Social Infrastructure Audit

Large Scale
Residential Development

Lands at
Southgreen Road and Old Road,
Kildare Town, Co. Kildare

On behalf of
Pousterle Limited

March 2026

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1 Introduction

We, **Brock McClure Planning & Development Consultants**, 63 York Road, Dún Laoghaire, Co. Dublin, have prepared this Social Infrastructure Audit on behalf of the applicant **Pousterle Limited, 12 Torrent Business Park, Donaghmore, Co. Tyrone, BT703BF.**

This Social Infrastructure Audit is lodged as an accompanying report for the proposed development as part of full planning application pack for a Large-Scale Residential Development (LRD) and should be read in conjunction with all plans and particulars submitted as part of the overall planning application pack. A preliminary version of the report was submitted at an early stage in the pre-planning process to allow for appropriate consideration of matters of social and community infrastructure within the context of the proposed development, the submitted report has been updated to reflect changes since the pre-planning process. We note in particular that in accordance with Opinion issued by Kildare County Council on 12 September 2025, this audit has been updated to take account of the addition of a new creche facility of 161 sq m with associated outdoor space of 60 sq m.

This audit has been prepared in compliance with the following Kildare Town Local Area Plan 2023-2029 policy:

> 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.***

It is noted that the subject proposed Large Scale Residential Development for 146 no. residential units meets the threshold, and therefore a Social Infrastructure Audit has been prepared.

Furthermore, the *Sustainable Residential Development and Compact Settlement Guidelines* (2024) set out that there is a requirement for the preparation of a 'Community, Social and Cultural Infrastructure Audit' for developments with more than 100 homes, as set out in Appendix C – Supplementary Information for Planning Applications.



Figure 1 – Extract from NPF – Elements Supporting Quality of Life

In preparing this audit, it was considered appropriate to review social, community and cultural infrastructure facilities in the immediate vicinity of the subject site and the underlying demographic trends to determine existing capacity and future demand. As such, this Social Infrastructure Audit looks at the following elements of local social infrastructure the vicinity (2km) of the proposed development:

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

A number of steps were taken for the review of the various elements of social, community and cultural infrastructure. The Methodology 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

The subject site is located in Kildare Town, Co. Kildare. The site is located at Lands at Southgreen Road & Old Road, Kildare Town, Co. Kildare which is identified in the figure below for the purposes of this report.

The application site consists of a total site area of c. 6.13 ha which comprises of greenfield lands and a portion of Southgreen Road.

The site is generally bounded to the north by agricultural fields; to the south by the recently constructed Southern Internal Link Road; to the west by Southgreen Road and an existing Electricity Station; and to the east by Old Road and existing residential properties.



Figure 2 – Site Boundary (outlined in red)

2.1 Surrounding Area

The subject site is located in the north-west quadrant of Kildare Town bound, generally, to the south by the permitted link road and the development permitted under (Reg. Ref. 23/416 (ABP-318401-23)) now under construction, to the west by Walker's Gate residential development (Reg. Ref. 17/764 (ABP Ref. ABP-302145-18)), to the east by Oak Church development (Reg. Ref. 18/1028 ((ABP-305529-19)), and to the north by greenfield lands.

The sites located 900m from Kildare Town Train station and approximately 1 km to Kildare Town centre.



Figure 3 – Site Context

3 Proposed Development

3.1 Development Summary

Pousterle Limited intend to apply for permission for development of a Large-scale Residential Development (LRD) on a site of approx. 6.13 ha at Southgreen Road, Kildare, Co. Kildare. The site is generally bounded to the north by agricultural fields; to the south by the recently constructed Southern Internal Link Road; to the west by Southgreen Road and an existing Electricity Station; and to the east by Old Road and existing residential properties.

3.2 Site Layout



Figure 4 – Proposed Site Layout

3.3 Detailed Description

Pousterle Limited intend to apply for permission for development of a Large - Scale Residential Development (LRD) on a site of approx. 6.13 ha at Southgreen Road, Kildare, Co. Kildare. The site is generally bounded to the north by agricultural fields; to the south by the recently constructed Southern

Internal Link Road; to the west by Southgreen Road and an existing Electricity Station; and to the east by Old Road and existing residential properties.

The proposed development will consist of:

- The construction of a new residential scheme of 146 no. residential units (5 no. 1 beds, 10 no. 2 beds, 104 no. 3 beds and 27 no. 4 beds) in a mix of houses, apartments and duplex units ranging in height from 1-3 storeys as follows:
    - 136 no. houses (7 no. 2 bed units; 102 no. 3 bed units; and 27 no. 4 bed units) in a mixture of bungalow, detached, semi-detached, and terrace style units ranging in height from 1 – 2 storeys.
    - 8 no. apartment units and 2 no. duplex units (5 no. 1 beds, 3 no. 2 beds, and 2 no. 3 beds) in new Block A ranging in height from 2-3 storeys

  Each residential unit will be afforded with private open space in the form of a front/rear/side garden for houses or terrace / balconies for apartment and duplex style units.
- The provision of a new creche facility (approx. 161 sq m GFA) and associated areas of external open space (approx. 60 sq m) located in Block A.
- Public open space (approx. 6,992 sq m) is proposed in the form of 2 no. new large public open space areas within the site (approx. 3,046 sq m and 3,946 sq m respectively).
- Communal open space (approx. 82 sq m) is proposed adjacent to Block A.
- A total of 321 no. car parking spaces (305 no. for residential units and 16 no. for the creche facility) are proposed. This provision includes 2 no. accessible spaces and 17 no. visitor spaces.
- A total of 527 no. cycle parking spaces (517 no. for residential units and 10 no. for the creche facility) are provided. This provision includes 75 no. visitor spaces. Resident cycle parking is proposed in the form of secure bicycle store enclosures to the front of terraced units; on curtilage spaces to the rear of units with side access; and a bicycle store for apartment units located within Block A. Visitor parking is proposed in the form of Sheffield stands.
- The development shall be served via 2 no. new vehicular access points from Southgreen Road. An additional private vehicular access point is proposed via Old Road to service 1 no. new bungalow (4 no. bed residential unit). Provision is also made for vehicular access via Southgreen Road to serve the future open space and amenity zoned lands to the north of the main development site.
- Pedestrian and Cyclist access is also proposed via Southgreen Road; via a new secondary access point from the Southern Internal Link Road to the south of the site; and via Old Road to the east of the site.
- Upgrades/widening to Southgreen Road including the provision of 2 no. directional single lane cycle tracks and pedestrian footpaths on either side of the Southgreen Road, together with amendments to the existing cycle tracks and footpaths on Southgreen Road north of Southern Internal Link Road are proposed.
- A new pedestrian/cycle link is also delivered to the north of the main development site connecting South Green Road to Old Road.
- The associated site and infrastructural works include provision for an ESB Sub Station; water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; PV/Solar Panels; internal roads and footpaths; waste storage areas, all electrical services and all associated site development works.

The planning application is also available for public viewing at the following website: www.southgreenroadlrd2.ie

4 Planning Policy Context

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 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 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

This report has had regard to the code of practice document and has forecasted the future demand the proposed development will have on the existing schools in the area and has assessed the historic enrolment trends to establish the enrolment patterns in line with the code of practice document.

4.3 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.

Appendix 2 of the Childcare Guidelines 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 Childcare 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 Childcare 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. We specifically note that Appendix 2 of the Childcare Guidelines identifies that:

> *"Any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to:*
>
> 1. *The makeup of the proposed residential areas i.e. an estimate of the mix of community the housing area seeks to accommodate.*
> 2. *The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees which will have identified areas well-served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure."*

Based on the mix proposed, we note the following requirements for childcare:

- 50% of 2 and 3 bedroom units will require childcare provision. We have identified that there are 141 x 2, 3 and 4 bedroom units proposed and so 50% equates to 70.5 no. units having the potential to require childcare.
- The worst case scenario or the uppermost requirement is that all 2, 3 and 4 bed units have the potential to create demand for childcare provision. On this basis, **a total of 141 no. units therefore**

have the potential to require childcare based on the current unit mix (10 no. 2 beds and 104 no. 3 beds, and 27 no. 4 beds). We note the following calculations in this regard:

- 141 units - 1 facility required for every 75 units = 141/75 = 1.88 no. facilities
- 20 childcare spaces required for every 75 units = 20 x 1.98= **approx. 37.6 spaces required**

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

In this case, the proposed development includes the provision of a creche facility of 161 sqm GFA and 57 sqm external open space which can accommodate 39 no. children. It is submitted that this is satisfactory to the Planning Authority and is sufficient for the demand generated by the proposed development.

4.4 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."

Rather than blanket provision for childcare spaces through the development management process, the recommendations under this circular are to have regard to childcare policy, local demographics, and existing or required (additional) provision within a given catchment.

4.5 Sustainable Urban Housing: Design Standards for New Apartments (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 the following unit mix:

- 5 no. 1-bed units (3.42%)
- 10 no. 2-bed units (6.84%)
- 104 no. 3-bed units (71.25%)
- 27 no. 4-bed units (18.49%)

Of the proposed units, only 5 (3.42%) are one-bedroom units. In line with the relevant guidelines, these are not anticipated to generate any notable demand for childcare facilities. While 2-bedroom units typically vary in terms of household composition, it is generally considered that not all such units will result in a childcare need, especially given their likely appeal to young professionals or couples rather than families. Nonetheless, for the purpose of this assessment, all 2-, 3-, and 4-bedroom units are conservatively considered as having the potential to generate some level of childcare demand.

Accordingly, a maximum of 141 no. units are considered to have potential childcare implications. In reality, however, it is expected that the actual demand will be significantly lower.

A further and detailed assessment of the scheme's childcare implications is provided 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.

4.6 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.

4.7 Kildare County Council Development Plan 2023-2029

The Kildare County Council Development Plan 2023 - 2029 is the relevant statutory planning context for the subject site. The Development Plan was adopted in January 2023 and is the statutory plan for the site and its environs. This Plan will remain valid until 2029.

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

The Kildare County development Plan 2023-2029 identifies Kildare Town as a self -sustaining growth Town .

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

Settlement Strategy

CS O 1.1

Ensure that the future growth and spatial development of County Kildare is in accordance with the population and housing allocations contained in the Core Strategy which aligns with the regional growth strategy as set out in the National Planning Framework and Regional Spatial and Economic Strategy for the Eastern and Midland Region and further specified in the 'Housing Supply Target Methodology for Development Planning.

CS O 1.4

Ensure that sufficient zoned and adequately serviced lands are available to meet the planned population and housing growth of settlements throughout the county in line with the Core Strategy and the Settlement Hierarchy.

CS O 1.7

Promote and facilitate the development of sustainable and socially integrated communities through land use planning, by providing for land uses capable of accommodating employment, community, leisure, recreational and cultural facilities having regard to the quality of the environment, landscape character and the archaeological and architectural heritage

CS O 1.12

Require that the design of future developments occurs in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creates a safe, attractive, universally accessible environment for pedestrians and cyclists, where measurably adequate transport links are in place, or will be situated, close to new developments and, insofar as possible, to existing developments which would benefit from them.

SCV 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 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.

4.8 Kildare Town Local Area Plan 2023-2029

Kildare Town Local Area Plan 2023-2029 is the relevant statutory planning context for the subject site. The subject site is zoned C: New Residential Phase 2 and has the objective:

"To protect future development lands from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans".

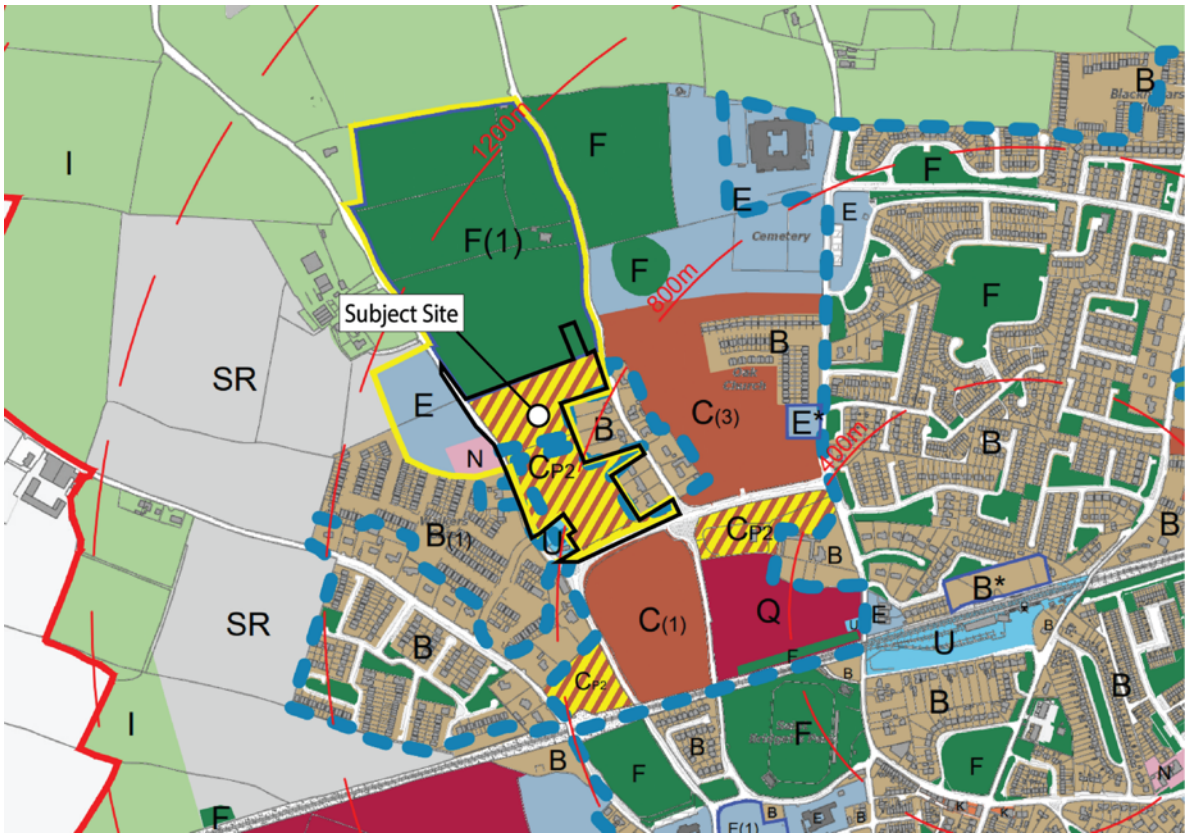


Figure 6 - Subject Site Zoning

A Social Infrastructure Audit is required by the Kildare Town Local Area Plan 2023-2029 as follows:

> 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.*

The following objectives are noted from the Kildare Town Local Area Plan:

<u>Residential Development</u>

HCO 1.2

Support new residential development that occurs in tandem with the delivery of supporting physical and social infrastructure identified in the Social Infrastructure Audit (SIA) and set out in the Infrastructure

Objectives for Community, Sport, and Recreational Facilities

HCO 4.8

Support and facilitate the development of a neighbourhood centre off Southgreen Road which caters to the localised needs of residents residing in the area.

HCO 4.2

Support the delivery of a public park at Cherry Avenue to accommodate a perimeter path catering for pedestrians and cyclists, demonstration gardens, community garden, amphitheatre, land art feature, playground, pump track, wetlands and extensive tree planting and ensure the delivery

Objectives for Education, Childcare and Healthcare Facilities

HCO 3.1

Support and facilitate new facilities and improvements / expansion of existing educational, including third level and further educational opportunities which may arise, early learning, childcare and

healthcare facilities, at appropriate locations in Kildare Town, and encourage the co-location of childcare with educational use.

HCO 3.2

Support 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.

HCO 3.5

Liaise with the Department of Education in respect of the identification and delivery of additional capacity / new school for primary school provision to address emerging demands.

HCO 3.6

Facilitate and encourage the provision of additional healthcare facilities at appropriate locations in Kildare Town in order to address the current deficit in provision during the lifetime of the Plan.

4.9 Kildare Town Social Infrastructure Audit 2023

Section 1.2.5 of the Kildare Town Local Area Plan 2023-2029 states*:*

The Social Infrastructure Audit (SIA) examines the existing social infrastructure provision in the town of Kildare. The Audit also identifies the future requirements of the town and makes recommendations on priority areas for investment within the plan area. The Audit identifies relevant social infrastructure that will contribute to quality of life, forming a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of sense of place and local identity.

Section 1.1 of the Kildare Town Social Infrastructure Audit accompanying the Kildare Local Area Plan 2023-2029 defines social infrastructure and the function of an SIA as:

The function of a Social Infrastructure Audit (SIA) is to examine and analyse the availability and capacity of existing social infrastructure facilities, and to determine future requirements, and make recommendations based on anticipated settlement growth. This report is a statement of the outcome of the SIA. The following Social Infrastructure Audit was prepared by Kildare County Council (KCC) for the purposes of informing the Kildare Town Local Area Plan 2023-2029 (LAP).

Social infrastructure relates to the provision of services and facilities which are essential for health, well-being and social development of a town / place. Social infrastructure facilities include for example education, childcare facilities, health services such as doctor's surgeries and community specific services as well as areas which can offer

active sports and passive recreational activities. In addition, to the actual activity and function, social infrastructure facilities can provide an invisible platform of community and social interaction which some residents may rely upon for personal well-being. The provision of the requisite levels of social infrastructure within the town of Kildare is therefore important and vital to support the planned residential base in both physical facilities and social engagement.

This document is reflective of the findings of the Social Infrastructure Audit accompanying the Kildare Town Local Area Plan 2023-2029. This audit is consistent with Kildare Town Local Area Plan, the parameters of which have been defined in statutory policy documents at national, regional and local level. This social Infrastructure audit was conducted using desktop research, as well as incorporating data previously logged and mapped by Kildare County Council in the Kildare Town Local Area Plan and accompanying social Infrastructure.

The findings of the Kildare Town Social Infrastructure Audit, which forms part of the Kildare Town Local Area Plan 2023–2029, are reflected throughout the relevant sections of this report to ensure consistency with adopted local policy and evidence-based planning.

4.10 Southgreen Key Development Area



Figure 7 - Southgreen Key Development Site Strategy (Source: Kildare County Council, 2023)

We note that that this phase 2 site at Southgreen has been included in the area identified as a key development site in the Kildare local Area Plan 2023-2029. The purpose of this key development area is to provide for the orderly development of this strategic growth area of Kildare Town. The design strategy for this area seeks to

implement the '10 minute settlement' and provide for a range of complementary land uses (residential, open space and employment) all within walkable distance of a centrally located neighbourhood centre and adjacent primary school.

Alongside housing, a critical component of the design framework incorporates the provision of a large amount of strategic open space to the north of the subject site. The design framework illustrates an indicative layout of playing fields, five aside pitches and a playground. The LAP sets out that it is envisaged that such facilities will be developed on the lands to the north over the long term along side the possibility of a running track and other ancillary infrastructure. The framework also incorporates the north western greenway and important sustainable movement route planned for the area.

The Key a Development Area Design Framework for Southgreen also sets out that "Should any housing scheme be brought forward on the "Phase 2" zoned lands a crèche, **where required,** and a community room/ space should be included to front onto the Southgreen Road (North of 'U: 'Utility' zoned land) to cluster with the Neighbourhood Centre and education site.

The Planning Authority will note that the current proposal subject of this LRD provides for a residential scheme that accords with the key principles set out in the framework plan. We note specifically:

- The delivery of residential development in the form of 146 no. residential units, which is a key principle of the design framework for this site.
- The delivery of a series of public open spaces that have the potential to link phase 1 lands to the south with zoned open space and amenity lands to the north via the subject site.
- The delivery of a pedestrian and cycle route along the northern boundary for the site, which aligns with the requirements of the LAP.
- The delivery of a creche facility at the required location north of U - Utility zoned lands.
- The delivery of a vehicular access point to serve the future open space and amenity zoned lands to the north.

In addition to the above, the applicant has also included 'concept' proposals for lands to the north of the site in the material prepared and submitted from Hayes Ryan Landscape Architects. These indicative proposals outline clear intention to bring the site to the north forward for the development of open space and recreational facilities in the long term and they show how the current scheme will integrate with future development of those lands along the northern boundary of the site subject of this application.

5 Public Transport Infrastructure

The subject site is well located within the wider Kildare town area and benefits from a close locational proximity to a train station and a variety of bus services.

5.1 Public Transport and Accessibility

The subject site is proximate to transport connections, located approximately 900m (12-minute walk) from Kildare train station and approximately 1km (13-minute walk) from the nearest bus stop. The M7 motorway passes Kildare Town, providing a connection to both Dublin and Portlaoise. Kildare Town centre is located approximately 1km (13-minute walk) from the subject site and offers a wide variety of retail outlets, Tesco Superstore, ALDI, and Lidl. Kildare Village is also located within the town, which boasts a wide variety of boutique stores. The area is well provisioned with medical centres and dentist clinics. The town is also served by a number of bus services.

The bus services serving the subject site are listed below for the benefit of the Planning Authority:

Bus No.	Bus Route	Frequency
Kildare Station, Stop 11972 (c. 1km from subject site)		
883	Athy – Newbridge	Varies – 2 hours 45 mins at peak
Station Road, Stop 12037 (c. 1.1km from subject site)		
883	Athy – Newbridge	Varies – 2 hours 45 mins at peak
Kildare Square, Stop 11956 (c. 1.2 km from subject site)		
883	Athy – Newbridge	Varies – 2 hours 45 mins at peak
Kildare, Stop 104001 (c. 1.3km from subject site)		
IW02	Carlow IT – Curragh	Daily (operated by JJ Kavanagh)
UM14	Laois Shopping Centre – University Campus	Daily (operated by JJ Kavanagh)
726	Portlaoise – Dublin Airport	24 hours – 30 min frequency at peak
126	Rathangan – Dublin	8 times Daily (weekdays)
126A	Kildare – Dublin	Daily
126B	Rathangan – Dublin	Daily
126D	Dublin – Kildare	Daily
126E	Dublin - Kildare	Daily
126T	Dublin – Kildare	Daily
126U	Kildare – Dublin UCD	Daily

Table 1 - Bus Routes and Frequency in proximity to Subject Site

Rail Services

The subject site is located approximately 900m from the Kildare Town Train Station (c. 12 minute-walk) which is located just off Station Road. This station is serviced by high-frequency InterCity and Commuter train services which support routes to and from Dublin, Carlow, Portlaoise, Waterford, Limerick, Galway, and Athlone.



Figure 8 - Public transport surrounding the site (outlined in red)

6 Demographic Trends

6.1 Methodology

For the purpose of the demographic analysis, the 'Study Area' comprises of 21 Small Area Population Statistics, within a 1km radius of the subject site. Demographic trends for the defined catchment areas were reviewed based on the Census 2022 data for the Kildare Town area and Small Area Populations Statistics (SAP's) for the town.

- Census 2016 figures – Populations Statistics were reviewed to carry out this demographic analysis
- Census 2022 figures – Populations Statistics were reviewed to carry out this demographic analysis

6.1 Population Figures

The most recent population figures from the results of Census 2022 and Census 2016 for Small Area profiles (SAPs) of Kildare Town in a 1km radius from the subject site, highlighted in the Table below for convenience.

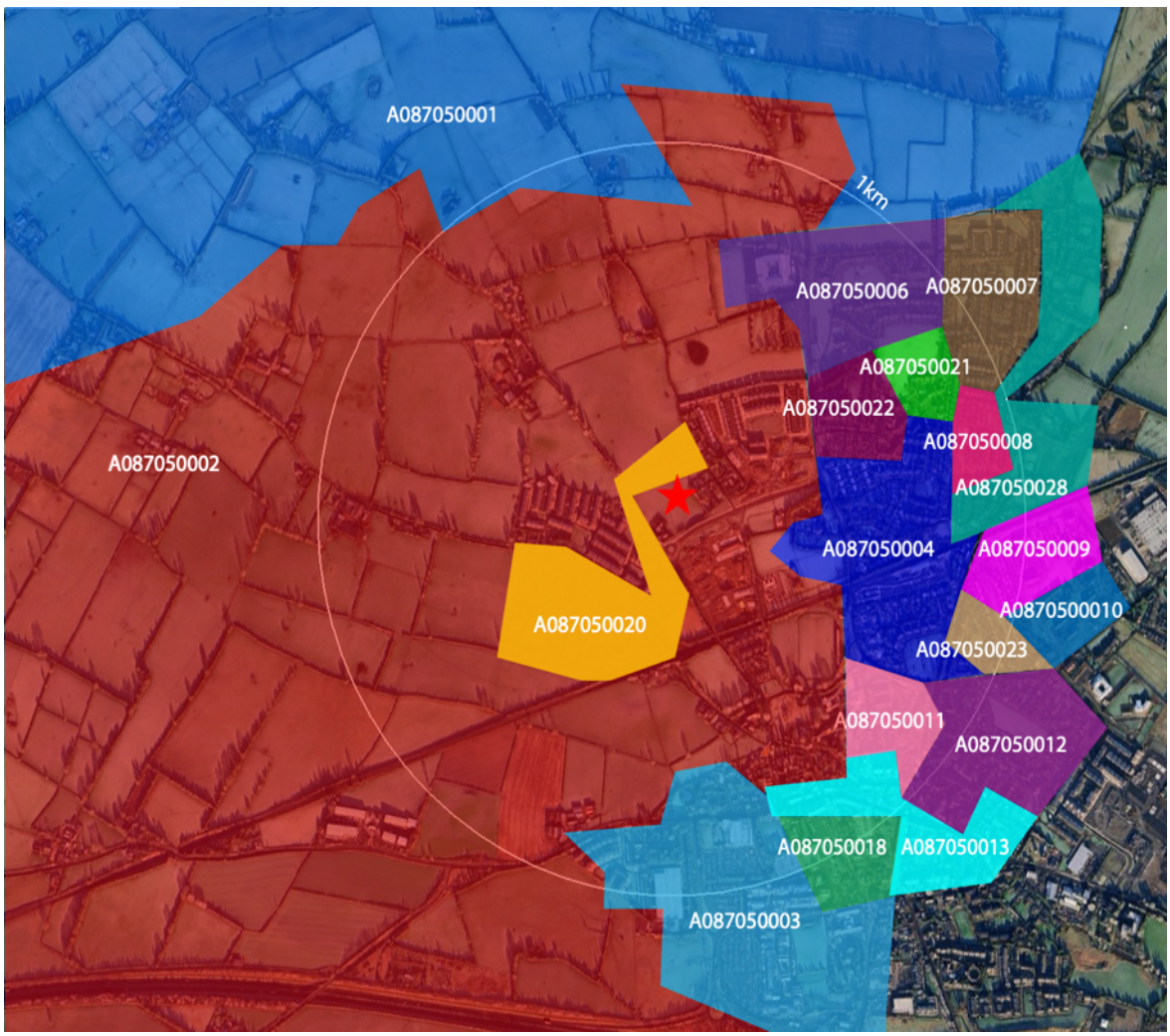


Figure 9 – Map of Small Area Profiles in 1km radius of the subject site.

Small Area	2016	2022	Actual Change	% Change
A087037001	472	504	+32	+6.78%
A087050002	428	564	+136	+31.78%
A087050003	268	314	+46	+17.16%
A087050004	407	326	-81	-19.9%
A087050006	424	474	+50	+11.79%
A087050007	525	537	+12	+2.28%
A087050008	321	306	-15	-4.67
A087050009	329	333	+4	+1.21%
A087050010	361	322	-39	-10.8%
A087050011	183	195	+12	+6.56%
A087050012	287	280	-7	-2.44%
A087050013	184	269	+85	+46.20%
A087050018	257	246	-11	-4.28%
A087050020	290	537	+247	+85.17%
A087050021	271	230	-41	-15.12%
A087050022	300	249	-51	-17%
A087050023	215	214	-1	-0.46%
A087050026	155	152	-3	-1.94%

A087050027	171	213	+42	+24.56%
A087050028	241	425	+184	+76.53
A087050029	180	194	+14	+7.78%
Total	**6,269**	**6,884**	**+615**	**+9.81%**

Table 2 – Small area profile of population located in a 1km radius to study site.

The table above indicates that between 2016 and 2022 there was an overall increase in population of **9.81%** (total 615 persons) increase in population across all small areas within a 1km radius of the subject site. The proposed development offers a mix of residential units that caters to the demand in the surrounding area and offers am much needed high-density development scheme.

The Kildare County Development Plan 2023–2029 outlines strategic population and housing targets for the county, including Kildare Town. The housing and population target set for Kildare Town between 2023 – 2028 is 4.70% with a population target of an additional 1182 people and housing target of 430 units with a target residential density of 35-40 units per hectare.

6.2 Age profile

A review of the Study Area age profile confirmed that communities in the surrounding areas age profile are weighted towards middle-age adult cohort, with an above average concentration of people between mid 30s and late 50s. This can be assessed following a review of the figure below, which confirms that the area's population profile is dominated by people in the working age group (35-49) years accounting for 25.56% of the entire Study Area population.

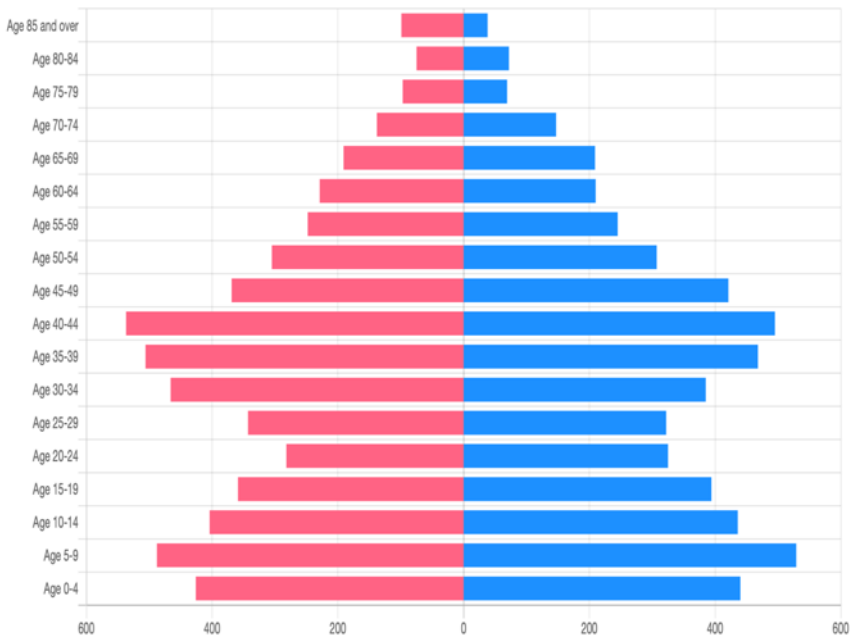


Figure 10 – Study Area population by sex and age group (Course: CSO 2022).

Age cohort	Study Area	% Total
0-4 years	380	5.5%
5-9 years	530	7.6%
10-14 years	540	7.8%
15-19 years	475	6.9%
20-24 years	375	5.4%
25-29 years	393	5.7%
30-34 years	421	6.1%
35-39 years	561	8.1%
40-44 years	580	8.4%
45-49 years	599	8.7%
50-54 years	458	6.6%
55-59 years	421	6.1%
60-64 years	290	4.2%
65-69 years	278	4%
70-74 years	249	3.6%
75-79 years	161	2.3%
80-84 years	82	1.1%
85+ years	91	1.3%
Total	**6,884**	**100%**

Table 3 – Age Profile Breakdown within Study Area

The Census 2022 shows that the overall population of the study area in 2022 was 6,884 people. The highest percentage of the population being in the adults cohort from early 30s to late 50s cohort. The largest age cohort in the study area was 45-49years old with 8.70% (599 people) of the population of the study area.

Age cohort	Study Area	% Total
Pre – school (0 – 4 years)	380	5.58%
School Going Age (5 – 19 years)	1,545	22.55%
Young Adults (20 – 34 years)	1,189	25.60%
Adults (35 – 64 years)	2,909	30.08%
Older adults (65 years +)	861	15.19%
Total	**6,884**	**100%**

Table 4 – Age Profile Breakdown within Study Area

6.3 Household Size

The most common family size in the town was a 4 person family with 738 no. of families, the second most common family size was a 3 person families with 632 no. of families, the third was a 2 person family 904 no. of families in Kildare Town.

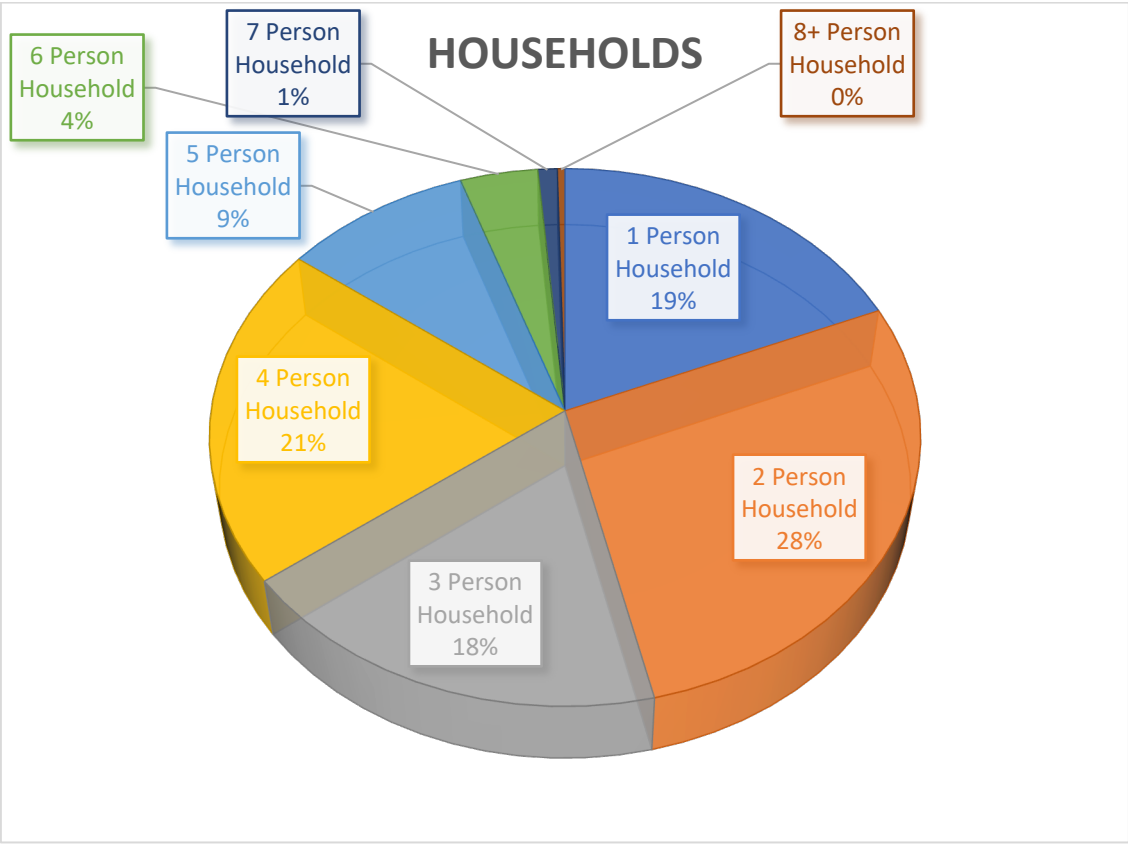


Figure 11 - Figure showing household size by percentage

Household Size	No. of Households	Percentage of Total
1 Person Household	441	19%
2 Person Household	657	28%
3 Person Household	436	18%
4 Person Household	488	21%
5 Person Household	224	9%
6 Person Household	92	4%
7 Person Household	23	1%
8+ Person Household	9	0%
Total	**1,882**	**100%**

Table 5 – Household Sizes within Study Area

Average Household Size (Total Population of 6884 / No. Households at 1,882) = 3.6 Persons per Household

6.4 Summary of findings

Census 2022 data show a population increase of +9.8% (+615 people) in the 21 Small Area Population Statistics (SAPS) within a 1km radius of the subject site, compared to 2016. The study area's population skews toward the working-age group (35–49 years), which makes up 25.27% of the population. The largest single age cohort is 45–49 years (8.7%). The largest percentage increase occurred in Small Area **A087050020**, which grew by 85.17% (from 290 to 537 people). The average household size in the study area is approximately 3.6 persons per household. 2 person households were the most common (28%), followed by 4 person-households (21%). Approximately 22.55% (1,545) people of the population are in the school-going age group (5-19 years).

7 Local Employment

7.1 Methodology

A desktop-based review of retail facilities was prepared in February 2026. This search was carried out using Google Maps. 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 travelling distance to retail facilities. The Kildare Town Local Area Plan estimates that there are 2,166 jobs in Kildare Town, some in the education and health sector, others in the retail and services sector.

7.2 Findings

CSO Data

Data was collected from the 2022 Census on the surrounding Electoral Divisions to identify what industry and occupation the local population of the area surrounding the subject site are employed in.

Relevant data for the defined catchment areas were reviewed based on the Census 2022 data for the following District Electoral Divisions (DEDs) of:

- Kildare
- Dunmurry
- Thomastown

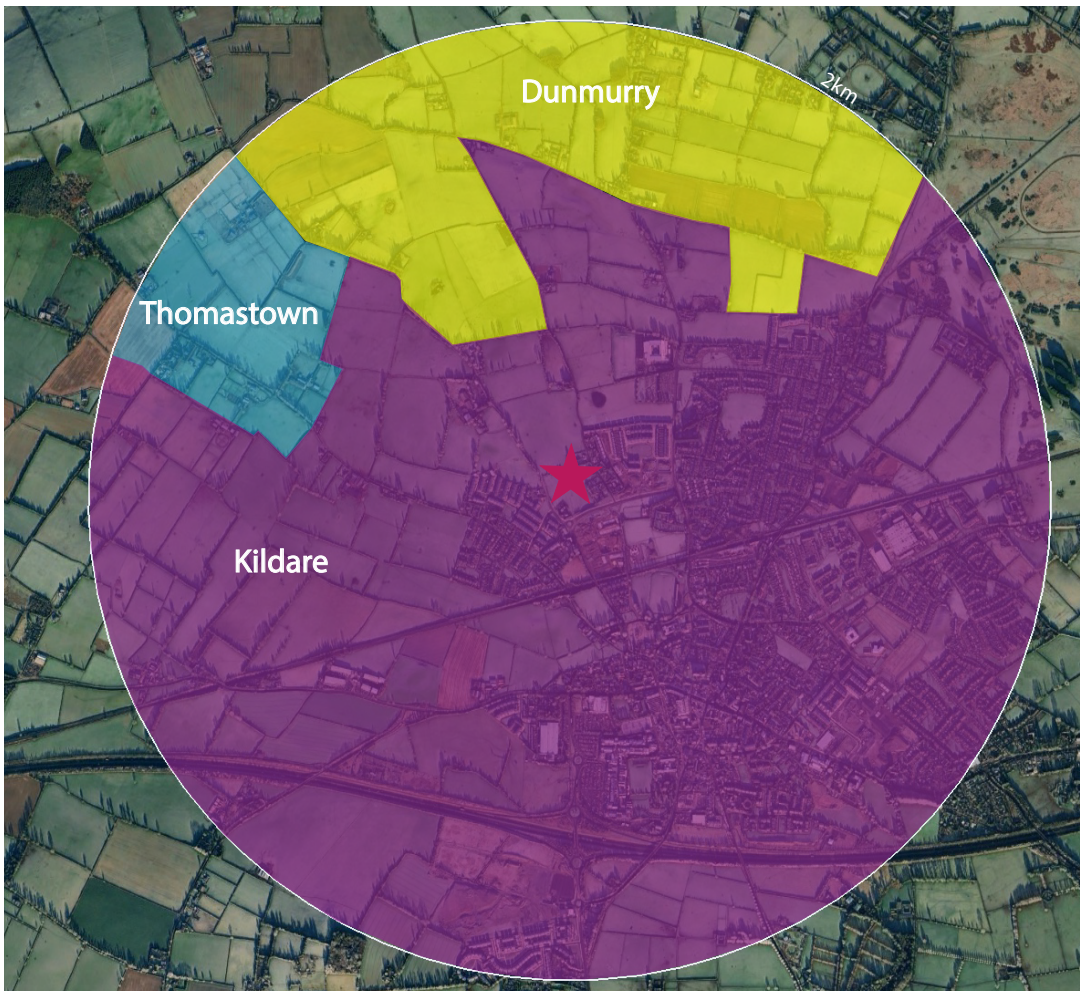


Figure 12 - Map showing EDs within 2km of subject site

7.3 Industry Type

The most recent Employment figures from 2022 for the population of people at work by Industry type are outlined in Table 6 below for the convenience of Kildare County Council.

Job Type	*Kildare*	*Dunmurry*	*Thomastown*	*Total*
Professional services	**662**	**13**	**23**	**698**
Buildingand construction	**548**	**21**	**35**	**604**
Manufacturing industries	**442**	**14**	**14**	**470**
Commerce and trade	**642**	**10**	**29**	**681**
Public administration	**445**	**8**	**22**	**485**
Sales and customer service occupations	**460**	**24**	**70**	**554**
Other	**544**	**48**	**13**	**635**
Total	**3, 743**	**138**	**206**	**4,127**

Table 6 - Number of people at work by Industry in Electoral District Area's (Source: CSO 2022)

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

7.4 Local Employers

A review of local employers within a study area of 2km radius of the subject site was selected and prepared in February 2026 identifying companies consisting of over 50 employees. This research was carried out using the Google search engine.

Large local employers are listed in the table below.

	Name	Type
1	Kildare Village Shopping Outlet	Retail
2	Moduslink Corporation	eCommerce
3	Tesco Superstore	Retail
4	DPD Ireland	Services
5	Whitesland West Business Park	Industry / Logistics
6	Kildare Chilling Company	Food & Drink

Table 7 – Local Employers

7.3 Conclusion

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

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

The Central Statistics Office tells us that the unemployment rate for December 2022 was 4.3%, which continues a consistent trend from the previous months. This points to high employment rates across all age groups and economic opportunities are not expected to be in short supply at the subject location.

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

As stated, there are 2,166 jobs in Kildare Town. Table 8 portrays the types of industries associated with the jobs in the town. Wholesale, retail trade is the largest employing sector in the town. It can be assumed that the Kildare Outlet Village is a significant employer in the town. However, given that only 20% of residents work within the settlement Kildare Town functions as a commuter town as employment needs for the majority of residents are met outside the town.

8 Childcare Assessment

8.1 Methodology

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

- Establishing Demand for Childcare Places
- Establishing Inventory of Existing Facilities
- Establishing the Potential for Future Childcare Places

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 which requires 20 childcare spaces for every 75 dwelling units for the proposed development of 146 no. residential units.

In addition, we note that TULSA– The Child and Family Agency 2024/2025 data was also used for the review of childcare facilities. We also, note that the 'Sustainable Urban Housing: Design Standards for New Apartments (2025)' (The Apartment Guidelines) were also consulted.

This assessment has been limited to a 2km radius, in close proximity to the subject site. A 2 km radius was chosen as a conservative approach to reviewing childcare capacity; it is also considered to be a reasonable distance for parents and children to travel by foot / cycling to reach childcare facilities from the proposed development site. It is recognised that there is also the option for families to avail of childcare facilities outside of this area due to a preferred location near workplaces, or schools that older children in the family may be attending. It is also highlighted that not all preschool aged children attend childcare facilities and it is considered that there will always be a significant portion of children who do not attend childcare facilities at all or attend only occasionally.

It is submitted that the proposed development includes a proposal for a creche that can cater for 39 no. childcare spaces.

8.2 Demand for Childcare Places

Childcare demand arising from the subject proposal

The Apartment Guidelines of 2025 reiterate the requirement for the provision of one childcare facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

'4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to **the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.'**

In addition to this, it clarifies the following:

'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.'

The above provision ultimately suggests that 1 bed and studio units will not require childcare provision. This exemption may apply in part or whole to units with 2 or more bedrooms. For the purpose of this memo, the childcare demand arising from all 2, 3, and 4 bed units is considered.

Furthermore, the Apartment Guidelines (2025) confirm that 20 childcare spaces per 75 units should be delivered as a general rule of thumb. This is an approach applied in estimating demand arising from the LRD proposal.

The current phase 3 development proposal delivers a total of 146 no. residential units with the following mix:

Units Size	No. of Units	Percentage Breakdown of Housing units
1-bed	5 units	3.42%
2-bed	10 units	6.84%
3-bed	104 units	71.25%
4-bed	27 units	18.49%
Total	**146 units**	**100%**

Table 8 - Breakdown of housing units

The worst case scenario or uppermost requirement is that all 2, 3 and 4 bed unit have the potential to create demand for childcare provision. **On this basis, a total of 141 units therefore have the potential to require childcare based on the current unit mix (10 x 2 beds; 104 x 3 beds; and 27 x 4 beds)**. We note the following calculations in this regard.

- 141 units – 1 facility required for every 75 units: 141/75 = 1.88
- 20 Childcare spaces required for every 75 units: 20 x 1.88= c. 37.6 **spaces required**

It is clear from the above that the uppermost requirement arising from the current LRD proposal is **37.6** childcare spaces. It is reasonable to assume that this uppermost requirement will unlikely be met from the proposed residential element of the scheme as it has assumed that every unit with 2 or more bedrooms will have a demand for childcare. This said, it is expected that the creche facility as proposed will have the potential to cater for additional demand arising in the local area.

With regard to the proposed development, the threshold for provision for facilities has been established having regard to:

- Scale and unit mix of the proposed development.
- Existing geographical distribution of childcare facilities; and
- Emerging demographic profile of the area.

It is submitted that a 161 sqm GFA creche is proposed as part of this LRD proposal. This creche will have the capacity to cater for 39 no. childcare spaces.

8.3 Existing Local Early Years Childcare Facilities

We reviewed existing, pipeline and proposed facilities in the area, namely:

- Bright Beginnings Crèche & Montessori
- Childs Play Early Education
- Kildare Village Little Stars

- Toad Hall Childcare
- Tots Grey Abbey
- Naíonra Uí Shionnaigh

	Creche	Type	Age Range	No. of children service can accommodate	Note
1	Bright Beginnings Crèche & Montessori	Mixed	2-6 yrs	66	Full day, part time sessional.
2	Childs Play Early Education	Mixed	2-6yrs	44	Sessional After school
3	Kildare Village Little Stars	Mixed	2-6yrs	44	Full day, part time sessional.
4	Toad Hall Childcare	Mixed	2-6yrs	26	Sessional
5	Tots Grey Abbey	Mixed	0-6yrs	85	Sessional After school
6	Naíonra Uí Shionnaigh	Mixed	3-6 years	22	Sessional
	Total			**287**	

Table 9 – Local existing creches within 2km of the subject site

Childcare infrastructure is spatially well distributed in Kildare Town, with six facilities spread throughout the area pre-dominantly located close to or within existing residential developments.

8.4 Existing Geographical Distribution of 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 the surrounding area. Below is a map illustrating their locations in relation to the subject site.

A total of 6 no. operational childcare facilities were identified within a c. 2 km radius of the subject site (equivalent to max c. 15 -minutes' drive time), as shown in the figure below (in orange). We note specifically that there are 2 existing and one extant permission childcare facilities within 500m of the site.

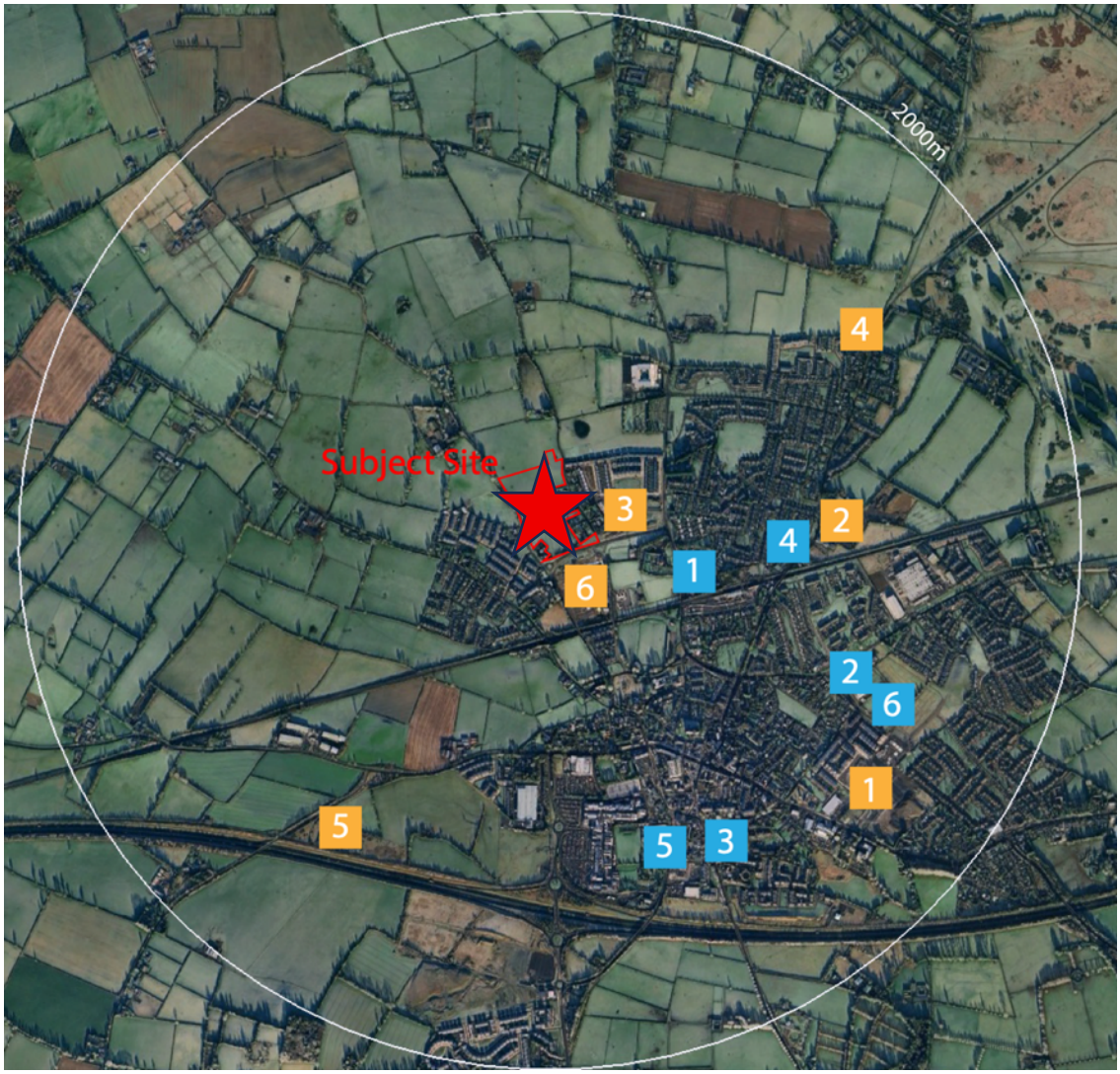


Figure 13 – Operational and Extant Permissions

Operational Creches		Extant permission creches
1	Bright Beginnings Crèche & Montessori	Maggee Barracks (SHD)
2	Childs Play Early Education	Whitelands East
3	Kildare Village Little Stars	Oak Church (SHD)
4	Toad Hall Childcare	Blackmillers Hill Estate
5	Tots Grey Abbey	Loughlion
6	Naíonra Uí Shionnaigh	South Green

Table 10 – Operational and extant permission creches within 2km for subject site existing creches

While the 2 km radius has been selected for this assessment, it is important to note that this does not guarantee that the childcare demand generated by the proposed development will be fully met within this local area. Many parents may opt for childcare facilities located outside of this radius, particularly those closer to their workplaces or other daily routines. This flexibility in choice may influence the actual demand and utilisation of nearby facilities.

In addition, it is important to consider that future residents of the proposed development may already be from the local area and may currently be utilising the existing childcare facilities within the Study Area. This pre-existing connection to local services can further influence the demand for childcare, as these individuals may prefer to continue using familiar facilities, thereby having no material impact on the overall childcare landscape in the Study Area.

In assessing the capacity of local childcare infrastructure to accommodate future demand generated by the proposed development, it is necessary to consider both existing facilities and those currently permitted but not yet operational. The following section provides an overview of extant planning permissions for crèches in the 2km study area surrounding the subject site and early learning facilities within the wider area, alongside relevant national funding initiatives aimed at expanding childcare provision. This context supports the strategic planning approach to ensuring sufficient childcare capacity.

It is submitted that a 161 sqm GFA creche is proposed as part of this LRD proposal. This creche will have the capacity to cater for 39 no. childcare spaces. It is reasonable to assume that this uppermost requirement will unlikely be met from the proposed residential element of the scheme as it has assumed that every unit with 2 or more bedrooms will have a demand for childcare. This said, it is expected that the creche facility as proposed will have the potential to cater for additional demand arising in the local area.

8.5 Extant Planning Permissions for creches

Table 11 shows the extant permission for childcare facilities within 2km area of the subject site. There are 6 sites of note, which were also shown in Table 10 above and the proceeding figure.

	Reg Ref.	Extant permission creches	Proposed no. of units	Childcare Provision	Status
1	Reg Ref. 19/305007	Maggee Barracks (SHD) Former McGee Barracks Site, Hospital Street, Kildare Town, Co. Kildare.	275 residential units	680 sqm with capacity for 58 no children	Granted on the 28th of November 2019.
2	Reg Ref. 19/946	Whitelands East, Kildare Town, Co. Kildare.	110 residential units	247 sqm with the capacity for 30 no. children	Granted on the 8th of June 2020.
3	Reg Ref. 18/1026	Oak Church (SHD), Southgreen, Bishopland, Co. Kildare	208 residential units	393 sqm with the capacity for 66 no. children	Granted 6th of April 2025.
4	Reg Ref. 2460052	Blackmillers Hill Estate, Rathbride Road, Kildare Town , Co. Kildare.	33 residential units	456 sqm with the capacity for no. 93 children	Granted 2nd August 2024.
5	Reg Ref. ABP-318401-23	South Green, Kidare Town, Co. Kildare	161 residential units	343.91sqm. with the capacity for 39 children	Granted on the 26th of February 2023
			Total	**286 no. childcare spaces**	

Table 11 – Capacity of Permitted but not yet operational Childcare Facilities

Upon review of existing and granted creche developments into account the creches facilities than have been granted but not yet developed there is a potential projection of an extra **286** childcare places in Kildare Town. It is also worth noting that the LAP sets out that where implemented, these extant permissions would provide sufficient provision for the unmet demand during the lifetime of the plan to 2029.

8.6 Funding schemes to expand childcare places

The Building Blocks Extension Scheme is a National 25 million euro investment scheme. As of May 2025, 1 million has been allocated to create **1,500** new childcare places across the country by supporting existing early learning and childcare providers, both community and private, to extend their facilities or to develop new premises. In Kildare three providers have received funding, including two community

providers and one private. Newbridge Family Resource Centre has been awarded €500,000 to create **30** new childcare places, and Bright Sparks in Allenwood has been granted €500,000 to establish **36** additional places. The privately operated Acorn Crèche and Montessori has been awarded €250,000 to establish **34 additional places.**

Grants under the scheme range from €500,000 for large-scale extensions to €750,000 for the construction or purchase of new community childcare facilities. Private operators can qualify for between €50,000 and €250,000 to extend existing premises.

Through this national funding scheme, the existing childcare facilities and available places in County Kildare are expected to experience significant growth by the time the development is completed. Additionally, the scheme will ethe establishment of future childcare facilities, further enhancing accessibility and capacity across the county.

The planning permissions referenced above demonstrate a clear pipeline of approved childcare infrastructure within the local area, both in terms of spatial distribution and capacity. Furthermore, the ongoing national investment via the Building Blocks Extension Scheme is expected to materially increase the provision of childcare places in the wider Co. Kildare area.

8.7 Findings

From above the uppermost requirements proposed development will require approx. 37.6 no. childcare spaces. It is submitted that there will be sufficient capacity in the existing and extant planning permission for the projected demand derived from the proposed development. Following from the feedback received at phase 2 of the LRD process, it is submitted that a 161 sqm GFA creche is proposed as part of this LRD proposal. This creche will have the capacity to cater for 39 no. childcare spaces, exceeding the maximum demand generated by the proposed development and offering capacity to the wider area.

In addition is considered that the childcare needs requirements generated by the proposed development can also be accommodated in the vicinity of the subject site where there is 6 no. existing and operational childcare facilities within a 2km radius with a maximum capacity of 287 and given the 6 extant permission for childcare facilities has the capacity of 286 childcare spaces, indicates that the childcare infrastructure has the capacity to accommodate the needs of the development without placing undue strain on existing services.

The SIA conducted by Kildare County Council identifies six existing childcare facilities within the Plan Area, which were operating at near 100% capacity However, it should be noted that there are four extant permissions for 6 new childcare facilities as part of permitted new residential schemes. These have the potential to accommodate an additional 286 childcare places. If all permissions are implemented, it is considered that these childcare facilities would provide sufficient revision for the unmet demand during the lifetime of the local area plan (2029).

Existing childcare facilities are well-distributed around the town with a significant proportion of residential units within a 20-minute walking distance form the subject site.

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

9 Education Facilities

9.1 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 Provision of Schools and the Planning System (2008)* Guidance document was considered as part of this assessment.

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 Study Are.
- 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.
- **2025/2026 Enrolment Figures** - Enrolment figures for the school year of 2025/2026 were reviewed to partly establish the available capacity in the schools.
- Following on from the above, a 2 km radius defined the catchment area for assessment of educational facilities. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

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

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

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

- Establishing Demand for Childcare Places
- Establishing Capacity of Existing Facilities
- Establishing the Potential for Future Post Primary School Places

Following on from the above, a 2 km radius defined the catchment area for assessment of educational facilities. A desktop - based review was undertaken in February 2026 to determine the number of pupils currently enrolled in each school. The data was collected from gov.ie, the primary and post primary enrolment figures of 2025/2026. We refer to the findings below.

9.2 Findings

Demand generated by proposed development

The proposed development will comprise of 146 units with various typologies. The average household size of the study area was 3.6 person per household which generates a total indicative population of development c. 525 no. persons when applied to the development. However, it likely that the development will generate a lesser population than the estimate as there are only 141 no. units that are more than 2 bedrooms. For the purpose of this of this assessment, the uppermost requirements shall be applied.

It has been previously established the that approximately **22.55%** of the overall population are of the average going to school age. We can assume that 12% of the population created by this development will attend primary school and 10.55% will attend post primary school. This assumption is made based on the guidance detailed in there '*Provisions of schools and the planning system', which details that primary school demand can assessed based on the rate of 12% of the school going age and that the remainder would attend post primary* ***facilities (10.55%)*** *in this case.*

Having considered the above, we note the overall population of school going age is envisaged for the development is **c. 118 no. persons.**

Based on the figures provided, we can estimate that the demand for primary school places would equate to c. 52 primary school pupils and c. 46 no. post primary school pupils.

Total No. of Units Proposed	146
Average Household size for Kildare Town	3.6
Estimated Population	c. 525
12% Primary School	c. 63
10.55% Post primary School	c. 55

Table 12 – Potential childcare demand from proposed development

9.3 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 9.2 above);
- Establishing the Capacity of Primary School Facilities; and
- Establishing the Capacity of Post Primary School Facilities.

For the purposes of this audit, a 2km radius has been selected as the defining catchment area from the subject site for educational facilities.

Primary School Facilities

The study area is well provisioned with schools with 3 primary school and 2 post primary school within a 2km radius of the subject site. It is noted that the majority of schools are located next to the Magee Barracks Site.

	Primary School	Type	Enrolment (2025/2026)	Total
1	St. Brigid's Primary School	Mixed	Girls: 521 Boys: 504	1,025
2	Kildare Town Educate Together	Mixed	Girls: 218 Boys: 299	417
3	Gaelscoil Mhic Aodha	Mixed	Girls: 118 Boys: 97	215
			Total	**1,657**

Table 13 - Enrolment for existing Primary school facilities

	Post Primary School	Type	Enrolment (2022/24/25)
1	Kildare Town Community School	Mixed	Female: 520 Male: 494
		Total	**1,014**

Table 14 - Enrolment for existing Post Primary School Facilities

The tables above illustrate the total enrolment in existing schools. The locations of these schools are shown in the diagram below:



Figure 14 - Location of schools in relation to the subject site

	Primary schools	Post-primary schools
1	St. Brigid's Primary School	Kildare Town Community School
2	Kildare Town Educate Together	Curragh Community College (Recently permitted and not yet operational)
3	Gaelscoil Mhic Aodha	

Table 15 - Schools within 2km of the subject site

The three primary schools are located within the existing built-up area of the town. Gaelscoil Mhic Aodha and Kildare Town Educate Together are located adjacent to one another on the former Magee Barracks lands (northwest of the overall site) and accessed off Melitta Road. St Brigid's Primary School comprises of three separate buildings on separate sites all located in close proximity to Market Square (ca. 350 metres). For Post Primary, there is a town community school located to the north west of the site and a future school recently permitted at Magee Barracks.

9.3 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, Section 4.1 of '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…

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."

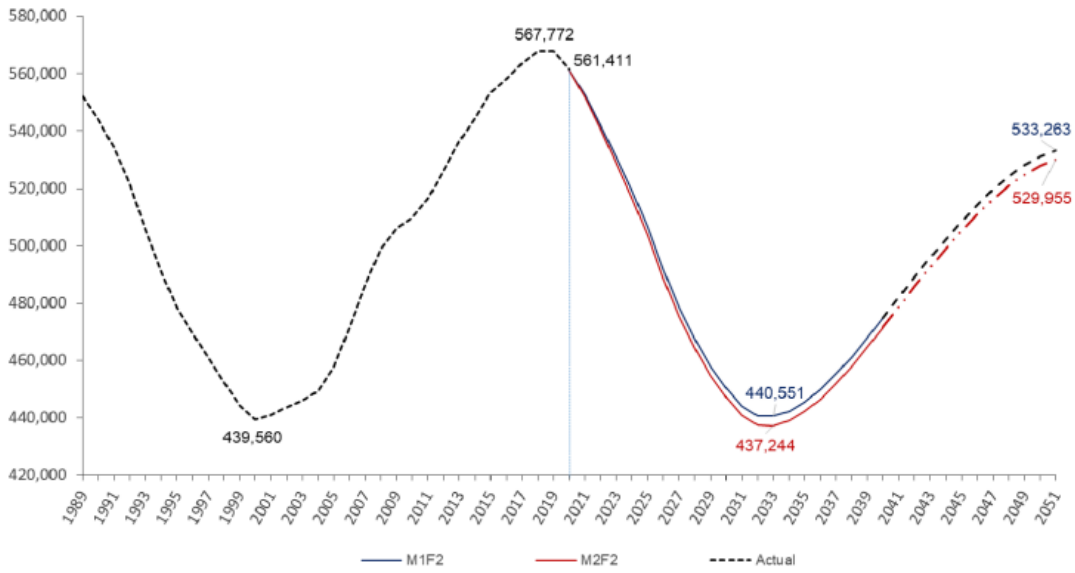


Figure 15 – Actual and projections Enrolments in Primary Schools 1989-2051 (Source DoE)

Post-primary school projected enrolment levels, Section 4.2 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.

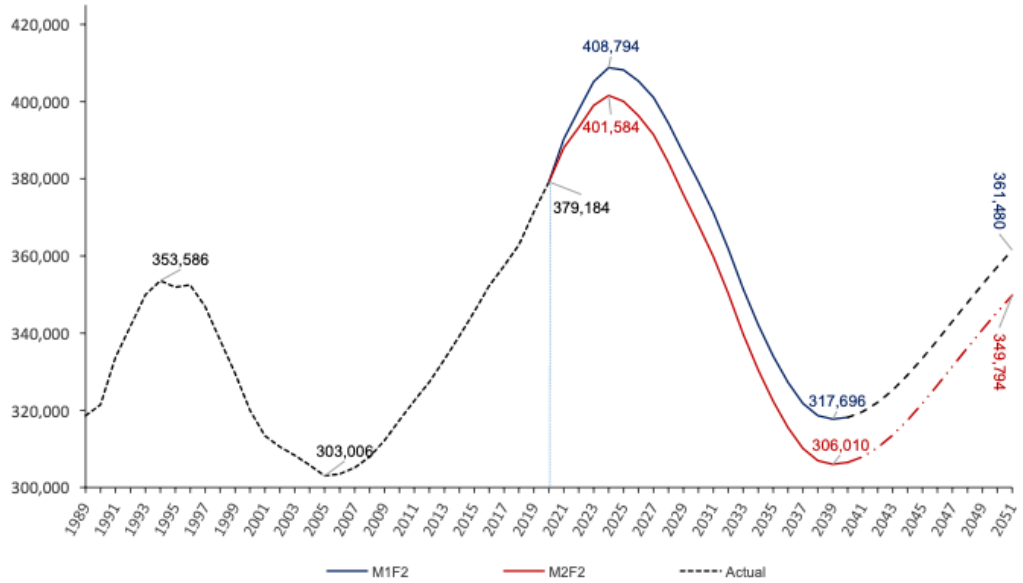


Figure 16 – Actual and projections Enrolments in Post-Primary Schools 1989-2051 (Source DoE)

The DoE report projects the enrolment figures in primary schools within the State to drop by approx. 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 fall by an average 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.

	2025/2026 Enrolment	% Change	Estimated Change	Projected 2028/2029 Enrolment
Primary Schools	**1,657**	-12%	-198	1,459
Post Primary Schools	**1,014**	-5.9%	-59	955

Table 16 –Projection changes of enrolment figures

The Kildare Town Local Area Plan 2023-2029

It is stated in the Kildare local area plan that The department of Education has made the decision to replace and expand the Curragh post primary school with a new 1,000 pupil school to cater for both demand in the Kildare and Newbridge school planning areas. The site identified for the school is within the former Magee barrack site adjacent to the two existing primary schools.

It was also stated in regards to future primary school potential 'The walkability and primary school catchment analysis indicates that there is a significant proportion of residential units especially north of the rail line falling outside a 10-minute walking distance of existing primary schools. To address this a site has been identified off the Southgreen Road as a possible location for an additional primary school'.

This LAP provision is welcomed by the applicant and will support the proper planning and sustainable development of the area.

9.4 Permitted and potential planning permission for schools in the area

Kildare County Council, in conjunction with the Department of Education, has identified a portion of the former Maggee barracks site, adjacent to the existing primary schools, for the future provision of a new 1.000 pupil post primary school. The Kildare LAP notes that this new school facility will provide sufficient capacity for the lifetime of the plan.

The relevant planning history is outlined below:

Curragh Community College

Reg Ref: 23/60321

Permission was sought on the 24th of the November 2023 for the phased construction of a new 2 storey, 37 classroom post primary school (Curragh Community College) with a total floor area of circa 10, 883.8sqm, 3.25Ha site. along with ancillary accommodation to be shared with Kildare Town Educate together and Gaelscoil Mhic Aodha. The site has an area of 4.83 hectares. The site is located within the eastern side of Kildare Town in the former Magee Barracks. The site is accessed off the Melitta Road (R413) to the north. Adjacent to the application site is Kildare Town Educate Together Primary

School and Gaelscoil Mhic Aodha, these two primary schools adjoin the western and southwestern boundaries of the site. The development will be delivered in two phases:

Phase 1: Includes the ancillary accommodation including ballcourts, bicycle parking and temporary drop off and car parking area.

Phase 2: Includes the completion of c.5901.8sqm of (Two-storey) school accommodation incorporating 21 classrooms, specialist classrooms, a general purpose hall, a pe hall, special needs unit, library , staff room and all ancillary accommodation. Phase 2 also includes 92 car parking spaces, additional bike parking, a SEN garden, a drop off point and a grass pitch area.

After further information was received, The Board received an appeal in regards to the application.

Permission was **GRANTED** on the 31 of January 2025 by the board for the proposed school development, Although, subject to 15 conditions, mainly regarding traffic concerns such as congestion and the proposed cycle infrastructure.

The replacement of the 140-student community college was applied by the Department of Education in October 2023. The new community school is set to have a capacity for 1,000 students.

The site for the new post primary school is approximately **1.3 km** from the subject site.



Figure 17 – Location of new post primary school

South Green Key Development Area

The Kildare Town Local Area Plan 2023-2029 states regarding future primary school potential 'The walkability and primary school catchment analysis indicates that there is a significant proportion of residential units especially north of the rail line falling outside a 10-minute walking distance of existing primary schools. To address this a site has been identified off the Southgreen Road as a possible location for an additional primary school'.

The plan analysed that 260 additional student places are required over the plan period. It is noted that the Department of Education stated in their submission on the Kildare County Development Plan 2023-2029 that additional primary level places in Kildare Town could be met by a minor expansion of existing facilities if so required. However, as part of the South Green Key Development Area outlined in the Local Area Plan (LAP), a new site has been identified to accommodate an additional primary school. The designated site comprises approximately 2.2 hectares and is intended to support the delivery of a new primary school with a capacity for up to 260 pupils (11 classrooms). This facility will be provided by the Department of Education and is intended to meet the projected educational demand generated by future residential development within Kildare Town.

This LAP provision is welcomed by the applicant and will support the proper planning and sustainable development of the area.

Educational Facilities Summary

There are 3 primary schools, 1 post-primary schools currently operating within a 2km radius of the subject site. These facilities cater to a student population of approx. 1,657 primary schools' students and 1,014 post-primary school students. Further we note that the permission was recently granted by Kildare County Council for the Curragh Community school (Reg Ref: 23/60321) which will provide capacity for 1,000 students.

According to the most recent regional population projections published by the Department of Education and Skills, a decline in future enrolments is anticipated. Specifically, primary school enrolments are expected to decrease by 12%, and post-primary school enrolments by 5.9%, between the 2024/2025 and 2028/2029 school years.

It is our considered view that the future demand generated by the proposed development (i.e 10 no educational places – including 63 primary and 55 post-primary school children) can be accommodated within the existing provision of schools in Kildare Town. The initial review of the enrolment figures of primary and post-primary school facilities within the area demonstrates that it is possible for existing and future facilities have the ability to cater for the small number of school going children that will come from the subject proposal.

This is coupled with the fact that the Southgreen Key Development Area has made provision for an additional future primary school facility, which can cater for development in the immediate area including the subject site with a capacity for 260 children envisioned. As outlined above, there is also a recently permitted post primary school at Magee Barracks which has the capacity for over 1000 spaces.

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

10 Retail

10.1 Methodology

A desktop-based review of retail facilities was prepared in February 2026. This search was carried out using Google Maps. 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 travelling distance to retail facilities.

10.2 Assessment of Retail Facilities

The Kildare Town Local Area Plan 2023-2029 Retail, Strategy for Kildare Town, states in regard to retail in Kildare Town: The town centre has a strong number of independent retailers situated within an attractive and walkable shopping environment. With respect to convenience retailing, Tesco, Aldi and Lidl occupy sites in proximity to the town centre. There is a low representation of national and international multiples comparison retailers outside of the Kildare Tourist Outlet Village (KTOV).

	Convenience Retail	Walking distance from Site
1	Dunmurray Store	451m from site
2	Tesco Superstore	780m from site
3	Lidl	1560m from site
4	L. Malone Newsagents	886m from site
5	Aldi	1540m from site
6	Nearby Kildare	929m from site
7	Centra Bretts Kildare Town	1052m from the site
8	Dealz	1316m from the site
9	Centra Junction 13	1603m from site
10	Kildare Tourist Outlet Village	1230m from site

Table 17 – Retail Facilities within a 2km radius

10.3 Retail Summary

The subject site is located approx. 700m from the Kildare Town centre. The majority of the retail shops are located within 2km of the subject site. The closest retail convivence store is ess than a 5 minute walk away from the site.

11 Sports Club & Community Facilities

11.1 Methodology

A Desktop based review of sports & community facilities was prepared in May 2025. A study area of 2km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

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

No.	Name of facility	Type of Facility	Distance from site
1	HIVE-Kildare Town Youth Club	Youth Club	1046m from site
2	Kildare Town Library	Library	839m from site
3	Beechpark Nursing Home	Nursing Home	1979m from site
4	CMWS Hall Kildare	Community Centre	1043m from site
5	Toad Hall	Community Centre	953m from site
6	St. Brigid's Boxing Club	Boxing Club	1300m from site
7	CIDS Gymnastics	Gymnastics Club	1853m from site
8	Round Tower GAA Club	GAA Club	500m from site
9	Mr Child Fencing Club	Fencing Club	1065m from site
10	Road Riders Cycling Club	Cycling Club	1062m from site
11	Kildare Town AFC	Football Club	1530m from site
12	Kildare Golf Club	Golf Club	1730m from site
13	Cill Dara Rugby Club	Rugby Clubs	1971m from site
14	Aluna Yoga	Yoga Studio	307m from site
15	Maria Josephina Yoga	Yoga Studio	1288m from site
16	Pilates Studio Kildare	Pilates Studio	821m from site
17	SJW Pilates	Pilates Studio	1112m from site
18	Fusion Studio	Fitness Studio	1300m from site

Table 18 – Sports and Community Facilities in Study area.

11.2 Future Active Open Space and GAA Lands

It is worth highlighting at this point that the lands subject of this application form part of a wider landholding which are subject to a Key Development Area designation in the Kildare Local Area Plan 2023-2029. Section 4.10 of this report sets out the relevant context.

Under this development area, there are plans for the delivery of approx. 13ha of active open space lands together with an approx. 7.3ha of existing GAA recreational facilities, that will create a structured green network that complements existing topography. The Active Open Space earmarked for the site to the north of the current development site zone F Open Space and Amenity. The GAA lands are located further north at the site of the existing Round Towers GAA club.

This active open space and GAA lands will come forward as part of a sequential approach to the development of this wider northwest quadrant of Kildare and offer significant amenity value to serve the current proposal for residential development and indeed the wider Kildare area.

Further details are included in Section 12.4 of this report.

11.3 Sports & Community Facilities Summary

There are 18 sports and recreation facilities listed in the study area of Kildare Town with a significant offering of future facilities expected in the immediate area of Southgreen. These existing facilities include 25.14 ha of outdoor facilities.

We note that Southgreen site has been included in the area identified as key development site in the Kildare local Area Plan 2023-2029. The strategy for the Southgreen Key Development Area is to enable the orderly, phased development of a mixed-use, walkable neighbourhood that supports the '10-minute settlement' concept. It includes residential, open space, and employment uses centred around a new neighbourhood hub and primary school, with strong green infrastructure, strategic open space for recreation, and sustainable transport links. It is envisioned that this area has the potential to deliver 13 ha of active open space (open space and amenity zoned lands) together with 7.3ha of existing GAA lands all co-ordinated to create a structured green network that complements existing topography and connects with planning community and transport infrastructure.

It is apparent from our review of sports & community facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. This is the within the xontext of existing facilities and indeed future proposals for the wider South green area. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

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

12 Public Parks

12.1 Methodology

A desktop-based review of open space and recreational facilities in the area was prepared in February 2026. A 2km study area was selected as appropriate catchment area for the review of such facilities. The following area of focus were considered:

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

The open space audit was carried out, having regard to the overall public open space minimum standard and the public open space hierarchy contained in the Kildare County Council Open Space and Outdoor recreation Strategy.

12.2 Assessment

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

- Parks
- Green spaces

No.	Name of recreational facility	Type of recreational facility	Distance from site
1	The Curragh	Public Park	1802m from site
2	Dunmurry Rise	Green space	700m from site
3	Willow Grove	Green space	788m from site
4	Elm Park	Public Park	666m from site
5	Campion Cresent	Green space	909m from site
6	Maryville	Green space	1003m from site
7	Curragh Plains	Green space	1560m from site
8	Ruanbeg Green	Green space	1607m from site
9	St. Brigid's Park	Public Park	326m from site

Table 19 – Recreational facilities within 2km of the subject site

12.3 Permitted planning and potential future parks

The Cherry Avenue public park project was approved in 2023. The delivery of this public park will provide an additional 7.5 hectares of parkland within the town. An additional piece of land (0.1ha) adjoining Church Lane has also been acquired to further enhance the open space provision in the town centre. If completed over the plan period, the combination of these projects would provide sufficient public park and garden space to remedy the existing deficit and cater for the envisaged population growth in Kildare Town over

the Plan Period. If the local park at Cherry Avenue and pocket park adjoining church lane were to be developed over the lifetime of the plan further park and gardens will not be required by 2029.

12.4 Key Development Area - Active Open Space Proposals

As set out previously we note that the Southgreen site has been included in the area identified as key development site in the Kildare Local Area Plan 2023-2029. The strategy for the Southgreen Key Development Area is to enable the orderly, phased development of a mixed-use, walkable neighbourhood that supports the '10-minute settlement' concept. It includes strong green infrastructure, strategic open space for recreation, and sustainable transport links. It is envisioned that this area has the potential to deliver appox. 13 ha of active open space (open space and amenity zoned lands) together with approx. 7.3ha of existing GAA lands all co-ordinated to create a structured green network that complements existing topography and connects with planning community and transport infrastructure.

The lands to the north are zoned **F – Open Space and Amenity with and objective to:**

To protect and provide for open space, amenity and recreation provision.

There is a Specific Objective on the lands immediately north of this site. Notably, these lands are designated for the provision of a community sports campus. A detailed design framework is required for the entire area which shall include:

- Phasing details whereby the site is developed sequentially from the south in tandem with new housing.
- Active travel links (walking ad cycling) connecting with neighbouring (existing and planned residential areas, neighbourhood centre, school campuses and community uses.
- A vehicular access point from Southgreen Road, proximate to the built up- area.

This active open space and GAA lands will come forward as part of a sequential approach to the development of this wider northwest quadrant of Kildare and offer significant amenity value to serve the current proposal for residential development and indeed the wider Kildare area.

The Planning Authority will note that the current proposal subject of this LRD provides for a residential scheme that accords with the key principles set out in the framework plan. We note specifically:

- The delivery of residential development in the form of 146 no. residential units, which is a key principle of the design framework for this site.
- The delivery of a series of public open spaces that have the potential to link phase 1 lands to the south with zoned open space and amenity lands to the north via the subject site.
- The delivery of a pedestrian and cycle route along the northern boundary for the site, which aligns with the requirements of the LAP.
- The delivery of a creche facility at the required location north of U - Utility zoned lands.
- The delivery of a vehicular access point to serve the future open space and amenity zoned lands to the north.

In addition to the above, the applicant has also included 'concept' proposals for lands to the north of the site in the material prepared and submitted from Hayes Ryan Landscape Architects. These indicative proposals outline clear intention to bring the site to the north forward for the development of open space and recreational facilities in the long term and they show how the current scheme will integrate with future development of those lands along the northern boundary of the site subject of this application.

12.5 Park Summary

It is apparent from our review of the existing and proposed parks, that there is an appropriate provision within the surrounding area (existing and proposed) to serve the development now proposed.

13 Healthcare Facilities

13.1 Methodology

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in February 2026. A study area of 2km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Doctor's practices
- Medical Centres
- Hospitals

A total of 20 health care facilities were identified in Kildare Town compromising of medical centres, mental health facilities, disability services and animal care.

13.2 Findings

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

Medical Centres

Mental Health Facilities

Disability Services

Animal Care

Name of Facility		Type of Facility	Distance from site
1	Cill Dara Primary Care centre	Medical centre	1550m from site
2	Waterfall Clinic	Physical therapy clinic	1415m from site
3	Kildare Family Practice	General Practitioner	840m from site
4	Dr Chidley Surgery	General Practitioner	1268m from site
5	Kildare Dental Care	Dental Clinic	750m from site
6	Fairgreen Dental Practice	Dental Clinic	754m from site
7	Kildare Physio & Sports Injury Clinic	Physiotherapy, Pilates Clinic	843m from site
8	Zing True Health Clinic	Health Consultant	770m from site
9	Miriam Kavanagh Counselling	Psychotherapy	739m from site
10	Kildare Psychotherapy	Psychotherapy	950m from site
11	Sensational Kids - Kildare	Specialized clinic	1375m from site
12	Gym Dog	Dog Day Care Centre	82m from site
13	Greyabbey Vet Centre	Veterinarian Clinic	1287m from site
14	Kildare Vet Surgery	Veterinarian Clinic	115m from site

15	Kildare Pharmacy	Pharmacy	800m from site
16	Whelan's Pharmacy, Kildare	Pharmacy	865m from site
17	Connolly's Pharmacy	Pharmacy	943m from site
18	McHugh's Chemist	Pharmacy	896m from site
19	Beecchpark Nursing Home	Nursing Home	1718m from site
20	Keiliher Opticians	Opticians	808m from site

Table 20 – Healthcare facilities in the study area

13.3 Healthcare Summary

In total there are 20 health care facilities within the study area. With the majority of them being located within the town centre.

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

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

14 Religious Facilities

14.1 Methodology

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

A total of 5 no. religious facilities were identified in within the study area of Kildare Town, comprising of three churches, one cemetery and one spiritually centre and spirituality centre. While one church is of Christian domination and the other two in the town are of Catholic domination.

No.	Name /Location	Type of facility	Distance from site
1	St. Brigid's Cathedral, Market Square	Church and Graveyard	814m from site
2	St Brigid's Catholic Church, St Brigid's Square	Church, Parish Office and Convent	1072m from site
3	Carmelite Catholic Church, Green Road	Catholic Church and Graveyard	523m from site
4	Sola Bhride Centre, Tully Road	Christian Spirtuality Centre	1882m from site
5	St Conleths cemetery, Dunmurry Road	Graveyard	1551m from site

Table 21 – Places of worship within the study area

14.2 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 to Kildare County Council.

14.3 Community Facilities Summary

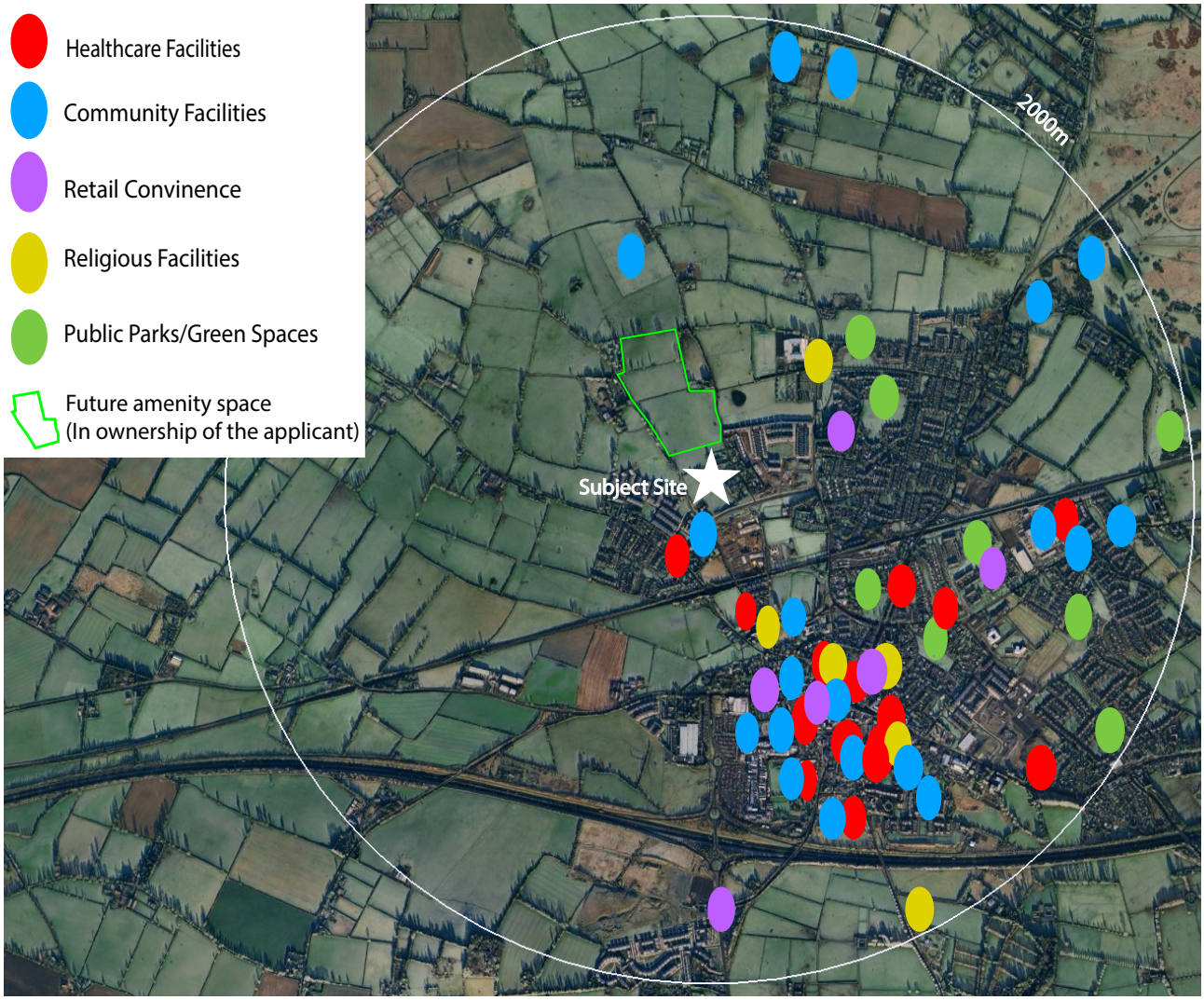


Figure 18 – Location of Community Facilities

It is clear from the above that the subject site is proximate to a large amount of various facilities and services. 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.

In addition to the above, there are many restaurants, public houses and coffee shops within the town centre and surrounding area that provides a diverse selection of places for residents to eat, drink and socialise. Post office, credit unions and banks are all vital aspects of social infrastructure and there are many options for such services in the immediate vicinity of the site.

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

15 Conclusions and Recommendations

Following a thorough review of community facilities in the area, this Social Infrastructure Audit makes the following conclusions:

- The proposed development provides for a residential housing development of a total of 146 units on a site area of 6.13 ha.
- Analysis of employment trends show that the local population are employed across a range of industries with the majority employed in commerce and trade, manufacturing & professional services.
- The proposed development is considered to be appropriately supported by existing and planned childcare infrastructure. We note specifically that the Phase 1 proposal to the south delivered a childcare facility to cater for demand arising. There is further capacity identified in local pipeline permissions and national funding schemes including the Building Blocks Extension scheme. It is also submitted that the proposed development now offers a childcare facility of 161 sq m which will cater for 39 no. children.
- There are appropriate existing education facilities in place with clear proposals for future school provision also identified in this audit. Notably, there are 3 primary schools and 1 post-primary schools currently operating within a 2km radius of the subject site. These facilities cater to a student population of approx. 1,654 primary schools' students and 1,014 post-primary school students. Further we note that the permission was recently granted by Kildare County Council for the Curragh Community school (Reg Ref: 23/60321) which will provide capacity for 1,000 students.

  The Southgreen Key Development Area has also made provision for an additional future primary school facility, which can cater for development in the immediate area including the subject site with a capacity for 260 children envisioned.
- There are a range of retail services in the locality including within Kildare Town Centre, Kildare Village Outlet. Existing services in the area also include banks, local shops and health services that indicate further mix of uses are not specifically required at the subject site beyond what is now proposed.
- There is 1 youth club, 1 local library and 3 places of worship located around the Kildare Town area proximate to the subject site. It is submitted that this is a sufficient to cater for the proposed development.
- There are a range of sports clubs catering for multiple varieties of sport within 2km of the subject site. This includes GAA, rugby, golf, and football.
- Excluding pitch land, sports clubs and land within the subject site there are 8 public parks & large green spaces in the area. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- As part of the strategy for the Southgreen Key Development Area it is envisioned that there is potential to deliver approx. 13 ha of active open space (open space and amenity zoned lands) together with approx. 7.3ha of existing GAA lands all co-ordinated to create a structured green network that complements existing topography and connects with planning community and transport infrastructure. These plans further support the current proposal for residential development.
- There is an appropriate provision of doctors/healthcare centres within 2km of the subject site. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- There is an appropriate provision of religious facilities in the area.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context beyond what is proposed in the mix of uses proposed within this development.

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