The Naas LAP considers Naas as adequately served with community services for the projected population of the town and with future provision as indicated in the LAP to be provided.

1.3 Methodology

Within the Naas LAP Social Infrastructure Audit, a spatial catchment as defined by a 10-minute walk time (480-metre radius) was selected around neighbourhood centres. Neighbourhood centres are primarily located to the north of the town centre and the Monread area. The Social Infrastructure Audit notes the imbalance of services in the south of the town and that town centre facilities serve those living in the western and southern parts along with those living in the immediate vicinity of the town centre.

Therefore, we have selected a 5km catchment area as a fair representation of easily accessible community facilities and services given the urban context of the site and the current imbalance of services in the south of the town. A 2km buffer is also shown to illustrate those community facilities and services closest to the subject site.

This report is a desktop-based study, baseline information was collected and was then supplemented with a site visit and land use survey of the area to confirm this was up to date.

2. DEMOGRAPHIC PROFILE

The demographic profile is based on population data from the Census 2016. The subject site is in the Naas Urban Electoral Division (ED) (ED. Ref. 06003) within the administrative area of Kildare County Council.

2.1 Population Profile

Naas Urban ED has seen continued growth since the previous Census recorded in 2016. This is consistent with figures of the State and Kildare which increased by 3.4% and 5.7% respectively since 2011 as shown in Table 2-1.

Area	2006 Population	2011 Population	2006-2011 change (%)	2016 Population	2011-2016 change (%)
State	4,239,848	4,581,269	7.9%	4,761,865	3.4%
Kildare	186,075	210,312	11.5%	222,504	5.8%
Naas Urban ED	14,780	20,713	40%	21,597	4.1%

Table 2-1: Population growth within the State, Kildare and Naas Urban ED (Source: CSO 2006, 2011 and 2016).

2.2 Average Household Size

According to the Census 2016, there are a total of 7,183 households in Naas Urban ED. The average household size within Naas Urban ED is 2.97 people which has increased by 1% since 2011 (2.94 people) as shown in Table 2-2.

	Ang HH 2011	Avg HH 2016	% Change
Naas Urban Electoral Division	2.94	2.97	1%
County Kildare	2.94	3.00	2%
State	2.73	2.74	0.3%

Table 2-2: Average Household (HH) Size of Naas Urban ED compared to the Local Authority Area and State (Source: CSO 2016).

The average household size within Naas Urban ED is currently 2.97 people.

2.3 Population of the Proposed Development

The proposed development is comprised of 219 no. units consisting of 64 no. 1 bed-units, 105 no. 2-bed units and 50 no. 3-bed units (including 42 no. 3 bed houses) within a site approximately 4.1 ha in size.

As noted above, the average household size for Naas Urban ED recorded in 2016 is 2.97 people. Table 2-3 shows the envisaged population of the proposed development applying the average household size of Naas Urban ED.

Area	Calculation	Total
Naas Urban ED	219 (no. units) X 2.97 (avg. HH size)	650 no. people

Table 2-3: The Estimated Population of the Proposed Development (Source: CSO 2016, BSM Calculation 2022.)

Therefore, it is expected, based on the average household size of Naas Urban ED, the proposed development will generate a population of approximately 650 no. people.

3. OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this application, we have surveyed the provision of social and community infrastructure.

This assessment entails an overview of the following essential community and social facilities:

Social & Community facilities: community groups and club; general public facilities, libraries, and Community centres etc. This also includes other community facilities such as Post Offices, Credit Unions, recycling centres and key retail locations.

Healthcare: hospitals, General Practitioners (GP's) and Medical Centres, Pharmacies.

Open Space and recreation: parks, sport pitches and club facilities, playgrounds

Gym and Leisure: health and fitness centres.

Religious: areas of worship, churches.

Transport links: Road, bus, train, pedestrian and cycling facilities.

This report should be read in conjunction with the Schools Demand & Childcare Facilities Assessment prepared by BSM which provides information on the current childcare services and school provision in Naas and assesses the demand for childcare facilities and school provision generated by the proposed development.

3.1 Social & Community Facilities

Introduction

The Naas Area has a strong network of community groups and clubs, many of which are voluntary groups. Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality of life factors, and foster a wider sense of community and active citizenship.

Community Facilities are considered to include state or local authority provided services such as local authority offices, welfare services, libraries, An Garda Síochána, fire stations and other general

community services. In addition, we have also surveyed voluntary services in the locality such as clubs and other social supports.

As stated in the Naas LAP Social Infrastructure Audit, these services and groups cannot be measured physically or numerically against any benchmark or guidance, but their existence is important in the community.

Existing Provision

Sustainable communities require a range of facilities and services such as state or local authority provided services, such as credit unions, post offices, retail centres, recycling facilities and general community services.

The Naas area possesses a range of ancillary services varying in scale including the following:
Retail locations such as Naas Town Centre, Monread Retail Park and The Globe Retail Park; Post offices, banks and credit unions; Community services including Library, Citizens Information; Recycling facilities.

The site is located in the south-east of Naas town and has approximately 25 no. social and community facilities to avail of within the 5km catchment area catering for all age groups. Details of these services are set out in Table 3-1.

No:	Community Facility:	Facility Type:	Address:	Distance from Site (km)
1.	Kildare County Council	Local Authority	Devoy Park, Naas, Co. Kildare	c.0.21km
2.	Naas Outreach	Youth/ Community Organisation	Jigginstown Commercial Centre, Newbridge Road, Naas West, Co. Kildare	c.0.37km
3.	Naas Fire Station	Fire and Emergency Services	Limerick Road, Naas West, Co. Kildare	c.0.50km
4.	Garda Station	Naas Garda Station	Naas Garda Station, Kilcullen Rd, Naas, Co. Kildare,	c.0.68km
5.	Citizen's Information	Community Resource	Basin St, Naas East, Naas, Co. Kildare	c.0.74km
6.	Ulster Bank Naas	Bank	44 Main Street, Naas, Co. Kildare	c.0.81km
7.	Bank of Ireland	Bank	47/48 Main Street, Naas, Co. Kildare	c.0.87km
8.	Post Office	Post Office Naas	S Main St, Naas East, Naas, Co. Kildare	c.0.87km
9.	Naas Town Hall	Community Facility	29 Main Street, Naas East, Co. Kildare	c.0.90km
10.	In Sync – Youth & Family Services	Community Organisation	34/35 Dublin Road, Naas, Co. Kildare	0.95km
10.	Credit Union	Life Credit Union	20 N Main St, Naas East, Naas, Co. Kildare	c.0.95km

11.	Naas Community Centre	Community Centre	McAuley Place, Sallins Rd, Naas West, Naas, Co. Kildare	c.1.12km
12.	Naas Parish Office	Community Facility	Sallins Road, Naas East, Co. Kildare	
13.	Naas Town Centre	Retail	Naas, Naas East, Naas, Co. Kildare	c.1.24km
14.	Naas Child & Family Project	Community Organisation	Naas Town Centre, Unit 39 First Floor, Naas, Co. Kildare	c.1.29km
15.	The Halo Project	Adolescent/ Community Organisation	Naas Town Centre, Naas, Co. Kildare	c.1.29km
16.	Recycling Bank	Recycling Centre	Blessington Road, Tipper West, Naas, Co. Kildare	c.1.40km
17.	Post Office	An Post Depot Naas	Naas, Co. Kildare	c.1.62km
18.	Naas Men's Shed	Community Resource	Railway House, The Waterways, Monread North, Co. Kildare	c.1.79km
19.	Green Waste Recycling Depot	Recycling Centre	Ploopluck, Naas, Co. Kildare	c.2.02km
20.	Post Office	An Post Regional Support Office	Naas, Co. Kildare	c.2.52km
21.	Recycling Facility, Monread	Recycling centre	Naas, Co. Kildare	c.2.53km
22.	Monread Community Centre	Community Centre	Maudlings, Co. Kildare	c.2.64km
23.	Monread Shopping Centre	Retail	Naas, Co. Kildare	c.3.09km
24.	Recycling Facility, Sallins	Recycling Facility	Naas, Co. Kildare	c.3.67km
25.	Newbridge Search & rescue Ambulance Service	Emergency Services	Johnstown Business Park, Johnstown, Co. Kildare	c.4.11km

Table 3-1: List of Community Facilities and Services within the 5km Catchment Area (Source: Desktop review using Google Earth Pro).

In addition to the services listed above, there are a large range of charities and volunteer organisations such as Naas Tidy Towns Association, McAuley Place, Kildare Youth Service, Naas Local History Club and Enable Ireland.

Kildare County Council main office building and the newly built MERITS building bounds the site to the east, c.0.21km (1). All the services and facilities listed above are primarily located in the town centre and the north of Naas, within 2km of the subject site there are 18 no. community services and facilities for future residents to avail off and are illustrated on Figure 3-1.



Figure 3-1: Overview of Community Facilities and Services within the 5km Catchment Area (Source: Google Earth Pro, Adapted by BSM 2022).

3.2 Healthcare

Introduction

Healthcare within the study area is provided by a range of different organisations including public, voluntary, and private agencies. The Health Services Executive is the primary agency responsible for delivering health and personal social services in Ireland. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together.

For specialist services individuals may be willing to travel further, as the proposed development is located within the Greater Dublin Area it has access to national public hospitals, private hospitals, specialised hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices.

Existing Provision

Naas is served by established healthcare facilities, the HSE has a recently refurbished Local Health Office at St Mary's in Craddockstown which provides a wide range of health and personal social services within 1km of the proposed development.

In addition to the hospital, the Vista Primary Care Campus is in close proximity to the proposed development and provides a comprehensive range of medical services to both public and private patients.

Our survey identified a large range of healthcare facilities within the study area. 30 no. health care facilities were identified within 5 km of the subject site. These include a range of facilities from general practitioners, dentists to pharmacies and primary medical care.

There are 3 no. Primary Care Centres near the proposed development, as listed in Table 3-2 below. Primary Care Centres run by the Health Service Executive provide a range of services including GP services, public health nurses, social work and child protection services, child health services, community welfare, disability services, older people services, chiropody, ophthalmic, speech therapy, addiction counselling and treatment, physiotherapy, occupational therapy, psychiatric services, and Home Help.

No.	Health Care Facility:	Facility Type	Address	Distance from Site (km)
1.	Dr Josephine Mahon Orthodontist	Dentist	2 Kilcullen Rd, Naas East, Naas., Co. Kildare	c.0.63km
2.	Fairgreen Pharmacy	Pharmacy	Fairgreen Shopping Centre, Fairgreen St, Naas East, Naas, Co. Kildare	c.0.69km
3.	Vista Dental Clinic	Dentist	Vista Primary Care Centre, Ballymore Eustace Rd, Naas, Co. Kildare	c.0.77km
4.	Daly's Pharmacy	Pharmacy	17 S Main St, Naas East, Naas, Co. Kildare	c.0.78km
5.	Affidea Naas, Vista Primary Care Centre	Primary Care Centre	Craddockstown North, County Kildare	c.0.78km
6.	Vista Allcare Pharmacy	Pharmacy	Vista Primary Care Centre, Ballymore Eustace Rd, Naas, Co. Kildare	c.0.78km
7.	Primary Care Psychotherapy	Primary Care Centre/Physiotherapy	Naas East, Naas, County Dublin	c.0.82km
8.	Martin Flynn Dentist	Dentist	9 S Main St, Naas East, Naas, Co. Kildare	c.0.83km
9.	Naas General Hospital	Hospital	Craddockstown Rd, Naas East, Naas, Co. Kildare, W91 AE76	c.0.86km
10.	Primary Care Centre (St. Marys)	Local Health Office	Craddockstown Rd, Naas East, Naas, Co. Kildare, W91 AE76	c.1.04km
11.	Burke's Pharmacy	Pharmacy	3 N Main St, Naas East, Naas, Co. Kildare, W91 KV08	c.1.06km

No.	Health Care Facility:	Facility Type	Address	Distance from Site (km)
12.	Poplar Pharmacy	Pharmacy	Poplar Square, Naas, Co. Kildare	c.1.12km
13.	Dr. Fay Medical Practice	GP Surgery	1 Friary Rd, Naas East, Naas, Co. Kildare	c.1.13km
14.	O'Reilly's CarePlus Pharmacy	Pharmacy	No. 7 Poplar Square, Naas, Co. Kildare	c.1.14km
15.	Williams Denture Clinic	Dentist	1D, Friary Business Park, Friary Road, Naas, Co. Kildare	c.1.18km
16.	Dr Mary Keating Dental	Dentist	Norlagh House, Dublin Rd, Naas East, Naas, Co. Kildare	c.1.20km
17.	Naas Dental Centre	Dentist	6 Dublin Rd, Naas East, Naas, Co. Kildare	c.1.29km
18.	Medwise Naas Clinic	Medical Clinic	Unit 32, Naas Town Centre, Naas East, Co. Kildare	c.1.29km
19.	Hungarian Dental Clinic Naas	Dentist	Spring Garden House, Sallins Rd, Naas West, Naas, Co. Kildare,	c.1.29km
20.	StayWell David Murphy's Pharmacy	Pharmacy	1 Dublin Rd, Naas East, Naas, Co. Kildare	c.1.36km
21.	Dr DJ Purcell Family Doctor	GP Surgery	Naas, County Kildare	c.1.53km
22.	Lloyds Pharmacy	Pharmacy	Hazelmere Unit 1, Hazelmere, Co. Kildare	c.1.53km
23.	Ballycane Surgery	GP Surgery	Unit 2, Hazelmere Shopping Centre, Hazelmere, Tipper West, Naas, Co. Kildare	c.1.54km
24.	Tara Clinic	GP Surgery	Dublin Road, Tipper West, Naas, Co. Kildare	c.1.54km
25.	Ashgrove Dental	Dentist	Naas, County Kildare	c.1.87km
26.	Naas General Practice Centre	GP Surgery	Dublin Road, Tipper West, Naas, Co. Kildare	c.1.89km
27.	Monread Dental	Dentist	Monread Leisure & Commercial Centre, Unit 4, Block 5, Monread Ave, Naas, Co. Kildare	c.2.48km
28.	Monread Pharmacy	Pharmacy	Monread Leisure & Commercial Centre, Monread Ave, Monread South, Naas, Co. Kildare	c.2.53km
29.	Phoenix Medical Clinic	Medical Clinic	Sycamore House, 5A, Oberstown Naas, Co. Kildare	c.2.72km
30.	Boots Pharmacy	Pharmacy	Monread Shopping Centre, Monread Heights, Monread North, Naas, Co. Kildare	c.3.09km

Table 3-2: List of Healthcare Facilities within the 5km Catchment Area (Source: Desktop review using Google Earth Pro).

In addition to the primary healthcare services listed, there are specialist services including physiotherapists, screening centres and nursing homes within Naas.

Within 2km from the site there are 27 no. health facilities (90%) for future residents to avail of including Naas General Hospital (9) which is approximately 0.86km from the site. The hospital serves the catchment of Naas and the west Wicklow area providing in-patient and out-patient procedures and treatments including a 24hr accident and emergency department.



Figure 3-2: Overview of Healthcare Facilities within the 5km Catchment Area (Source: Google Earth Pro, Adapted by BSM 2022).

3.3 Open Space and Recreation

Introduction

Quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life in a town. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the people of Naas. The Naas LAP has set out the following standards and typology for open space:

Name/ Typology	Definition	Existing Amount in Naas (Ha)
Neighbourhood Park	Large area of parkland (>16 ha minimum) and managed as a public park to facilitate both passive and active recreation	16.45ha
Local Park	Small area of parkland (>2 ha minimum)	10.22ha
Amenity Green Space	Relatively small areas of open space associated with individual housing estates	55.308ha
Play space for children and teenagers	Areas designed to facilitate children's play usually located within an existing public park and easily accessible from residential areas	0.932ha
Green corridors	Linear green spaces such as canal and river corridors	13.0ha
Natural/ semi natural green spaces	Areas of undeveloped or previously developed land with habitats such as woodland or wetland areas.	22.90ha

Table 3-3: Name and Typology of Open Space (Source: Naas LAP 2021-2027 Social Infrastructure Audit).

With regard to meaningful open space, the Naas LAP aims to:

“Facilitate and promote the development of a network of playgrounds, amenity spaces (to include community gardens and allotments) and recreational areas for children of all ages which are universally designed throughout the town and its environs.” (Objective HCO 46)

In order to meet this objective, the Naas LAP further notes next action steps which includes:

“Acquire lands for a park to the southwest of the town to cater for the needs of an increasing population.”

The proposed development is located to the southwest of the town, therefore open space provided within the scheme will help achieve this objective. The immediate area has large range of open space areas suitable for cycling, running and walking. In terms of future provision an area of approximately 80 hectares is zoned specifically for a future park / greenbelt within Naas. This area bounds the Canal on both sides, running from Osberstown Bridge via Tandy's Bridge to the Canal Harbour area in close proximity to Naas town centre. The parkland includes Oldtown Demesne and associated gardens.

Naas contains a range and diversity of open spaces. For the purposes of this study open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas and sports pitches.

Existing Facilities

Open Space

Naas contains 2 No main publicly accessible parks including Monread Park and Naas Lakelands/ Fairgreen. However, there are a number of historic trails and walks including: Naas Old Railway Walk, Naas Workhouse Cemetery and the Naas Historic Trail which provide important local amenities.

The Grand Canal provides an informal linear park along its towpath, connecting Dublin to the Shannon. The Grand Canal Way follows pleasant grassy towpaths, gravel and sometimes tarmac canal-side roads from Lucan Bridge near Adamstown in County Dublin 124km to Shannon Harbour on Ireland's longest river.

The Naas LAP Social Infrastructure Report also acknowledges that there is also 10.8ha of natural/semi natural green space which has no public access on lands known as De Burgh located in the Oldtown Demesne (c.1.93km from the site), however these lands still provide an important environmental function for Naas.

All areas of open space are listed below in Table 3-4 and illustrated in Figure 3-3.

Monread Park

Monread Park is located to the north of Naas town Centre. at c.11 ha in size, it is a valuable recreation amenity. Used by local for walking and outdoor recreation. The park has a playground and football pitches.



Naas Lakelands/ Fairgreen

Following an improvement project in 2011 this series of lakes at the centre of the Naas is popular with locals whom use the park for walking, fishing and relaxing. This park is located adjacent to Naas University Hospital this park is an important natural wetland amenity.



The Grand Canal

The Grand Canal Way follows pleasant grassy towpaths, gravel and sometimes tarmac canal-side roads from Lucan Bridge near Adamstown in County Dublin 124km to Shannon Harbour on Ireland's longest river.



No.	Type	Address
1.	Naas Old Railway Walk	Lakelands, Naas East, Co. Kildare
2.	Lakelands/Fairgreen	Naas, Co. Kildare
3.	Monread Park	Monread South, Naas, Co. Kildare
4.	Naas Workhouse Cemetery	24 The Way, Naas East, Co. Kildare
5.	Naas Historic Trail	Naas West, Co. Kildare
6.	The Grand Canal	Naas, Co. Kildare

Table 3-4: List of Open Space Areas within the 5km Catchment Area (Source: Google).



Figure 3-3: Overview of Open Space Areas within the 5km Catchment Area (Source: Google Earth Pro, Adapted by BSM 2022).

Sports Facilities and Amenities (Recreation)

The development of sport and recreation are important in encouraging a sense of well-being and social contact. KCC acknowledges the important role that sporting and social clubs play in enhancing the social and recreational life of the city's communities. Policy HCO 4.5 of the Naas LAP aims to:

Policy HCO 4.5: *"Facilitate sports and community groups in the acquisition and/or use of lands for sports and recreation purposes".*

As stated in the Naas LAP, KCC are committed to increasing the provision of sport and recreational facilities through the following action - *"Address the deficiencies in the provision of sport and recreation facilities and investigate the feasibility of Municipal Pitches in Naas through active engagement with the relevant clubs and The Sports Partnership."*

We have surveyed existing local sports facilities within the 5km catchment area which include a range of sports clubs and pitches as listed in Table 3-5.

No.	Sports Facility:	Type:	Address	Distance from Site (km)
1.	Redwood FC Pitch	Football Pitch	Naas, County Kildare	c.0.30km
2.	Naas Sports Centre	Sports Centre	Naas Sports Centre, Caragh Road, Naas, Co. Kildare	c.0.58km
3.	Naas Taekwondo Club	Taekwondo Club	Naas Sports Centre, Caragh Road, Naas, Co. Kildare	c.0.58km
4.	Naas AFC	Athletic/ Football Club	Naas Sports Centre, Caragh Road, Naas, Co. Kildare	c.0.58km
5.	Naas Sports Centre	Sports Club	Naas Sports Centre, Caragh Road, Naas, Co. Kildare	c.0.59km
6.	Naas Hockey Club	Hockey Club	Naas Sports Centre, Caragh Road, Naas, Co. Kildare	c.0.60km
7.	St. David's Boxing club	Boxing Club	Naas, County Kildare	c.0.75km
8.	Naas Karate Club	Karate Club	Naas, County Kildare	c.1.32km
9.	Naas Lawn Tennis Club	Tennis Club	Naas, Naas East, Naas, County Dublin	c.1.92km
10.	Naas Racecourse	Racecourse	Naas, County Kildare	c.1.97km
11.	True Fitness	Sports Club	Unit J7 M7, Friary Business Park, Friary Rd, Newhall, Naas, Co. Kildare	c.2.01km
12.	Naas GAA Club	GAA Club	Naas, Naas East, Naas, County Dublin	c.2.03km
13.	Naas Cobras Volleyball Club	Volleyball Club	11 Monread Lawns, Monread South, Naas, Co. Kildare, W91 VXV3	c.2.31km
14.	Absolute Yoga	Yoga	9 Roseville, Maudlings, Naas, Co. Kildare, W91 X9RX	c.2.33km
15.	Craddockstown Golf Club	Golf Club	Naas, County Kildare	c.2.51km
16.	Naas Rugby Club	Rugby Club	Tipper East, County Kildare	c.3.65km

Table 3-5: List of Sports facilities and Amenities in Naas within 5km radius of the subject site (Source: Desktop review using Google Earth Pro).

In addition to the list above there are other clubs within the 5km catchment area including Naas Cycling Club and Brendan's Running Club, but do not have any facilities for the members or public. It is important to note that a number of different clubs use the same facilities such as Naas Women's Camogie and Naas Ladies Football uses the same facilities as Naas GAA Club (12).

There are approximately 10 no. sports facilities within 2km of the subject site and a total of 16 no. facilities within the 5km catchment area. There is a high concentration of clubs (2-6) based at the Naas Sports Centre including a mix of indoor and outdoor sports. At the Naas Sports Centre there are 7 no. varying pitches in size for hockey, football and GAA, and an athletics track.

While the site is well serviced by a variety of sports and recreational clubs, the Naas LAP Social Infrastructure Audit notes that Craddockstown Golf Club (15) takes up a large proportion of the total area for open space and recreation. Excluding the golf club lands from the calculation an additional 6.8 hectares of open space is required preferably in the southern part of the town. Figure 3-4 shows the location of the 16 no. sports facilities within the 5km catchment area.



Figure 3-4: Overview of Sports Facilities within the 5km Catchment Area (Source: Google Earth Pro, Adapted by BSM 2022).

3.4 Gym and Leisure

Introduction

The Kildare Sports Partnership aims to increase participation in sport and physical activity through the coordination and delivery of quality programmes, training and services and by developing partnerships and promoting inclusiveness. The Development Plan sets out the following relevant objectives:

R1: To encourage the provision, improvement and expansion of more varied social, cultural, recreational, and sporting facilities to serve the needs of the town.

R2: To support and facilitate the development of indoor and outdoor recreational facilities to cater for all age groups on suitable sites and to ensure that these facilities are accessible to people with disabilities.

R3: To encourage recreational /amenity/community facilities in Naas to be multi-functional and not used exclusively by any one group.

R4: To encourage and promote the provision of pedestrian, cycle routes and networks linking parks and open spaces to residential developments so as to facilitate recreation and amenity activity, where feasible.

R5: To safeguard existing leisure, recreational facilities in Naas town and encourage the provision of new facilities for community use in new areas, or in areas where an identified shortage of such facilities exists.

Existing Facilities

Within the 5km catchment area there are approximately 10 no. gym and leisure facilities as listed below in Table 3-6.

No.	Gym and Leisure Facility:	Address	Distance from Site (km)
1.	Osprey Leisure Club	Naas, Co.Kildare	c.0.34km
2.	True Health Pilates studio	Apartment 2, Barrack Gate, Pacelli Rd, Naas West, Naas, Co. Kildare	c.0.43km
3.	Naas Sports Centre	New Caragh Court, Naas West, Naas, Co. Kildare	c.0.59km
4.	Educogym Naas	6 S Main St, Naas East, Naas, Co. Kildare	c.0.87km
5.	The Allyway - Functional Training	Naas, County Kildare	c.1.17km
6.	JD Strength and Conditioning	Unit 50, Naas Town Centre, Naas East, Naas, Co. Kildare	c.1.23km
7.	True Fitness Naas	Unit J7 M7, Friary Business Park, Friary Rd, Newhall, Naas, Co. Kildare	c.2.01km
8.	Studio 3 Yoga, Pilates & Holistic Centre	Naas, County Kildare	c.2.47km
9.	Killashee Leisure Centre	Naas, County Kildare	c.2.54km
10.	Unit 3 Health and Fitness	Naas, County Kildare	c.3.27km

Table 3-6: List of Gym and Leisure Facilities in Naas within 5km radius of the subject site (Source: Desktop review using Google Earth Pro).

Osprey Leisure Club (1) forms part of the Osprey Hotel and is a fee-paying facility with a swimming pool and gym located c. 0.34km from the site. The site is well serviced with gym and leisure facilities ranging from strength and conditioning gyms to yoga, Pilates & holistic centres as illustrated in Figure 3-5.



Figure 3-5: Overview of Gym and Leisure Facilities within the 5km Catchment Area (Source: Google Earth Pro, Adapted by BSM 2022).

3.5 Religious Facilities

Introduction

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.

In the 2016 census, 78.8% (3.7 million) of the population identified as Catholic which is 132,220 fewer than the 2011 census when the percentage stood at 84%.

The next largest group after Catholic was “no religion”. 10% of the population (468,421 people) had no religion or did not indicate a religious belief according to the census. Other religious recorded in the census included: Eastern Orthodox (1.3%), Islam (1.3%), Presbyterian (0.5%), Hindu (0.3%), Apostolic or Pentecostal (0.3%) and ‘Not Stated’ or ‘Other’ (4.8 %).

Within the Naas the religious profile is similar to that seen elsewhere in the state:

Religion	Population	Percentage
Catholic	16,916	79.1
Other stated religion	2,059	9.6
No religion	2,067	9.7
Not stated	267	1.2

Table 3-7: Population of Naas by religion. (Source: CSO, 2016).

Kildare County Council recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of Kildare's citizens. Policy BG3 of the Development Plan aims to:

Policy BG3: *"Support and facilitate the development of places of worship and multi-faith facilities at appropriate locations, such as town and village centres."*

Existing Facilities

Within the 5km catchment area from the site there are 11 no. religious facilities, in which are primarily catholic churches. The closest religious facility to the site is Kildare Islamic Centre (1) which approximately 0.73km away.

Out of 11 no. facilities as listed in Table 3-9, 9 no. facilities are within the 2km buffer area (81.8%) therefore the site is currently well serviced with religious facilities. However, with the changing demographic and cultural profile of the area means that that there may be a need to accommodate different faith groups in the future.

No.	Religious Facility:	Address:	Distance from Site (km)
1.	Kildare Islamic Centre	S Main Street, Naas East, Naas, Co. Kildare	c.0.73km
2.	Hospital Chapel (Craddockstown Road)	Craddockstown Rd, Naas East, Naas, Co. Kildare, W91 AE76	c.0.86km
3.	Naas Presbyterian Church	North Main Street, Naas East, Naas, Co. Kildare	c.0.91km
4.	St. David's Church, Naas	S Main St, Naas East, Naas, Co. Kildare	c.0.98km
5.	The Church on Main Street	37 N Main St, Naas East, Naas, Co. Kildare	c.1.01km
6.	Parish of Naas	Sallins Rd, Naas East, Naas, Co. Kildare	c.1.11km
7.	Naas Community Church	Naas East, Naas, Co. Kildare	c.1.13km
8.	Christian Congregation in Ireland	Community Centre, Sallins Road Naas Co. Kildare	c.1.14km
9.	The Church of the Irish Martyr's	Ballycane Rd, Tipper West, Naas, Co. Kildare	c.1.48km
10.	Heaven's Dew Bible Church Naas	Unit E, Newhall House, Block B1, Naas, Co. Kildare	c.2.24km
11.	Naas Baptist Fellowship Meeting Place	Naas, Co. Kildare	c.2.65km

Table 3-8: List of religious facilities within 5km radius of the subject site.



Figure 3-6: Overview of Religious Facilities within the 5km Catchment Area (Source: Google Earth Pro, Adapted by BSM 2022).

3.6 Transport Links

Introduction

The Transport Strategy for the Greater Dublin Area, 2016-2035 sets out a comprehensive vision for the development of the Greater Dublin Area. They provide the following vision statement:

“The GDA by 2022 is an economically vibrant, active and sustainable international Gateway Region, with strong connectivity across the GDA Region, nationally and worldwide; a region which fosters communities living in attractive, accessible places well supported by community infrastructure and enjoying high quality leisure facilities; and promotes and protects across the GDA green corridors, active agricultural lands and protected natural areas.”

A Transport Strategy for the Greater Dublin Area, 2016-2035 has been prepared and published by the National Transport Authority in accordance with Section 12 of the Dublin Transport Authority Act, 2008. This Transport Strategy states that transport must be a key consideration in land use planning. An associated increase in walking, cycling and public transport is also required as well as a safe cycling

network. A safe cycling network with extensive coverage in metropolitan Dublin and in other towns, is needed to cater for the increased use of cycling that is already occurring and to reduce the dominance of the private car in meeting travel needs.

The proposed development is in an area with easy access to various transport routes and means. A full Traffic Impact Statement and Residential Travel Plan has been completed by Cronin & Sutton Consulting for the Proposed Development and submitted as a separate document with this planning application.

This Traffic Statement & Residential Travel Plan has been the primary source of traffic infrastructure information contained in this audit.

The proposed development is in close proximity to multiple transport links including:

- **Road:** the M7 Motorway – Connects Naas with Limerick, as well as Cork (via M8) and Waterford (via M9) and the N7 (R448 N From Monread Boulevard to Maudlins Interchange) – Connects Naas with Dublin.
- **Rail:** Irish Rail commuter services;
- **Bus:** Bus Éireann and other private providers;
- **Cycle infrastructure:** such as segregated cycle paths.

Existing Infrastructure

Road Infrastructure

The Proposed Development is directly accessed via John Devoy Road. The area is well served by road infrastructure enabling easy access to the wider region. The M7 Motorway connects Naas with Limerick, as well as Cork (via M8) and Waterford (via M9). The N7 connects Naas with Dublin.

Rail

Naas is served by the Sallins and Naas station 3.8 km to the north. Commuter and Inter City trains stopping here enable access to Galway, Limerick, Waterford, and Cork.

Bus

The main public bus transportation company serving the area is Bus Éireann other private providers include JJ Kavanagh and Sons and Dublin Coach. Naas's main bus routes include Bus Éireann's service from Kildare to Dublin city centre (which passes through Naas), otherwise JJ Kavanagh provide routes to Blanchardstown, and Dublin Coach and JJ Kavanagh provide routes to Dublin Airport.

Cycle Infrastructure

The existing cycle path network in the immediate area is of mixed quality. Immediately adjacent to the site the John Devoy Road and the distributor road to the south both have recently constructed segregated cycle paths. However, the wider Naas area has very few dedicated cycle paths or road markings of cyclists.

Kildare County Council intends to construct a shared walking and cycling greenway route along the Grand Canal Towpath which would provide a high-quality cycling facility.

The National Transport Authority (NTA) have published a Cycle Network Plan, comprising the Urban Network, Inter-Urban Network and Green Route Network, for each of the seven Local Authority areas comprising the Greater Dublin Area (GDA), including KCC.

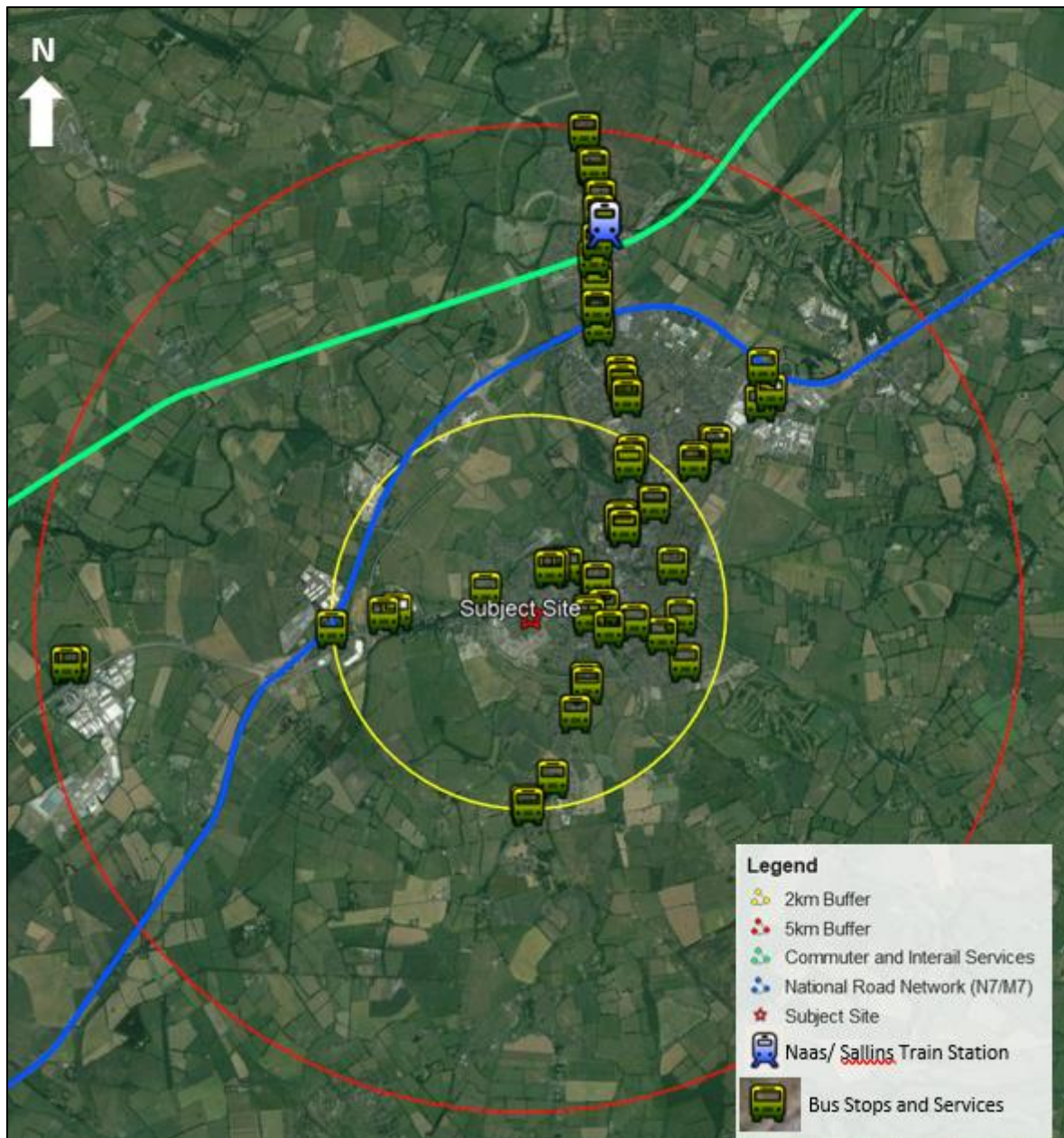


Figure 3-7: Overview of the National Road Network and Public Transport within the 5km Catchment Area (Source: Google Earth Pro, Adapted by BSM 2022).

4. CONCLUSION

Overall, Naas possesses a wide range of physical and social facilities. We submit that there are sufficient such community facilities to meet the demand created by the future residents of the proposed development.

The proposed development meets a number of objectives set out in the Kildare County Development Plan, which are relevant to concluding this Community and Social Infrastructure Audit including: the provision of green infrastructure, a mix of unit types, childcare facilities, permeability with the surrounding areas.

From the assessment of existing and permitted facilities above, we submit that the proposed development will contribute to the achievement of community objectives and will enable the future vitality of the area.

The proposed scheme, in this regard includes for:

- New public open space
- Play Facilities
- Childcare Facility
- Proposed pedestrian/cycle linkages (with provision made for additional future connections)

The proposal provides a contribution to community facilities which support the achievement of Kildare County Development Plan which aims:

“To ensure that County Kildare is an attractive place to live and work by building strong, inclusive communities that have a sense of place and belonging. This will be supported by the provision of accessible community-based facilities from which services and supports can be provided.”

Overall, the proposed development is well positioned, located proximate to Naas Town Centre, and contributes to the achievement of the above objectives.