

Social Infrastructure Audit

**For Amendments to a Previously
Permitted Strategic Housing
Development (ABP TA09.307100)**

**On lands located at
Kilwoghan Wood,
Crodaun,
Celbridge,
County Kildare**

On behalf of

Seattle Construction Limited

August 2025



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1 Introduction

Our client, **Seattle Construction Limited, Ardee House, River Road, Blanchardstown, Dublin 15, D15 HW26** has instructed Brock McClure, Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, to prepare this Social Infrastructure Audit to accompany application documentation prepared to accompany a Large-Scale Residential Development proposal on lands located at **on lands at Kilwoghan Wood in the townland of Crodaun, Celbridge, Co. Kildare.**

As stated above, this Social Infrastructure Audit is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application.

This report has been prepared in compliance with the following policies of the Kildare County Development plan 2023-2029:

Section 15.5.1 - Any new residential development over 20 units or commercial developments (including office/industrial developments) over 2,000 square metres, will be required to undertake a social infrastructure audit to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents.

In response to the above, this Community Infrastructure Statement looks at the following elements of local social infrastructure for the area surrounding the site:

- Childcare
- Education
- Community facilities
- Sports Clubs
- Passive amenity spaces and parks
- Health Care
- Religion
- The Elderly

In preparing this report, it was considered appropriate to review social infrastructure facilities in the immediate vicinity of the subject site and underlying demographic trends to determine existing capacity and future demand. A number of steps were taken for the review of the various elements of Community Social Infrastructure.

The Methodology approach taken for each of the elements is detailed in each of the relevant sections of this report. We wish to highlight at this point that this report is compiled as a largely desktop - based study.



2 Subject Site

2.1 Site Location

The site is located on lands at Kilwoghan Woods in the townland of Crodaun to the north of Celbridge, County Kildare. The site subject to the original application is vacant farmland in nature and the immediate site context has no discernible features. Hedgerows located on the interior of the site have been removed with the commencement notice for Phase 1. The subject lands are located between the built-up edge of Celbridge and the educational and institutional developments further north. The site, when undeveloped, offers the opportunity to consolidate the existing and proposed developments.



Figure 1 – Aerial Photo with the Subject of this Report Outlined in Red

The site subject of this planning application and full extent of the Applicant's lands is identified in Figure 2 below. The lands subject of this planning application is located at Kilwoghan Woods in the townland of Crodaun, Celbridge, Co. Kildare on a site area of approximately c.12.93 ha. The subject site of this application without constructed areas, areas under construction or to be constructed as granted (greyed out areas on Figure 2) is c 3.943 ha.

2.2 Surrounding Context

The site is bound to the east and to the north by Maynooth Road which provides links to the M4 and subsequently offers wider connections to Dublin, this allows the site to form a key strategic northern 'gateway' to Dublin. There is also a dedicated pedestrian and cycleway located along the Maynooth Road. To the south of the site there is an existing stream which runs alongside Kilwoghan Lane. This lane is lined with dense hedging and gives access to a small cul-de-sac development of 1 and 2 storey housing at its eastern edge. The remaining housing to the south of the lane is located behind mature



hedging and does not impact with Kilwoghan lane either visually or physically. To the west of the site the land is typically undeveloped and zoned for agricultural use in the Local Area Plan.

The overall site is bound by residential development to the south and to the east. To the northwest of the site there is a secondary school and to the north east of the site there is a community college, commercial park and industrial development. The site development will consolidate the space between these and the town.

During the initial pre-planning engagement with Kildare County Council, it was requested that that the proposed scheme allows for connectivity in the case that the zoning of these sites changes at a future date. The design put forward made provision for two potential vehicular connections to be formed along the western boundary. In addition to this, a local boy's secondary school (Salesian College), located to the west of the site had an influence on its design. The design approach adopted the provision of a permeable and integrated network of pedestrian and cycle routes in the south and north of the site.

The removal of the central hedgerows has taken place in line with the serving of the commencement notice. Work is currently being undertaken to set up the internal road network to install new ESB ducts in order to drop the overhead power lines.

2.3 Public Transportation Infrastructure

Pedestrian Facilities

The subject site is located within close proximity to the mixed-use centre of Celbridge which provides the opportunity to encourage sustainable connections between the town and the neighbourhood, in order to fulfil its potential, there has been a number of pedestrian and cycle connections integrated along the eastern boundary of the proposal.

The pedestrian and cycle infrastructure servicing the site also provide connectivity to Louisa Bridge Train Station (c. 3.6km from the subject site) where there is frequent services to Dublin Connolly and Maynooth.

Public Transport

There are two bus stops (Crodaun Forest Park) located on the Maynooth road running adjacent to the site towards Maynooth and Dublin City. These stops are serviced by route no. C4, C6, L59, X27 and X28 routes and offer connectivity to both Maynooth and Dublin City. Salesian College bus stop is c. 500m from the proposed development which is served by the W6 bus route and the M4 Business Park Bus Stop is c. 500m from the proposed development which is served by Route L59. The site is well serviced by a variety of public transport routes offering connectivity to Maynooth, the city centre and UCD as well as nearby rail services making it ideal for those commuting. Bus stops located within a 500 metre radius of the subject site can be seen below.





Figure 2 – Bus Stops within 500m of the Subject Site

C4 and C6 Bus Services

The C4 bus route offers connectivity from Maynooth station to Ringsend in both an easterly and westerly direction and stops at both Liffey Valley and Lucan Village. Buses depart from Maynooth and Ringsend at 5am and continue until 11pm at a frequency of 30 minutes.

The C6 bus route also offers connectivity between Maynooth station and Ringsend in both an easterly and westerly direction also stopping at both Liffey Valley and Lucan Village. This service provides a night link running from 12am to 4am at a frequency of every hour.

W6 Bus Service

The W6 orbital bus route offers connectivity between Maynooth and Tallaght, stopping at Hazelhatch train station. This route is serviced by Salesian College bus stop (ID: 3912) which is a c. 500m from the proposed development. This offers a frequency of every 30 minutes from 5:45am to 11:40pm Monday to Saturday and 7:45am until 11:45pm on Sundays and Public Holidays.

X27 and X28 Routes

The X27 bus route offers connectivity from Celbridge to UCD through Dublin City Centre making it a key mode of transport for commuters and students. These services are limited with morning departures at a frequency of every 20 minutes between 6:40am (to St. Stephens Green) until 7:40am and evening departures from UCD to Celbridge at 4:12pm and 5:11pm and from Leeson Street to Celbridge at 5:50pm and 6:10pm. These routes are limited from Monday to Friday only.



The X28 bus route also offers connectivity from Celbridge to UCD as well as Dublin City Centre departing at 7am and 7:20am (to UCD) and 6:50am, 7:30am and 7:50am to St. Stephens Green. The service offers returns then from UCD to Celbridge at 4:30pm and 5:15pm and from Leeson Street to Celbridge at 5:10 and 5:50pm.

L59 Bus Service

The L59 bus route offers connectivity between River Forest Leixlip and Hazelhatch Station. This route is serviced by M4 Business Park bus stop (ID: 7778) which is a c. 550m from the proposed development. This offers a frequency of every 30 minutes from 5:45am to 11:15pm Monday to Friday, 6:30am to 23:30pm on Saturdays and 8:30am until 11:30pm on Sundays and Public Holidays.

BusConnects

Phase 2 of the BusConnects Network Redesign launched on 28th of November 2021, introducing the C-Spine including the following routes: C1, C2, C3, C4, 52, P29, X25, X26, X27, X28, X30, X31 and X32, L51, L52, L53, L54, L58 and L59, C5 and C6.

The subject site is located adjacent to BusConnects Spine / Branch Route which is serviced by the C4 bus Route as well as X27 and X28 Peak Time Routes.

The C4 bus route will offer a frequency of every 30 minutes Monday to Friday and the X27 and X28 bus routes offer a frequency of 2-5 minutes at peak hours.

Your local area map

How BusConnects gets you where you want to go.

• Celbridge • Leixlip • Maynooth



Figure 3 – BusConnects Map



2.4 Planning Context

The Kildare County Council Development plan 2023-2029 is the relevant statutory planning context for the subject site.

There are a number of provisions detailed within the Plan, which are of relevance to the subject site and surrounding context. The key policies and development standards of this document as they relate to the subject site are set out in the combined Planning Report enclosed herewith.

Kildare County Council will have regard to the existing Celbridge Local Area Plan 2017-2023 until such time that it is reviewed or another plan made.

The subject site is zoned ‘C: New Residential’ with an objective ‘to provide for new residential development.’

The uses permitted in principle under this zoning objective are:

“Creche / Playschool, Dwelling, Nursing Home / Housing for the Elderly, Park/ Playground.”

The uses open for consideration under this zoning objective are:

“Community / Recreational / Sports Building, Cultural Uses / Library, Guest House / Hotel / Hostel, Medical Consultancy/ Health Centre, Offices, Petrol Station, Places of Worship, Playing Fields, Pub, Restaurant, School, Shop (Convenience), Utility Structures”.

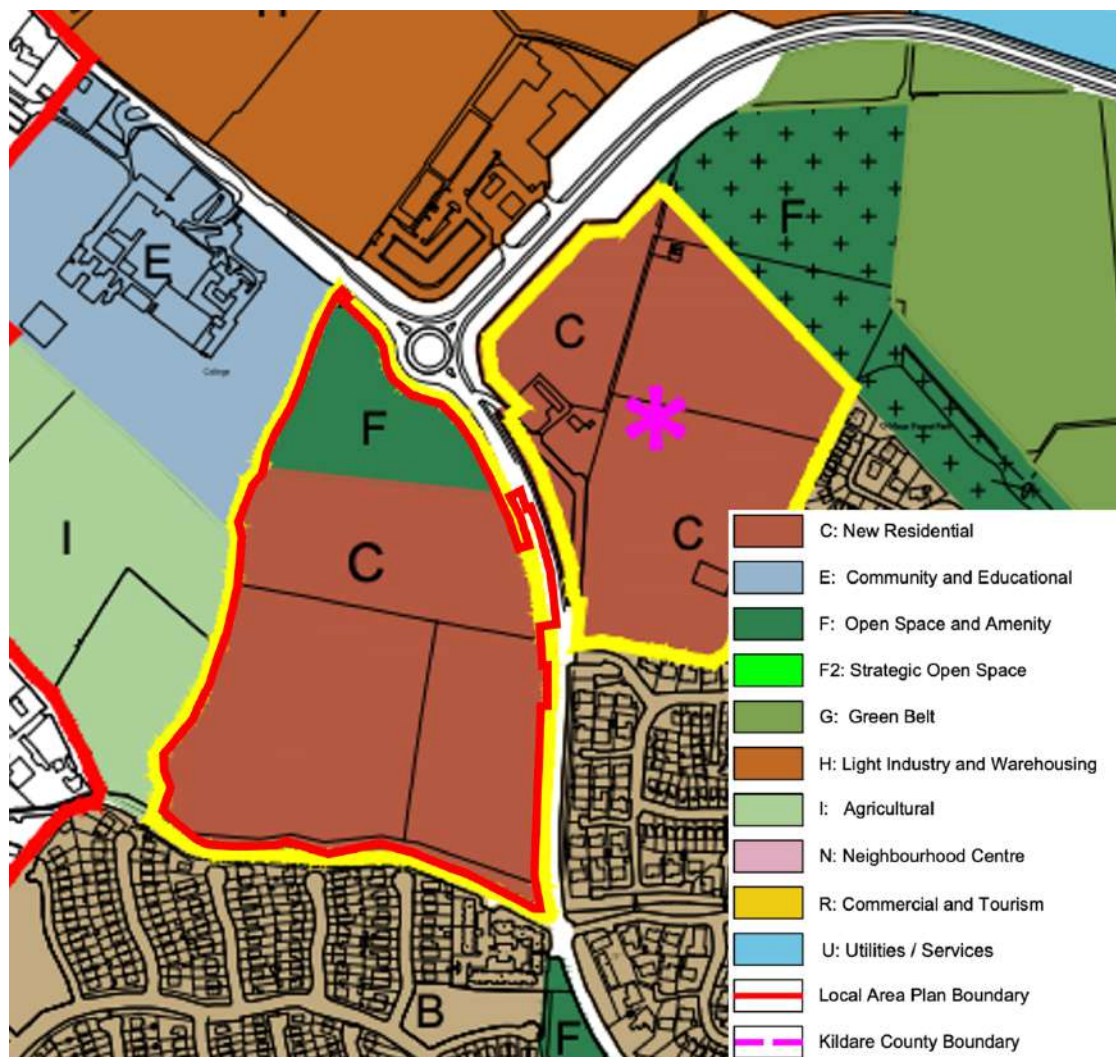


Figure 4 - Current Development Plan Zoning Map



3 The Development Proposal

The proposed amendments relate to phase 2 (c.3.94ha) of the overall permitted development and, will include amendments to 239 no. residential units. (The overall total number of permitted 467 no. units in phase 1 and 2 remain unchanged).

The proposed development comprises a redesign of phase 2 to include:

- a) The construction of 2 no. 4-storey apartment blocks at the north of the site (81 no. units in total) to include a creche (351sqm – 94 no. children) with outdoor play area (93sqm) at ground floor;
 - i. Block A - 38 no. units consisting of 17 no. 1 bed and 22 no. 2 bed units
 - ii. Block B - 43 no. units consisting of 20 no. 1 bed and 23 no. 2 bed units
- b) 5 no. 3-storey apartment and duplex units to be located on the eastern boundary of the site;
 - i. Duplex C - 08 no. units consisting of 4 no. 2 beds and 4 no. 3 beds
 - ii. Duplex D - 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
 - iii. Duplex E – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
 - iv. Duplex F – 20 no. units consisting of 10 no. 2beds, and 10 no. 3 beds
 - v. Duplex G – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
- c) 76 no. terraced houses consisting of;
 - i. 48 no. 2 bed mid terrace units
 - ii. 12 no. 3 bed end terrace units
 - iii. 16 no. 3 bed end terrace dual frontage units
- d) 252 no. of car parking spaces which includes 2 no. car sharing spaces, 14 no. motorcycle spaces and 540 no. bicycle parking spaces will be provided for in phase 2.
- e) Amendments to the previously permitted open space in phase 2 to now provide 5,379sqm Public Open Space, 1,159 sqm Communal Open Space and 3,313 Amenity Space. Each of the units are afforded their own private open space in the form of private gardens, balconies or terraces.
- f) Amendments to internal residential access roads and cyclist/pedestrian paths to allow for the 4 arm entrance junction and a new shared pedestrian / cycle path through the site running north to south.
- g) All associated site development works, services provision, infrastructural and drainage works, internal access roads, home zones, cycle and pedestrian infrastructure, bin stores, car and bicycle parking, public lighting, communal open spaces, private open space in the form of gardens, terraces and /or balconies, landscaping and boundary treatment works.
- h) All application documentation and information is available for public viewing at the following website www.kilwoghandrivephase2lrd.ie

The proposed amendments will encourage pedestrian movement throughout the site and offer a greater level of amenity for residents. The inclusion of the permitted creche and shop to service the site will be of significant gain to the development and ensure the sustainability of the proposal. Street frontage and increased building heights will create a sense of place along the Maynooth Road and act as a 'gateway' in and out of Celbridge.

The proximity of the site to public transport, local amenities and services means the site is opportunely located to provide for higher residential density and additional height in compliance with national planning policy, in addition, it is in accordance with applicable national, regional and local planning policy. In particular, the proposed height and density for this scheme are supported by national planning policy.



4 Planning Policy Context

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

4.1 National Planning Framework (Project Ireland 2040)

This document forms the overarching framework for the spatial development of Ireland to 2040. One of the key focus points of the NPF is sustainable and compact development within pre-existing urban areas as well as the provision of accessible service and facilities for communities, with an particular emphasis on childcare, health services and educational facilities supported by compact growth in urban areas.

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of ‘National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services’ which seeks to provide good accessibility to quality health services and childcare and education facilities, supported by compact growth in urban areas.

Furthermore, Chapter 6 of the NPF states that the “ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment” is intrinsic to providing a good quality of life for new and existing communities. A Hierarchy of Settlements and Related Infrastructure indicates the services and facilities necessary within settlements of different size to serve their populations shown in the figure below.



Figure 5 – NPF Hierarchy of Settlements and Related Infrastructure Facilities





4.2 Housing For All - A New Housing Plan for Ireland

The Housing for All (HFA) plan has been introduced by the Government in order to achieve a more sustainable housing system with a planning system that is fit for purpose and that will create long-term vibrant communities with the necessary supporting infrastructure.

It is apparent from the HFA plan that high-density housing is to be supported. In this regard, housing policy objective 11, no. 11.2 supports high-density housing: “Develop section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities.”

The subject proposal provides 239 no. new residential units which will contribute towards the government’s target deliverance of 33,000 new residential units per year between 2021 and 2030.

4.3 Regional Spatial & Economic Strategy for the Eastern & Midland Region 2019-2031

This Strategy provides the policy framework to manage spatial planning and economic development in the Region. Celbridge is identified as falling within the Dublin Metropolitan Area as identified on the map below, with a Growth Enabler to realise ambitious compact growth targets of at least 50% of all new homes to be built, to be within or contiguous to the existing built up area of Dublin city and suburbs and a target of at least 30% for other metropolitan settlements, with a focus on healthy placemaking and improved quality of life.

The current proposal delivers a consolidated approach to development in that it maximises on height, delivers an appropriate site coverage and residential density adjacent in Celbridge, a rapidly developing area, with ongoing infrastructure improvements. The proposal utilises a prime suburban site within the Dublin Metropolitan Area.

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

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

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

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

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

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





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

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*
- *The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above.*

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

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

4.5 Childcare Facilities - Guidelines for Planning Authorities (2001)

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

Section 2.4 of the guidelines set out the appropriate locations for childcare facilities, stating 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 or where there are adequate childcare facilities in adjoining developments.”

The guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely:

- The current provision of childcare in the area;
- The nature of emerging new communities; and
- Current demographic trends.

It specifically states that:

“The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.”

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

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





The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that “a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate” for new residential developments.

The recommendation for new housing developments is the provision of 1 facility for each 75 dwellings. This will generally provide for 20 childcare spaces based on a requirement of 35 of such dwellings requiring childcare spaces. The guidelines state that 50% of units can be assumed to require childcare.

However, they continue by clarifying that such Guidelines are exactly that – guidelines and not a strict prescription or requirement – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

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

4.6 Circular Letter PL3/2016

The Department of Environment, Community and Local Government issued a Circular Letter (PL03/2016 – childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning system support for childcare post September 2016 – Implementation of the Early Childhood Facility Guidelines for Planning Authorities 2001) in which it noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

The Department requests that Planning Authorities have:

“Insofar as possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate”

The recommendations under this circular make appropriate rather than blanket provision for childcare through the development management process, having regard to childcare policy, local demographics, and existing or required (additional) provision within a given catchment.

4.7 Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025

The 2025 version of these Apartment Guidelines states the following in relation to apartment developments:

‘As set out in the Development Plans Guidelines for Planning Authorities (2022), the need for community facilities (such as community centres, local hubs and cultural spaces) should be determined by an audit process, including a ‘gap analysis’ of existing local amenities and facilities relative to the existing demand and the anticipated demand generated by programmed new development’

This Social Infrastructure Audit assesses the existing local facilities and amenities which would be available for future residents.

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

‘4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, and which recommend the provision of one child care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms’



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

*‘One-bedroom or studio type units should **not generally be considered to contribute to a requirement for any childcare provision** and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’*

With this in mind, we note that the current proposal delivers on the following mix:

- Total 1 Bed units: 49 no. (21 %)
- Total 2 Bed units: 130 no. (54 %)
- Total 3 Bed units: 60 no. (25 %)

Of the proposed units, 49 (21%) are one-bedroom units. These units, in accordance with the recommendation of the guidelines, are unlikely to generate childcare demand. In addition, it is considered that not all 2-bedroom units are likely to result in a need for childcare facilities considering that these apartments are likely to be more attractive to first time buyers and young professionals and not necessarily families. However, for the purpose of this assessment all 2 and 3 bed units have been considered as potentially having a demand for childcare to some degree. Therefore, a maximum number of 190 units in the scheme are considered to have some potential for childcare requirements, but in reality, it is expected to be significantly lower than this.

A further and full assessment of the scheme in respect of childcare is outlined in Section 6 of this report, and we refer the Planning Authority to this section for a more comprehensive evaluation of the proposal in this regard.

4.8 Sustainable Residential and Compact Settlements Guidelines, 2024

Appendix C of the Sustainable Residential and Compact Settlements Guidelines sets out a reference for planning authorities and prospective applicants in relation to supplemental information that may assist in the consideration of planning applications and the suggested thresholds at which the need for supplemental information should be considered.

The Guidelines require a ‘Community, Social and Cultural Infrastructure Audit’ to be submitted in support of a Large-scale Residential Development application (in excess of 100 homes) where such an audit has not been undertaken as part of the statutory plan making process.

4.9 Kildare Development Plan 2023-2029

The Kildare County Development Plan 2023-2029 provides the overarching policy that applies to the area. The Development contains the following policies relating to social infrastructure in the area:

Community Facilities:

Sc06: “Protect and enhance existing social infrastructure/community facilities and increase the provision as required in accessible and sustainable locations including the development of new and expansion of existing facilities and services.”

SC P17: “Support the provision of sustainable social, cultural and community facilities and events in each Municipal District as a mechanism to promote and support inclusive community development, healthy lifestyles, training, education, and recreational opportunities.”



Childcare Facilities:

SC P13 “Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the Kildare County Childcare Committee, subject to AA screening and where applicable, Stage 2 AA.”

SC 077 “Have regard to the criteria specified in the Childcare Facilities for Planning Authorities, DEHLG (2001), Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and any updated policy guidance, regarding the provision of childcare and early years education facilities.”

SC 078 “Require the provision of childcare facilities close to existing built-up areas including: - Business Parks and major employment centres - Neighbourhood and district retail centres - Large scale retail developments - The vicinity of schools and major educational facilities - Adjacent to community centres and facilities - Adjacent to public transport nodes - Convenient to new and existing residential developments.”

SC 086 “Require development proposals for more than 20 residential units or over 2,000sqm in the case of commercial developments (including office/industrial developments) to prepare and submit a social infrastructure audit detailing the level of childcare infrastructure in the catchment which shall outline available capacity and types of service provided in each facility which must be verified in writing by the relevant service providers”.

SC 087 “Require the provision of appropriately located and purpose-built early learning and childcare facilities to meet the pro rata childcare needs of housing development during the plan period. Childcare facilities will be required, by a condition of planning permission, to be developed within the first phase of any new residential development, except where an exceptional circumstance can be provided and agreed with the Planning Authority.”

Education:

SC P12 “Continue to work with the Department of Education and other education authorities to promote and support the provision of primary, post-primary, and further education facilities in the County to reflect the diverse educational needs of communities”.

SC 070 “Require social infrastructure audits to be submitted with development proposals to outline up to date capacity and enrolment figures of schools within the catchment (10-20 minute walk/cycle) of the proposed development noting that Second Level Schools serve a wider catchment and as such, the assessment of these should include schools within a 5km radius or otherwise agreed by the Planning Authority. The data should be verified in writing by individual schools”.

SC 071 “Continue to identify school capacities through Social Infrastructure Audits undertaken as part of the local area plan process”.

Healthcare Facilities:

SC P14 “Support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement”.

SC 088 “Facilitate the integration of appropriate healthcare facilities within new and existing communities”.

SC 089 “Support the provision of primary care centres and GP practices within existing settlements particularly where they are close to public transport links and safe walking and cycling infrastructure”.

SC 094 “Require development proposals of greater than 20 residential units or commercial developments (including office/industrial developments) greater than 2,000sqm to submit a detailed audit of health services (including GP service hours) and facilities in the area as part of a social infrastructure audit”.





Sports and Recreation:

SC O9 “Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable and that recreational and sports amenity space is provided that supports the work of Kildare Sports Partnership in promoting participation in sports and physical activity for all”.

SC O28 “Support the provision of multi-purpose sports (to include minority sports, and arts / drama activities) halls, outdoor playing pitches, allweather playing pitches, tennis courts, basketball courts, swimming pools, and associated facilities in appropriate locations and to particularly encourage flexibility in the design of sports facilities in order to accommodate a range of sporting activities, subject to AA screening and where applicable, Stage 2 AA”.

Open Space:

SC A8 “Continue to develop open spaces throughout the county which encourage a range of recreational and amenity activities that will cater for both active and passive recreation, subject to AA screening and where applicable, Stage 2 AA”.

Social Infrastructure Audit:

SC O15 “Require that community facilities are provided in new communities on a phased basis in tandem with the provision of new housing or other large-scale developments. In cases where there is a deficiency of a certain type of infrastructure as part of the development proposal, the frontloading of such infrastructure will be required as part of the first phase of development and must be fully operational prior to the occupation of any residential unit on the subject site. Such deficiencies should be identified in the Social Infrastructure Audit prepared to accompany the planning application. Where the Planning Authority is not satisfied with the information supplied as part of the Social Infrastructure Audit or where inadequate measures are proposed to address any identified shortfalls in social infrastructure as part of a proposed development scheme, a planning application for new housing developments or large-scale developments may not be favorably considered”.

SC O16 “Require residential schemes of 20 units or greater to submit a Social Infrastructure Audit which shall determine how the capacity of the assessed infrastructure will be affected by the proposed increase in population. Where a deficit is identified, the developer will be required to make provisions/submit proposals to address such deficits”.

SC O17 (a) “Require social infrastructure audits submitted in accordance with SC O15 of this Plan to include a map of educational, community, childcare, healthcare, sporting, and open space/play facilities within a 10-15 minute (800-1200 metre radius) walk of the proposed development. The audit should identify public / non-fee paying and private/fee paying facilities. Such audits may consider, where appropriate, services which are accessed by car. Capacities must be confirmed with supporting documentation submitted from service providers in order to verify the assessment as set out in the audit. (b) Include an assessment of the availability of or the provision of a new neighbourhood centre”.



5 Demographic Trends

Demographic Trends for the defined catchment areas were reviewed based on the Census 2022 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Celbridge and Maynooth for the same year.

From this section forward, the assessment considers the statistical data of the electoral divisions in closest proximity to the subject site; Celbridge and Maynooth. This ensures an accurate representation of findings.

5.1 Population Figures

For the purpose of demographic analysis, the Study Area comprises the 2 no. Electoral Divisions of Celbridge and Maynooth, which intersect a 1km radius from the subject site and provide insight into the character of the local population with respect to demographic trends.

DED	2016	2022	Actual Change	% Change
Celbridge	15,653	16,066	413	2.6%
Maynooth	15,998	18,729	2,731	17.07%
Total	31,651	34,795	3,144	19.67%

Table 1 – Population Evolution in Electoral District Areas (Source: CSO 2022)



Figure 6 - Map Identifying Subject Site and Applicable Electoral Districts

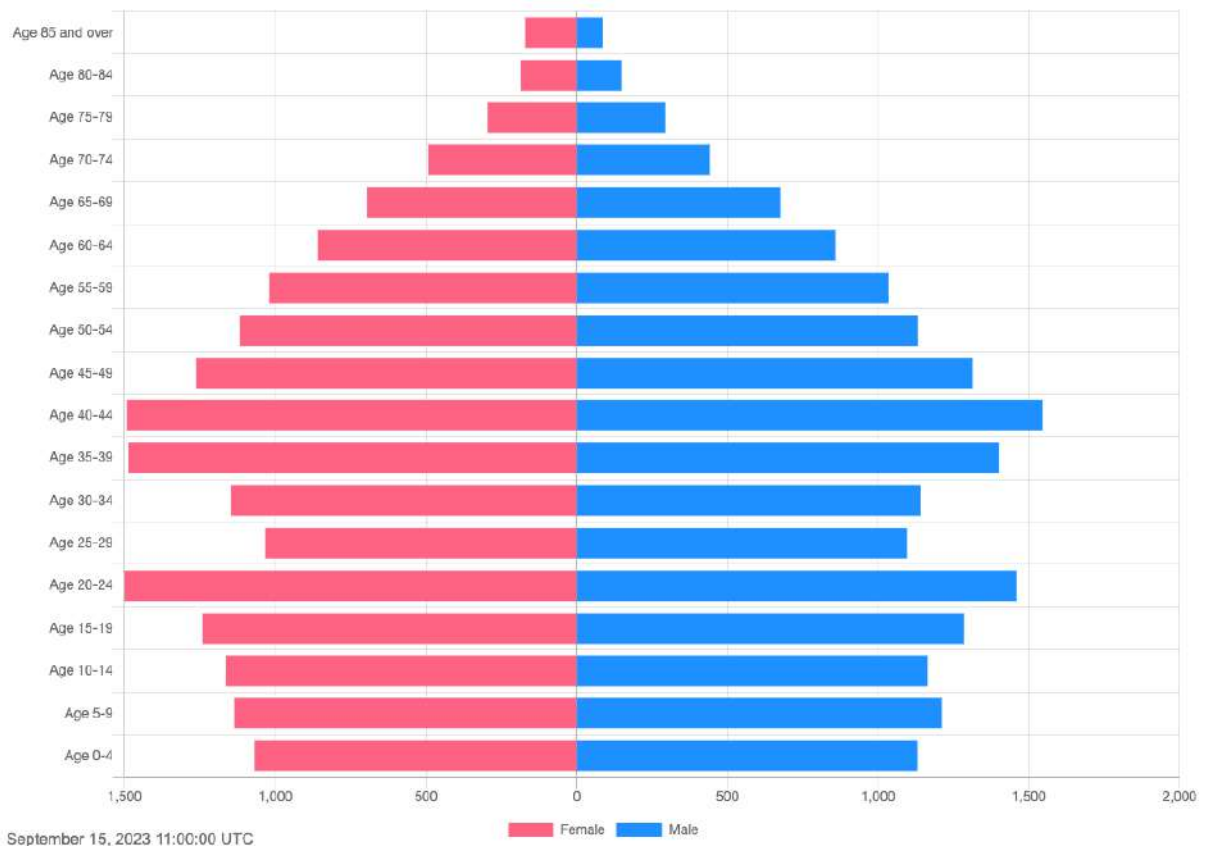
The table above indicates that between 2016 and 2022 there was an overall increase in population of 19.67% across all electoral divisions. The Celbridge electoral division where the subject site is located saw a 2.6% (413 persons) increase in population.

Overall, the proposed development offers housing that caters to the demand in the surrounding area. It is worth noting that with a consistently rising demand for housing, population figures are envisaged to increase across most DEDs within the county in the next decade, particularly due to the recent influx of immigration. It is also worth noting that, Ireland's population continues to expand robustly. Between 2016 and 2022, Ireland's population grew by 8.1% over the six years since Census 2016, or an annual average increase of 1.3%. In the previous intercensal period, 2011-2016, the total growth was 3.7%, or an annual average increase of 0.7%.

Census 2022 also marked the first time in 171 years, since 1851 that the population surpassed 5 million people. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to grow by 1.95 million by 2035. This will equate to an average annual rate of population increase of almost 0.8%.

5.2 Age Profile

A review of the Celbridge and Maynooth Electoral Divisions age profile confirmed that communities in the area surrounding the site have age profiles that are generally weighted differently. However, it is the case with all electoral divisions that the age cohorts have the greatest numbers in the working age group (24-64). This can be reviewed in the figure below. The largest age cohort is 40-44. This can be attributed to the site's close location to Business Parks such as the M4 Business Park, making it an ideal area for professionals to locate. The proposed development offers a wide mix of units from 1-bed, 2-bed and 3-bed units and will provide appropriate housing stock for the demographics of the area.



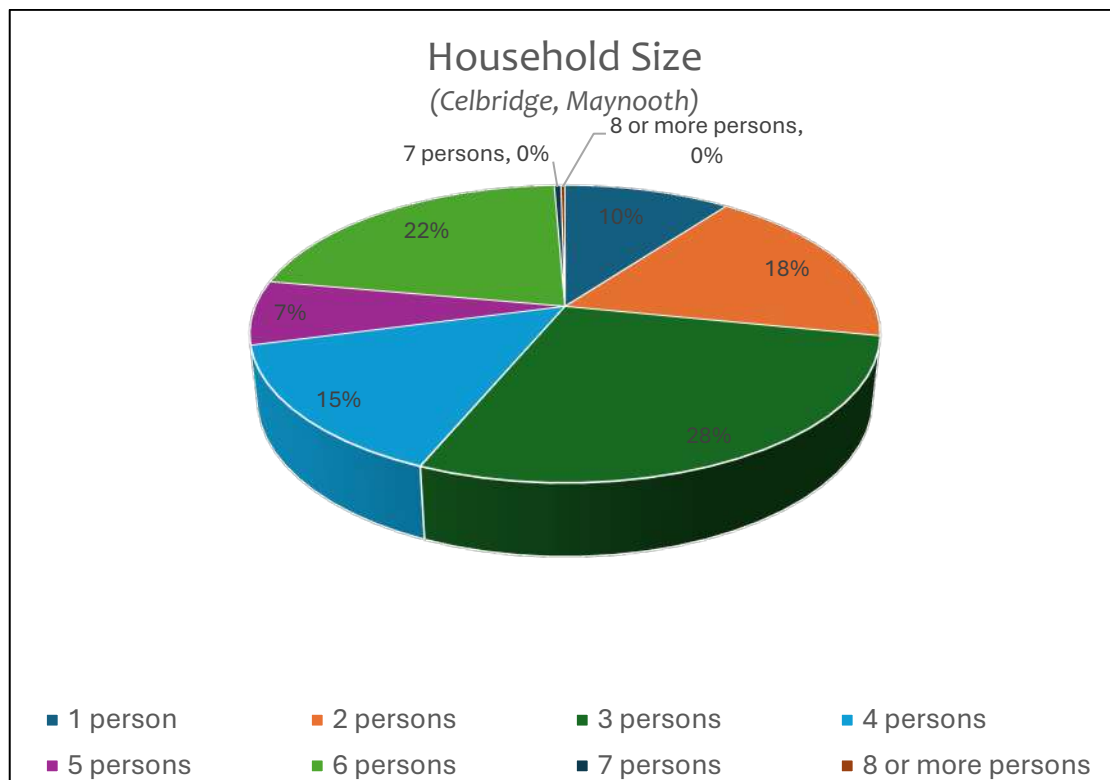
Graph 1 – Age profile of Surrounding Electoral Divisions (Dundrum-Sandyford, Dundrum-Balally & Glencullen)



5.3 Household Size

In accordance with official CSO 2022 figures, the average household size in the Kildare is 2.97, a slight decrease from 3.0 in 2016.

- The predominant household size in the Celbridge and Maynooth EDs is 2 people which equates to 27% or 3,133 out of 11,460 households.
- The predominant household size in the Celbridge Electoral Division where the subject site is located is 2 persons. This equates to 26.6% or 1,424 out of 5,350 households.
- The proposed development offers mixed density units of 49 x 1-bed, 130 x 2-bed and 60 x 3-bed units which is in line with the demand arising from the surrounding areas.
- Whilst we acknowledge that the above figures show that in roughly 27% of the households are 2 persons, we note that the average number of people per household in the EDs are:
 - Celbridge 2.9
 - Maynooth 2.98
- This is an average of **2.94** persons per household in the area. The overall proposal (239 no. residential units) is therefore estimated to generate a population of **c. 703 no. persons** (239 x 2.94) based on this household average.
- Based on the above review of local population, on the proposed unit type (1, 2 and 3 bed), that would typically include young professionals and small families, and the location of the development, it is considered that the proposed development will generate sufficient demand to support the provision of its own childcare facility. Section 6 of this statement outlines the full assessment on this matter.



Graph 2 – Household size of surrounding Electoral Division

5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (5-19 years of age) of the aforementioned electoral divisions was examined as a typical percentage of the population that will require schooling.





As such, the 5-19 age group of Census 2022 is examined in Table 2 below.

Age	Celbridge	Maynooth	Total
Total No. of Persons Aged 5-19	3,411	3,792	7,203
Total No. of Persons in the ED	16,066	18,729	34,795
Percentage of Total Population aged between 5-19	21.23%	20.25%	20.7%

Table 2 – No of Persons - Subject Area Census 2022

Table 2 confirms that the relevant percentage of the total population aged between 5-19 years of age are 21.23% and 20.25% for the Celbridge and Maynooth electoral divisions respectively.

An average of 20.7% can therefore be assumed to be of school going age within the surrounding area at present.

5.5 Summary of Findings

The key points to note are as follows:

1. The total number of persons in Celbridge and Maynooth electoral divisions is 34,795.
2. The average household size in the area is 2.94 persons.
3. The proposal (239 no. residential units) will generate a total population of c. 703 persons.
4. 20.7% of the population of Celbridge and Maynooth electoral divisions is of school going age.
5. Of the 703 persons or population arising from the proposal, 20.7% (a total of 145.5 new residents) are likely to be of school going age. Given the type of residential development proposed (providing 49 no.1-bed and 130 no. 2-bed apartments), we would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 145.5-person figure to calculations within the remainder of this report.

We note that the above statistics are applied throughout this report to allow for conclusions to be drawn.





6 Childcare Facilities Audit

6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current Phase 2 proposal of 239 no. new residential units and the overall proposal of 469 no. new residential units was examined, and relevant conclusions drawn.

In addition, we note that the 'Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025' (2025) were also consulted.

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

- Establishing Demand for Childcare Places
- Establishing the Capacity of Local Facilities

We note at this point that this initial childcare assessment has been limited to a 2km radius of the subject site. It is recognised that there is also the option for families to avail of childcare facilities outside of this 2km radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

Following the compilation of an appropriate list of childcare facilities, capacity figures were taken from Kildare County Childcare Committee and a telephone survey was carried out in July 2025 to assess available capacity. The childcare facility was contacted directly in all cases, and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the facilities at the time of the survey. It is worth noting at this point however that a number of these facilities were not forthcoming with the release of capacity figures given the private run nature of these businesses. We note that the conclusions drawn in this case based on the limited information available to this office.

6.2 Assessment

Estimated Population Generated

As previously outlined above, the Apartment Guidelines (2025) advise that studio and one-bedroom units should be discounted when calculating demand for childcare that would be generated by the proposed residential development. The guidelines note that this approach may also apply to units with two or more bedrooms. The proposed development does not include any studio units. This assessment has adopted a conservative approach and as such has only discounted one-bedroom units in the estimation of 0–4-year-old residents that may reside in the development. Thus, the total number of units in the scheme which are included in this estimation amounts to 190 units.

In arriving at the estimated number of 0–4-year-old residents in the proposed developments, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.94 persons per unit using the Census 2022 data) and:
- Proportion of the Study Area's population within 0-4 years age cohort (determined as 6.3% using the 2022 census data).

Analysis of these factors allow for a determination of the total number of 0–4-year-old residents in the proposed development. As highlighted in table 3 below, it is estimated that c. 35 no. children aged 0-4 years may reside in the Phase 2 area of the proposed development.





Phase 2 Total units*	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
190	2.94	559	6.3%	35

*Excluding one-bed units

Table 3 – Estimated population generated for 0-4 year olds from Phase 2

As highlighted in table 4 below, it is estimated that c. 35 no. children aged 0-4 years may reside in the Phase 2 area of the proposed development.

Total units*	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
400	2.94	1,176	6.3%	74

*Excluding one-bed units

Table 4 – Estimated population generated for 0-4 year olds from the Overall Development

Estimated Childcare Demand Generated (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016¹. This release is important for the purpose of this assessment as it details the extent to which childcare facilities are utilised by the general population. As adaption of a table found in the QNHS, table 4, indicates the range of methods parents use for the purpose of childcare for their pre-school children in Dublin, compared with figures of the same.

Type of childcare	Mid-East (incl. Kildare)	State
Parent / Partner	65%	62%
Unpaid relative / friend	16%	17%
Raid relative / friend	5%	3%
Childminder/ Nanny	13%	13%
Childcare Facility	14%	19%
Other	1%	1%

Table 5 – Type of Childcare used by pre-school children by Region & State (Source: QNHS 2016)

The vast majority of pre-school children are cared for by their parents or partners of their parents, while 14% of pre-school children attend a childcare facility compared to 19% nationally.

¹ The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up:
https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf





6.2.1 Demand for Childcare Spaces Arising from Proposed Development

In summary, the population for the Study Area increased by 19.67% from 2016-2022. In 2022, 6.3% of the population was between 0-4 year olds. This allowed for a calculation to estimate the number of 0-5 year olds that could potentially reside in the proposed development.

Phase 2 Proposal

All one-bed units were subtracted from the total of 239 no. units, this equates to 190 no. units. Using the average household size (2.94) and the percentage of 0-4 year olds (6.3%) in the study Area, a calculation was made to estimate that the proposed development would **generate 35 no 0-4 year old children.**

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if it is assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 35 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new apartment's guidelines. This may also apply in part to the provision of 2-bedroom units.

The proposed development is comprised of 239 no. new residential apartments. The following indicative summary mix is identified for the total of 239 units:

- Total 1 Bed units: 49 no (21 %)
- Total 2 Bed units: 130 no (54 %)
- Total 3 Bed units: 60 no (25 %)

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2025. **A total of 190 units therefore have the potential to require childcare facilities.** This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this, we note the following calculations based on these uppermost requirements.

- 190 units & 1 facility required for every 75 units = $190/75 = 2.5$
- 20 childcare spaces required for every 75 units = $20 \times 2.5 = 50$

Based on the above calculations, **50 no. spaces** are required to address the requirements of this current Phase 2 proposal.

Overall Proposal

All one-bed units were subtracted from the total of 469 no. units, this equates to 400 no. units. Using the average household size (2.94) and the percentage of 0-4 year olds (6.3%) in the study Area, a calculation was made to estimate that the proposed development would **generate 74 no 0-4 year old children.**

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if it is assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 35 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new apartment's guidelines. This may also apply in part to the provision of 2-bedroom units.

The overall proposed development is comprised of 469 no. new residential apartments. The following indicative summary mix is identified for the total of 469 units:

- Total 1 Bed units: 69 no (14.7 %)
- Total 2 Bed units: 158 no (33.7 %)
- Total 3 Bed units: 155 no (33 %)





- Total 4 Bed units: 85 no (18.1 %)
- Total 5 Bed units: 2 no (0.4 %)

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2025. **A total of 400 units therefore have the potential to require childcare facilities.** This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this, we note the following calculations based on these uppermost requirements.

- 400 units & 1 facility required for every 75 units = $400/75 = 5.3$
- 20 childcare spaces required for every 75 units = $20 \times 5.3 = 106$

Based on the above calculations, **106 no. spaces** are required to address the requirements of this current Phase 2 proposal.

6.3 Capacity of Local Childcare Facilities

To determine the available number of childcare facility places in the area, a desktop-based assessment was carried out to determine the location of services within c. 2 km of the site, equivalent to a c. 20 minute walk. We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities, which are located within a c. 2 km radius:

Cookies Early Learning Centre Ltd.	The Children's Circle	Celbridge Montessori School	The Purple Penguin
Giraffe Childcare Celbridge	Kiddies Choice	Memory Lane Preschool	
Choice Children Celbridge	Memory Lane Preschool	Happy Years	





Figure 7 – Map Showing Location of Childcare Facilities within 2 km radius from subject site

A list of the childcare facilities in the subject catchment area is detailed in the table below. The enrolment figures and available capacity at each school is detailed.

	Childcare Facility	Service Type	Maximum Capacity	Available Capacity
1.	Cookies Early Learning Centre Ltd.	Full Day/ Part Time/ Sessional	51	No Answer
2.	Giraffe Childcare Celbridge	Full Day/Part Time	140	0
3.	Choice Childcare Celbridge	Full Day/ Sessional	60	2
4.	The Children's Circle	Sessional	22	4
5.	Kiddies Choice	Full Day/Part Time/ Sessional	51	No Answer
6.	Celbridge Montessori School	Sessional	23	No Answer
7.	Memory Lane Preschool	Sessional	22	0
8.	Happy Years	Sessional	50	4
9.	The Purple Penguin	Full Day/Part Time/ Sessional	73	0
	Total	-	492	8

Table 6 – Capacity and Current Availability for Existing Child Care Facilities (July 2025)

The table above illustrates the total estimated available capacity in facilities is 8 no. pupil spaces. It is worth highlighting that it was assumed that where schools were unable or unwilling to provide their capacity figures, zero capacity was taken in order to provide for a comprehensive analysis. 4 out of 9 no. facilities did not respond in this instance.

It is also noted that childcare facilities cater for children from 0-4 years approximately, and due to their natural progression into primary school, spaces become available and are then refilled on an ongoing basis, so there is constant movement in capacity levels within the facilities.

Surrounding Area

Within the surrounding area of Celbridge there are an additional 12 no. of childcare facilities within a 3 km radius (c. 30 minute walk) as follows:

Naíonra Aoibhneas	Cocoon Childcare Celbridge	Jane's Tree Top Montessori	Little Graduates Preschool
The Kindergarten @ Gymboree	Vivienne's Playschool	Little Harvard Westfield	Little Harvard Barnhall Meadows
Brilliant Beginnings Creche and Preschool	Hazelhatch Preschool and Afterschool	Little Harvard Beech Park	Weston Primary Montessori



Figure 8 – Map Showing Location of Childcare Facilities within 3 km radius from subject site

	Childcare Facility	Service Type	Maximum Capacity	Available Capacity
10.	Naíonra Aoibhneas	Sessional	18	0
11.	The Kindergarten @ Gymboree	Sessional	40	4 classes with 12 spaces per class
12.	Brilliant Beginnings Creche and Preschool	Full Day/ Part Time/ Sessional	48	4
13.	Cocoon Childcare Celbridge	Full Day/ Part Time/ Sessional	116	0
14.	Vivienne's Playschool	Sessional	13	0
15.	Hazelhatch Preschool and Afterschool	Sessional	16	0
16.	Jane's Tree Top Montessori	Sessional	16	1
17.	Little Harvard Westfield	Full Day/ Sessional	81	0



18.	Little Harvard Beech Park	Full Day/ Part Time/ Sessional	120	0
19.	Little Graduates Preschool	Sessional	11	3
20.	Little Harvard Barnhall Meadows	Full Day	122	0
21.	Weston Primary Montessori	Sessional	44	No Answer
	Total	-	645	8

Table 7 – Capacity and Current Availability for Existing Child Care Facilities in the Wider Area (July 2025)

The tables above illustrate the total estimated available capacity in facilities within a 3km is 16 no. pupil spaces. It is worth highlighting that it was assumed that where schools were unable or unwilling to provide their capacity figures, zero capacity was taken in order to provide for a comprehensive analysis. In total 6 out of 21 no. facilities did not respond.

Applications Pipeline & Planned Facilities

It is noted that there are also several large-scale residential developments in the area currently in the planning process and/or recently permitted, and as part of these development proposals there are childcare facilities proposed therein, that would also be open to and options for the wider residential community in the area.

Following a review of the online planning register, the following creche facilities, proposed and permitted, within the immediate vicinity of the application lands are noted in the table below:-

Proposed Development	Planning Reference	Dist. To Application Lands	Facility Size	Approx Capacity
Shakelton Road SHD	18/303295 TA09.303295	2.3 km	262 sqm	c. 68
Shakelton Road LRD	24/60497	2.7 km	240.5 sqm	c. 42
New Creche Facility, Callender's Mill, Celbridge	23/347 PL09.318337 Permission Granted	3 km	257 sqm	c. 66
Ballyoulster SHD	22/313825 TA09.313825 Permission Granted	3 km	369 sqm	c. 74 – 92
Glencarrig House LRD	22/221052 LH09.315138 Permission Granted	3.3 km	248 sqm	c. 50
	Total		1, 376.5 sqm	318 spaces

Findings

Whilst it is acknowledged that these spaces will be occupied by residents of the planned and permitted developments, it is not unreasonable to assume that there will not be sufficient capacity in both the existing and planned network to accommodate the uplift in demand generated by the proposed development.





It is also noted that on an ongoing basis there are planning applications permitted for minor extensions to existing childcare facilities in the area, all which serve to incrementally increase the number of childcare spaces in the vicinity.

The potential childcare uptake of the development proposal is likely to be 106 no. places and it is submitted that the total number of childcare places to be accommodated by the proposed development herein is sufficient to warrant standalone facility.

The wider Celbridge area has been, and continues to be, undergoing significant change with residential and commercial developments being rolled out on a near continuous basis. In appropriately sized developments, childcare facilities form part of these schemes, which serve the current and prospective resident and working community in the wider area.

In this regard the proposed development includes a standalone childcare facility, which is considered acceptable and in line with national guidance.

The proposed standalone childcare facility provides a total of 94 childcare places. We note, however, that the current application is an amendment application and a childcare facility providing 69 no. childcare spaces was granted as part of the parent application.

We trust that this will be satisfactory to the Planning Authority of Kildare County Council.





7 Education

7.1 Methodology

This Section of the report provides details on the current and future capacity of existing and planned schools in the area. The aim of this assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

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

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

This assessment also considered demographic trends within the area, which are available from the CSO website. The data considered includes the following:

- **Census 2022 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Dundrum-Sandyford, Dundrum-Balally and Glencullen Electoral Divisions.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household.
- **2020/2021 and 2024/2025 Enrolment Figures** - Enrolment figures for the school years of 2020 and 2024 were reviewed to partly establish the available capacity in the schools examined in the assessment.

Following on from the above, a 5 km radius defined the catchment area for assessment of educational facilities. It is considered that a 5 km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

7.2 Demand Generated by Proposed Development for Educational Facilities

The proposed development will comprise 239 no. units of various typologies. The average household size of the Study Area was recorded as 2.94 persons per household which generates a total indicative population of 703 no. persons when applied to the proposed development. However, it is likely that the proposed development will generate a lesser population than the estimate as there are only 190 no. units proposed of 2-bedrooms or more that can reasonably accommodate families. For the purposes of this assessment, the uppermost requirements shall be applied.

It has been previously established that 20.7% of the overall population are of the average school going age. We can assume that 12% of the population created by this development will attend primary school and the remaining 8.7 % will attend post-primary school.

This assumption is made based on guidance detailed in “*The Provision of Schools and the Planning System*”, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remainder would attend post primary facilities.

Having considered the above, we note that the overall population of school going age envisaged for the proposed development (c. 703 population) is **c. 146 no. persons**.





Total No. of units proposed	239
Average Household Size for Study Area	2.94
Estimated Population	c. 703
12% Primary School	c. 84.4
8.7% Post-Primary School	c. 61.2

Table 8 – Estimated population of the proposed development

The proposed development will provide 239 no. residential units. Based on the average household occupancy rate of 2.94, the additional population added to the area could stand at approximately 703 no. people. However, this is considered a conservative estimate.

Approximately 21% of the residential units proposed as part of this development will be one-bed units. These types of units generally do not attract families, so excluding 1 bed units leaves 190, with an estimated population of c. 559 no. people (190 x 2.94). Based on this assumption, the following breakdown of the school-going age population for the proposed development is estimated at:

- **Primary** – 559 no. persons @12% = c. 67.08 no children.
- **Post-Primary**. – 559 no. persons @ 8.7% = c 48.6 no children.

The demand for school places in the catchment area, arising from proposed development and estimated school going population is therefore **68 no. primary school places and 49 no. post-primary school places**.

7.3 Assessment of the Existing Schools Network

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

- Establishing Demand for School Places (as per Section 7.2 above);
- Establishing the Capacity of Primary School Facilities; and
- Establishing the Capacity of Post Primary School Facilities.

For the purposes of this audit, a 5km radius has been selected as the defining catchment area from the subject site for educational facilities. It is considered that a 5km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.



Primary School Facilities

The study area is well provisioned with primary schools. There are currently 18 no. primary schools within a 5 km radius from the subject site.

Primary Schools	
Scoil Mochua	Scoil na Mainistreach
Scoil Naomh Brid	St Raphaels Special School
Scoil Naomh Padraig	Primrose Hill NS
Maynooth Educate Together NS	North Kildare Educate Together NS
Scoil Eoin Phoil	Scoil Bhride
Scoil Mhuire	Leixlip Educate Together National School
Presentation Girls Primary School	Maynooth Boys NS
Stepping Stones Special School	Scoil C.U.I Dhalaigh
San Carlo Junior NS	San Carlo Senior NS

Table 9 – Primary Schools Identified

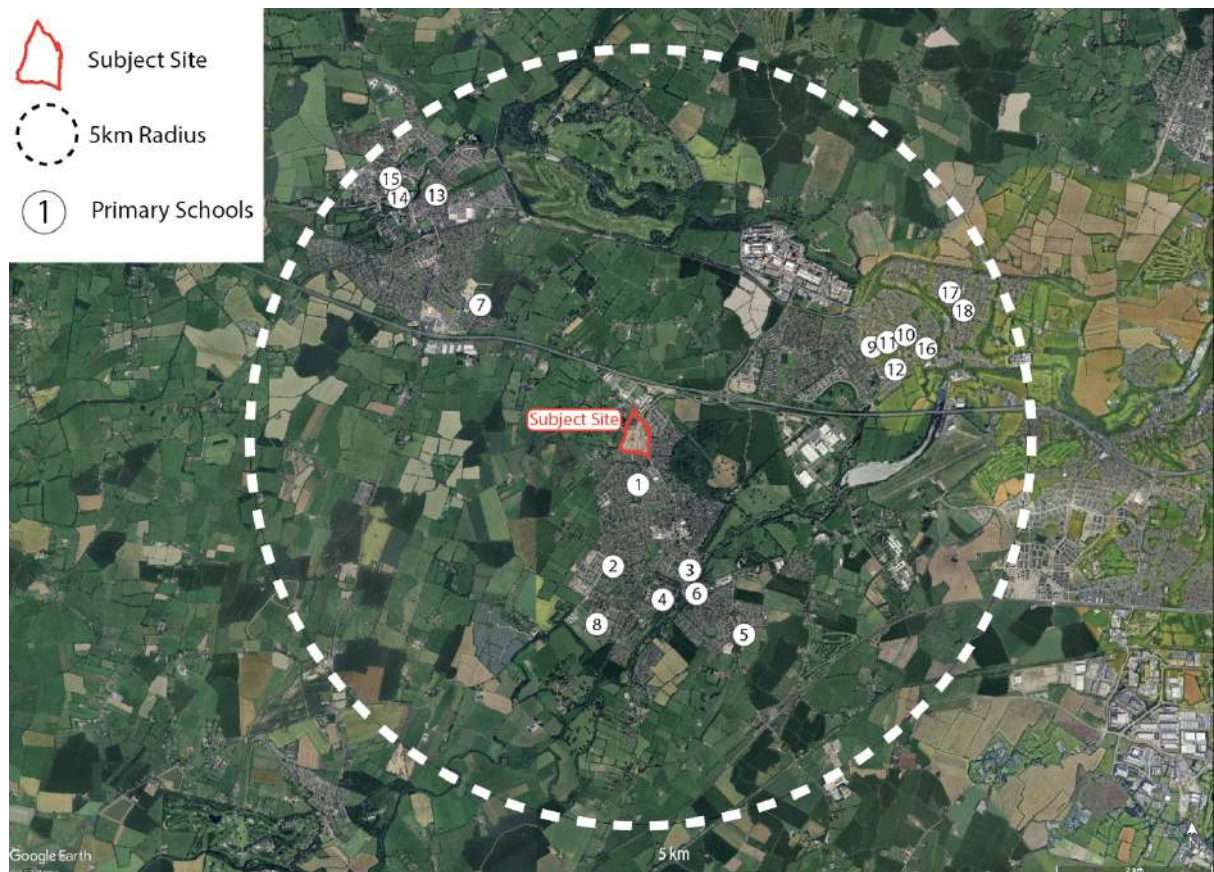


Figure 9 – Map of Primary School Facilities within 5km radius of the subject site

Secondary School Facilities

A total of 5 no. post-primary schools have been identified within the Study Area listed as follows:-

Post Primary Schools	
Celbridge Community School	Salesian College
St Wolstan's Community School	Coláiste Chiaráin
Gaelcholáiste Mhaigh Nuad	

Table 10 – Post Primary Schools identified within a 5k radius of the subject site

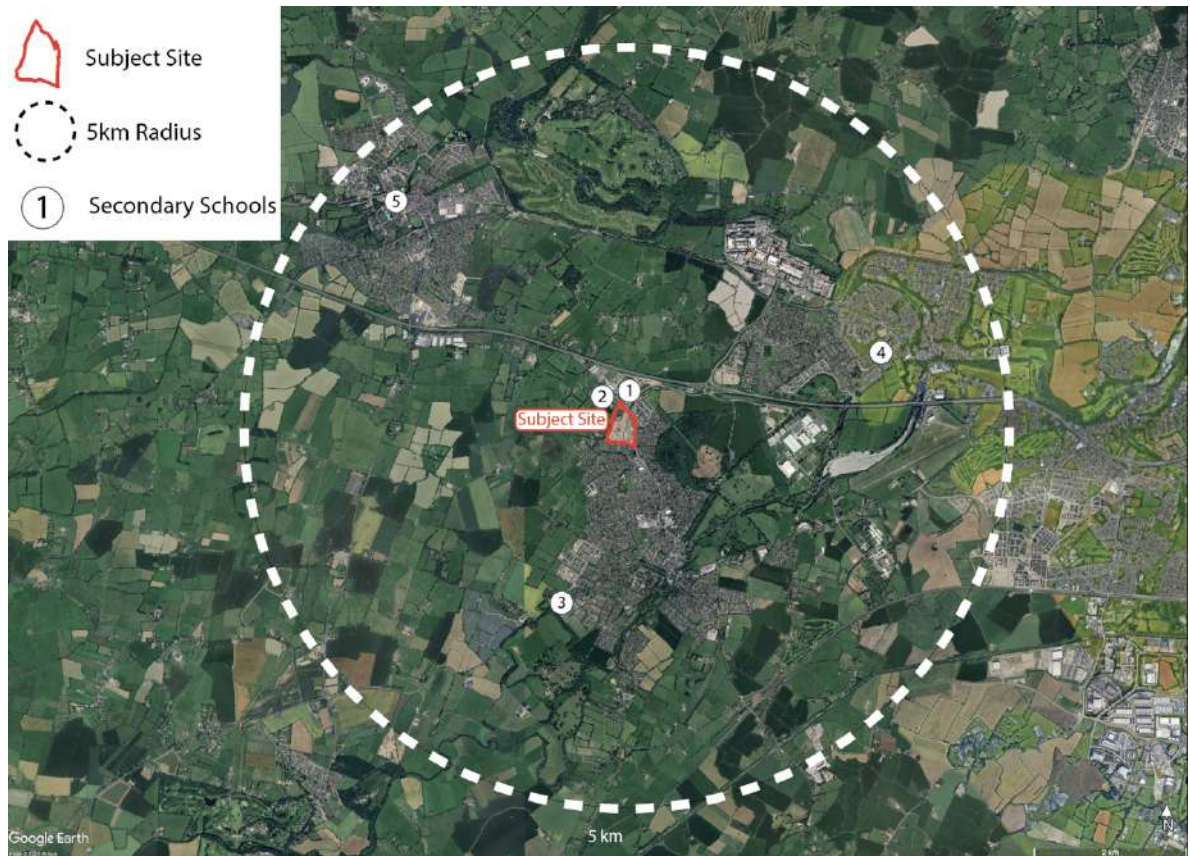


Figure 10 – Map of Secondary School Facilities within 5k radius of the subject site

School Enrolment and Trends

Enrolment trends for the above identified schools within the 5km radius of the subject site were analysed to assess growth and decline in school numbers, thereby determining local school capacity. Figures from the academic year 2020/2021 (chosen sample year) were compared against the most recent enrolment figures for 2024/2025, to estimate capacity vis-à-vis the demand that may be generated from the current development proposal now before Kildare County Council. We refer to the assessment and findings below.

**Primary School Enrolment & Capacity**

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

No.	Roll No.	School Name	Enrolment 2020/2021	Enrolment 2024/2025	5-Year Change
1)	19794V	Scoil Mochua	679	665	-14
2)	18551N	Scoil na Mainistreach	401	460	+59
3)	16566Q	Scoil Naomh Brid	340	258	-82
4)	18988G	St Raphaels Special School	76	97	+21
5)	20257C	Scoil Naomh Padraig	406	384	-22
6)	13819E	Primrose Hill NS	117	113	-4
7)	20292E	Maynooth Educate Together NS	304	412	+108
8)	19995I	North Kildare Educate Together NS	394	435	+41
9)	19684O	Scoil Eoin Phoil	306	272	-34
10)	19407L	Scoil Bhride	294	306	+12
11)	19459H	Scoil Mhuire	302	298	-4
12)	20526D	Leixlip Educate Together National School	28	179	+151
13)	00779U	Presentation Girls Primary School	653	633	-20
14)	17341U	Maynooth Boys NS	592	613	+21
15)	20379Q	Stepping Stones Special School	30	42	+12
16)	19680G	Scoil C.U.I Dhalaigh	418	381	-37
17)	19653D	San Carlo Junior NS	272	263	-9
18)	19875V	San Carlo Senior NS	272	312	+40
		Total	5,884	6,123	+239

Table 11 – Change in Primary School Enrolment over a 5 year period.

Enrolment trends for Primary Schools in the application site ‘study area’ show general growth at primary school level for the 5-year interval (2020-2025) with an overall increase in enrolment of 239 no. students. What is noted most significantly is that 50% of the schools experienced a decline in enrolment over the study period – indicating capacity at these individual school facilities. Where enrolment figures jumped significantly at an individual level, this can be attributed to school relocation, development, and extension.

Taking the above into account, it is submitted that there exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 239 no. residential units. As stated above, it is considered that this development will generate a demand of 68 no. primary school places, which can be easily accommodated in the above facilities, and therefore this development will not generate undue burden on the local school network.



Post Primary School Enrolment and Capacity

A list of the post-primary schools in the subject catchment area is detailed in the table below. The enrolment figures and available capacity at each school is detailed.

No.	Roll No.	School Name	Enrolment 2020/2021	Enrolment 2024/2025	5-Year Change
1)	91614B	Celbridge Community Schol	655	714	+59
2)	61661P	Salesian College	714	842	+128
3)	91505T	St Wolstan's Community School	760	820	+60
5)	91371B	Coláiste Chiaráin	577	638	+61
7)	76554W	Gaelcholáiste Mhaigh Nuad	24	129	+105
		Total	2,730	3,143	+413

Table 12 – Change in Post Primary School Enrolment over 5-year period

Enrolment rates of post-primary schools in the Study Area have increased in the recent 5-year period with an addition of 413 students enrolled from 2020/2021 to 2024/2025.

It has been established that only 49 no. post-primary school spaces may be required as a result of the development that is currently before the Planning Authority. It is evident that sufficient capacity exists within the 5km catchment of the subject site to cater for the secondary school needs of the prospective development.

7.4 Future School Enrolment Projections

The Department of Education (DoE) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2033, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020.

For primary school projected enrolment levels, the ‘Projections of Full-Time Enrolment: Primary and Second Level 2021-2040’ by the DoE in this respect states:

“While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome. This assumes slightly higher than current rates of migration, and fertility to remain at 1.6. A return to higher fertility, the F1 assumption, is now thought to be highly unlikely while the low migration assumption, M3 (zero net migration) is presented for completeness only...”

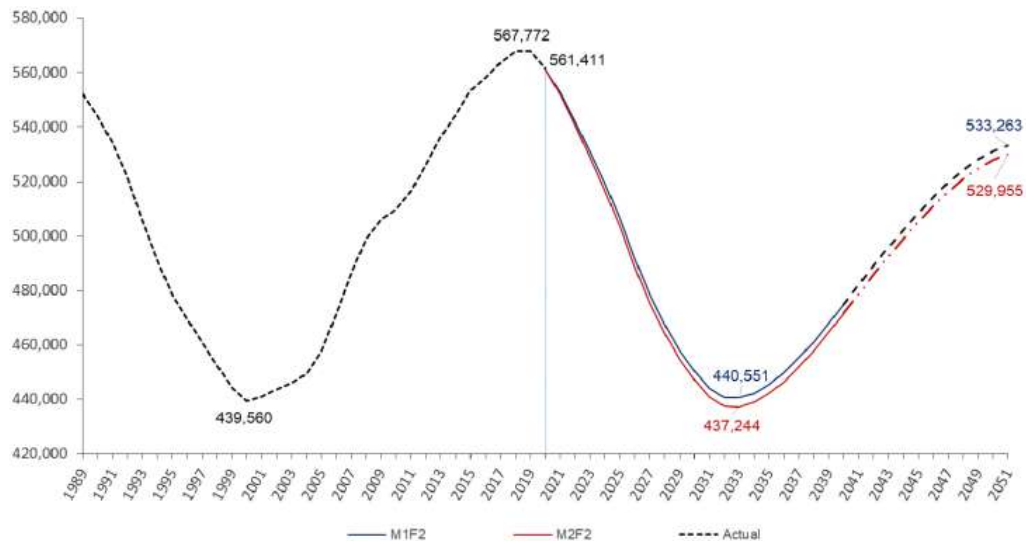


Figure 11 – Actual and Projected Enrolments in Primary Schools 1989-2051 (Source: DoE)

Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040."

Post-primary school projected enrolment levels, the DoE report in this respect states:

"Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.

Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario."

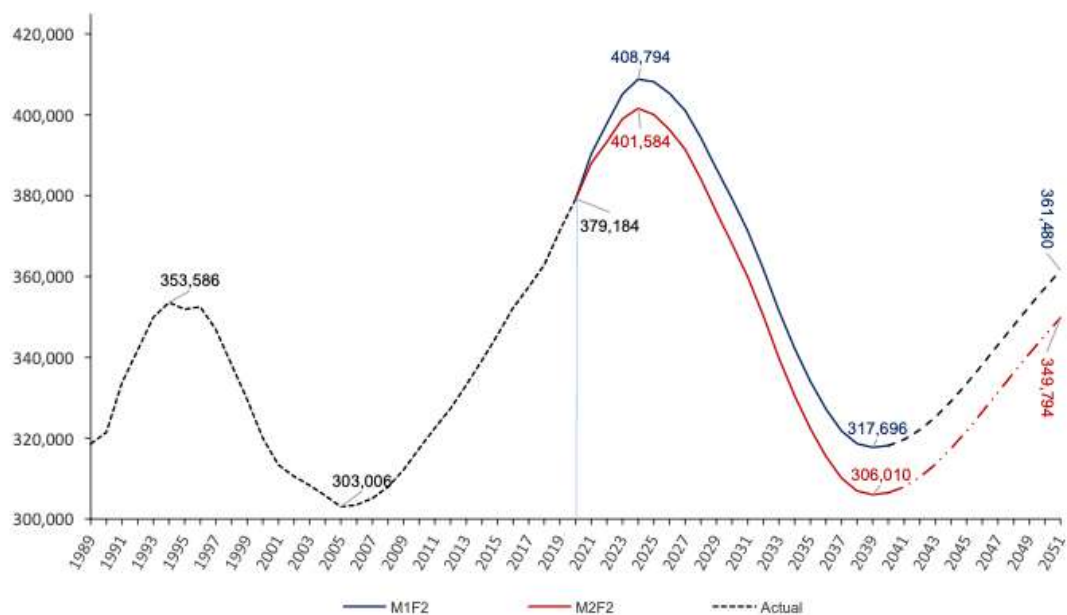


Figure 12 – Actual and Projected Enrolments in Post-Primary Schools 1989-2051 (Source: DoE)

The DoE report projects the enrolment figures in primary schools within the State to drop by c. 12% between 2023/2024 academic year and 2028/2029 academic year under the M1F2 and M2F2 scenarios. At the post-primary level, the report projects the enrolment figures to increase by 5.9% between 2023/2024 academic year and 2028/2029 academic year under both M1F2 and M2F2 scenarios.

Applying this to the current enrolment figures of the Study Area, it is estimated that enrolments in the identified primary schools are set to reduce by 735 no. spaces by 2028/2029 academic year and are estimated to reduce by 186 no. students for post-primary schools by 2028/2029 as per the table below.

	2022/2023 Enrolment	% Change	Estimated Change	Projected 2028/2029 Enrolment
Primary Schools	6,123	-12%	-735	5,388
Post Primary Schools	3,143	-5.9%	-186	2,957

Table 13 – Projected Enrolment Trends 2023-2028

7.5 Educational Facilities Summary

There are 18 no. primary schools and 5 no. post-primary schools currently operating in the Study Area and these have demonstrated mixed levels of growth and decline in the recent 5-year period.

With respect to future enrolments, we note that a c. 12% decrease in enrolments in primary school level and a 5.9% increase in post-primary school enrolments is anticipated for the Dublin region from 2023/2024 to 2028/2029, with respect to the most recent regional population projections published by the Department of Education and Skills.

As outlined above, the development proposed has 21% 1-bed based unit types, which greatly reduced the number of children and families generally that will be present within this development. This in turn will reduce the demand create for school places. Having regard to this, the assessment of demand was based on what would be generated from the 2 and 3 bedroom units within the scheme. Calculating this out, it was concluded that 68 no. primary school and 49 no. secondary school spaces would be required as a result of this development proposal.

Given the fluctuating enrolment figures within the study area over a 5 year period, it is submitted that there exists sufficient capacity to cater for the primary and post-primary school needs arising from the proposed development of 239 no. units. This situation is also improved when taking into account the anticipated decrease in primary and post primary school enrolments forecast to 2028/2029.

All considered, it is submitted that there is no current requirement for the provision of additional educational facilities at primary and post-primary levels to address the demand arising from the subject proposal.

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

8 Retail

8.1 Methodology

A desktop-based review of retail facilities within Celbridge was prepared in July 2025. This search was carried out using Google Maps. A study area of 3 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to retail facilities.

8.2 Assessment of Retail Facilities

The study area is well provisioned with retail facilities. A wide range of convenience stores and a selection of shopping centres provides this development with sufficient retail capacity.

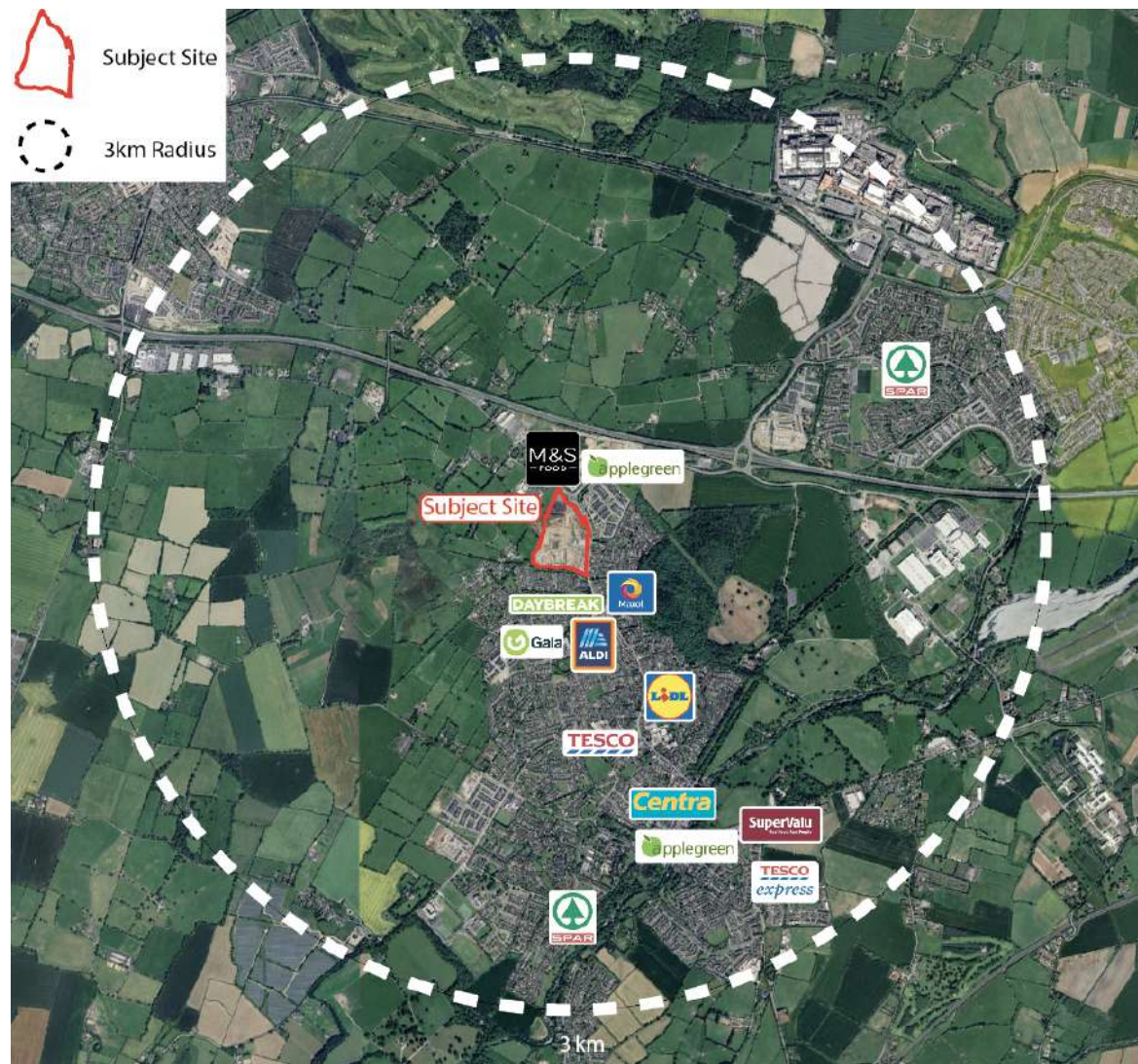


Figure 13 – Retail within a 3km radius of the subject site

The study area is well provisioned with retail. There are currently 14 no. retail facilities within a 3 km radius from the subject site. A review of the surrounding area has confirmed the following provision of retail.



M & S Food	450 m
Applegreen	450 m
Maxol	450 m
Daybreak	600 m
Aldi	800 m
Gala	1 km
Lidl	1.3 km
Tesco superstore	1.5 km
Centra	2 km
Applegreen	2.6 km
Supervalue	2.7 km
Spar Celbridge	3 km
Tesco express	3 km
Spar Leixlip	3km

Retail Summary

It is apparent from our review of retail facilities within the surrounding area, that there is an appropriate provision to serve the development now proposed, with a total of 14 no. retail facilities within a 3 km radius of the proposed development. We note that there are 3 no. retail facilities within a 500m (5-minute walk) of the subject site. It is our considered view that this provision of retail facilities is sufficient to serve the proposed development and there is no requirement arising from the current proposal for any additional retail facilities within the immediate context.



9 Other Community Facilities

9.1 Methodology

A desktop - based review of community and social facilities, was prepared in July 2025. This search was carried out using the google search engine. A study area of 2 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to social facilities. Nine categories of social infrastructure were considered for this Audit which take into account the guidance provided in the respective national and regional planning guidance as follows:-

Further Education	Community Facilities	Sports Clubs	Public Parks	Health Care	Religion	Retail	Café/ Restaurant /Pub	Animal Care
Colleges	Community Centres	Gyms	Parks	Doctor Practices	Places of Worship	Butcher	Café's	Vet
Institutes	Libraries	Outdoor Clubs	River Walks / Canals	Medical Centres		Hair Dresser	Restaurant /Takeaway	Groomers
Further/Adult Education Centres	Youth Clubs	Indoor Clubs/Classes	Beaches	Hospitals		Supermarket	Bakery	Kennels
Culinary Schools	Elderly Care/Nursing Homes	Sports Centres	Urban Squares	Mental Health Facilities		Barber	Coffee Dock	
Skill Schools							Pub	

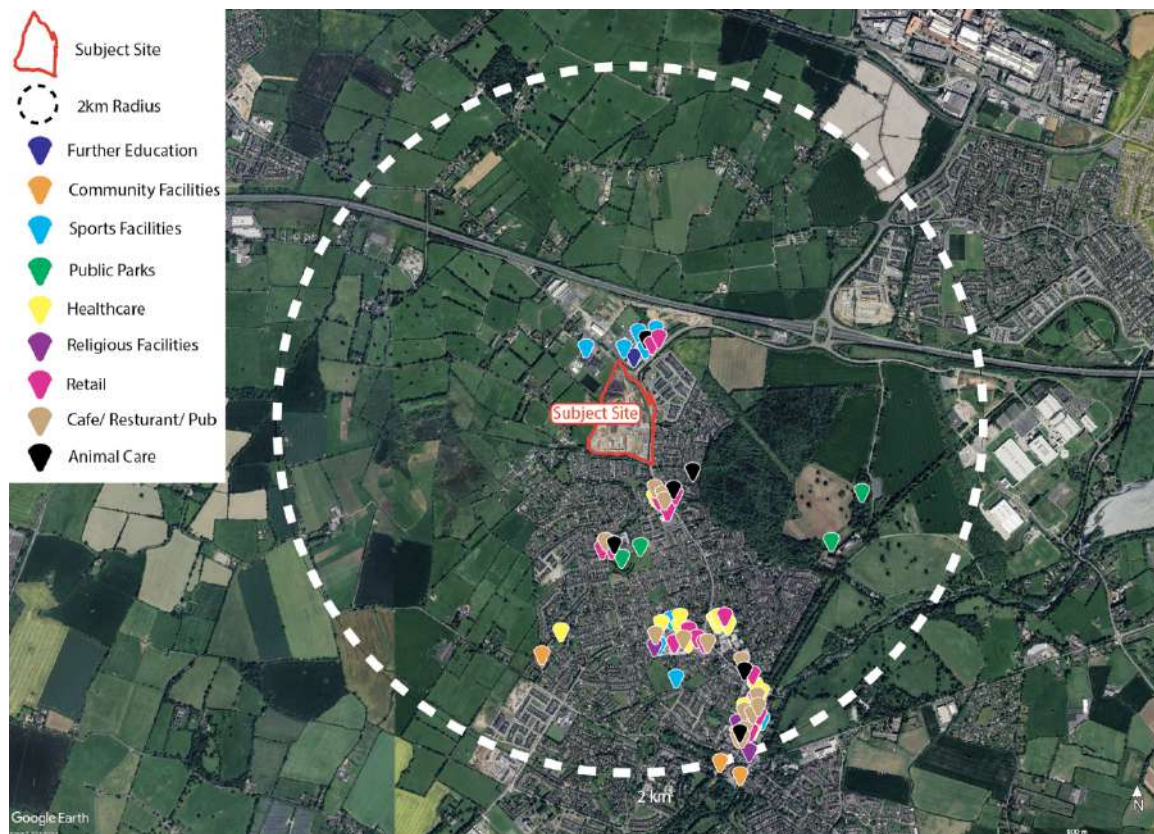


Figure 14 – Existing Social and Community Infrastructure within 2k of the Subject Site



9.2 Assessment & Findings

FURTHER EDUCATION

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

Colleges/Adult Education	
Celbridge Further Education and Training Centre	600 m

Further Education Summary

There are no universities located within a 2km radius of the subject site, however the following university is located within 6km:

Maynooth University	5.6 km
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Maynooth University is located 5.6 km from the subject site. Maynooth University is a 25 minute bus journey from the subject site on the W6 Bus Route that runs along the Maynooth Road, adjacent to the subject site.

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

We trust this will be satisfactory of the Planning Authority of Kildare County Council.

COMMUNITY FACILITIES

There are no community centres located within the 2km radius of the subject site. a wider study of the area confirmed there is 1 no. community centre within a 3km radius. An initial review of the surrounding area has confirmed the following provision of facilities:

Community Centres	
The Mill Community Centre	2.4 km

Libraries

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

Libraries	
Sandyford Community Centre	2.2 km

Youth Clubs

There are no youth clubs located within the 2km radius of the subject site. a wider study of the area confirmed there is 1 no. community centre within a 3km radius. An initial review of the surrounding area has confirmed the following provision of facilities:





Youth Clubs	
Celbridge youth Café	2.4 km

Elderly Care

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

Elderly Care/ Nursing Homes	
Glen Ashling Nursing Home	2.3 km

Community and Social Facilities Summary

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

SPORTS CLUBS/LEISURE CENTRES/HOBBIES

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

Gyms	
The Performance Clinic	500m
Cross Fit Bua Celbridge	500m
KAOS Gym	550m
Hybrid	1.6 km

Outdoor Clubs	
Celbridge Riding Club	1.9 km
Celbridge Town AFC Seamus Hayden Park	2.2km

Indoor Clubs/Classes	
Self Care Yoga with Gill - 600	600 m
Pilates by Hayley	650 m
Excel Gymnastics	1.6km
Celbridge Pilates	2km





Sports Club Summary

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

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

PUBLIC PARKS

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

Parks	
Park	850m
Playground	850m
Castletown Biodiversity Garden	2.5km
Enchanted Forest	2.6km

Park Summary

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

HEALTHCARE

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

Medical Centres	
Celbridge Health Centre	1.3km
Celbridge Primary Care	1.3km
Audiology Medical Services	1.3km
Celbridge Day Hospital	1.4km
Oaktree Clinic	1.5km
Celbridge Medical Centre	2km

Dental Facilities	
Riverside Dental Practice	1.3km





HSE Dental Clinic Celbridge	1.5km
Shakleton Clinic Celbridge	1.8km
O’Rielly’s Dental Practice	1.9km

Mental Health Facilities	
HSE CAHMS	1.3km
Pulse Hypnotherapy	2 km
Hawthorn Psychology	2.1km

Pharmacies	
Castletown Pharmacy	550 m
Mangans Pharmacy	1.3 km
Walshs Pharmacy	1.5 km
Blakes Allcare Pharmacy	2 km

Health Care Summary

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

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

RELIGIOUS FACILITIES

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

Places of Worship	
The Bridge Church	1.6km
Christ Church	1.8km
St Patricks Catholic Church	2.1km





Religion Summary

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

RETAIL

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

Supermarket	
M & Food	450 m
Applegreen	450 m
Mace	500 m
Aldi	800 m
Gala	1 km
Lidl	1.3 km
Tesco Superstore	1.5 km
Centra	2 km
Eurogiant	2.1 km

Hairdressers/ Barbers/ Salons	
The Academy Barber	550 m
Head Office Hair Salon	1 km
Nigels Barber Shop	1.4 km
Kim v Nails	1.4 km
Hubu Hair Salon	1.5 km
Luna and co	1.7 km
Lavender Hill Hair Design	1.8 km
Shear Image Hair Salon	1.9 km
Gemini	2 km
Feel Good Hair	2 km





Chris Hair Studio	2km
Celbridge Barber Shop	2 km
Studio 8 Nails	2 km

Retail Summary

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

CAFÉ/ RESTURANT

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

Café	
Halo Café	1.6 km
Jojos Coffee	1.6 km
Creed Coffee Roasters	1.9 km
Ady Dream Café	2.1 km

Restaurant/ Takeaway/ Pub	
McMahons Gastrobar Celbridge	400 m
Amcaris Castle Village	550 m
Royal Palace	550 m
Gala Pizza and Kebab House	900 m
Marios Woodfired Pizza	1.3 km
The Smoking Goat Celbridge	1.5 km
Sherwood Lane	1.8 km
Boxyard	1.8 km
Michealangelo Restaurant	1.9 km
Castletown Inn	1.9 km
Solo Restaurant	2 km





Golden Sheep Celbridge	2 km
Big Bites	2 km
Choys Chinese	2.1 km
O'Connor Bar	2.1 km
Dehli Darbar Indian Restaurant	2.1 km

Café/ Restaurant Summary

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.

ANIMAL CARE

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

Vet	
My Vet Celbridge	400m
Celbridge Veterinary Centre	1.7km

Groomers	
Celbridge Professional Dog Grooming	2.1 km

Kennels	
Kozikats Cattery	400 m
RmKennel	600 m
Little Pets Holiday Home Small Animal Boarding	2 km

Animal Care Summary

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

We trust that this will be satisfactory of the Planning Authority of Kildare County Council.





10 Conclusion

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

- The potential **childcare** uptake of the development proposal is likely to be 106 no. places and it is submitted that the total number of childcare places to be accommodated by the proposed development herein is sufficient to warrant standalone facility. The proposed creche building can accommodate up to 94 no. children, however we note that this is an amendment application and a creche accommodating 69 no. children was granted as part of the parent application.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** (68 spaces) arising from the proposed development of 239 no. residential units.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school needs** (49 spaces) arising from the proposed development of 239 no. residential units.
- It is apparent from our review of **further education facilities**, that there is an appropriate provision within the wider surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- From our review of **community and social facilities**, it is apparent that there is an appropriate provision within the wider surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of the **sports clubs**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **public parks**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **health care facilities**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Upon our review of **religious facilities**, we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities for the **elderly** within the immediate context as sufficient facilities exist within the wider surrounding area of the site.

We trust that this Social Infrastructure Audit has now provided the Planning Authority of Kildare County Council with an appropriate and detailed insight into community infrastructure demand within the area. We trust that these findings are acceptable to the Authority in this regard.

