

Social & Community Infrastructure Audit

Proposed Large-Scale Residential Development: Naas
Racecourse Lands

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1 Introduction

Tetra Tech (formerly RPS) has been instructed by Ballymore Development Limited (hereafter referred to as the Applicant) to prepare this Social & Community Infrastructure Audit (SCIA) to accompany a planning application to Kildare County Council (KCC) for a proposed large-scale residential development (LRD) consisting of 234 no. units and a childcare facility on lands to the west of Naas Racecourse, Kingsfurze, Naas, County Kildare.

1.1 Purpose of this Report

This SCIA has been prepared in response to objective SC O16 of the *Kildare County Development Plan 2023–2029* (KCDP) which states that it is an objective of the Council to:

“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.”

In addition, the LRD Opinion (Ref. LRD2025006) stated that *“A Community / Social infrastructure assessment is required and should be submitted.”*

This SCIA has been prepared to demonstrate compliance with the KCDP objective and to satisfy the requirement of the LRD Opinion.

1.2 Structure of this Report

This report is structured as follows:

- **Section 1:** Introduction
- **Section 2:** Scope and Study Area
- **Section 3:** Proposed Development
- **Section 4:** Site Context and Relevant Local Audits
- **Section 5:** Demographic Profile
- **Section 6:** Demand from the Proposed Development
- **Section 7:** Audit of Existing Social and Community Infrastructure
- **Section 8:** Conclusions

2 Scope and Study Area

2.1 Scope

The scope of the SCIA has been informed by the KCDP and the *Naas Local Area Plan 2021-2027* (Naas LAP).

Relevant objectives contained in the KCDP include:

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

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

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

Based on the guidance provided in the KCDP, this SCIA examines the following social and community infrastructure categories:

- **Education:** primary and secondary-level schools, and third-level and further education.
- **Childcare:** pre-school and early years, sessional and full-day childcare provision (public, community and private).
- **Health and Wellbeing:** GP surgeries and primary care services, dental practices, pharmacies, community health supports, nursing homes, counselling and mental services, physiotherapists, opticians, etc.
- **Open Space, Sport, and Recreation:** playing pitches, indoor sports halls, gyms, leisure facilities and clubs, and playgrounds and parks.
- **Retail and Commercial Services:** shopping centre, supermarkets, and local convenience shops relevant to the proposed development.
- **Other Social and Community Facilities:** community centres, parish halls, libraries, religious facilities, arts, and cultural centres, garda stations, ATMs, credit unions, banks, post offices, etc.

The following sources were consulted to identify existing facilities and compile baseline information:

- Central Statistics Office (CSO)
- Google Maps

- OpenStreetMap
- Department of Education (DoE)
- Tusla Early Years Inspectorate
- Pobal Maps
- GeoDirectory
- KCC ePlanning database
- myplan.ie National Planning Application Map Viewer
- Naas Local Area Plan 2021–2027 (including the associated Social Infrastructure Audit)
- KCDP

2.2 Proposed Study Area

The study area for this SCIA is defined as the area reachable from the centre of the subject site by:

- a 15-minute walk; and
- a 10-minute cycle.

These network-based isochrones are provided within KCDP and are typically used to identify facilities that are functionally available to future residents. Where the KCDP suggests a wider catchment (notably for second-level education) and no suitable facility exists within the study area, the nearest functionally relevant facilities beyond the study area are identified and justified in the audit.

A summary of the KCDP guidance for conducting the audit and defining the study area is provided below, along with a demonstration of how the proposed study area complies with it.

Table 2-1: KCDP Objectives, Catchment Guidance and Compliance of the SCIA Study Area

KCDP Objective	Guidance (catchment/time)	SCIA Study Area
SC O17	Social and Community Facilities: 10–15-minute walk (800–1,200 m)	Complies (Study Area covers a 15-minute walk and a 10-minute cycle)
SC O70	Primary schools: 10–20-minute walk/cycle	Complies (Study Area covers a 15-minute walk and a 10-minute cycle)
SC O70	Second-level schools: wider catchment, typically up to 5 km (or as agreed)	Complies (wider catchment considered when appropriate)

Source: KCDP

The study area is presented in **Figure 2-1**.

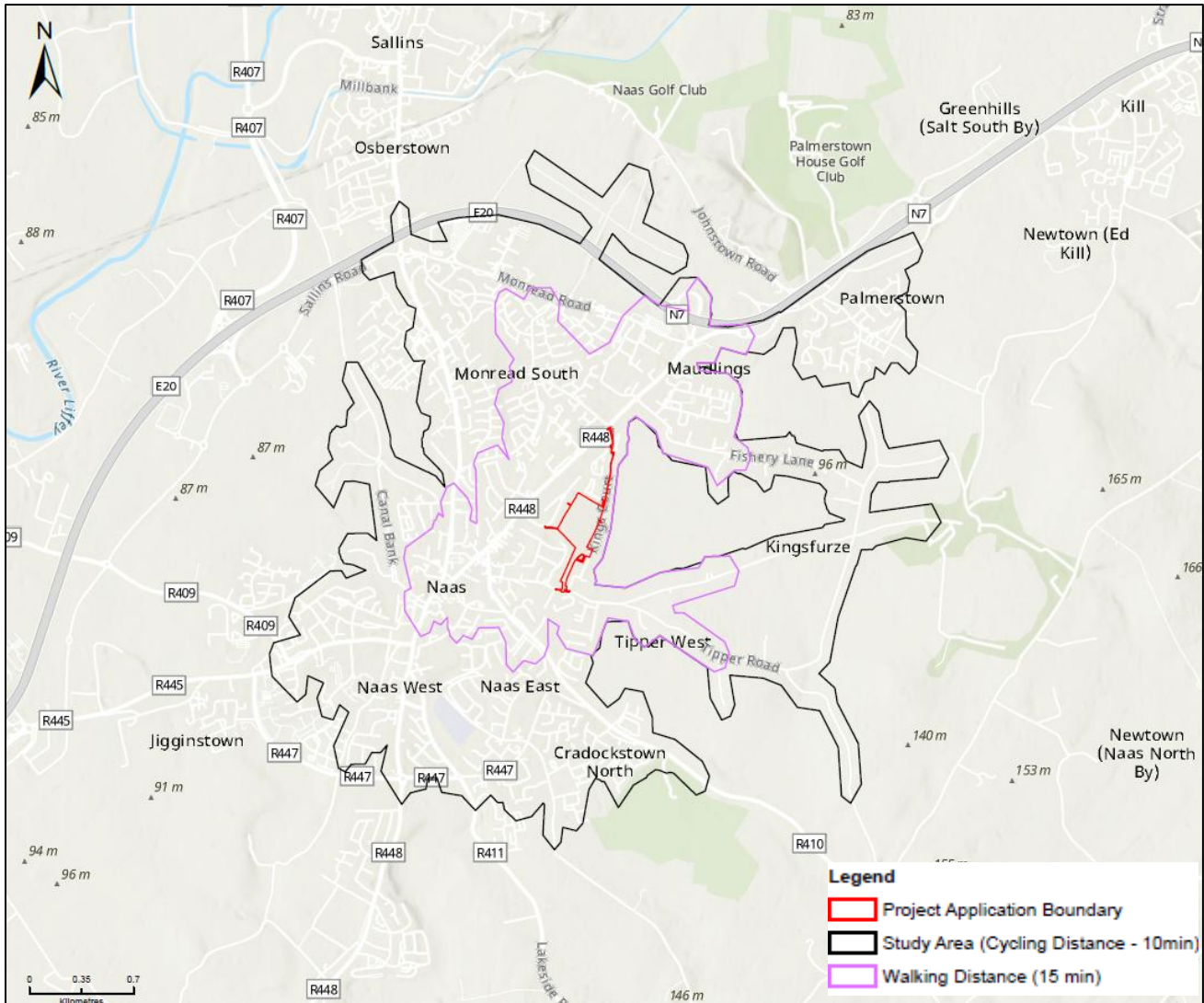


Figure 2-1 Proposed SCIA Study Area

Source: Tetra Tech

3 Proposed Development

A full description of the proposed development is provided in the statutory documentation submitted with the planning application and should be read alongside the Architectural Design Statement, Planning Report and associated technical reports. The summary below outlines the elements of the proposal that are relevant to the SCIA. This section is descriptive only.

3.1 Proposed Residential Uses

The proposed development comprises 234 residential units, consisting of a mix of houses, duplexes, triplexes and apartments. Units range from one-bedroom to five-bedroom dwellings, accommodating a variety of household types. Based on the architects' schedules, the residential mix includes:

- 37 no. 1-bedroom apartments
- 38 no. 2-bedroom apartments
- 44 no. 3-bedroom apartments
- 48 no. 3-bedroom houses
- 65 no. 4-bedroom houses
- 2 no. 5-bedroom houses.

In total, the development will deliver a diverse range of accommodation suitable for a broad demographic profile.

Based on the 2022 average household size for Naas Town (2.94 persons per household)¹, the proposed development would accommodate an estimated population of c. 688 residents, it is noted that this is a conservative figure given that 48% of the development contains 1 and 2-bedroom units and is therefore likely to have a lower average household size than recorded for Naas Town in 2022.

3.2 Proposed Social & Community Spaces

In addition to residential units, the proposed development incorporates a range of social and community infrastructure elements, including:

Childcare Facility

The proposed development includes a childcare facility extending to c. 470.8 sqm, with capacity for 97 children, together with secure external play areas, staff parking, drop-off spaces, and direct pedestrian connections. The facility is designed to reflect local equestrian architectural character, acknowledging proximity to Naas Racecourse.

In accordance with the *Childcare Facilities Guidelines for Planning Authorities (2001)*, Appendix 2 establishes a standard whereby one childcare facility providing a minimum of 20 childcare places per 75 dwellings is considered reasonable. This standard is applied on a pro rata basis for larger developments. Applying the guideline standard results in the following calculation:

$$234 \text{ dwellings} \div \text{by } 75 \text{ dwellings} = 3.12$$

$$3.12 \times 20 \text{ childcare places} = 62.4 \text{ childcare places}$$

On this basis, the guideline requirement for the development is approximately 62 childcare places.

¹ <https://www.cso.ie/en/releasesandpublications/ep/p-cpsr/censusofpopulation2022-summaryresults/householdsizeandmaritalstatus/>

It is noted in the *Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*, that the threshold for provision of any childcare 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. In this regard, it confirms that 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.

The proposed facility, with capacity for 97 children, therefore, significantly exceeds the minimum requirement set out in the Childcare Guidelines. This on-site provision will fully meet the childcare demand generated by the proposed development and will also make a meaningful contribution toward addressing wider childcare pressure within the area, as identified in the SIA contained within the Naas LAP.

Open Spaces

- A total of c.1.0 ha (c. 10,007 sq.m) of high-quality public open space is provided.
- This includes a centrally located, multi-functional green space aligned with key pedestrian desire lines, along with smaller pocket parks and landscape corridors.
- All areas will feature high-quality hard and soft landscaping, accessible to both residents and the wider community.

Play Areas

- A network of equipped and informal play spaces is distributed across the development.
- Play spaces are integrated into the central green and pocket parks to serve children of a range of ages.

Communal Open Spaces

Dedicated communal gardens are provided for:

- Apartment buildings in the north-west and south-east of the site.
- Duplex and triplex buildings, through shared landscaped courtyards.

Private Open Space

All residential units are provided with private open space appropriate to their typology, including:

- Rear gardens for houses
- Ground-floor terraces
- Upper-level balconies or terraces
- Winter gardens for selected triplex units

3.3 Accessibility and Movement Infrastructure

The proposed development includes new infrastructure and upgrades to the local movement network, including:

- Extension of Gallops Avenue, connecting Dublin Road to Tipper Road.
- New and upgraded cycle tracks, pedestrian routes, and junction improvements.
- A formal pedestrian connection to Kingsfurze Avenue.
- Provision for a future pedestrian link along the western boundary leading to Kingsfurze Avenue.
- An internal road network comprising:

- Local streets
- Local link streets with segregated pedestrian/cycle paths
- Shared-surface home zones
- Public transport accessibility is reinforced by direct connections to nearby bus stops on Dublin Road and Tipper Road.
- Car parking and cycle provision
 - For residents and visitors.
 - Dedicated staff and visitor cycle parking at the childcare facility.

3.4 Other Supporting Amenities

The proposed development incorporates a range of additional elements that support social interaction, active travel, and community identity, including:

- Landscaped public realm areas and tree-lined streets.
- Seating, lighting, and surface treatments that support pedestrian comfort.
- Improvements to hedgerow integration and protection of ecological corridors.
- Upgrading and undergrounding of utilities and public lighting.
- Sustainable drainage systems (SuDS), including bioretention planting beds.

4 Site Context and Relevant Local Audits

The subject site comprises approximately 8.7 hectares of predominantly greenfield land located between Naas town and Naas Racecourse in County Kildare. It is strategically positioned 700 metres northeast of Naas town centre, less than 1 kilometre southwest of Naas Industrial Estate, and approximately 1.5 kilometres northeast of Naas General Hospital. The site is bordered by established residential estates, including Kings Court and The Gallops to the north, Kingsfurze Avenue to the west, and Woodlands to the south. Green areas to the west and southwest provide existing residents with public open space.

The proposed development will deliver residential units, a childcare facility, and supporting infrastructure, including the extension of Gallops Avenue and improved connectivity to adjoining lands. Ecological surveys confirm the absence of protected habitats, with the land primarily comprising dry meadows and hedgerows.

- **Transport Services and Infrastructure:**

- **Road Access:** Vehicular access is via Gallops Avenue and Tipper Road, linking to Naas town and the M7 motorway, providing regional access.
- **Rail:** Sallins and Naas train station (approx. 2.8 km northwest) offers commuter and intercity services to Dublin Heuston, Portlaoise, and Waterford, with park-and-ride and bicycle parking facilities.
- **Bus:** Several routes serve Naas, including 125, 126, 130, 726, 139, and 885, ensuring strong connectivity to Dublin and surrounding towns.
- **Active Travel:** Pedestrian and cycle links exist via Gallops Avenue, Tipper Road, and adjoining green spaces, with planned improvements under the development to enhance permeability.

- **Local Services and Facilities**

- **Retail:** Naas town centre offers supermarkets such as Tesco, Lidl, Aldi, Dunnes Stores, and SuperValu.
- **Education:** Nearby schools include Mercy Convent Primary School and St. Mary's College.
- **Healthcare:** Naas General Hospital is located approximately 1.5 km from the site.
- **Recreation:** Naas Racecourse and local parks provide leisure opportunities.

- **The Naas Local Area Plan (LAP) 2021–2027 Social Infrastructure Audit**

The Naas Local Area Plan (LAP) 2021–2027 is supported by a Social Infrastructure Audit (SIA), which assessed the adequacy of facilities across education, childcare, healthcare, community, and recreation sectors. Key findings from the Naas SIA include:

- **Education:** The Naas SIA states that both primary and post-primary schools in Naas were already operating above capacity, with schools collectively exceeding their built capacity and experiencing significant pressure due to continued population growth. The SIA noted that a new 1,000-pupil post-primary school for Naas Community College at Millennium Park was proposed at the time to address this demand; this school has since been constructed and is now operational, located approximately 2.4 km southwest of the subject site. In addition, the Department of Education's current list of major projects confirms that a new Naas Primary School is now in the Site Acquisition Process, indicating further primary capacity is planned for Naas.² A further significant investment has also been confirmed at St Mary's Girls Post Primary, where the Department has issued a Letter of Intent for a new 1,000-pupil school

² <https://www.gov.ie/en/department-of-education/services/major-projects/>

building.³ Despite these projects, the Naas SIA makes clear that both primary and post-primary education sectors remain under substantial pressure, and additional capacity will continue to be required

- **Childcare:** The Naas SIA states that existing childcare facilities in Naas are operating at high utilisation levels (approximately 94%), with many services maintaining waiting lists, indicating significant pressure on local provision. The Naas SIA identifies a requirement for approximately 640 additional childcare places by 2027, even when extant planning permissions are taken into account.
- **Healthcare:** The Naas SIA states that Naas General Hospital and eight GP practices provide strong coverage, but GP practices report capacity strain despite high doctor-to-population ratios.
- **Community and Recreation:** The Naas SIA states that Naas benefits from extensive sports facilities and open spaces, but qualitative improvements and additional playgrounds are needed. The audit recommends 6.8 hectares of new sports facilities and 6 hectares of playgrounds by 2027.
- **Neighbourhood Centres:** The Naas SIA states that existing centres are concentrated in Monread; proposed centres at Devoy Link Road and Blessington Road will improve spatial balance.

The Naas LAP and associated SIA conclude that the area is generally well-served by social and community infrastructure, with planned improvements to address identified gaps.

³ <https://www.leinsterleader.ie/news/local-news/2035228/letter-of-intent-confirmed-for-major-school-project-in-kildare.html>

5 Demographic Profile

5.1 Methodology

To provide an understanding of demographic trends in the context of the proposed development, census data from the Central Statistics Office (CSO) for 2016 and 2022 have been reviewed and analysed. Analysis is presented at three spatial scales to provide context and allow comparison between broader trends and local conditions:

- **National:** to identify overarching demographic trends and provide a macro baseline at a state level.
- **County:** to capture county-wide patterns of Kildare County.
- **Local:** to focus on the immediate area adjoining the proposed development for Naas Town. The local analysis uses the CSO boundary for Naas Town (see **Figure 5-1**).

Census data are organised by the CSO under a number of thematic headings. This assessment concentrates on themes most relevant to identifying the demographic profile:

- Population
- Age Profile
- Household Size
- Children per Family
- Employment/Economic Status
- Educational Attainment

For consistency and comparability, identical datasets and definitions from the 2016 and 2022 censuses were used. Where appropriate, percentage changes and absolute differences between census years are noted to highlight recent demographic shifts.

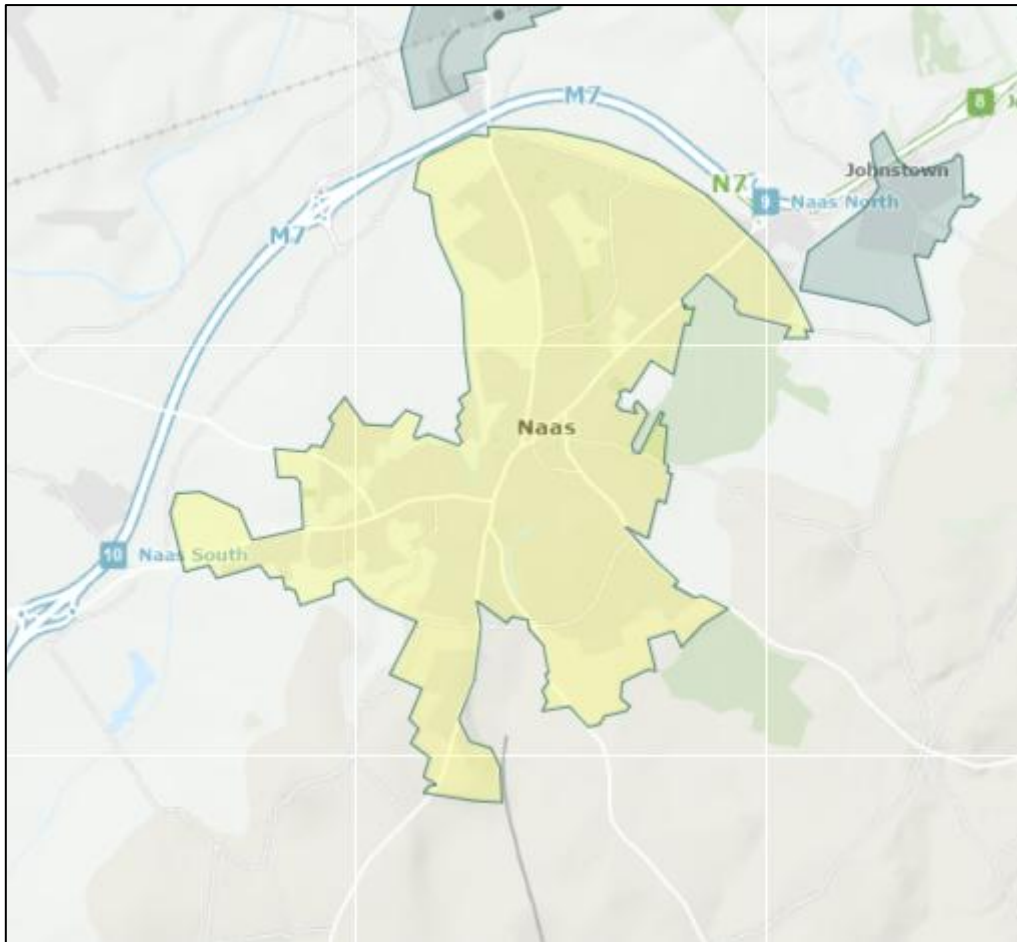


Figure 5-1: CSO boundary for Naas Town

Source: CSO.ie

5.2 Population

Table 5-1 presents population figures for 2016 and 2022 and provides details of the change between 2016 and 2022.

Table 5-1: Population Figures 2016 and 2022 & (%) Change

	2016	2022	% Change
State	4761865	5149139	8.13%
Kildare County	222504	247774	11.36%
Naas Town	21393	26180	22.38%

Source: CSO.ie

Key Trend

- From 2016 to 2022, the national population grew by 8.13%, while Kildare County experienced a growth rate of 11.36%.
- Naas Town recorded a significantly higher growth rate of 22.38%, indicating strong local residential demand compared to national and county trends.

Key Finding: Naas Town's population growth exceeds broader trends, highlighting its role as a key growth area.

5.3 Age Profile

Table 5-2 presents census data arranged by age cohort for 2016 and 2022. It also details the change within each age cohort between 2016 and 2022.

Table 5-2: Age Groups 2016 and 2022 & (%) Change

	0-2 years (Early Years)	3-4 years (Pre School)	5-12 years (Primary)	13-18 years (Post Primary)	19-24 years (Young Adults)	25-64 years (Adults)	+65 years (Older Adults)
State 2016	192,604	138,911	548,693	371,588	331,208	2,541,294	570,012
State 2022	173,426	121,989	568,184	421,720	371,739	2,715,766	776,315
(%) Change 2016-2022	-9.96%	-12.18%	3.55%	13.49%	12.24%	6.87%	36.19%
Kildare County 2016	10,025	7,289	29,453	19,188	15,562	118,973	18,441
Kildare County 2022	9,094	6,387	29,985	22,391	18,298	131,899	29,720
(%) Change 2016-2022	-9.29%	-12.37%	1.81%	16.69%	17.58%	10.86%	61.16%
Naas Town 2016	921	656	2,626	1,789	1,387	11,947	1,911
Naas Town 2022	1,162	736	3,063	2,064	1,698	14,596	2,987
(%) Change 2016-2022	26.17%	12.2%	16.64%	15.37%	22.42%	22.17%	56.31%

Source: CSO.ie

Key Trend

- The national and county levels experienced notable increases in the 65+ age cohort, with rises of 36.19% nationally and 61.16% in Kildare.
- Naas Town mirrored this trend with a 56.31% increase in the 65+ demographic, indicating an ageing population consistent with wider patterns.
- The population aged 0–4 years in Naas increased (0–2 years: +26.17%, 3–4 years: +12.2%), contrasting with national declines in these cohorts.
- Primary school-aged population (5–12 years) rose by 16.64%, and post-primary (13–18 years) by 15.37%, suggesting continued demand for school places.

Key Finding: Naas Town shows strong growth across all age cohorts, particularly older adults and early years, reinforcing the need for age-friendly facilities and sustained school provision.

5.4 Household Size

Table 5-3 presents census data on average household size in 2016 and 2022.

Table 5-3: Household Size 2016 and 2022

Area	2016	2022
State	2.75	2.74
Kildare County	3.00	2.97
Naas Town	2.97	2.94

Source: CSO.ie

Key Trend

- There was a slight decrease in average household size at all levels, with the national average dropping from 2.75 to 2.74, Kildare from 3.00 to 2.97, and Naas from 2.97 to 2.94.

Key Finding: The Study Area shows a modest shift towards smaller households, consistent with national trends.

5.5 Children Per Family

Table 5-4 presents census data for the average number of children per family in 2016 and 2022. It also provides details of the change between 2016 and 2022.

Table 5-4: Average Children Per Family 2016 and 2022 & Change (%)

Area	2016	2022	% Change 2016-2022
State	1.38	1.34	-2.90
Kildare County	1.46	1.41	-3.42
Naas Town	1.42	1.35	-4.93

Source: CSO.ie

Key Trend

- A decrease in the number of children per family was observed nationally (-2.9%) and in Kildare (-3.42%).
- Naas Town experienced a more substantial decline of -4.93%, indicating a sharper reduction in family size compared to national and county levels.

Key Finding: Naas Town is experiencing a more significant decline in family size, reducing long-term pressure on childcare facilities.

5.6 Employment / Economic Status

Table 5-5 presents census data about people's principal employment and economic status in 2016 and 2022. It includes information on the unemployment rate, calculated by adding the number of unemployed persons to first-time job seekers and then dividing the total by the overall labour force (i.e., the total number of unemployed persons and employed persons).

Table 5-5: Principal Employment/Economic Status 2016 and 2022 & (%) Unemployment Rate 2016 and 2022

Principal economic status / Year	State		Kildare County		Naas Town	
	2016	2022	2016	2022	2016	2022
Employed	2,006,641	2,320,297	95,947	114,829	9,990	12,865
Looking for First Regular Job	31,434	34,526	1,395	1,580	131	143
Unemployed or given up Previous Job	265,962	176,276	10,902	7,419	887	704
Student	427,128	459,275	20,559	22,926	1,801	2,179
Looking after home/family (inc. looking after relative)	305,556	272,318	14,478	13,394	1,358	1,337
Unable to work due to permanent sickness or disability	158,348	189,308	6,255	7,597	505	635
Other	14,837	27,062	518	1,268	44	216
Retired	545,407	657,790	18,890	25,384	2,042	2,575
Total	3,755,313	4,136,852	168,944	194,397	16,758	20,654
(%) Unemployment Rate 2016 - 2022	12.9%	8.3%	11.36%	7.3%	9.2%	6.2%

Source: CSO.ie

Key Trend

- Unemployment rates decreased significantly across all levels, with the national rate dropping from 12.9% to 8.3%, Kildare from 11.36% to 7.3%, and Naas from 9.2% to 6.2%.
- Employment in Naas increased by 28.8%, while the retired population grew by 26%, reflecting both labour market strength and ageing dynamics.

Key Finding: Naas Town's employment situation is improving and is consistent with broader trends, though ageing will influence future service needs.

5.7 Educational Attainment

Table 5-6 presents census data on educational attainment for 2016, while **Table 5-7** presents the same data for 2022. The information is provided numerically and as a percentage, representing each level of educational attainment in relation to the total.

Table 5-6: Educational Attainment Level 2016

Highest Education Level (2016)	State	%	County Kildare	%	Naas Town	%
No Formal Education	52,214	1.69	2,018	1.47	129	0.93
Primary Education	334,284	10.79	11,700	8.50	926	6.65
Lower Secondary	449,766	14.52	18,958	13.77	1,524	10.94

Highest Education Level (2016)	State	%	County Kildare	%	Naas Town	%
Upper Secondary	573,643	18.52	26,837	19.49	2,757	19.80
Technical Or Vocational Qualification	271,532	8.77	12,731	9.25	1,336	9.59
Advanced Certificate/Completed Apprenticeship	182,318	5.89	8,809	6.40	751	5.39
Higher Certificate	153,351	4.95	7,635	5.55	822	5.90
Ordinary Bachelor's Degree or National Diploma	237,117	7.66	11,576	8.41	1,328	9.54
Honours Bachelor's Degree, Professional qualification or both	331,293	10.70	16,024	11.64	2,022	14.52
Postgraduate Diploma or Degree	284,107	9.17	13,375	9.71	1,736	12.46
Doctorate (Ph.D.) or higher	28,759	0.93	1,297	0.94	118	0.85
Not Stated	198,668	6.41	6,714	4.88	478	3.43
Total	3,097,052	100	137,674	100	13,927	100

Source: CSO.ie

Table 5-7: Educational Attainment Level 2022

Highest Education Level (2022)	State	%	County Kildare	%	Naas Town	%
No Formal Education	81,280	2.40	3,230	2.06	228	1.37
Primary Education	251,219	7.42	9,251	5.90	639	3.85
Lower Secondary	446,007	13.18	19,363	12.35	1,494	9.00
Upper Secondary	613,478	18.13	29,120	18.57	2,747	16.55
Technical Or Vocational Qualification	253,892	7.50	11,860	7.56	1,154	6.95
Advanced Certificate/Completed Apprenticeship	190,268	5.62	9,475	6.04	818	4.93
Higher Certificate	187,488	5.54	9,452	6.03	989	5.96
Ordinary Bachelor's Degree or National Diploma	272,535	8.05	13,703	8.74	1,650	9.94
Honours Bachelor's Degree, Professional qualification or both	450,523	13.31	22,866	14.58	3,140	18.92
Postgraduate Diploma or Degree	379,416	11.21	19,085	12.17	2,744	16.54
Doctorate (Ph.D.) or higher	38,212	1.13	1,787	1.14	205	1.24
Not Stated	220,311	6.51	7,614	4.86	787	4.74
Total	3,384,629	100	156,806	100	16,595	100

Source: CSO.ie

Key Trend

- Higher education attainment increased at the national and county levels, with more individuals achieving Honours Degrees and Postgraduate qualifications.
- Naas Town followed this trend, with Honours Degree holders rising from 14.52% to 18.92% and Postgraduates from 12.46% to 16.54%.

Key Finding: Naas Town is keeping pace with wider societal improvements in educational attainment, supporting demand for professional and cultural facilities.

5.8 Affluence & Deprivation

The Pobal HP Deprivation Index⁴ provides a relative measure of affluence and deprivation based on Census indicators including employment, educational attainment, age structure and household composition.

At county level, County Kildare recorded a Pobal HP Deprivation Index score of +3.18 in 2016, classifying the county as “marginally above average”. In 2022, Kildare recorded a Pobal HP Deprivation Index score of +3.11 and remained classified as “marginally above average”. This indicates that socio-economic conditions at county level have remained broadly stable between 2016 and 2022, with a slight reduction in the index score but no change in overall classification.

A review of the Pobal HP Deprivation Index Small Area maps for Naas Town (2016 and 2022) indicates that the Study Area comprises a mix of Small Areas, predominantly classified as “marginally above average”, with a number of areas also categorised as “affluent” and “very affluent”. A smaller number of Small Areas are classified as “marginally below average,” with limited representation of disadvantaged categories.

Comparison of the 2016 and 2022 Small Area classifications shows that the overall spatial pattern of affluence and deprivation within Naas Town has remained broadly consistent, with no significant shifts in deprivation status observed over the period.

Key Trend

- County Kildare recorded Pobal HP Deprivation Index scores of +3.18 (2016) and +3.11 (2022) and remained classified as ‘marginally above average’, indicating broadly stable socio-economic conditions.
- Naas Town Small Areas are predominantly classified as ‘marginally above average’, with some ‘affluent’ and limited ‘marginally below average’ areas, and no significant change between 2016 and 2022.

Overall Summary

The Study Area reflects many broader demographic trends observed nationally and at county level, with some unique variations:

- Higher population growth than national and county averages.
- Pronounced ageing alongside growth in early-years cohorts.
- Smaller household sizes and sharper decline in children per family.
- Improving employment and educational attainment, reinforcing a skilled and economically active population.

⁴ <https://data.pobal.ie/Portal/apps/experiencebuilder/experience/?id=3b0acba7eb694ffa85340a60f81d516c>

6 Demand from the Proposed Development

The proposed development seeks permission to construct 234 no. residential units, comprising 115 no. houses, 21 no. apartments within a three-storey apartment block, 80 no. own-door apartments within duplex-type buildings and 18 no. own-door apartments within triplex-type buildings. The scheme also includes landscaped public and communal open spaces, an equipped children’s play area, and an on-site childcare facility designed in accordance with national guidelines. Additional elements include car and bicycle parking, bin storage, and associated site development works.

6.1 Estimated Population

Using an indicative occupancy rate of 2.94 persons per household (average household size for Naas Town, Census 2022), the proposed development can expect to generate an additional population of approximately:

$$234 \text{ units} \times 2.94 \text{ persons/unit} = c.688 \text{ persons}$$

This is a conservative estimate, as the high proportion of 1- and 2-bedroom apartments typically results in smaller household sizes than the town average. Actual occupancy is therefore likely to be lower.

The additional population would represent a modest increase relative to Naas Town’s 2022 population of 26,180.

6.2 Age Profile Breakdown

The estimated age profile of future residents has been derived by applying the Naas Town age profile from Census 2022 to the estimated population generated by the proposed development.

As outlined in **Section 6.1**, the proposed development is estimated to accommodate a population of approximately 688 persons, based on 234 residential units, and an average household size of 2.94 persons (Naas Town, Census 2022).

The Census 2022 age profile for Naas Town provides the percentage distribution of the population across standard age cohorts. These proportions were applied to the estimated population of 688 persons to calculate an indicative number of residents within each age group.

Table 6-1 Estimated Age Profile of Future Residents (Based on CSO 2022 Naas Age Profile)

Age Cohort	Persons	%
0–4 years	50	7.3%
5–12 years	80	11.7%
13–18 years	54	7.9%
19–24 years	45	6.5%
25–64 years	384	55.8%
65+ years	74	11.3%
Total	688	100%

Source: CSO.ie; Tetra Tech calculations.

6.3 Dependency Ratio

Based on this distribution, approximately 258 persons (37.5%) fall within dependent age cohorts (0–18 and 65+), while 428 persons (62.5%) are within working-age cohorts (19–64). This ratio aligns with Naas Town’s demographic structure and informs demand for education and healthcare services.

6.4 Summary

The proposed development will generate a modest population increase, with a demographic profile broadly aligned to Naas Town trends. While childcare demand will be addressed by the on-site facility, consideration is also given to:

- **School capacity** for primary and post-primary cohorts.
- **Healthcare and community services** for an ageing population.
- **Flexible communal spaces** to accommodate smaller households and diverse age groups.

7 Audit of Existing Social and Community Infrastructure

7.1 Introduction

An audit was carried out of the existing social and community infrastructure in the defined study area under the following headings:

- **Education:** primary and secondary-level schools, and third-level and further education.
- **Childcare:** pre-school and early years, sessional and full-day childcare provision (public, community and private).
- **Health and Wellbeing:** GP surgeries and primary care services, dental practices, pharmacies, community health supports, nursing homes, counselling and mental services, physiotherapists, opticians, etc.
- **Open Space, Sport and Recreation:** playing pitches, indoor sports halls, gyms, leisure facilities and clubs, and playgrounds and parks.
- **Retail and Commercial Services:** shopping centre, supermarkets, and local convenience shops relevant to the proposed development.
- **Other Social and Community Facilities:** community centres, parish halls, libraries, religious facilities, arts and cultural centres, garda stations, ATMs, credit unions, banks, post offices, etc.

The following sections present the audit findings.

7.2 Education

7.2.1 Primary Schools

The locations of primary schools within the Study Area are illustrated in **Figure 7-1**; and details are presented in **Table 7-1**.

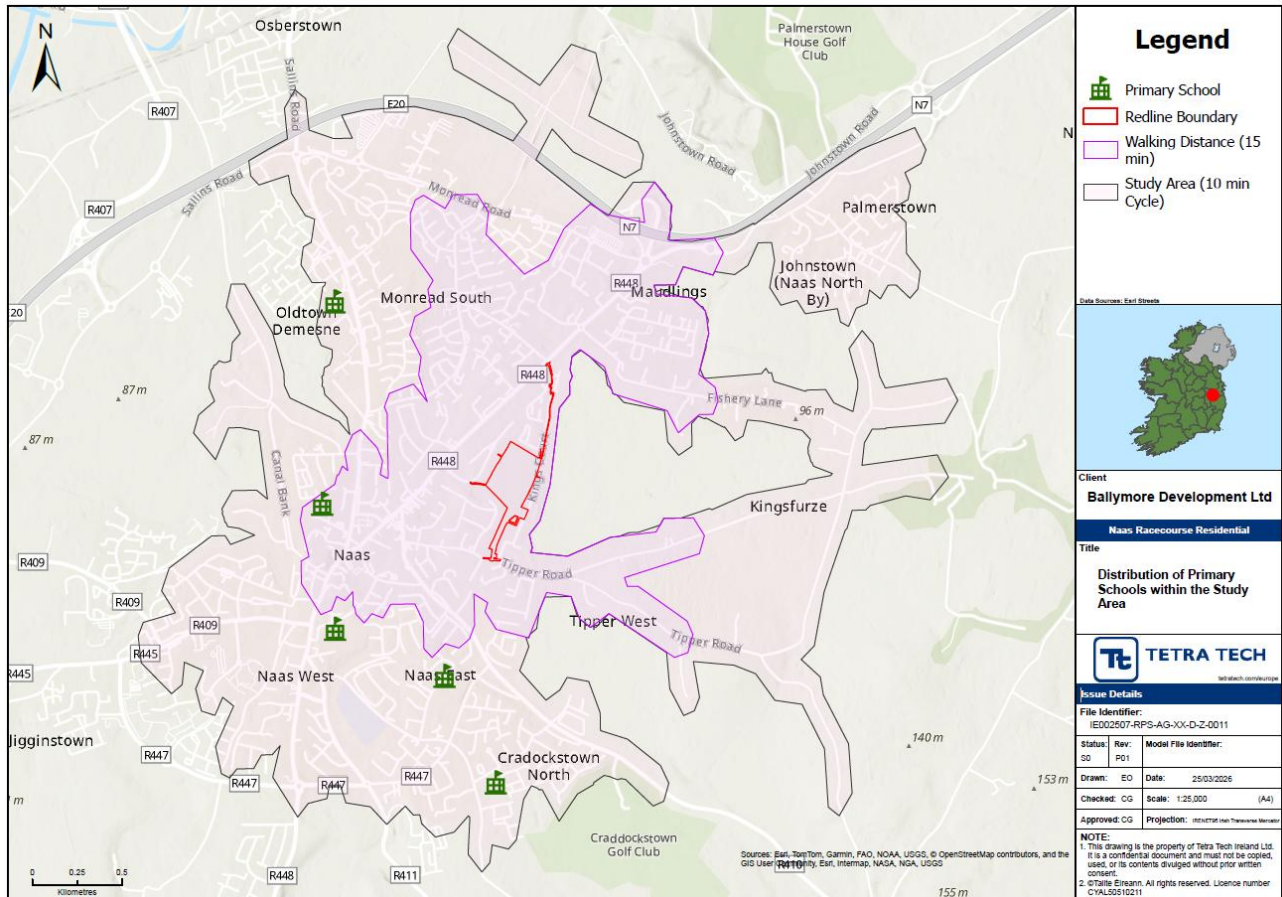


Figure 7-1: Primary Schools within the Study Area

Source: Tetra Tech

Table 7-1: Primary Schools

Label	Primary School Name	Enrolment Number A 2023/24	Enrolment Number B 2024/25	Enrolment Number C 2025/26	Change between A & C	Distance to site (m)
1.	Naas Community National School	322	343	364	+42	1297.90
2.	An Linbh Iosa	429	430	401	-28	751.73
3.	Scoil Chorbain	501	498	460	-41	943.18
4.	Mercy Convent Primary School	551	598	607	+56	844.88
5.	Scoil Bríd	636	628	612	-24	1200.60

Source: Gov.ie

There are five primary schools located within a 2 km radius of the subject site, with a combined enrolment of 2,439 pupils. The three-year enrolment analysis shows a mix of modest increases and

decreases across the schools, indicating a stable overall pattern rather than sustained capacity pressure. Based on the proposed 234-unit residential scheme and applying the standard occupancy rate for Naas (2.94 persons per unit), the development is expected to generate an estimated population of c. 688 residents, including approximately 80 primary-school-aged children (ages 5–12)⁵, as set out in the age profile breakdown for the proposed development (**Table 6-1**). In line with standard education planning practice, this demand is assumed to be spread across an 8-year primary school cycle. Accordingly, the proposed development would generate demand for approximately:

$$80 \text{ pupils} \div 8 \text{ years} = c. 10 \text{ pupils per annum}$$

This represents a modest annual increase in primary school enrolment and is consistent with the scale of the development. This estimate is conservative, given the high proportion of 1 and 2-bedroomed apartments within the unit mix.

All five schools fall within the established cycling catchment, as illustrated in **Figure 7-1**, and the enrolment trends demonstrate that the local school network is operating within a balanced and manageable range. When assessed against the scale of projected demand, the audit confirms that the existing schools within the Study Area are capable of accommodating the primary-aged children likely to arise from the development.

Overall, the audit concludes that the primary school capacity within the Study Area is sufficient to meet the needs generated by the proposed development, and no additional education infrastructure is required.

7.2.2 Post-Primary Schools

The location of post-primary schools within the Study Area is illustrated in **Figure 7-2**; details are presented in **Table 7-2**.

⁵ <https://data.cso.ie/> CSO Census 2022 – Naas Town age profile; age cohort proportions applied to the estimated population of the proposed development (Tetra Tech calculations).

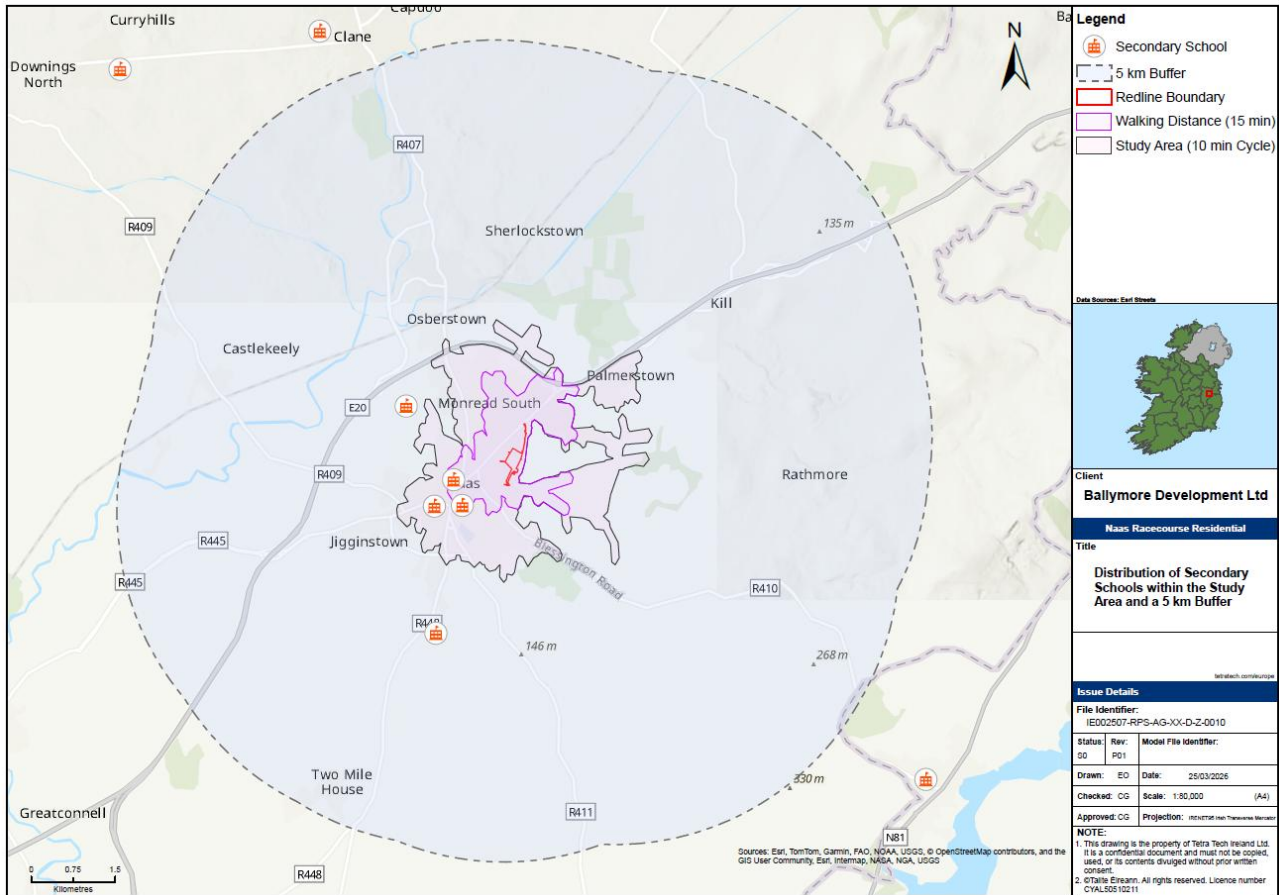


Figure 7-2: Post-Primary Schools within the Study Area

Source: Tetra Tech

Table 7-2: Post-Primary Schools

Label	Post-Primary School Name	Enrolment Number A 2023/24	Enrolment Number B 2024/25	Enrolment Number C 2025/26	Change between A & C	Distance to site (m)
1.	Piper's Hill College	1,033	1,046	1,049	+16	2922.75
2.	Gael-Choláiste Chill Dara	389	402	401	+12	1304.22
3.	Meánscoil Iognáid Ris	1,013	1,016	1,013	0	834.18
4.	Coláiste Naomh Mhuire	1,079	1,084	1,076	-3	896.72
5.	Naas Community College	816	907	928	+112	1944.32

Source: Gov.ie

There are 5 post-primary schools within the Study Area with a combined enrolment of 4,467 pupils. The closest post-primary school to the subject site is Meánscoil Iognáid Ris (c. 834 m), which caters for 1,013 pupils.

The three-year enrolment analysis shows a generally stable and moderately increasing trend, with growth recorded in three schools and only minimal change in the remaining two. The most notable

increase is observed at Naas Community College, reflecting its recent establishment and expansion. This new educational facility was officially opened in March 2022 and has a 1,000-pupil capacity, accommodating students within a modern, purpose-built campus at Millennium Park.

Three of the post-primary schools fall within a 10-minute cycling catchment of the site, while the remaining two are located within the wider 5 km buffer, ensuring good accessibility for future residents.

Based on the proposed 234-unit development and applying the Naas age profile to the estimated population of approximately 688 residents, the scheme is expected to generate around 54 post-primary-aged young people (ages 13–18)⁶. Post-primary demand is typically assessed over a 6-year cycle (Junior Cycle and Senior Cycle). Accordingly, the proposed development would generate demand for approximately:

$$54 \text{ pupils} \div 6 \text{ years} = c.9 \text{ pupils per annum}$$

This represents a modest level of additional demand when considered against the scale of existing provision within the Study Area.

The audit therefore indicates that the current post-primary school network, supported by the recently opened 1,000-pupil Naas Community College, is capable of accommodating the additional demand generated by the development, and no further post-primary provision is required to support the scheme.

7.2.3 Third-level Education & Further Education

Third-level and further-education provision differ from primary and post-primary schooling in that such facilities typically serve regional and national populations and are therefore concentrated in larger urban centres rather than within small catchments. It is inherent to the nature of higher education that students travel longer distances and rely on a wider transport network rather than proximity alone.

The Study Area contains one further-education provider, Cenit College, located approximately 1,616 m from the site. This facility provides a range of adult-education, professional training and further-education programmes accessible to future residents.

Beyond this, residents of the proposed development will be served by the extensive network of higher-education institutions throughout Ireland, all of which are readily accessible via public transport connections from Naas via rail and bus connections.

7.3 Childcare

7.3.1 Childcare Facility within the Proposed Development

The proposed development includes a purpose-built childcare facility with capacity for 97 children, providing a full range of rooms and services. The facility is sized and designed in accordance with the *Childcare Facilities Guidelines for Planning Authorities (2001)*, delivering c.470.8 sqm of dedicated indoor accommodation along with associated outdoor play areas, parking and safe drop-off arrangements. As demonstrated in the child-yield assessment presented in **Section 3.2**, the proposed facility will fully meet the demand generated by the 234-unit residential scheme and exceeds the guideline requirement of 20 child places per 75 dwellings.

Notwithstanding the on-site provision, a detailed audit of existing childcare services within the wider catchment is presented in the following subsection to assess local capacity, identify any surpluses

⁶ <https://data.cso.ie/> CSO Census 2022 – Naas Town age profile; calculations by Tetra Tech based on estimated population of the proposed development.

or deficits, and inform longer-term demand management for both future residents and the broader community.

7.3.2 Existing Childcare Facilities

The location of childcare facilities within the Study Area, including preschool, after hours, full time and part time provision, is illustrated in **Figure 7-3**. Details are provided in **Table 7-3**.

A total of 14 childcare facilities have been identified within the Study Area, 6 of which are located within a 15 minute walking distance of the site. Based on the Tusla registered facilities with confirmed capacity figures, the Study Area contains a combined total of 455 childcare places.

As part of this assessment, all facilities identified through GIS mapping were cross checked against the Tusla Register of Early Years Services. The Tusla register is the authoritative national record of all currently registered early years providers. Of the 14 facilities identified, 4 do not appear on the current Tusla register as of January 2026. This suggests that these facilities may no longer be operational or may not be registered early years services.

In line with best practice, the capacity calculations in this SCIA are based solely on childcare facilities that are currently Tusla registered and have a verified capacity figure. Facilities that are not listed on the Tusla register are retained in the baseline table for completeness, but they are clearly marked as not on the current Tusla register and are excluded from all capacity totals and quantitative assessment.

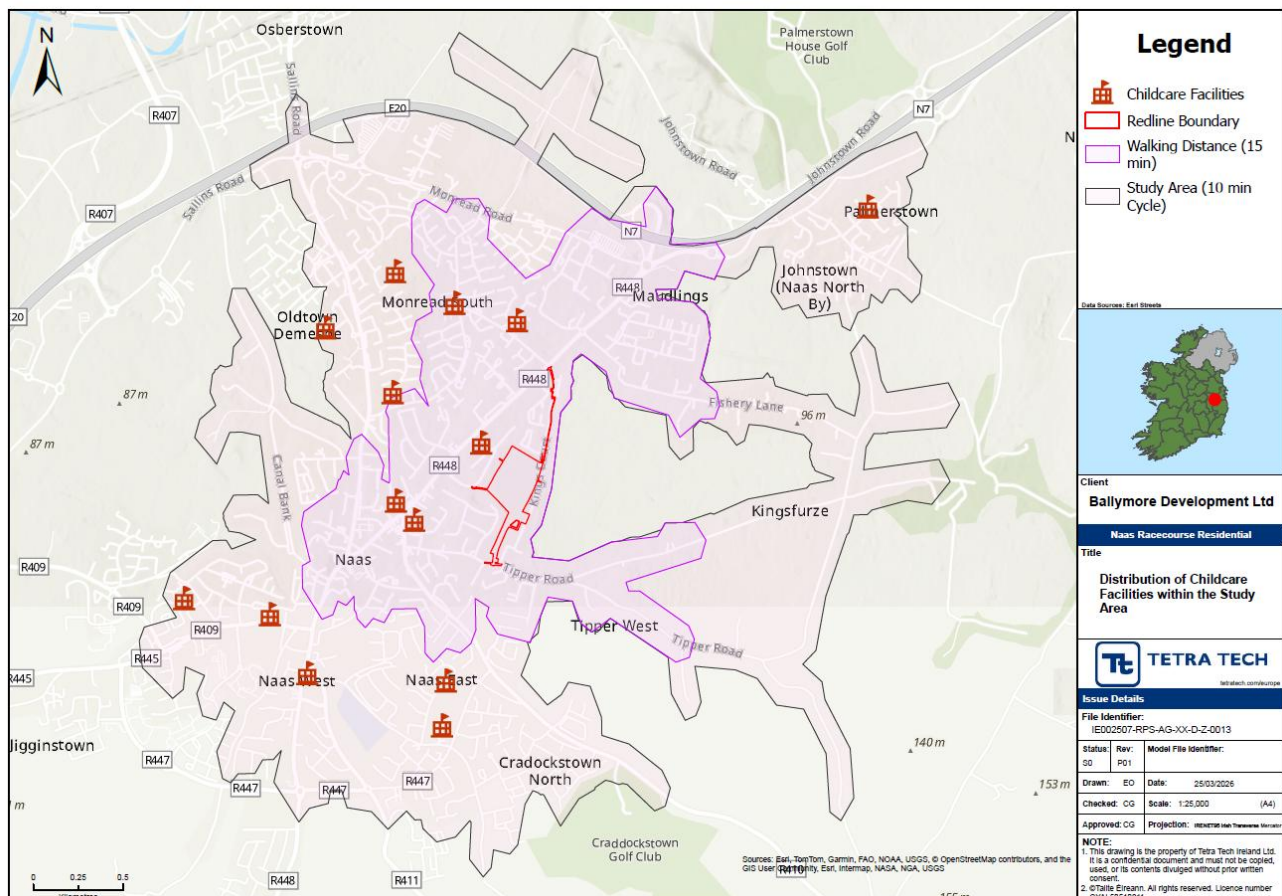


Figure 7-3: Existing Childcare Facilities

Source: Tetra Tech

Table 7-3: Existing Childcare Facilities

Label	Name	Address	Service	Age Profile	Capacity	Distance to Site (m)
1.	Apple Tree Creche	Ballycane House, Craddockstown, Naas, Co. Kildare	Sessional	2 - 6 Years	72	995.33
2.	Ballycane Preschool Limited	Holy Child National School, Lacken View, Naas, Co. Kildare	Sessional	3 - 6 Years	22	750.61
3.	Better Together Preschool	Limerick Road, Naas West, Naas, Co. Kildare	Part Time, Sessional	2 - 6 Years	22	1243.67
4.	Sandra Daly	3 Roselawn, Tipper Road, Naas, Co. Kildare	Sessional	2 - 6 Years	16	403.25
5.	Stickyfingers Childcare Centre	St. David's, Dublin Road, Naas, Co. Kildare	Sessional	2 - 6 Years	66	443.71
6.	Margaret Reynolds	53 Kingsfurze Avenue, Dublin Road, Naas, Co. Kildare	Sessional	2 - 6 Years	20	102.82
7.	First Steps	Naas G.A.A., Sallins Road, Old Town Demense, Naas, Co. Kildare	Sessional	2 - 6 Years	22	1154.45
8.	Nas na Riogh Preschool	Monread Community Centre, Maudlins Ave, Naas, Co. Kildare	Sessional	2 - 6 Years	22	264.67
9.	Tír na nÓg	Monread Avenue, Naas, Co. Kildare	Full Day, Part Time, Sessional	0 - 6 Years	121	598.28
10.	Enquiring Minds Childcare	Downings North, Prosperous, Co. Kildare	Full Day	0 - 6 Years	72	1942.76
11.	Barneys Playschool	32 Jigginstown Park, Newbridge Road, Naas W91 N720	N/A	N/A	N/A	1691.59
12.	Butterfly Childminding-Services	141 The Park, Sallins Road, Naas	N/A	N/A	N/A	972.74
13.	Saints & Scholars Childcare	Kilcullen Rd, Naas East, Naas, Co. Kildare	N/A	N/A	N/A	1196.23

Label	Name	Address	Service	Age Profile	Capacity	Distance to Site (m)
14.	Monread Kindergarten	170 Monread Heights, N/A Oldtown Demesne, Naas		N/A	N/A	635.33

Source: *Tusla.ie*

Note: All entries marked “N/A” refer to facilities that do not appear on the Tusla Register of Early Years Services (January 2026). These facilities are included in the baseline audit for completeness but are excluded from capacity calculations in this assessment.

7.3.3 Permitted Childcare Facilities

A review of recent planning permissions within the Study Area has identified three developments that include a dedicated childcare facility, as set out below.

- **KCC Ref. 2461273:** The most substantial of these is the facility permitted at Stonehaven (Ref. 2461273, granted 06/05/2025), where a previously approved maisonette unit (No. 56 under Reg. Ref. 23/750) was replaced and extended to provide a 139.6 sqm purpose-built childcare facility. The development includes three playrooms, two child WCs, a nap room, staff room, UA WC, a lobby, and a 70.7 sqm outdoor play area, with capacity for 29 children ranging from babies to pre-school age. KCC considered the proposal acceptable, noting the information provided and raising no concerns regarding the adequacy of childcare provision.
- **KCC Ref. 2379:** Ref. 2379 (granted 22/05/2023), also includes a facility. Under Condition 3, the Planning Authority specified that the facility shall cater for no more than 34 children, unless otherwise agreed in writing, and that operating hours must be agreed prior to occupation. This confirms that the Authority accepted the scale of childcare provision subject to normal operational controls.
- **KCC Ref. 23931:** Ref. 23931 (granted 15/01/2024), incorporates a facility; however, the Planning Authority required the applicant to submit the final maximum number of children and operating hours within one month of the final grant, following consultation with Tusla. As these details were not uploaded to the public file, the final capacity remains unconfirmed, though the permission clearly includes a dedicated childcare facility. In this case, as with the others, KCC simply stated that the information provided “was noted,” without raising issues of adequacy.

7.4 Health and Wellbeing

The location of health and wellbeing facilities within the Study Area is illustrated in **Figure 7-4** and details are presented in **Table 7-4**. These include, inter alia, health centres, dentists, general practitioners, nursing homes and pharmacies.

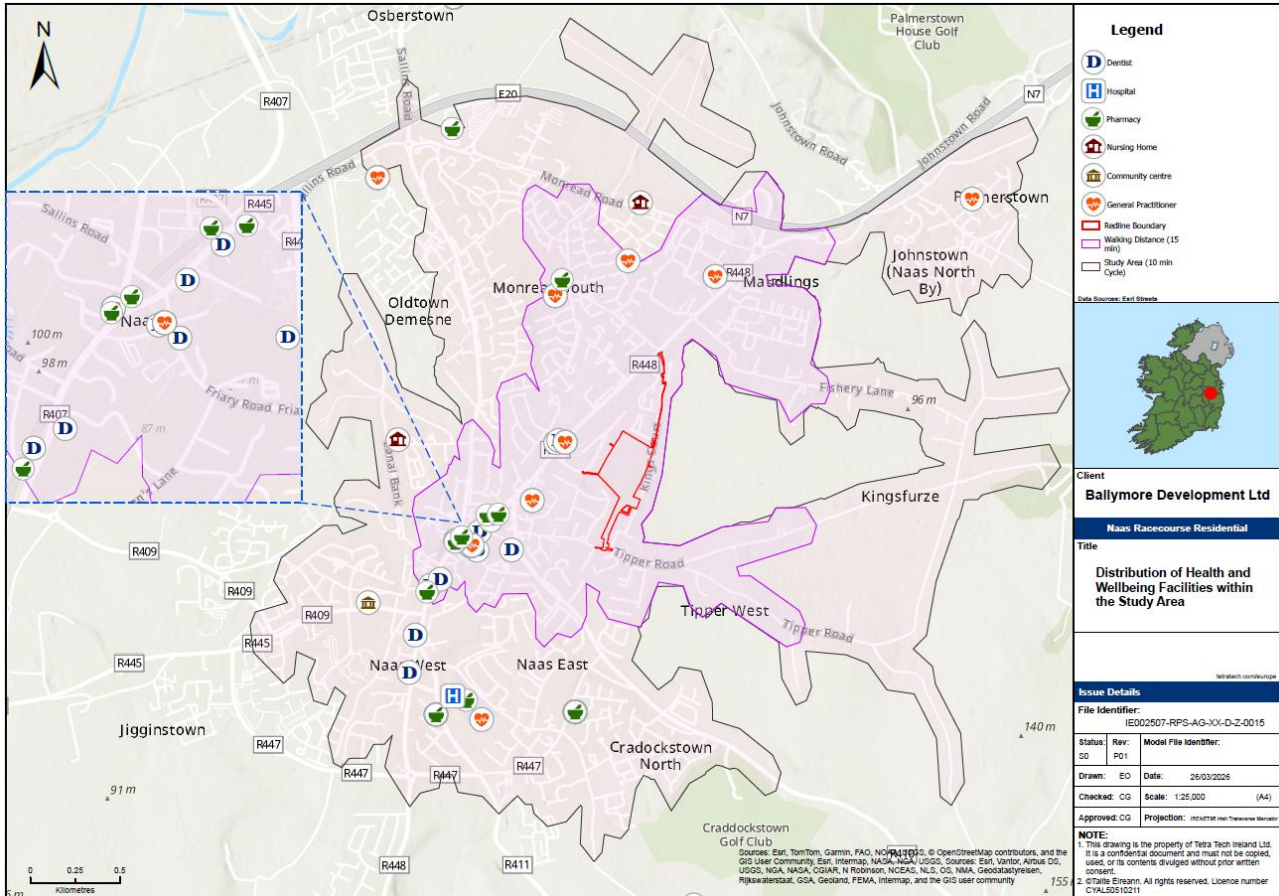


Figure 7-4: Health and Wellbeing Facilities within the Study Area

Source: Tetra Tech

Table 7-4: Health and Wellbeing Facilities

Label Name & Address		Distance to Site (m)
General Practitioners Surgeries		
1.	PCC Services St Mary's Community Services, Saint Mary's, Craddockstown Rd, Naas East, Naas, Co. Kildare	1145.07
2.	Dr. Aoife Kavanagh - Vista Family Practice, Ballymore Rd, Naas East, Naas, Co. Kildare	1282.53
3.	Ballycane Surgery, Unit 2, Hazelmere Shopping Centre, Hazelmere, Naas East, Naas, Co. Kildare	912.04
4.	Dr. Fay's Surgery, 1 Friary Road, Naas East, Naas, Co. Kildare	684.78
5.	Poplar Surgery, 3a North Main Street, Naas West, Naas, Co. Kildare	776.77
6.	Tara Clinic, Tara Court, Dublin Rd, Naas East, Naas, Co. Kildare	319.65
7.	Naas General Practice Centre, Dublin Road, Naas East, Naas, Co. Kildare	189.36

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8.	Park Medical Centre, Monread Leisure Complex, Monread Avenue, Naas, Co. Kildare	659.3
9.	HSE - Beech House, Naas Business Park, 101 Dublin Road, Maudlings, Naas, Co. Kildare	511.91
10.	Dr. M. Babiker, 122 Aylmer Park, Monread Road, Naas, Co. Kildare	539.96
11.	Johnstown Family Practice, Saint John's Avenue, Co. Kildare	1923.95

Primary Care Services

1.	Vista Primary Care Centre (also includes pharmacy) Suite 9, Vista Primary Care, Ballymore Rd, Naas, Co. Kildare	1282.53
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Dental Practices

1.	Fiacla, Kilcullen Road, Naas, Co. Kildare	1245.92
2.	Josephine Mahon Orthodontics, 2 Kilcullen Rd, Naas West, Naas., Co. Kildare	1112.96
3.	Platinum Dental, 8 South Main Street, Naas, Co. Kildare	941.04
4.	Williams Denture Clinic, Friary Business Park, 1D Friary Rd, Naas East, Naas, Co. Kildare	657.15
5.	Advanced Dentistry, Tredagh, Blessington Rd., Naas, Co. Kildare,	465.03
6.	Clinical Dental Technician, Unit 1d Friary Business Park, Friary Road, Naas, Co. Kildare	695.46
7.	The Dental Rooms, Norlagh House, Dublin Road, Naas, Co. Kildare	650.28
8.	Naas Dental Centre, 6 Dublin Road, Naas, Co. Kildare	575.21
9.	Dr W.J. Purcell Dentist, Tara Court, Dublin Road, Naas	319.97
10.	Paul Dowling Orthodontics, 8 Dublin Rd, Kingsfurze, Naas, Co. Kildare	219.14
11.	Ashgrove Dental, Dublin Road, Naas, Co. Kildare	218.44

Pharmacies

1.	Vista Pharmacy, Vista Primary Care Centre, Suite 9, Vista Primary Care, Ballymore Rd, Naas, Co. Kildare	1282.53
2.	DocMorris Pharmacy, Hazlemere Shopping Centre, Naas, Co. Kildare	912.04
3.	Pharmacy Dept. Naas General Hospital, Naas General Hospital, Ballymore Road, Naas	1109.94
4.	Daly's Pharmacy, 17 South Main Street, Naas West, Naas, Co. Kildare	968.24
5.	Burke's Pharmacy Ltd, 3 North Main Street, Naas West, Naas, Co. Kildare	779.85
6.	Poplar Pharmacy, Unit 4 Poplar Square, Naas, Co. Kildare	745.64
7.	Boots, Units 1 & 2 Dublin Rd, Naas East, Naas, Co. Kildare	581.28

8.	Naas Pharmacy Ltd, The Crossings, Dublin Road, Naas, Co. Kildare	522.12
9.	Monread Pharmacy, Unit 1 Monread Leisure Centre, Monread Avenue, Naas	676.22
10.	Boots, Unit 1 Monread Rd, Centre, Naas, Co. Kildare	1699.71
11.	Tesco Pharmacy, Monread Road, Monread North, Naas, Co. Kildare	1699.71
Community Health Support		
1.	Naas Care of the Aged Centre, Naas, Sallins and Two-Mile-House Parishes	1299.52
Nursing Homes		
1.	Mill Lane Manor Nursing Home, Mill Lane, Naas West, Naas, Co. Kildare	1042.08
2.	Larchfield Park Nursing Home, Monread Road, Monread North, Naas, Co. Kildare	837.97
Other Health and Wellbeing Services (inc. counselling and mental services, physiotherapists, opticians, etc).		
1.	Naas General Hospital, Craddockstown Road, Naas	1143.79

The study area is well served by a broad range of health and wellbeing services, with a total of 43 facilities located within the mapped catchment. Of these, 20 facilities are within a 15-minute walking distance, including several GP practices, multiple pharmacies, and the nearest dental surgeries, ensuring convenient day-to-day access for future residents. A further 13 facilities lie within a 10-minute cycling distance, including Naas General Hospital, additional GP clinics, primary care services, counselling supports, and nursing homes. This distribution confirms that the majority of routine and higher-order health services lie well within a 10-15-minute active travel catchment of the proposed development. The presence of Naas General Hospital approximately 1.1 km from the site further strengthens the depth of provision available to future residents, delivering convenient access to emergency, acute and specialist care.

These findings are consistent with the SIA contained within the Naas LAP, which identifies Naas as being particularly well provided for in terms of health, primary care, and wellbeing services, with strong spatial coverage across the town and no critical deficits identified. The LAP highlights that Naas benefits from an established cluster of healthcare providers, supported by high levels of accessibility and ongoing investment in primary care. The results of this assessment reinforce that conclusion.

The proposed development will integrate into an area already characterised by strong, diverse and accessible health infrastructure, ensuring that current service capacity is capable of supporting future population growth without placing pressure on existing facilities.

7.5 Open Space, Sport and Recreation

The locations of open spaces, sport and recreation facilities within the Study Area are illustrated in **Figure 7-5**, and details are presented in **Table 7-5**.

The audit identified 76 facilities, including district parks, neighbourhood parks, playgrounds, multi-use sports pitches, tennis courts, golf facilities, equestrian and running facilities, gyms, leisure clubs, gardens and a wide range of outdoor recreation spaces. Given the large number of facilities identified, **Table 7-5** provides a representative selection of the principal open space, sport and recreation facilities within the Study Area

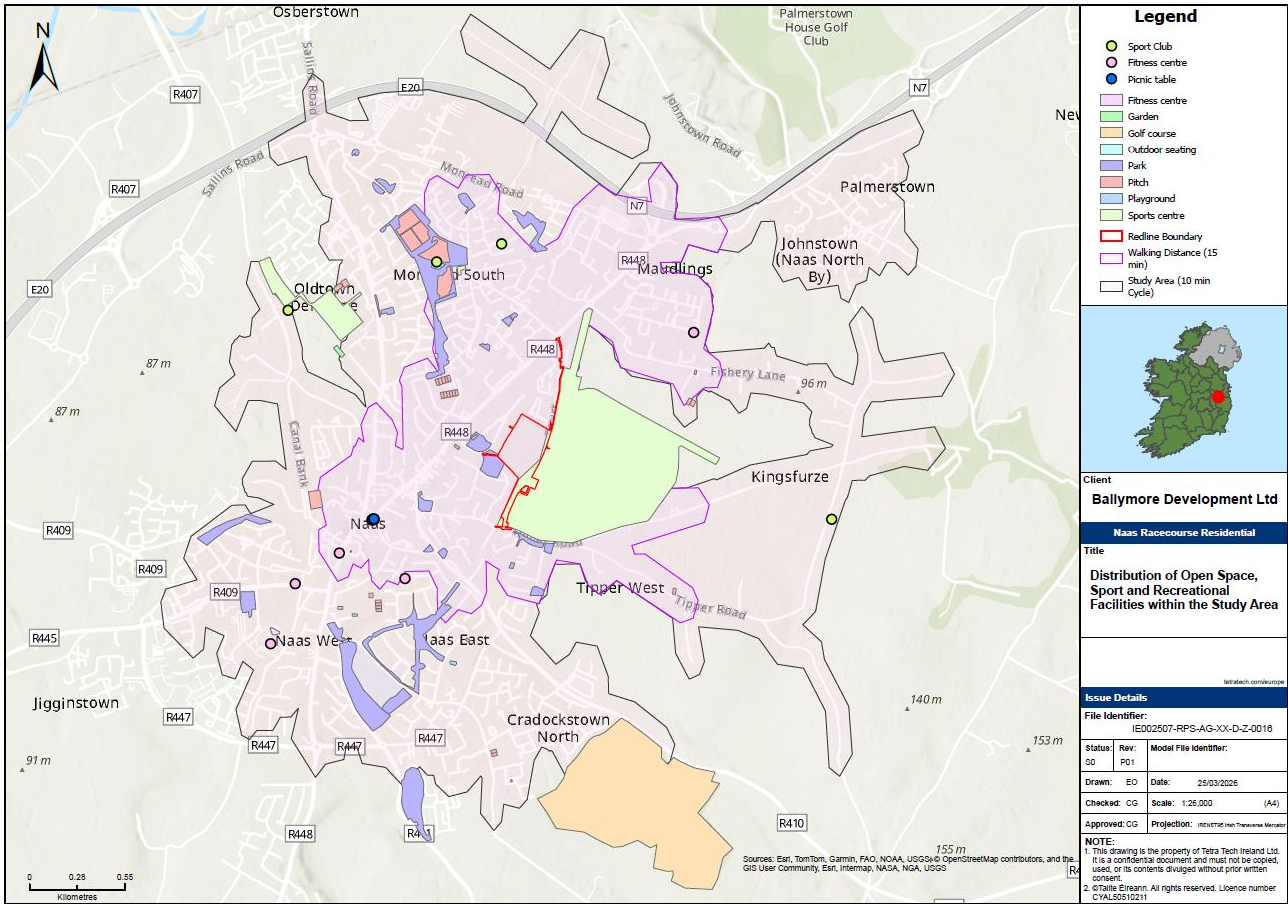


Figure 7-5: Open Space, Sport and Recreation Facilities within the Study Area

Source: Tetra Tech

Table 7-5: Open Space, Sport and Recreation Facilities

Name	Sport & Recreation Facility	Distance to Site (m)
Naas Racecourse	Horse Racing	0
Craddockstown Golf Course	Golf Course	1255.67
Monread District Park	Park	480.08
Osprey Leisure Club	Fitness centre	1376.04
Gym Plus Naas	Sports centre	657.59
Naas GAA	Sports centre	1020.11
Naas Training Field	Pitch	665.49
Naas Rugby Football Club	Rugby	1672.68
Naas Triathlon Club	Triathlon	629.38
Ballycane Playground	Playground	766.42

St. Corban's Catholic Boys National School Playground	Playground	806.82
Naas Lawn Tennis Court	Tennis	94.26

The study area benefits from an extensive and diverse network of open space, sport and recreation facilities, ensuring that future residents will have ready access to high-quality outdoor and indoor amenities. Within the immediate surroundings of the site, a total of 76 facilities has been identified, including parks, playgrounds, tennis courts, multi-use playing fields and a broad range of organised sports facilities. These facilities, such as Craddockstown Golf Course, Naas Rugby Football Club, Naas GAA, Osprey Leisure Club, and Monread District Park. Collectively, they provide a strong combination of passive open space, active recreation, team sports, individual fitness, and club-based activities, ensuring that a wide spectrum of age groups and interests is well catered for.

These local findings align closely with the conclusions of the Naas SIA contained within the Naas LAP, which identifies Naas as being well-served by parks, open spaces, sports clubs and recreational facilities, with an established network of district-level parks and a strong presence of organised sports activity across the town. The LAP highlights Naas Racecourse, Monread District Park and numerous playing fields as key assets contributing to the town’s high level of recreational provision. This assessment confirms that the proposed development will integrate into an area that already benefits from excellent open-space accessibility and a robust sports infrastructure.

Furthermore, the proposed development achieves full compliance with all relevant national and local open-space standards, including the KCDP requirements for both quantity and quality of public open space. The range and distribution of facilities demonstrate that the recreational needs of future residents will be fully met, with strong opportunities for healthy, active lifestyles embedded within the local environment.

7.6 Retail and Commercial Services

The locations of some of the retail and commercial services within the Study Area are illustrated in **Figure 7-6**, and details are presented in **Table 7-6**.

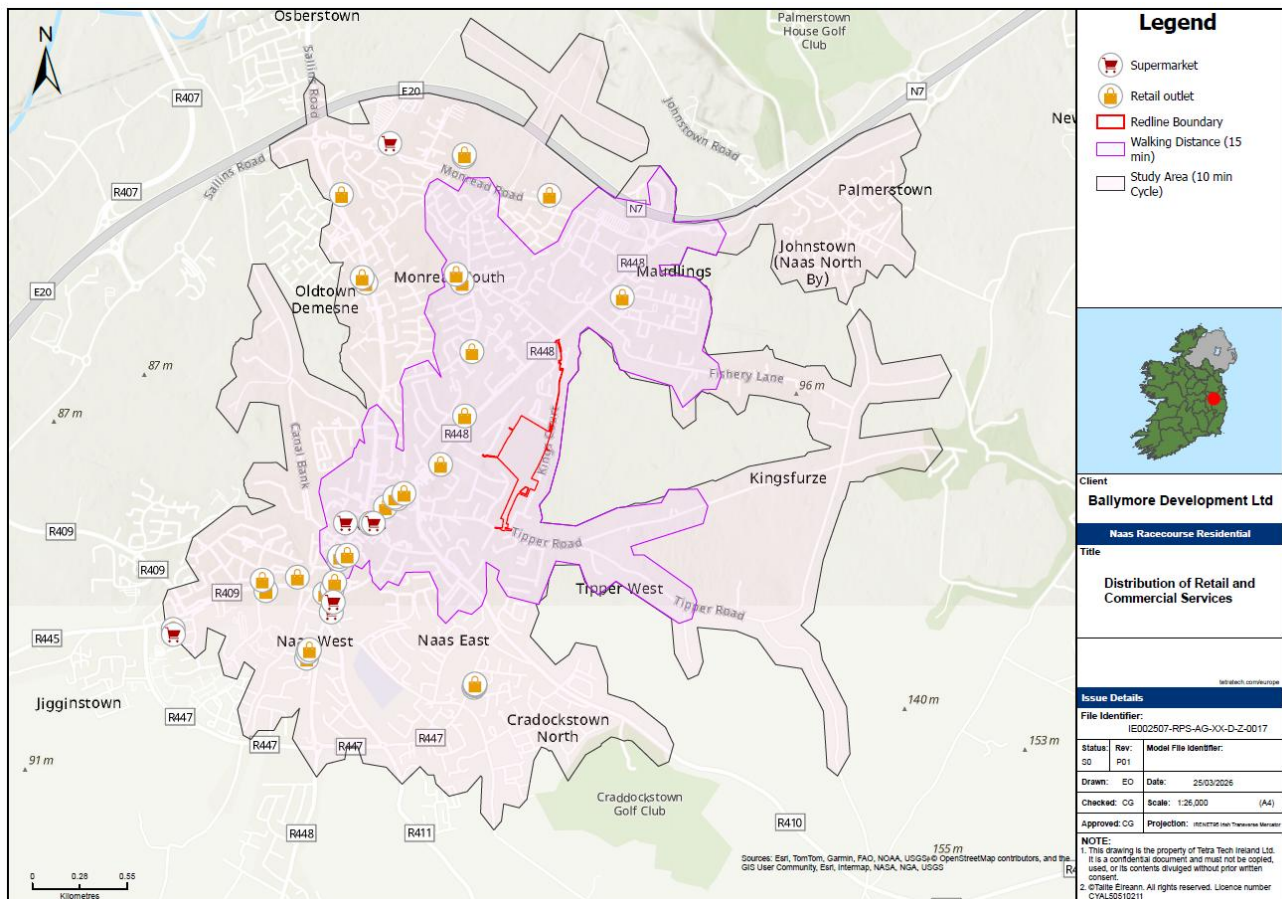


Figure 7-6: Retail and Commercial Services

Source: Tetra Tech

Table 7-6: Retail and Commercial Services

Name	Address	Distance to Site (m)
Aldi	Newbridge Road, Jigginstown, Naas, Co. Kildare	1959.22
SuperValu	Fairgreen St, Naas East, Naas, Co. Kildare	1063.26
Dunnes Stores	North Main St, Naas West, Naas, Co. Kildare	864.75
Aldi	Monread Rd, Monread North, Kildare	1492.45
Life-Style Sports	Dublin Road, Naas, Kildare	636.26
Meadows & Byrne	Unit 10, Dublin Rd, Naas West, Naas, Co. Kildare	562.36

The Study Area is well served by a diverse and robust mix of retail and commercial services. Existing facilities within the catchment include a strong base of large retail operators such as Aldi (two stores), Dunnes Stores, SuperValu, Lifestyle Sports, Meadows & Byrne and others. In addition to these larger retail outlets, Naas town centre accommodates an extensive range of smaller traders, including butchers, cafés, restaurants, hair and beauty salons, estate agents, takeaways, pubs, newsagents and discount retailers. Local traders include, among others:

- Butchers (Bergins Food Yard, O' Connor's Butcher)
- Boutiques (Aria Boutique, Lips & P's, and Kalu Boutique)

- Bookmakers (Paddy Power, Boyle Sports)
- Hair and beauty salons (Black Amber Naas, Gerard Paul Hairdressing, Peter Mark Hairdressers, Hairography, etc.)
- Cafés and restaurants (Cafes: PS Coffee Roasters, Swan on the Green, The Vault, etc.) (Restaurants: Bouchon, Lemongrass Fusion, Les Olives restaurant and Farm, etc.)
- Estate agents (MM Ward Estate Agents, Henry Wiltshire Letting Agents, CME Estate Agents, etc.)
- Fast-food takeaways (Abrakebabra, Eddie Rocket's, Bun Bros, etc.)
- Newsagents (Centra and EuroSpar)
- Public houses (Kavanagh's Naas, The Monread, McCormack's Pub, etc.)
- Discount stores (Eurostar, Dealz, Mr. Price, etc.)

This concentration of small, independent and service-based businesses contributes to the vibrancy and commercial diversity of Naas Main Street and its adjoining streets, enhancing the attractiveness of the town centre as a multifunctional destination for residents and visitors. The integration of both higher-order retail and smaller local commercial offerings within a compact urban area ensures a balanced and resilient retail environment capable of serving a growing residential population.

The proximity to these services will ensure that day-to-day needs, from food shopping and household goods to personal services and specialist retail, can be readily met within convenient walking and cycling distance of the site.

These findings are consistent with the Naas SIA contained in the Naas LAP, which identifies Naas as being well supported by retail and commercial services, with a healthy town centre, a mix of anchor stores, and a strong representation of independent businesses. The SIA notes that Naas benefits from a high level of accessibility to retail and commercial activity, with no significant gaps in provision and a demonstrably strong capacity to accommodate additional demand as the town grows.

Overall, the proposed development will be situated within an area that has access to both large-scale and neighbourhood-scale retail and commercial services, fully aligning with national and local planning objectives that promote compact growth, sustainable settlement patterns, and reduced reliance on car-based travel for everyday needs. The extent of nearby services significantly enhances the convenience, sustainability and overall quality of life for future residents.

7.7 Other Social and Community Facilities

The location of other social and community facilities within the Study Area is illustrated in **Figure 7-7**, and details are presented in **Table 7-7**.

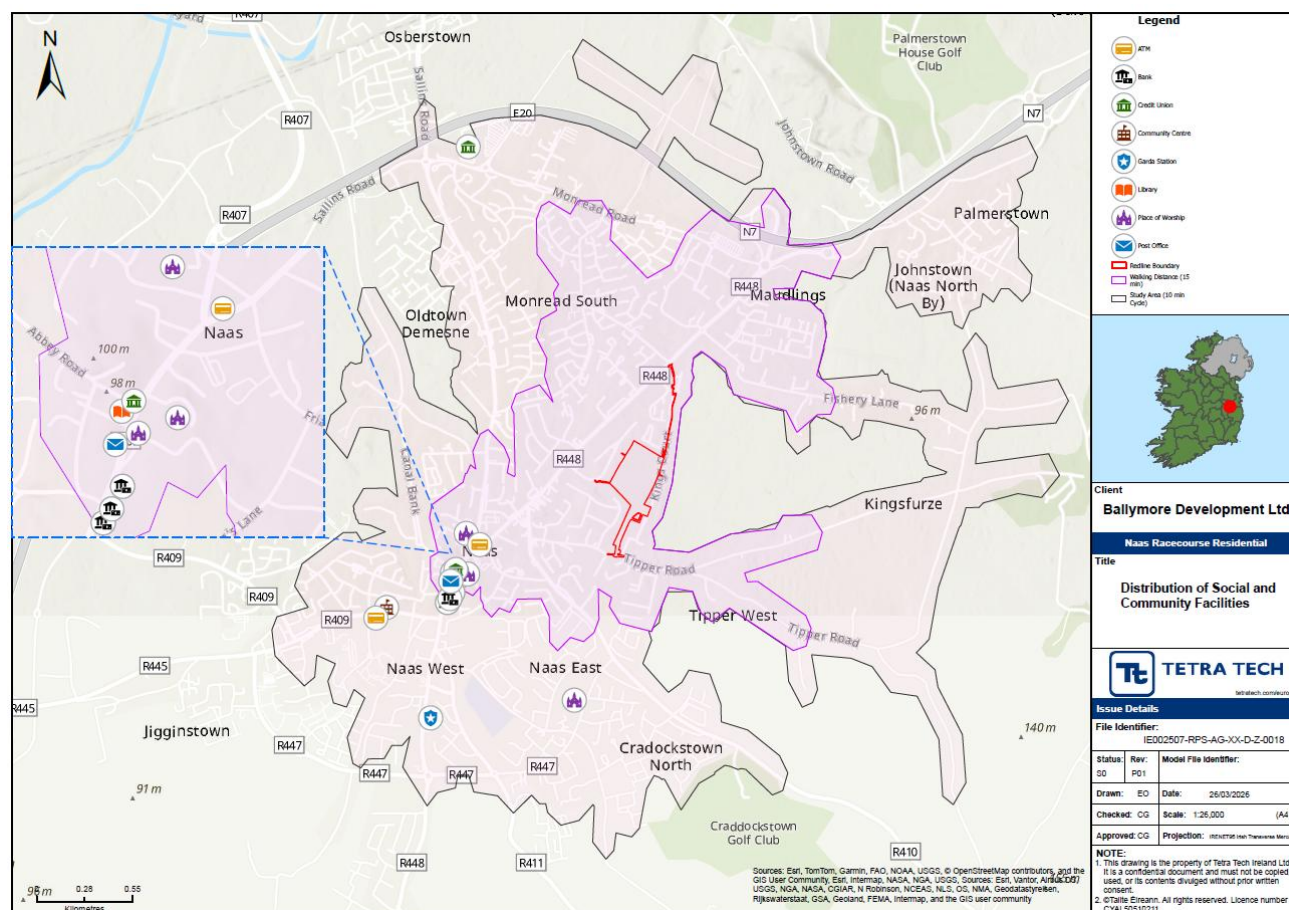


Figure 7-7: Other Social and Community Facilities

Source: Tetra Tech

Table 7-7: Other Social and Community Facilities

Label Name & Address		Distance to Site (m)
Place of Worship		
1	Church of the Irish Martyrs, Ballycane Road, Naas East, Naas, Co. Kildare	853.07
2	Naas Presbyterian Church, North Main Street, Naas East, Naas, Co. Kildare	870.90
3	Our Lady and Saint David, Sallins Road, Naas West, Naas, Co. Kildare	795.70
4	Saint David's Church, South Main Street, Naas East, Naas, Co. Kildare	807.44
Library		
1	Naas Library, North Main Street, Naas West, Naas, Co. Kildare	891.59
Community Centre		
1	Naas Care of the Aged Centre, Sallins and Two-Mile-House Parishes	1299.52
Post Office		

Label Name & Address		Distance to Site (m)
1	Naas Post Office, South Main Street, Naas West, Naas, Co. Kildare	908.63
ATM		
1	Applegreen ATM, Limerick Road, Naas West, Naas, Co. Kildare	1373.61
2	Bank of Ireland ATM, 47/48 South Main Street, Naas East, Naas, Co. Kildare	911.03
3	AIB ATM, 41 South Main Street, Naas East, Naas, Co. Kildare	954.67
4	Ulster Bank ATM, 54 South Main Street, Naas East, Naas, Co. Kildare	936.00
5	Permanent TSB ATM, Poplar House, Poplar Square, Naas West, Naas, Co. Kildare	731.97
Garda Station		
	Naas Garda Station, Kilcullen Rd, Naas, Co. Kildare	1378.25
Credit Union		
1	Life Credit Union, 19/20 North Main Street, Naas West, Naas, Co. Kildare	871.33
2	Life Credit Union, 5A Monread Shopping Centre, Monread Heights, Naas, Co. Kildare	1699.92

The Study Area benefits from strong access to a wide range of social and community facilities, with 15 existing services identified. These facilities are well distributed across Naas and are located at accessible distances from the site, with the majority situated within a 15 minute walk. This range of civic, cultural, financial and community-support services ensures that the day-to-day social needs of future residents, including worship, community participation, information services, postal and banking functions, and public safety can be met locally and conveniently.

These findings align strongly with the Naas SIA contained within the Naas LAP, which identifies Naas as being well served by key civic and community infrastructure, including a modern library, multiple parish and community buildings, a full-service Garda Station, and a broad collection of local organisations operating within the town. The SIA concludes that Naas has a mature and resilient social infrastructure base, capable of supporting continued population growth and fostering community cohesion.

Overall, the availability, proximity, and diversity of social and community facilities within the Study Area contribute to a well-connected, socially sustainable and highly liveable environment. The proposed development will benefit from, and contribute to, this established network of services, ensuring that residents have convenient access to a full spectrum of community amenities consistent with national and local planning objectives.

8 Conclusions

Tetra Tech has prepared this SCIA on behalf of Ballymore Developments Limited to support an application for the proposed residential development at Naas Racecourse Lands.

In accordance with the objectives set out in the KCDP, this report identifies existing social and community infrastructure across a series of categories within a defined Study Area. The Study Area is based on a 15-minute walk and a 10-minute cycle from the centre of the subject site. This approach ensures that the assessment reflects future residents' ability to access services via active travel. The audit findings confirm that the subject site benefits from its location immediately beside Naas town and that it lies within sustainable walking and cycling distance of a comprehensive range of existing social and community services.

The existing social and community services will be supported and enhanced by the new infrastructure provided as part of the proposed development. This includes a significant on-site childcare facility providing 97 childcare places, a network of high-quality public open spaces, children's play and improved pedestrian and cycle connections. The development will also deliver strong permeability between the surrounding residential areas and the town. Together, these features contribute positively to the wider social infrastructure of Naas.

The anticipated population of childcare-aged residents will be fully accommodated within the proposed childcare facility. The facility exceeds the level of childcare required for the proposed residential development and will also make a valuable contribution to addressing the wider childcare pressure identified in the SIA contained in the Naas LAP. The assessment confirms that the childcare facility's scale is appropriate and that the proposed provision will support both future residents and the existing community.

The analysis of likely demand generated by the proposed development, combined with the audit of existing and planned social and community services in Naas, confirms that a robust range of social and community infrastructure is available. The proposed development will complement and enhance the services available to the existing community by providing additional childcare capacity, new recreational spaces and improved sustainable transport connections.

In conclusion, this SCIA confirms that the proposed development will deliver an appropriate range of social and community infrastructure to support future residents and the surrounding area. The proposed scheme has been designed to contribute positively to the proper planning and sustainable development of the area and to strengthen the established network of community and social services in Naas.