

STRATEGIC HOUSING DEVELOPMENT PLANNING  
APPLICATION  
**SCHOOLS DEMAND & CHILDCARE  
FACILITIES ASSESSMENT**  
FOR SITE AT  
FORMER DEVOY BARRACKS, NAAS, CO. KILDARE

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CLIENT  
The Land Development Agency

DATE  
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## 1. INTRODUCTION

The purpose of this Report is to assess the provision and need for schools places and childcare facilities in the area close to the proposed development. It has been prepared in support of a Strategic Housing Development Application to An Bord Pleanála on behalf of the Land Development Agency. The subject application site (hereafter called ‘the site’) is located at the former Devoy Barracks, Naas, Co. Kildare.

This Report should be read in conjunction with the other documentation (Planning & Architectural Reports and Drawings) accompanying this Application.

### 1.1. Background

#### *Childcare Facilities*

The provision of childcare facilities is an important factor for economic and social wellbeing. *The National Anti-Poverty Strategy 2007-2016* states that the provision of childcare is essential to enable parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for both them and their children. Quality childcare can also make a significant contribution to child development in the early years of a child’s life.

The Kildare County Childcare Committee supports a childcare infrastructure of 201 early childhood facilities that collectively employ in excess of 1,098 staff.

This section has been prepared in response to the requirement of Objective CPF2 of the Kildare County Development Plan 2017 -2023, which aims to: *“Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county and to identify suitable locations through the Local Area Plan process, where appropriate.”*

This requirement is a reflection of wider planning policy including the *Childcare Guidelines for Planning Authorities*, 2001 and the *Sustainable Urban Housing: Design Standards for New Apartments -Guidelines for Planning Authorities* (December 2020).

#### *Schools Demand*

This section has been prepared in response to the requirement set out by the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (2009). The Guidelines state that no substantial residential development should proceed without an assessment of existing schools’ capacity or the provision of new school facilities in tandem with the development.

Section 4.4 of the Guidelines state: *“planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.”*

In addition, the proposed development supports achievement of the wider aim set out by Chapter 11 of the Kildare County Development Plan 2017-2023, which aims:

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

Section 11.12 sets out the Council’s approach to educational facilities, placing an emphasis on forward planning to ensure that all children can avail of their education as locally as possible. We note no objective on the subject lands in regard to the future provision of a school.

## 1.2. Methodology

A 5km catchment area has been selected as a fair representation of services easily accessible from the site. Given the urban context of the site located to the southwest of Naas Town Centre, a 2km buffer is also shown to illustrate those facilities and schools closest to the subject site.

This Report is primarily a desktop-based study, using freely available data and information services to assess the proposed development in relation to schools’ infrastructure childcare infrastructure in its vicinity.

This Report also conducted a survey of the childcare facilities to assess current capacity and vacancies. Information in relation to the existing childcare providers was obtained from TUSLA’s register of early years published in June 2020. In addition, contact was made with the Kildare County Childcare Committee (KCCC).

Data for the provision of schools in the area was obtained from the Department of Education website to understand the provision of schools in the area.<sup>1</sup> Furthermore, enrolment figures of both primary and secondary schools presented by the Department of Education were used to analyse the demand in surrounding the site.<sup>2</sup> Population data was obtained from the Central Statistics Office (CSO) and used to create a demographic profile of the immediate area.

Further information was obtained from the recently published Naas Social Infrastructure Audit – July 2020, recently published by Kildare County Council and included as a supporting document of the Naas Local Area Plan 2021-2027.

The unit numbers and mix are considered to reflect the future composition of the development’s population. This information together with the composition of nearby existing residential areas was used to indicate potential future demand arising from the development for pre-school childcare facilities.

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<sup>1</sup> <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

<sup>2</sup> <https://www.gov.ie/en/collection/63363b-data-on-individual-schools/>

## 2. PROPOSED DEVELOPMENT

### 2.1. Site Context

The subject site is located approximate 750m to the southwest of Naas Town Centre and is approximately 4.11 ha in size. The site is accessed from the roundabout on John Devoy Road at the southern boundary of the site.

The surrounding area comprises a mix of uses ranging from residential to civic to office and some light industrial. The site is bound to the south and west by Arconagh residential estate which comprises principally of detached and semi-detached two-storey dwellings. The Kildare County Council Offices as well as the under-construction MERITS Building is located to the east. A permitted Strategic Housing Development for 175 units will be located to the south of the site. The northern part of this site is bounded by the rear gardens of houses on Devoy Terrace and a number of light industrial units.

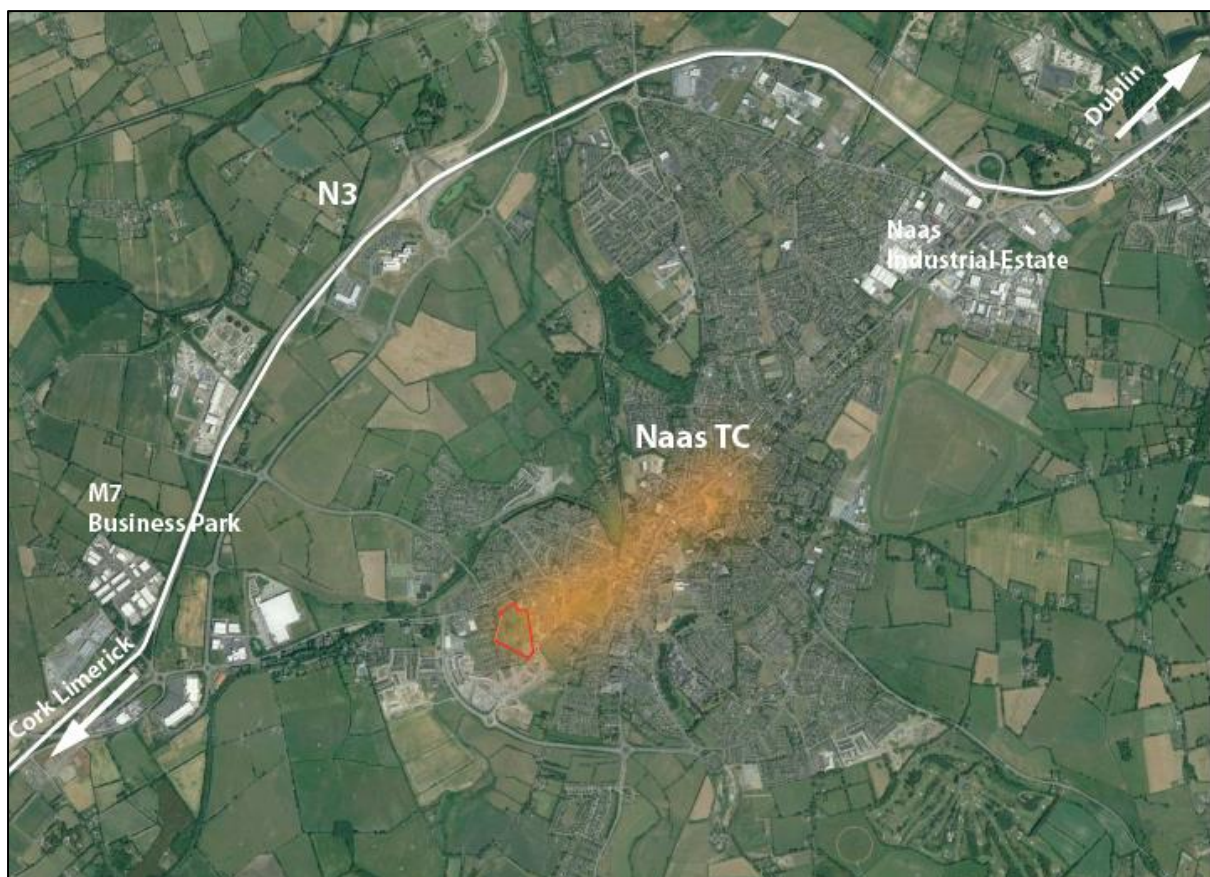


Figure 2.1: Subject site in the wider Naas context (Source: Google Maps, 2020.)

### 2.2. Description of Development

The development site is located on John Devoy Road, Naas, Co Kildare, known as Devoy Barracks. The proposed development is for the construction of 219 no. residential units, comprising of a mix of terraced houses (42 no. in total), and duplex / apartment units (177 no. in total) ranging in height from 2 to 5 storeys, a 59-place childcare facility, public and communal open spaces and all associated site works and infrastructure. Vehicular and pedestrian access is proposed via an existing access point on the John Devoy Road along the southern boundary with additional pedestrian and cycle access provided

to the east, and future pedestrian and cycle connection opportunities provided to the north, west and east.

A full description of development is set out in the Planning Report included as part of this Strategic Housing Development (SHD) application and should be read in conjunction with this report.

	Houses	Apartments/Duplexes
1 bed Units		64
2 Bed Units		105
3 Bed Units	42	8
Total	42	177
Total No. Units	219	

Table 2-1: Proposed Unit Mix (Source: Schedule of Accommodation prepared by COADYS Architects).

### 3. POLICY CONTEXT

#### 3.1. Project Ireland 2040 – National Planning Framework

The National Planning Framework 2040 (NPF 2040) is the national framework to guide development through national objectives and key principles. The NPF 2040 is a development strategy which is key to shaping national, regional, and local spatial development in economic, environmental, and social terms until 2040.

The NPF 2040 recognises the importance of the provision of childcare facilities and schools for future growth of the country stating that *“the continued provision and enhancement of facilities and amenities for childcare and young people such as childcare, schools, playgrounds, parks and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable thereafter”*.

The NPF 2040 sets out National Policy Objectives (NPOs) in order to deliver the overall vision outlined in the framework. The NPO in relation to childcare services and schools, both primary and secondary, is set out below:

**NPO 31:** *“Prioritise the alignment of targeted and planned population and employment growth within investment in the provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations.”*

#### 3.2. Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

The Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031 (the RSES) is a strategic plan and investment framework to assist the future growth and regional planning and economic development throughout the eastern and midland region.

Regarding childcare facilities and schools, the RSES states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure, the impact of factors such as an ageing population and the resulting demand for



facilities. There are a number of Regional Policy Objectives (RPOs) that support the provision of childcare facilities and schools which are set out below:

**RPO 9.20:** *“Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include... quality and supply of sufficient childcare places”.*

**RPO 9.21:** *“In areas where significant new housing is proposed, an assessment of need regarding schools’ provision should be carried out in collaboration with the Department of Education and Skills and the statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations”.*

### **3.3. Childcare Facilities: Guidelines for Planning Authorities (2001)**

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* (Childcare Facilities Guidelines 2001) aims to provide guidance on sustainable childcare facilities to ensure a consistent approach throughout the country.

The Childcare Facilities Guidelines 2001 state that in larger new housing developments 1 no. childcare facility should be provided per every 75 no dwellings:

*“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facilities for each 75 dwellings would be appropriate.”*

The Childcare Facilities Guidelines 2001 further note that the *“threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of area”.*

### **3.4. Action Plan for Education 2021-2023**

The Action Plan for Education 2021-2023 is a high-level plan that aims to support the provision of high-quality education, deliver appropriate systems and infrastructure, and ensure equity of opportunity in education for all students.

The Action Plan for Education 2021-2023 highlights the importance of the role of schools and education settings play in creating a sustainable community. It further pledges to work with the Department of Housing and Local Government and will *“continue to cooperate with regard to school infrastructure planning processes.”*

### **3.5. The Provision of Schools and the Planning System: A Code of Practice (2008)**

The Provision of Schools and the Planning System: A Code of Practice (2008) (Provision for School Guidelines, 2008) sets out several initiatives to promote proper planning and sustainable development of with regard to the effective co-ordination of development and school provision.



The document was designed to facilitate the provision of schools and related infrastructure alongside mechanisms for new schools through the following actions:

1. *Forecasting Future Education Demand*
2. *Planning for New Schools through Local Authority Development Plans*
3. *Location of Schools – Planning Considerations*
4. *Site Development Standards*
5. *School Development Proposals and the Development Management Process*
6. *school Site Identification and Acquisition*

In relation to Development Management Guidelines, The Provision for School Guidelines, 2008 require planning authorities to:

*“Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.”*

### **3.6. Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).**

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* (Sustainable Residential Development Guidelines) are relevant to school provision. The Sustainable residential Development Guidelines state:

*“Planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential developments (say, 800+), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.”*

Whilst the proposed development consists of 180 no. units, this report has been prepared as good practice and responds to the requirements of Section 4.4 of the Sustainable Residential Development Guidelines.

### **3.7. Sustainable Urban Housing: Design Standards for New Apartments (2020)**

The *Sustainable Urban Housing: Design Standards for New Apartments (2020)* (Design Standards for New Apartments) reiterates the standard of childcare facilities that should be provided within the Childcare Guidelines but emphasis how sites should be considered on individual merit:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommends 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. One-bedroom or studio type apartments 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”*

### **3.8. Better Outcomes, Brighter Futures – The national planning framework for children and young people 2014-2020 (DCYA, 2014).**

Better Outcomes, Brighter Futures represents the first overarching national children’s policy framework comprehending the age ranges spanning children and young people (0 – 24 years). It adopts a whole Government approach and will be underpinned by a number of constituent strategies in the areas of early years, youth and participation.

### **3.9. Kildare County Development Plan 2017-2023**

The subject site is located in the administrative area of Kildare County Council and is therefore subject to the Kildare County Development Plan 2017-2023 (KCC Development Plan). The KCC Development Plan sets out an agreed vision that will guide the future growth and sustainable development of County Kildare over the next 6 no. years. Policy regarding childcare facilities and school provision is set out below.

#### **Childcare Facilities**

Section 11.13 of the Development Plan emphasises that the provision of childcare facilities as a key piece of social infrastructure is required to enable people to participate more fully in society. Childcare services in Kildare are delivered primarily by the private and voluntary sectors and regulated under the Childcare Act 1991 and the Childcare Regulations 2016.

The Development Plan encourages childcare facilities at the following locations:

- *“Business Parks and major employment centres;*
- *Neighbourhood and district retail centres;*
- *Large scale retail developments.*
- *In, or in the vicinity of, schools and major educational facilities;*
- *In, or adjacent to, community centres and facilities;*
- *Adjacent to public transport nodes; and*
- *Convenient to new and existing residential developments.”*

In addition, the Development Plan sets out the following objectives:

- **CPF 2:** *“Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county and to identify suitable locations through the Local Area Plan process, where appropriate.”*
- **CPFO 1:** *“Ensure the provision of childcare facilities in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG) and the Child Care (Pre-School Services) Regulations 1996 and 1997, ‘Ready, Steady, Play! A National Play Policy’ (2004) and any other relevant statutory guidelines which may issue during the period of this Plan.”*
- **CPFO 2:** *“Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county.”*

In terms of development management, the Development Plan sets out the following considerations:

- *“One childcare facility is generally required to cater for 20 places in developments of 75 houses, including local authority and social housing schemes, in accordance with DEHLG Guidelines. This standard may be varied depending on local circumstances. The Council will consult with the Kildare County Childcare Committee in this regard.”*
- *“The complete conversion of existing semi-detached and terraced dwellings within housing estates to childcare facilities is generally discouraged. The childcare use should remain secondary, and the bulk of the house should be retained for residential purposes.”*
- *“In new housing estates, purpose-built facilities are normally required; these are best located at or near the front of the estate.”*
- *“Full off-street parking for crèches will generally be required.”*
- *“Developers shall generally be required to provide childcare facilities as part of Phase 1 of development.”*
- *“Applicants are recommended to seek the advice of the Kildare County Childcare Committee, HSE, and other relevant bodies in the design of childcare facilities prior to the submission of a planning application.”*

### School Provision

The Development Plan highlights a need to ensure that social and community facilities are provided in tandem with residential development. The provision of school facilities is necessary to complement, and support increasing populations throughout the county and create sustainable communities.

The Core Strategy sets out the following key objectives:

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

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

Furthermore, Policy Objective SO7 requires *a greater degree of co-ordination between large population centres and corresponding growth in employment, public infrastructure, strategic and local amenities, community facilities, schools, public transport etc. through a plan-led approach.* This Report allows an informed evidence-based decision to be made in relation to the potential demand arising from the proposed development, and existing capacity of schools in Naas and its environs.

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

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

Section 11.12 sets out the Council’s approach to educational facilities, placing an emphasis on forward planning to ensure that all children can avail of their education as locally as possible. It is an objective of the Council to:

**EFO 1:** *“Co-operate with the Department of Education and Skills, the Kildare Wicklow Education and Training Board (KWETB) and School Management Boards in the identification of appropriate sites for school facilities in accordance with the proper planning and sustainable development.”*

**EFO 2:** *“Engage with the Department of Education and Skills to develop a clear analysis of projected school demand across all age cohorts, in order to plan appropriately for the expansion and development of new schools within the county.”*

### 3.10. Naas Local Area Plan 2021-2027

Naas Local Area Plan 2021-2027 (Naas LAP) was adopted on the 1<sup>st</sup> December 2021 and is the statutory policy document for Naas. As part of the Naas LAP a Social Infrastructure Audit (SIA) was carried out and is included as an appendix to the main document. The SIA examines the availability of existing social infrastructure in Naas in order to determine future requirements based on existing and anticipated settlement growth. Policy regarding childcare facilities and school provision is set out below.

### Childcare Facilities

The Naas LAP identifies that there is pressure on existing facilities in the Naas area and that planning applications for housing within new development areas will be required in order to meet childcare requirements on a pro-rata basis. The Naas LAP sets out the following objectives in relation to the provision of childcare facilities:

**HCO 3.1:** *“Encourage the development of new facilities and improvements to and expansion of existing facilities for educational, early learning, childcare and healthcare facilities, at appropriate locations in Naas.”*

**HCO 3.2:** *“Require the provision of appropriately located and purpose-built early learning and childcare facilities to meet the pro-rata childcare needs of housing development during the plan period. Childcare Facilities will be required, by a condition of planning permission, to be developed within the first phase of any new residential development.”*

### School Provision

The SIA prepared by Kildare County Council (KCC) revealed that both primary and post-primary schools are currently operating at capacity. KCC liaised with the Department of Education and Science during the Naas LAP preparation process in which it was advised that a post-primary school would be required in order to meet the demand from the population projections in consideration of the RSES figures. The Naas LAP sets out the following objectives in relation to the provision of schools:

**Policy HC3 – Social Infrastructure:** *“It is the policy of the Council to facilitate and secure the provision of social infrastructure to support existing and new communities within the Naas Local Area Plan area, in a manner which provides flexibility to respond to varied and changing community needs.”*

**Policy HC4 - Community, Sports and Recreational Facilities:** *“It is the policy of the Council to facilitate and support a broad range of community, cultural and recreational facilities to serve the needs of the residents of the Plan area and its wider catchment.”*

## 4. DEMOGRAPHIC PROFILE

As noted above, it is considered that a total catchment area of 5km is a fair representation of accessible childcare facilities and schools with a refined 2km buffer shown to illustrate those childcare facilities and schools closest to the site in which the future population can avail of.

As mentioned in Section 1.2, the demographic profile is based on population data from the Census 2016.

The subject site is in the Naas Urban Electoral Division (ED) (ED. Ref. 06003) within the administrative area of Kildare County Council as illustrated in Figure 2.2 below.

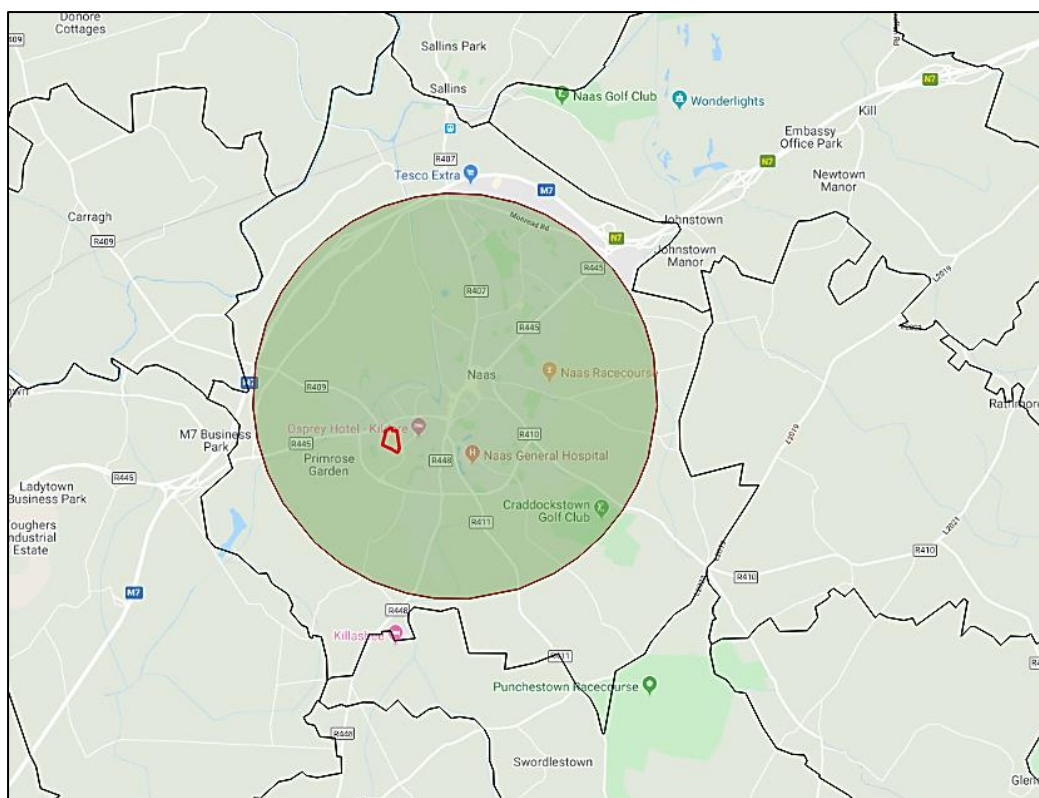


Figure 2.2: Overview of Naas Urban ED with subject site indicated. (Source: CSO, 2016).

#### 4.1. Population Profile

Naas Urban ED has seen continued growth since the previous Census recorded in 2016. This is consistent with figures more widely in the State and Kildare which increased by 3.4% and 5.7% respectively since 2011 as shown in Table 4-1.

For information purposes we have outlined the continued growth Naas Urban ED has experienced, tracking that of the State and County Kildare. Overall, the Naas Urban ED has increased by 4.1% between 2011 and 2016, a slightly faster rate in comparison to the State (3.8%) and lower the County of Kildare (5.8%). Between 2006 and 2011 Naas Urban ED experienced the largest increase in population from 14,780 people to 20,713 people (40%).

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

Table 4-1: Population growth within the State, Kildare and Naas Urban ED (Source: CSO 2006, 2011, 2016).

#### 4.2. Age Profile

The age cohorts have been selected in line with those in the Naas LAP Social infrastructure Audit.

Within Naas Urban ED 20-64 age cohort makes up for 60.5% of the population which is slightly higher than the national proportion of 59.1%, similarly the 0-4 age cohort (7.3%) and the 5-12 age cohort

(12.1%) account for a higher proportion of population within Naas Urban ED in comparison to the national proportion of 7.0% and 11.5% respectively. In comparison to the State average, the 65+ age cohort accounts for 10.5% of the population whilst the 65+ age cohort accounts for 13.4% of the States total population.

Age Group	Naas Urban Population 2011	Naas Urban ED Population 2011 (%)	Naas Urban ED Population 2016	Total Population Naas Urban ED 2016 (%)	National Population 2016	National Population proportion 2016 (%)
0-4	1,660	8.0%	1,577	7.3%	331,515	7.0%
5-12	2,427	11.7%	2,626	12.1%	548,693	11.5%
13-19	1,843	8.9%	2,049	9.5%	429,160	9.0%
20-64	13,014	62.8%	13,074	60.5%	2,814,930	59.1%
65+	1,769	8.5%	2,271	10.5%	637,567	13.4%
<b>Total</b>	<b>20,713</b>	<b>100%</b>	<b>21,597</b>	<b>100%</b>	<b>4,761,865</b>	<b>100%</b>

Table 4-3: Age Profile of Naas Urban ED (Source: CSO 2016).

In order to assess the proportion of the population which require childcare, Table 2-4 below provides an overview of the relevant age group in the Naas Urban ED. The 2016 Census illustrates that approximately 7% of the total population (1,577 no. children) are pre-school going age (typically 0-4 years old), the proportion of 0-4-year-olds within Naas Urban ED is lower than the total proportion in Kildare (7.8%).

Area	0 years old	1 years old	2 years old	3 years old	4 years old	Total	% of total population 2016
County Kildare	3,179	3,401	3,445	3,556	3,733	17,314	7.8%
Naas Urban ED	262	352	307	322	334	1,577	7.0%

Table 4-4: Age Profile of Pre-school Children (0-4 years old) within Naas Urban ED and County Kildare (Source: CSO 2016).

Within Naas Urban ED there is a larger proportion of primary school children accounting for 12.1% of the total population which equates to 2,626. The proportion of post primary school children is lower within 2,049 no. children (9.5%) as shown in Table 2-5.

Age Cohort	Total	% of ED
5-12 (Primary School Age)	2,626	12.1%
13-19 (Post Primary School Age)	2,049	9.5%
<b>Total:</b>	<b>4,675</b>	<b>21.6%</b>

Table 4-5: Primary and Post Primary Children within Naas Urban ED (Source: CSO 2016).



### 4.3. Average Household Size and Composition

According to the Census 2016, there are a total of 7,183 households in Naas Urban ED. The average household size within Naas Urban ED is 2.97 people which has increased by 1% since 2011 (2.94 people) as shown in Table 2-4.

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

*Table 4-4: Average Household (HH) Size of Naas Urban ED compared to the Local Electoral Area and the State (Source: CSO 2016)*

The average household size in Kildare has increased by 2% from 2.94 people in 2011 to 3.00 people in 2016. The States average household size has increased at a slower rate of 0.3% in comparison to Naas Urban ED and County Kildare.

### 4.4. Population of the Proposed Development

The proposed development is comprised of 219 no. units consisting of 64 no. 1 bed-units, 105 no. 2-bed units and 50 no. 3-bed units (including 42 no. houses) within a site approximately 4.11 ha in size.

As noted above, the average household size for Naas Urban ED recorded in 2016 is 2.97 people. Table 4-2 shows the envisaged population of the proposed development applying the average household size of the ED.

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

*Table 4-2: The Estimated Population of the Proposed Development (Source: CSO 2016, BSM Calculation 2022).*

Therefore, it is expected, based on the average household size of Naas Urban ED, the proposed development will generate a population of 656 no. people.

## 5. EXISTING AND PROPOSED CHILDCARE FACILITIES

As part of this report, we have surveyed the provision of Childcare Services in the area to provide a summary of both existing and permitted childcare facilities using data obtained from the Naas LAP Social Infrastructure Report prepared by Kildare County Council (KCC) and the Tusla Register of Early Years December 2021<sup>3</sup>.

### 5.1. Existing Childcare Provision

Figure 5-1 below shows the number and distribution of childcare facilities within the area. Within 5km there are 26 no. childcare facilities in which 11 no. of facilities fall within a 2km radius from the site.

<sup>3</sup> [https://www.tusla.ie/uploads/content/Kildare\\_Dec21.pdf](https://www.tusla.ie/uploads/content/Kildare_Dec21.pdf)

All childcare facilities are of varying scale and operational services as shown in the corresponding table (Table 5-1), however 8 no. facilities can be considered larger scale as they can accommodate for an excess of 50 plus children. In the total 5km catchment area there are 1,117 no. childcare spaces across the 26 no. providers.

All capacity figures for childcare facilities within Naas Urban ED are in line with the figures in the Naas LAP Social Infrastructure Report.

No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Children can be accommodated	Distance from the Site (km)
1.	Barney's Playschool	32 Jigginstown Park, Newbridge Road, Naas, Co. Kildare.	2 - 6 Years	Sessional	14	c.0.35km
2.	Inspire Child Development Centre	Naas Racecourse, Tipper Road, Naas, Co. Kildare.	3 - 6 Years	Part Time Sessional	6	c.0.53km
3.	Tender Years Creche	Old Caragh Road, Naas, Co. Kildare.	0 - 6 Years	Full Day Part Time Sessional	60	c.0.54km
4.	Saints and Scholars Childcare	5 Kilcullen Road, Naas, Co. Kildare.	1 - 6 Years	Full Day Part Time Sessional	60	c.0.67km
5.	Caragh Court Montessori School	7 Caragh Court, Naas, Co. Kildare.	2 - 6 Years	Sessional	20	c.0.70km
6.	Sticky Fingers Childcare Centre	St. David's, Dublin Road, Naas, Co. Kildare.	2 - 6 Years	Sessional	66	c.1.00km
7.	Mill Lane Preschool	Mill Lane Manor Nursing Home, Mill Bridge Avenue, Naas, Co. Kildare.	2 - 6 Years	Sessional	16	c.1.36km
8.	Ballycane Preschool	Holy Child National School, Lacken View, Naas, Co. Kildare.	3 - 6 Years	Sessional	22	c.1.44km
9.	Apple Tree Creche	Ballycane House, Craddockstown, Naas, Co. Kildare.	2 - 6 Years	Sessional	72	c.1.48km
10.	Sandra Daly	3 Roselawn, Tipper Road, Naas, Co. Kildare.	2 - 6 Years	Sessional	16	c.1.76km
11.	Monread Kindergarten	170 Monread Heights, Naas, Co. Kildare.	2 - 6 Years	Sessional	15	c.1.87km

## DEVOY BARRACKS SHD

### Schools Demand & Childcare Facilities Assessment

12.	First Steps	Naas G.A.A., Sallins Road, Old Town Demesne, Naas, Co. Kildare.	2 - 6 Years	Sessional	22	c.2.03km
13.	Margaret Reynolds Playschool	53 Kingsfurze Avenue, Dublin Road, Naas, Co. Kildare.	2 - 6 Years	Sessional	20	c.2.04km
14.	Butterfly Childminding Services	141 The Park, Sallins Road, Naas, Co. Kildare.	0 - 6 Years	Childminder	5	c.2.54km
15.	Tir na Nog	Monread Avenue, Naas, Co. Kildare.	0 - 6 Years	Full Day Part Time Sessional	121	c.2.54km
16.	Nas na Riogh	Monread Community Centre, Maudlins Ave, Naas, Co. Kildare.	2.5 - 5 Years	Sessional	22	c.2.62km
17.	Cocoon Childcare- Naas	Millennium Park, Naas, Co. Kildare.	0 - 6 Years	Full Day, Part Time, Sessional	126	c.2.64km
18.	Acorn Montessori and Creche	Osberstown Road, Naas, Co. Kildare.	1 - 6 Years	Full Day	75	c.3.16km
19.	The Children's House	4 The Chapel, Mews, Chapel Lane, Naas, Co. Kildare.	2 - 6 Years	Sessional	44	c.4.09km
20.	Flower Tots Montessori	21 Old Chapel Grove Caragh, Naas, Co. Kildare.	2 - 6 Years	Sessional	22	c.4.11km
21.	Cocoon Childcare Sallins	Millbank, Sallins, Co. Kildare.	0 - 6 Years	Full Day Part Time Sessional	116	c.4.15km
22.	Happy Hands Creche	01 Old Chapel Court, Caragh, Naas, Co. Kildare.	0 - 6 Years	Full Day	50	c.4.33km
23.	Naas Racecourse Pre-School (specialist facility for children with autism)	C/O Punchestown Racecourse, Naas, Co. Kildare.	2 - 6 Years	Part Time	12	c.4.40km
24.	Magic Years Limited	183 Sallinsbridge, Sallins, Co. Kildare.	0 – 6 Years	Full Day Part Time Sessional	34	c.4.42km
25.	Enquiring Minds	30A St. John's Grove,	0 - 6 Years	Full Day Part Time Sessional	37	c.4.54km

		Johnstown, Kill, Co. Kildare.				
26.	Punchestown Montessori School	Baltreacy, Punchestown, Naas, Co. Kildare.	2 - 6 Years	Sessional	44	c.4.88km
<b>Total:</b>					<b>1,117 no. places</b>	

*Table 5-1: Overview of Existing Childcare Services (Source: Tusla Register of Early Years Dec 2021).*

Barney's Playschool (1) is the closest childcare facility to the site, c.0.35km, and can accommodate for 14 no. children from the age of 2-6 years old. Punchestown Montessori School is the furthest childcare facility from the site, c.4.88km, accommodating for 44 no. children from the age of 2-6 years old.

As stated the Naas LAP Social Infrastructure Report, there is significant under provision of full-time childcare in Naas which will be further exacerbated through an increase in demand from new residential areas. It is understood that the majority of childcare facilities are operating at full capacity and therefore new childcare facilities must be provided to meet increased demand.

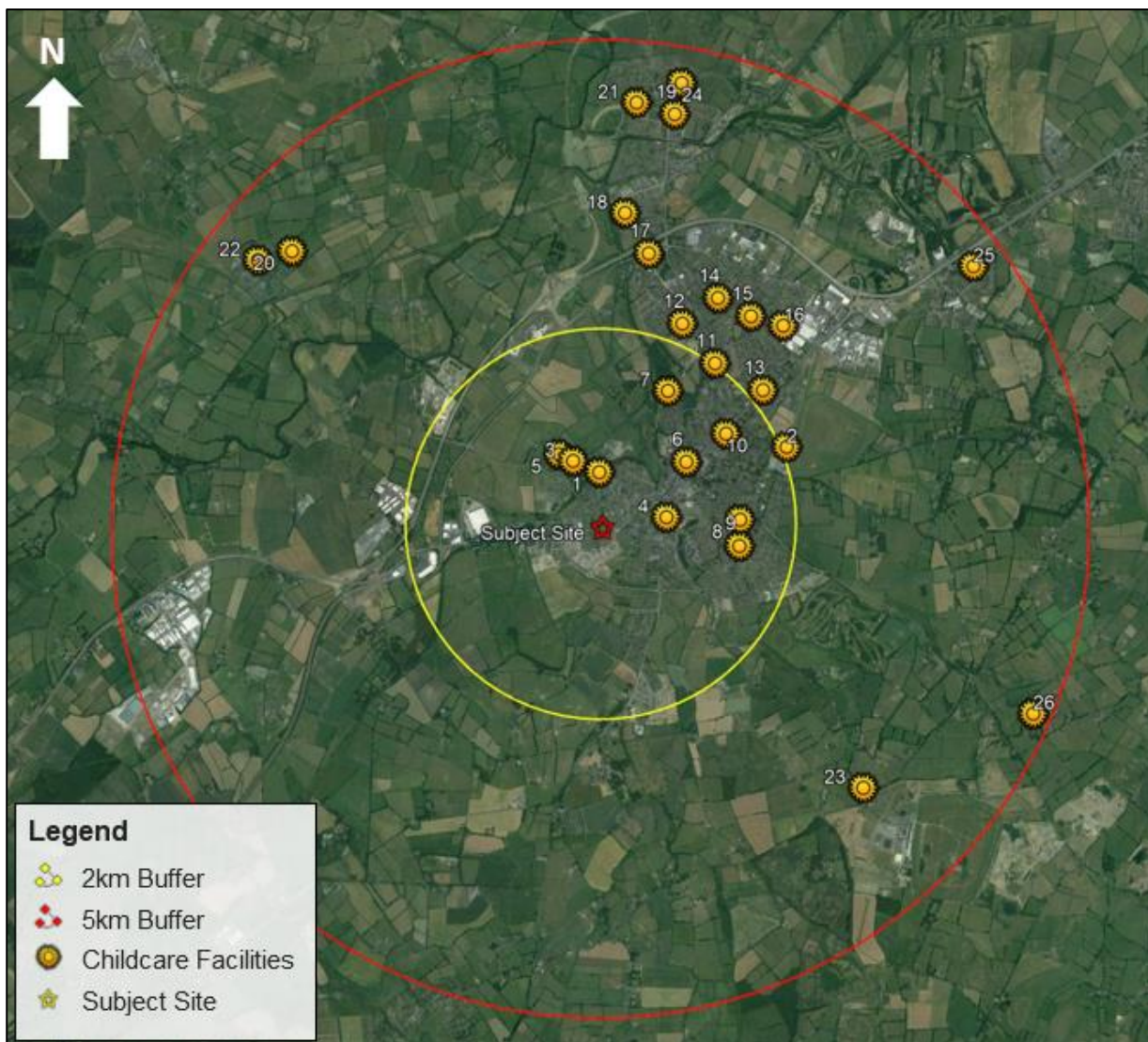


Figure 5-1: Overview of Childcare Facilities within the 2km and 5km Catchment Area (Source: Google Earth Pro, adapted by BSM 2022).

## 5.2. Proposed Childcare Facilities

As part of this survey, we have also considered other significant permitted schemes in the area which include the provision of a childcare facility thus contributing to the overall quantum of childcare places available, further details are set out below in Table 5-2.

Within the 5km catchment area there are 4 no. Permitted childcare facilities which will be able to accommodate for approximately 286 no. children. It is assumed that the earlier facilities permitted in 2016 and 2017 could soon become operational given the permission was granted 5 no. years ago.



No.	Reg. Ref.	Address	No. of Children can be accommodated	Size (sq.m)	Distance from the subject site (km)	Decision
1.	ABP Reg. Ref. 307258	Devoy Quarter, Naas West, Naas, Co. Kildare	c. 36 no. childcare places	not stated	c.20m (adjacent to the subject site)	17.09.2020 – Granted
2.	ABP Reg. Ref. 305701	Townlands of Naas West and Jigginstown, on two parcels of land located to the east and west of the Devoy Link Road.	c. 120 no. childcare places	c.609 sq.m	c.38m	11.02.2020 - Granted
3.	KCC Reg. Ref. 161145	Jigginstown, Naas, Co. Kildare	c. 50 no. childcare places	c.324 sq.m	c.65m	16.06.2017 – Granted
4.	KCC Reg. Ref 16635	Pipers Hill, Killashee, Naas, Co. Kildare	c. 80 no. childcare places	not stated	c. 1.91km	22.12.2016 - Granted
<b>Total:</b>			<b>286 no. places</b>			

*Table 5-2: Permitted Childcare Facilities within the 5km Catchment Area (Source: An Bord Pleanála, Naas LAP Social Infrastructure Report, KCC website).*



*Figure 5-2: Overview of Permitted Childcare Facilities within the 2km Catchment Area (Source: Google Earth Pro, adapted by BSM 2022).*

## 6. ESTIMATED CHILDCARE DEMAND AND ANALYSIS

Including both existing and permitted facilities, there are a total of 1,403 no. childcare places within 5km of the site for future residents to avail of. As noted in the Naas LAP Social Infrastructure Report, the childcare facilities within Naas are operating at a 94.3% capacity rate.

### 6.1. Early Years Sector Profile Report 2018/2019

We contacted the Department of Children and Youth Affairs whom directed us to recently produced 'Early Years Sector Profile Report 2018/2019' (December 2019) which provides detail in relation to childcare capacity in the Country.

An updated report has since been released 'Annual Early Years Sector Profile Report 2019/2020' however it does not contain information on enrolments, waiting lists and vacancies as this information was construed due to the pause of childcare services in March 2020 and the incremental effects of Covid-19.

Therefore, based on the 2018/2019 report, capacity figures (enrolled and vacant places) within Kildare increased by 14.5% with 8,045 in 2017/2018 to 9,215 in 2018/2019. The vacancy rate has increased by 1% in line with the States vacancy rate in 2017/2018 (4%) and in 2018/2019 (5%).

Table 6-1 illustrates capacity and vacancy numbers within the State and Kildare in 2017/2018 and 2018/2019.

Area	Enrolled	Capacity (enrolled and vacant spaces)	Vacant places	Vacancy rate % (enrolled and vacant places)
State (2018/2019)	177,970	188,705	10,735	6%
State (2017/2018)	173,197	182,617	9,420	5%
Kildare (2018/2019)	9,215	9,731	516	5%
Kildare (2017/2018)	8,045	8,349	304	4%

Table 6-1: Enrolment and Vacancy numbers in Kildare (Source: Early Years Sector Reports 2017/2018 & 2018/2019, Pobal 2019).

### 6.2. Childcare Facilities: Guidelines for Planning Authorities (2001)

As noted above in Section 3, Childcare Facilities Guidelines 2001 recommend an average of one childcare facilities for each 75 no. dwellings would be appropriate stating:

*"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facilities for each 75 dwellings would be appropriate."*

As set out in Section 3.7 above, The Sustainable Urban Housing: Design Standards for New Apartments (2020) (Design Standards for New Apartments) reiterates the standard of childcare facilities that should be provided within the Childcare Guidelines but emphasises how sites should be considered on individual merit:



*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommends 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. **One-bedroom or studio type apartments 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**” [our emphasis]*

Within the proposed development there are 63 no. 1-bedroom apartment/duplex units which equates to 28.5% of the development, excluding the 1-bedroom units leaves a remaining 158 no. units.

Based on the exclusion of 1-bedroom units the following childcare places are required:

**158 no. units / 75 dwellings = 2.1 X 20 (minimum required spaces) = 42 no. childcare places.**

The proposed development generates the demand for approximately 42 no. childcare places which equates to 2.9% of the 1,403 no. childcare places in existing and permitted facilities within the 5km catchment area. This is slightly lower than the vacancy rate recorded in Kildare within 2018/2019 (5%). In this regard, excluding 1-bedroom units the proposed development would generate a requirement for approximately 42 no. childcare places.

The ability to exclude one bedroom units, as per the Sustainable Urban Housing: Design Standards for New Apartments set out above, has not been allowed for in this scheme and as such providing for the childcare needs for the full scheme the following childcare places are required:

**219 no. units / 75 dwellings = 2.1 X 20 (minimum required spaces) = 59 no. childcare places.**

### 6.3. Childcare Provision Summary

Taking into consideration enrolment and vacancy rates in the State and Kildare and the Childcare Facilities Guidelines 2001, the analysis shows that the proposed development would generate the demand for approximately 42 no. childcare places.

The requirement for 42 no. childcare places equates to 2.9% of the 1,403 no. childcare places provided in the existing and permitted childcare facilities within the 5km catchment area. However, as stated in the Social Infrastructure Audit prepared by Kildare County Council, the childcare providers within Naas are operating at full capacity.

It is understood that new developments may exacerbate the demand for childcare services within Naas and therefore a childcare facility (411.1 sq.m) providing 59 no. childcare places, meeting the full scheme requirement, is proposed as part of the development in accordance with national, regional and local policy as stated in Section 3 of this report. The proposed childcare facility will facilitate the anticipated demand from the proposed development and help ease the current pressure on facilities within Naas.

## 7. EXISTING AND PROPOSED SCHOOL PROVISION

As part of this Schools Demand Assessment we have surveyed the provision of Primary and Post-Primary Schools in Naas. For the purpose of this assessment we have considered a catchment area of 2km and 5km for primary schools and 5km for post-primary/secondary schools as suitable study areas. In particular, for secondary schools, parents and children are willing to travel a greater distance to attend school.

Using the most recent data publicly available from the Department of Education, we have prepared a baseline of the provision of education facilities in the Naas area. Information in this regard is not generally available directly from the school and as such information is obtained from publicly available sources.<sup>4</sup> We note that some further information is provided, as referenced directly from the schools, as stated in the Naas LAP Social Infrastructure Report.

### 7.1. Existing Primary School Provision

The primary education sector includes a range of school types including state-funded schools, special schools, and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools). The State pays the bulk of the building and running costs of state-funded primary schools.

Although children are not obliged to attend school until the age of six, nearly 40% of four-year-olds and almost all five-year-olds are enrolled in infant classes in primary schools (sometimes called national schools). Primary education consists of an eight year cycle: junior infants, senior infants, and first to sixth classes. Pupils normally transfer to post-primary education at the age of twelve.

Within the 5km catchment area there are a total of 10 no. primary schools, of which 5 no. primary schools are within 2km from the subject site. The breakdown of primary schools consists of 6 no. catholic schools, 1 no. Church of Ireland and 3 no. multi denominational/ inter denominational, enrolment figures and the average class size of these primary schools are shown in Table 7-1.

All primary schools experienced a slight decrease in enrolment figures between 2020/2021 & 2021/2022, apart from Mercy Convent Primary School (2) and St. David's National School (6) which experienced an increase of 4 and 2 no. pupils respectively.

No.	Primary School	Address	Type:	Enrolled Pupils 2020/2021	Enrolled Pupils 2021/2022	Average Class Size 2020/2021	Distance from the Site (km)
1.	Scoil Chorbain	Fairgreen, Naas, Co. Kildare	Catholic	487	483	24 no. pupils	c.0.75m
2.	Mercy Convent Primary School	Sallins Road, Naas, Co. Kildare	Catholic	534	538	24 no. pupils	c.1.16km
3.	An Linbh Iosa (Holy Child)	Ballycane, Naas, Co. Kildare	Catholic	470	469	27 no. pupils	c.1.40km

<sup>4</sup> <https://www.gov.ie/en/publication/055810-education-statistics/>

4.	Naas Community National School	Craddockstown Road, Naas, Co. Kildare	Multi Denominational	257	262	26 no. pupils	c.1.78km
5.	Gaelscoil Nás Na Ríogh	Piper's Hill Educational Campus, Naas, Co. Kildare	Catholic	411	394	26 no. pupils	c.1.89km
6.	St. David's National School	Piper's Hill Educational Campus, Co. Kildare	Catholic	90	92	23 no. pupils	c.2.09km
7.	Scoil Bríd	Sallins Road, Oldtown Naas, Co. Kildare	Catholic	664	649	27 no. pupils	c.2.14km
8.	Killashee Multidenominational National School	Kilcullen Road, Naas, Co. Kildare	Multi Denominational	251	241	28 no. pupils	c.2.45km
9.	St Laurence's National School	Kerdiffstown Road, Sallins, Co. Kildare	Catholic	685	669	29 no. pupils	c.3.98km
<b>Total:</b>				<b>3,849</b>	<b>3,797</b>		

*Table 7-1: Enrolment Figures and Average Class Size in Primary Schools within the 5km Catchment Area (Source: [www.gov.ie](http://www.gov.ie))*

There are 9 no. primary schools within the 5km catchment area (see Figure 7-1) and have a total capacity of 3,797 no places with 2,146 of those places (56.5%) within 2km of the site. Given the high percentage of primary school places within 2km of the site it is considered that primary school education is accessible for future residents to avail of, however it is understood that primary schools within Naas are oversubscribed and many schools are operating on a waiting list.<sup>5</sup>

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<sup>5</sup> Naas Local Area Plan 2021-2027 – Social Infrastructure Audit



Figure 7-1: Overview of Primary Schools within the 5km Catchment (Source: Google Earth Pro, DoES, Adapted by BSM 2022).

## 7.2. Proposed Primary School Provision

In order to provide for school provision, the country is divided into 314 no. school planning areas using a range of data sources including enrolment figures. The proposed development is within the Naas School Planning Area.

In respect of future provision, the Department of Education and Skills (DoES) made a commitment to establish 40 no. new schools between 2019-2022, 28 no. schools were designated to be primary schools. The DoES had planned to establish a new primary school in Naas in 2021, however have since announced that the process to establish a patronage has since been deferred.

As stated in the Naas LAP Social Infrastructure Report, the Mercy Convent Primary School (2) advised that a new school was under construction and will accommodate for an additional 896 no. pupils when completed. Scoil Chorbain are also in the process of designing a new school which will be able to accommodate their overflow and increase capacity in the future.

### 7.3. Existing Post-Primary School Provision

The post-primary education sector comprises secondary, vocational, community and comprehensive schools. Secondary schools are privately owned and managed. Vocational schools are state-established and administered by Education and Training Boards (ETBs), while community and comprehensive schools are managed by Boards of Management.

Students usually begin the Junior Cycle at age 12. The Junior Certificate examination is taken after three years. The main objective of the Junior Cycle is for students to complete a broad and balanced curriculum, and to develop the knowledge and skills that will enable them to proceed to Senior Cycle education. The Senior Cycle caters for students in the 15-to-18-year age group. It includes an optional Transition Year, which follows immediately after the Junior Cycle.

Within 5km of the subject site there are 5 no. post-primary schools comprising 3 No. Catholic schools, 1 No. inter denominational, 1 multi denominational. Table 7-2 below lists Post Primary schools within 5km of the subject site and Figure 7-2 maps the location of these schools.

No.	Post-Primary School	Type	Address	Enrolled Pupils 2020/2021	Enrolled Pupils 2021/2022	Distance from the Site
1.	Gael-Cholaiste Chill Dara	Catholic	Seanbhóthar Luimnigh, Nás na Ríogh	374	401	c.0.48km
2.	Meánscoil Iognáid Ris	Catholic	Naas, Co. Kildare	1,014	1,014	c.0.94km
3.	Coláiste Naomh Mhuire (St. Mary's Catholic College)	Catholic	Sallins Road, Naas, Co. Kildare	1,071	1,062	c.1.06km
4.	Naas Community College	Multi Denominational	Craddockstown Road	558	640	c.1.75km
5.	Piper's Hill College	Inter Denominational	Killashee, Naas, Co. Kildare	967	997	c.2.11km
<b>Total:</b>				<b>3,984</b>	<b>4,114</b>	

Figure 7-2: Post-Primary Schools within the 5km Catchment Area (Source: [www.gov.ie](http://www.gov.ie))

There are 4,114 no. post-primary enrolments, based on the 2021/2022 enrolment figures, within the 5km catchment area. All post-primary schools fall within the 2km catchment area apart from Piper's Hill College, this equates to 3,117 no. spaces within 2km based on the 2021/2022 enrolment figures.

Naas Community College experienced a 14.6% increase in enrolments between 2020/2021 and 2021/2022 (82 no. pupils). The Naas LAP Social Infrastructure Audit has shown shown that the post-primary schools stated above were operating at full capacity as of January 2020, apart from Piper's Hill



College (5) which is operating at a capacity of 95%. St. Marys Catholic College (2) is catering for two times its capacity by using specialist rooms and assembly areas.



Figure 7-3: Overview of Post-Primary Schools within the 5km Catchment Area (Source: Google Earth Pro, DoES, adapted by BSM 2022).

#### 7.4. Proposed Post-Primary Provision

In respect of future provision, the DoES made a commitment to establish 40 no. new schools between 2019-2022, 16 no. schools were designated to be post-primary schools. There are no new schools planned within the Naas School Planning Area under this commitment.

It was envisaged that Naas Community College's new school building in Millennium Park (KCC Reg. Ref. 16434) was to be ready in September 2020, however construction was delayed due to Covid-19 and it is understood that the building is not yet occupied. When the building is complete 1000 no. additional post-primary school places will become available.

### 8. ESTIMATED PRIMARY AND POST-PRIMARY SCHOOL DEMAND

The Minister of Education has set out key priorities for during the National Development Plan (NDP) period 2021-2024 regarding school provision including the delivery of c. 150-200 new school building projects annually to provide necessary additional capacity.

#### 8.1. Estimated Primary School Demand

Within Naas Urban ED there are 2,626 no. primary school aged children (typically 5-12 years old) according to the Census 2016, this has increased by 7.5% since 2011 from 199 no. children. The primary school aged population equates to 12.1% of the total population of Naas Urban ED which is slightly higher than the State's proportion (11.5%).

As recorded in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' produced by the DoES, it is projected that the Dublin region will see primary school enrolments fall by almost 24% (34,500 pupils) between 2020 and 2036 as illustrated in Figure 8-1.

The primary school enrolment figures of Naas Urban ED are in line with these projections and the enrolment numbers gradually decreased from 3,849 no. pupils in 2020/2021 to 3,797 no. pupils in 2021/2022 (1.36%).

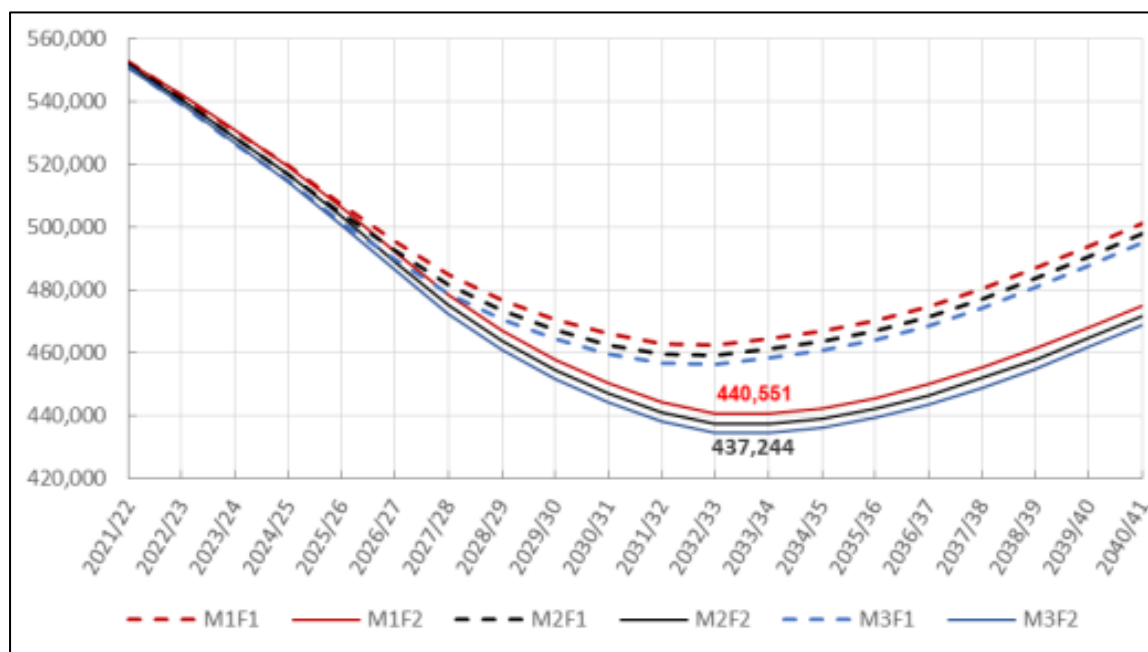


Figure 8-1: Projected Enrolment Figures at Primary School Level 2021-2040 (Source: Department of Education).

As noted in the *Provision of Schools and the Planning System: A Code of Practice 2008* it is assumed that an average of 12% of the population are expected to be present for primary education. An analysis of the likely primary school demand from the proposed development based on the number of units and the average household size within Naas Urban ED has been applied in Table 8-1 below:

Units	Average HH Size (Naas Urban ED)	Population of the Proposed Development	Projected Primary School Population (12%)
219 (total units)	2.97	650	78 no. children
155 (exclusion of 1-bed units)	2.97	460	55 no. children

Table 8-1: Estimated Demand of Primary School Population from the Proposed Development (Source: CSO 2016).

The demand for primary school places generated by the proposed development is approximately 78 no. places, this equates to approximately 10 no. places per year group based on an eight-year primary school cycle. Disregarding 1-bedroom units applying the same methodology as the childcare demand analysis, the proposed development generates the need for 55 no. places which equates to 5 no. places per year group.

Within the catchment area there are 3,797 no. children enrolled across 9 no. primary schools. Assuming as one year group leaves, approximately 475 no. primary school places will become available (total no. children enrolled in primary schools / 8 no. years).

Based on this analysis, the demand for primary school places is significantly lower than the estimated school places available per year, 57 no. primary school places required.



Additional demand will be supported through plans to extend capacity in Mercy Convent Primary School which will accommodate for an additional 896 no. pupils when completed. Furthermore, Scoil Chorbán are also in the process of designing a new primary school which will facilitate demand from the proposed development.

## 8.2. Estimated Post Primary School Demand

Within Howth ED there are 2,049 no. children of secondary school (typically 13-19 years old) which equates to 9.5% of the total population of Naas Urban ED. Similar to the primary school population, this is slightly higher than the State's proportion with secondary school children accounting for 9.0% of the total population.

As recorded in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' produced by the Department of Education, it is envisaged that enrolments will increase by 10,694 no. places between 2020 and 2024 as illustrated in Figure 8-2, however will begin to decrease between 2025-2036 by 16,323 no. places. Given the timeline of pre and post construction requirements, it is expected that the proposed development will not be habitable by 2024 therefore will not contribute to the secondary school population until the figures are expected to decrease in 2024.

Piper's Hill College experienced the largest increase of pupils between the 2020/2021 and 2021/2022 with 30 no. pupils, this suggests available capacity and is further backed up by the Naas LAP Social Infrastructure Audit which stated at the time of surveying, Piper's Hill College had 50 no. student places available. Whilst it is envisaged that enrolments will increase from now until 2020-2024, enrolment figures in the post-primary schools within the 5km catchment area gradually increased.

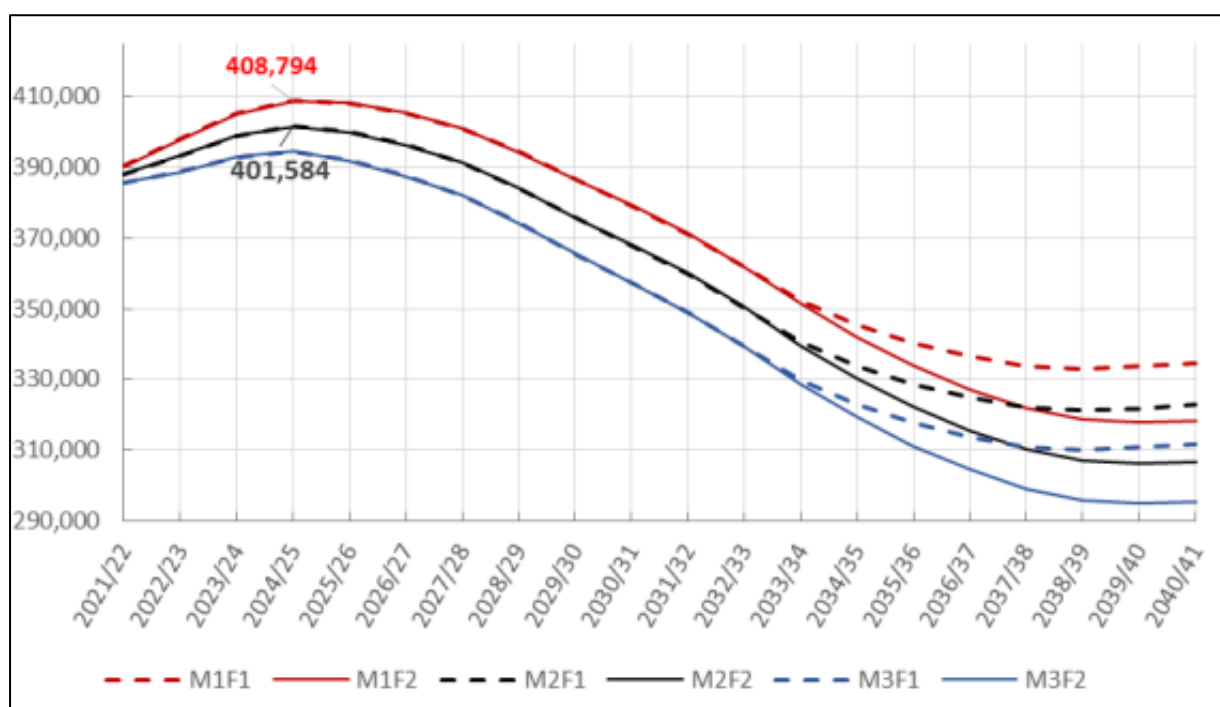


Table 8-2: Projected Enrolment at Secondary School Level 2021-2040 (Source: Department of Education)

Based on these figures the proposed secondary school population is set out below in Table 8-3.

Units	Average HH Size (Naas Urban ED)	Population of the Proposed Development	Projected Secondary School Population (8.3%)
221 (total units)	2.97	656	54 no. places
158 (exclusion of 1-bed units)	2.97	469	40 no. places

*Table 8-3: Estimated Demand of Secondary School Population (Source CSO 2016)*

The proportion of secondary school children within the proposed development is based on the proportion of secondary school children within Naas Urban ED (8.3%). The proposed development generates a demand for c.54 no. places which equates to 9 no. school places per year group based on a six-year secondary school cycle. Disregarding the 1-bedroom units there is an anticipated demand of 40 no. places which equates to 7 no. places per year group.

Within the 5km catchment area there are 5 no. secondary schools with a total of 4,114 no. pupils enrolled. It is understood that the secondary schools are currently operating at full capacity, however assuming as one year group leaves this creates capacity for approximately 686 no. new pupils.

Based on this analysis, the secondary schools within the catchment area have capacity to facilitate the anticipated demand of 54 no. – 40 no. secondary school places as it is significantly lower than the estimated capacity available as one year group leaves and another year group enters.

### 8.3. Primary and Secondary School Provision Overview

To estimate the demand for primary and secondary school places several factors were considered including the available school provision within the catchment area, primary and secondary school age-cohorts within Naas Urban ED, average household size, unit mix and the projected population from the proposed development.

Overall, the demand for both primary and secondary school places generated by the proposed development is low. It is anticipated that approximately 57 – 79 no. primary school places and 40 - 54 no. secondary school places are required. It is expected that the number of places required may decrease in line with the projected enrolment figures published by the Department of Education.

Enrolment figures in primary school will decrease until 2033 and whilst enrolment figures in secondary schools will gradually increase until 2024/2025, it is expected that hereafter enrolments will significantly decrease.

Considering the future planned schools and recent planning activity in the area, in particular the under construction and permissions, that there is sufficient capacity in the area to cater for the future residents of the proposed development noting the current pressure on the system.

## 9. CONCLUSION

The proposed redevelopment of the site at Devroy Barracks represents an opportunity to deliver a new development offering a quality living environment, respectful of its context, site topography, and site character, in close proximity to Naas Town Centre and served by public transport.

### *Childcare Facilities*

The provision of a crèche of C. 411.4 sqm (equating to approx. 59 no. child spaces), in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development. We submit that the childcare needs of the future population of the proposed development will be catered for within the development.

Given the mix of units proposed we consider that the childcare facility is of an appropriate size in the context of the proposed scheme and evident need given the provision of facilities in the area. This is based on information provided in TUSLA's Early Years Register of Services which states that there are 11 no. facilities within 2 km providing a capacity for 367 No. children, and within 5km the total capacity is 1,117 no. spaces in 26 no. childcare facilities.

We consider the proposed development to be fully in accordance with Government guidance in relation to: *the Childcare Facilities Guidelines; Kildare County Development Plan 2017-2023* policies and objectives; *the Naas Local Area Plan 2021-2027*; and, *The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (December 2020).

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the existing and permitted provision of childcare facilities, we submit that the proposed crèche is sufficient to meet the demand created by the proposed development.

### *Schools Demand*

The proposed development represents an opportunity to deliver a new residential location offering a quality living environment, respectful of its context, site topography, and site character, within the urban extent of Naas and close to its town centre.

We consider the proposed development to be fully in accordance with Government guidance in relation to: *the Kildare County Development Plan 2017-2023* policies and objectives; *the Provision of Schools and the Planning System*; *the Naas Local Area Plan 2021-2027* and the *Sustainable Residential Development in Urban Areas*.