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**Report
To**

An Bord Pleanála

Social Infrastructure Audit

For

SHD Residential Development

At

Ballymany,

Newbridge,

Co. Kildare

For

Glan Developments Limited

October 2018



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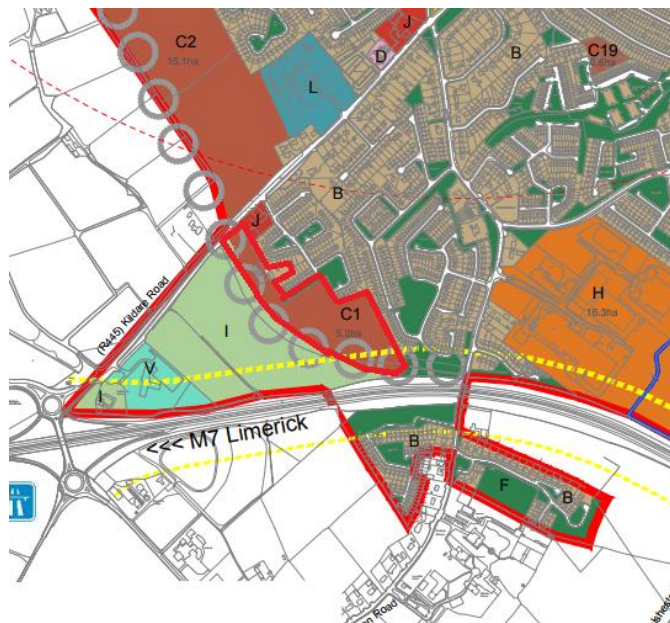
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Introduction

The KCDP 2016-2023 requires a Social Infrastructure Audit (SIA) for residential developments of 50 units or greater on zoned lands. The purpose of a SIA, as set out in Section 1.1 of the Social Infrastructure Assessment Planning Policy Guidance prepared by Kildare County Council is: -

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site
- To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.

The proposed site which is located in Newbridge is zoned for new residential development in the Newbridge Local Area Plan (2013-2019). A small section of the site is zoned existing residential/infill within the LAP.



Newbridge LAP 2013-2019 Zoning Map

Existing Community Facilities

The site is located at the south west edge of the urban development area of Newbridge town, fringed by the M7 motorway with the Curragh Plains to the west and south. Therefore, community facilities available to the development will be predominantly located to the north and to the east towards the town centre.

The proposed development site is located 1.5km to the south-west of Newbridge town centre, which is well serviced in terms of social infrastructure with social, health, educational and recreational facilities available within the town. An audit of the existing social and community infrastructure within c.2km of the site was carried out under the following headings;

- Childcare facilities;
- Education;
- Healthcare;
- Community;
- Recreation;
- Transport;
- Retail.

Childcare Facilities

A crèche proposal is a consideration in any application for residential development in excess of 75 units. The sustainability of a crèche on the subject site however is questionable as there are a number of crèche facilities already operating in the area.

There are 18 no. childcare facilities within Newbridge, 10 of which are located within c.2km of the proposed development site. The proximity and capacity of these childcare facilities would indicate good existing provision and the viability of a crèche/pre-school on the subject site is questionable. The existing crèches have been provided in conjunction with the rapid pace of residential expansion a decade ago and they continue to provide capacity for the next phase of residential development, taking into account the interruption in supply.

The applicants have conducted research regarding the capacity of childcare facilities via telephone and have concluded from this that there are sufficient childcare facilities available in the locality to support the proposed residential development.

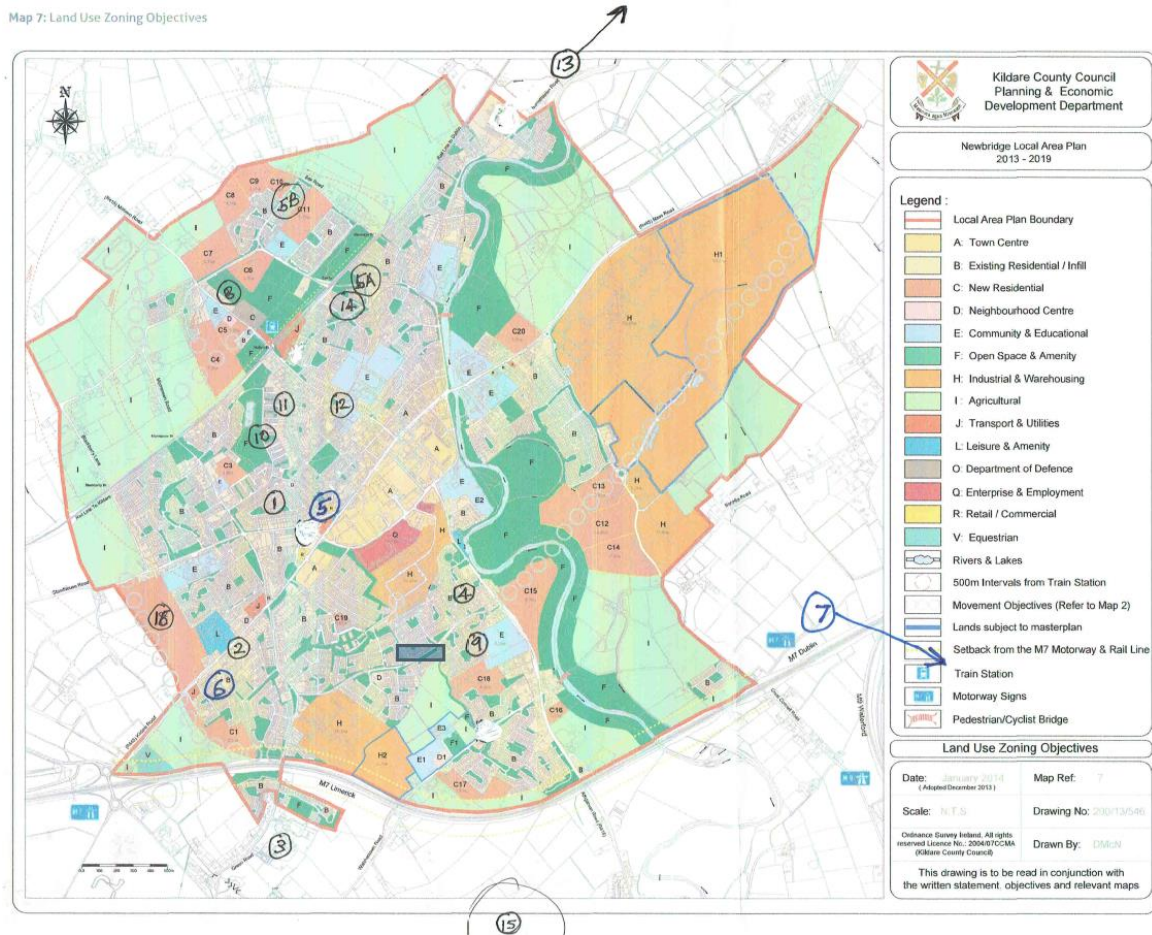
Provision of Childcare Facilities in Newbridge

No. on Map	Name/Owner	Address	No's Enrolled	Capacity	Comments
1	Hickorys	51 Moorefield Drive	5	12	
2	Stepping Stones	Ballymany Road	60	70	
3	Gatelodge Crèche	Green Road	12	27	Opened 10 th Dec 2017. Plans to go to 60+
4	Sonya Keating	1 Kilbelin Drive	17	17	
5	Tots Crèche and Childcare	Moorefield Road	120	120	
5A	Tots Crèche and Childcare	Great Southern Piercetown	45	45	
5B	Tots Crèche and Childcare	Roseberry Hill	180	180	
6	Teeny Weenys Playschool	29 Ballymanor Estate	11	11	
7	Busy Fingers Crèche LTD	Corbally	10	10	Estimated
8	Milltown Playschool	Milltown	30	30	
9	Giggle Playgroup	15 The Grove Liffey Hall	10	10	Estimated
10	Newbridge Family Resource Centre	Dara Park	80	80	
11	Rainbow Brite Ltd.	866 Piercetown	61	61	
12	Judy's Playschool	Charleton Avenue	20	20	Estimated
13	Toddlers Lodge Preschool	Barrettstown	40	40	
14	Klever Kids	1 College Farm Green	40	40	
15	Curragh Montessori School	Old National School Athgarvan	30	33	
16	Tir Na nÓg	St Conleths Terrace, Naas Road	30	30	Estimated

The total capacity in contracted ECCE childcare facilities available in Newbridge is c.836 places.

An Bord Pleanála granted permission in April 2018 (PL 09.249038), for a mixed-use development comprising 280 no. dwelling houses, a single storey crèche facility (307m²) and a 103 no. bedroom nursing home facility at Ballymany, Newbridge, Co. Kildare. When built, the permitted crèche will have a capacity to accommodate c.60 children.

Crèche facilities are required at the pre-school stage and the demand changes with the demographic profile as an area matures. The subject site is located in an established area, is the last site available for development and its catchment is restricted to the south and west. Therefore, a new crèche would have a very limited serviceable range.



Location of Childcare Facilities in Newbridge, Co. Kildare

Education

The Newbridge LAP recognises that Newbridge (and environs) has 11 national and 5 post primary schools educating c.6,400 students. A total of 5 no. primary schools are located within c.2km of the subject site. No post primary schools are within 2km of the subject site. However, there are 4 established post primary schools within c.3km of the site;

- Holy Family Secondary School
- St. Conleth's Community College
- Newbridge College
- Patrician Secondary School

The table below provides an overview of the schools in Co. Kildare which received funding under the Capital Investment Plan 2015 for major school building projects. Four schools located in Newbridge (one primary school, two special schools and one post primary school) have begun or are due to begin construction works. The funding provided will improve existing educational facilities and increase the capacity in the schools.

County	Roll Number	School Name & Address	School Type	Year project will proceed to construction
Kildare	70650L	Athy Community College	Post Primary	2018
Kildare	70720G	St Farnan's Post Primary, Prosperous	Post Primary	2018
Kildare	13902O	Hewetson NS	Primary	2019-2021
Kildare	61681V	Patrician Post Primary, Newbridge	Post Primary	2019-2021
Kildare	61730I	St. Mary's Girls Post Primary, Naas	Post Primary	2019-2021
Kildare	16706G	St Joseph's BNS, Kilcock	Primary	2016
Kildare	18288B	Scoil Mhichil Naofa, Athy	Primary	2016
Kildare	19796C	St Patrick's BNS, Clane	Primary	2016
Kildare	20428D	Gaelscoil Mhic Aodha, Kildare Town	Primary	2016
Kildare	61720D	St Pauls' Secondary School, Monasterevin	Post Primary	2016
Kildare	15769C			
Kildare	16707I	Scoil Eimhinn Naofa & St Peter's NS, Monasterevin	Primary	2017
Kildare	17341U	Maynooth BNS	Primary	2017
Kildare	17872F	St Conleth's/ St Mary's, Newbridge	Primary	2017
Kildare	17873H	St Conleth's Infant school	Primary	2017
Kildare	19277B	St Anne's Special Sch, Ballymany Cross, Curragh	Special School	2017
Kildare	76194S	Naas Community College	Post Primary	2017
Kildare	17254C	St. Corban's NS, Naas	Primary	2018
Kildare	18988G	St Raphael's Special School	Special School	2018
Kildare	19455W	St. Mark's Special School, Newbridge	Special School	2018
Kildare	20292E	Maynooth ETNS	Primary	2018
Kildare	61690W	Cross and Passion College, Kilcullen	Post Primary	2018

Healthcare

Responsibility for the provision of Health Care Facilities in Newbridge lies with the Health Service Executive (HSE). There is a growing trend for the provision of local health care services in Primary Health Care Centres, where a range of health services, including GP's and related services are grouped together in one location. The preference of the

planning authority is for these to be located in neighbourhood centres, where they can link in with other local services, including pharmacies, shops and services, in order to reduce the need to travel.

Newbridge is served by established healthcare facilities, including the Newbridge Health Centre and the Newbridge Family Practice. According to the HSE website, the town accommodates 8 no. GP's and 5 no. dental practices. Many of these are located within or in the proximity of residential areas including the subject site.

Community

Newbridge is well serviced with community infrastructure with a Garda station, fire station and numerous places of worship all located within the town and its environs. Newbridge town also has a library and community resource centres/parish halls which are used for community and recreational purposes.

Recreation and Open Space

As mentioned above, Newbridge has community resource centres and parish halls which are used for recreation. The proposed development provides areas of public open space, one of which adjoins an existing area of public open space which serves the existing residential development located to the north east of the site. Additionally, there are areas of open space located throughout Newbridge and there is a playground located beside the Newbridge Sports and Leisure Centre.

The Liffey Linear Park, located to the East of Newbridge, commences at St. Conleths Bridge and provides the opportunity for scenic short and medium length walks.

Newbridge is the host of a wide range of sporting facilities including GAA Pitches, a pitch & putt course, bowls, indoor facilities which cater for badminton, boxing, set dancing, line dancing, bingo, gymnastics etc. The Spin Activity Centre and the abovementioned Newbridge Sports and Leisure Centre provide facilities for a range of activities suitable for all ages.

The Curragh Plains are a natural recreational open space asset of national importance located in close proximity to the subject site.

Transport

Newbridge is serviced by rail and has a train station located approximately 800m to the north of the town centre. The station is served by the Dublin to Kildare/Portlaoise, Dublin to Cork/Limerick/Tralee, Dublin to Waterford, Dublin to Galway and Dublin to Westport/Ballina routes. Newbridge station is a commuter station located on the Dublin – Kildare corridor for which there are plans for electrification to increase capacity and frequency.

The subject site is located immediately to the north east of the M7 interchange at Newbridge, providing easy access by car to Dublin/Limerick/Cork and the southwest.

Newbridge is also well served by Bus Eireann services including route 126-Dublin/Naas/Newbridge/Kildare which provides a regular service. Bus Eireann also operate a shuttle service between Naas and Newbridge. South Kildare Community Transport offers a local service between Athy and Newbridge with the support of the Rural Transport Programme which is funded by the Department of Transport.

Retail

Newbridge town centre is very accessible located within 1km of the subject site and offers all the necessary services and facilities of a ‘Large Growth Town.’ Whitewater Shopping Centre, which is Ireland’s largest regional shopping centre outside Dublin, is in the town centre. A local shop, including a petrol station is located on the R445, directly east of the subject site.

Population

The population addition from 180 dwellings is essential to contribute to achieving the household target established in the KCDP 2016-2023. The population addition at an average occupancy of 2.5 persons per unit would be c.450.

Conclusion

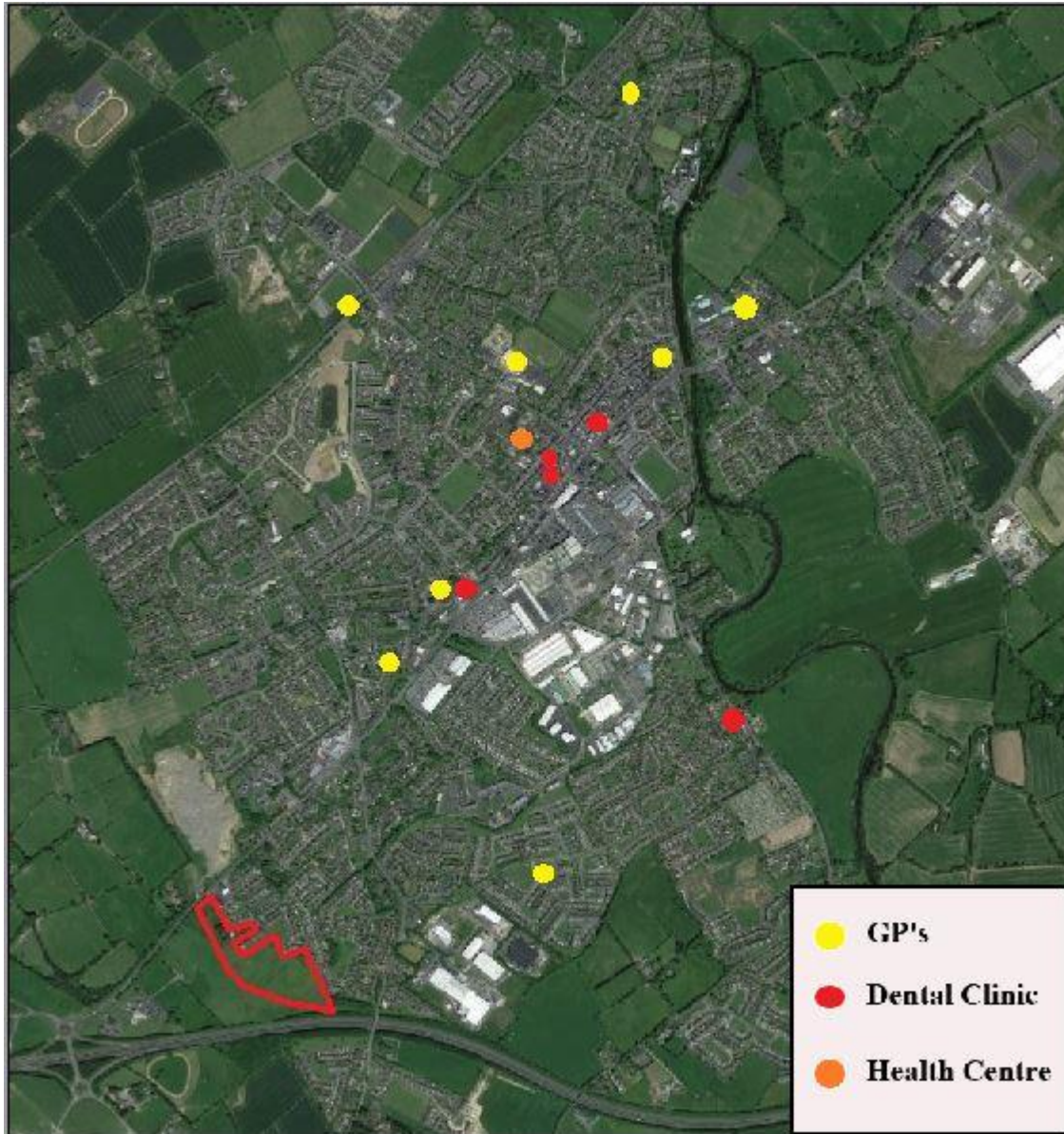
The proposed development will give rise to demand for services and facilities but all urban services are existing and the additional demand will be minimal. The audit has confirmed that there is adequate community and recreational facilities in the area to serve existing and future population growth. There is also adequate educational capacity.

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

Simon Clear

October 2018.

Healthcare Facilities



Community Facilities



Retail and Travel Facilities

