

Social & Community Infrastructure Audit

- Including Creche Audit

Proposed Large Scale Residential Development (LRD) at
Railpark West, Maynooth, Co. Kildare

Prepared by MCG Planning
on behalf of Maynooth Montane Limited
December 2025

Contents

Introduction	3
Proposed Development	11
Methodology.....	11
Policy Context	12
Local Planning Policy.....	18
Kildare County Development Plan 2023-2029.....	18
Area Demographics.....	19
Social Infrastructure Overview	21
Childcare Audit.....	30
Creche usage.....	32
Proposed Childcare Facility.....	36
Conclusion.....	38
Appendix A – Responses to correspondence with Childcare Facilities	39
Appendix B – Correspondence sent to Childcare Facilities by email	41
Appendix C – Correspondence with Kildare Childcare Committee	46

Introduction

McGill Planning Limited, 9 Pembroke Street Upper, Dublin 2 is instructed by the Maynooth Montane Limited, Unit F4 Maynooth Business Campus Maynooth, Maynooth, Kildare W23 X7Y5 to prepare this Social & Community Infrastructure Audit.

This report is prepared in response to the LRD Opinion issued from Kildare County Council which requests a Community and Social Infrastructure Audit (including schools and childcare).

This report assesses the Social & Community infrastructure in the vicinity of the application site at Railpark, Maynooth and includes a range of services that contribute to the quality of life of residents of the area. These form a key element for the fabric of the area in terms of the social, physical, and mental wellbeing of a community. This study includes a set of inventories that assess the availability and quality of services in relation to the education, community facilities, healthcare, and other services.

The services and facilities within a 10-minute walk of the site have been mapped, as well as a 10-minute cycle reflected in the 2km buffer zone. Some facilities such as education incorporate a wider buffer area of 5km as recommended by the Kildare County Development Plan 2023-2029.

Please note that any red line boundaries shown in this report are for illustrative purposes only. Please refer to the architect's drawings for an accurate red line boundary.

Site Description and Context

The subject site is located within in Maynooth, Co. Kildare to the southeast of the town centre. More specifically the site is located to the east of Old Railpark and Parklands Grove, within the Railpark Key Development Area (KDA) as per the Maynooth and Environs Joint Local Area Plan 2025 – 2031 (JLAP). To the north of the lands is the Maynooth/Sligo – Dublin Railway Line and the Royal Canal with agricultural land to the south an east. The subject site consists of agricultural grassland and is bounded by existing hedging to the north, south and east.

The subject lands form an irregular shape, sited within close proximity to a number of detached dwellings, dispersed along Parklands Grove. In terms of topography the site is relatively flat, enclosed by field hedgerows with one running northeast-southwest through the centre of the site. The site contains two existing buildings/structures located to the north east of the site.



Figure 1: Approximate Site Context

The site is located a short distance from Maynooth town centre (<500m as crow flies) and around 1km from Maynooth Train Station located to the west.

In terms of existing character, the subject site is located to the eastern periphery of the Maynooth Settlement. A cluster of dispersed detached dwellings are located to the immediate north and northwest of the subject site. As you travel west along Railpark Grove, consists of residential estates developed at different periods over the past 40 years, there is no prevailing residential design character, but with most dwellings being own door, and primarily consisting of a two-storey

construction. The wider environs of the subject site is characterised by a mix of rural uses with lands in agricultural use to the immediate north, east and south of the site.

The site does not contain any protected structures or buildings of architectural merit as per the National Inventory of Architectural Heritage. The site is not located within or adjoining an Architectural Conservation Area or Zone of Archaeological Potential. There are no Tree Preservation Orders on the site and no protected views from adjoining roads across the site. The site is not located within a flood risk zone.

In terms of accessibility the site is approximately, the site is a 20-minute drive from Celbridge (R405), a 16-minute drive from Leixlip (M4/R449) and a 50-minute drive from Dublin City Centre via the M4 taking the Junction 07 exit.

Maynooth has benefitted from a significant increase in population in recent decades. In 2022, the population of the town was 17,259 rising by 18.3% from 14,585 in 2016. The town has a younger population than the county average, with only 7.8% of the population of Kinnegad over 65 compared to the county average of 19.7%.

Transportation

Bus Routes, Road Networks & Public Transport



Figure 2: Kildare Public Transport Network 2021

Road Networks

Maynooth benefits significantly from its strategic location near the M4 motorway, which provide excellent connectivity to key urban centres and regions. The M4 motorway offers direct access to Dublin to the east (approximately a 50-minute drive from Dublin City Centre via the M4 taking the Junction 07 exit), making it a prime location for commuters and those requiring frequent access to the capital city.

This proximity to the motorway enhances the town's accessibility for business, logistics, and leisure, making it an attractive location for residents and businesses alike. Additionally, the motorways allow for efficient travel to surrounding towns and amenities such as Leixlip, Kilcock and Enfield, further integrating Kinnegad into the broader regional and national network.

The Maynooth Eastern Relief Road (MERR), which forms part of the overall plan to provide a ring road around Maynooth, will be delivered through lands located immediately east of the subject site. The MERR will stretch c 1.45km in a south-west to north-east direction and will link Leixlip Road (R148) and to Celbridge Road (R405). It will also include a bridge crossing over the Dublin-Sligo railway line and the Royal Canal, and secure additional access to lands in the town for residential purposes. The provision of this relief road will further enhance the accessibility of the site, alongside the wider Railway Park lands to the north.



Figure 3: Illustration of Existing Road Network in Maynooth

Bus Services

Bus stops (ID 3918, 6089) on Straffan Road within a 12-minute walk are served by a total of 8 no. bus routes, operated by Bus Éireann, Dublin Bus & Go-Ahead Ireland, which primarily connect Maynooth to Dublin and towns such as Celbridge, Mullingar, Leixlip and Lucan.

The most frequent service is the c4 bus route, which operates c.41 buses daily running each way between Dublin and Maynooth.

Table 1 sets out the routes and frequency of the buses below.

Bus Route	Operator	Locations	Frequency
X25	Dublin Bus	Dublin - Maynooth	5 buses daily (inbound)
115	Bus Éireann	Dublin Mullingar	32 buses daily (inbound)
115C	Bus Éireann	Enfield - Mullingar	1 bus daily
C3	Dublin Bus	Dublin - Maynooth	37 buses daily (inbound)
C4	Dublin Bus	Dublin - Maynooth	41 buses daily (inbound)
C5	Dublin Bus	Dublin – Maynooth (night Service)	5 buses daily (outbound)
C6	Dublin Bus	Dublin – Maynooth (night Service)	5 buses daily (outbound)
W6	Go-Ahead Ireland	Maynooth - Tallaght	36 buses daily (inbound)

Table 1: Bus Route destinations and frequency

In addition, Bus Éireann operate national bus services within this bus turn around that connect Dublin through Maynooth with Galway, Sligo, Westport, and Ballina. These national bus routes are shown within Table 2 below:

Route	From	Via	Destination	Daily
20	Dublin	Dublin Airport, Maynooth, Athlone	Galway	8
22	Dublin	Dublin Airport, Maynooth, Mullingar, Longford, Charlestown	Ballina	7
23	Dublin	Maynooth, Mullingar, Longford, Carrick on Shannon	Sligo	2
115	Dublin	Maynooth, Mullingar,	Longford	12

Table 2: National Bus Éireann Services Via Maynooth. Source: TPS M Moran & Associates

Maynooth Train Station

Maynooth train station is located just off Straffan Road, sited to the south of the town centre and west of the subject site. Adjacent to the train station there is a car parking area providing 222

spaces, and bike parking spaces. The train station is located approx. 1km from the subject site and can be reached in 15 minutes' walk.

This Maynooth Rail Station rail line forms part of the strategic Western Line and Western Suburban line which serves the four Dublin City Centre stations including Pearse Station, Tara St, Connolly Station, and Docklands. On weekdays the Dublin to Maynooth rail route operates over 30 suburban trains and over 10 intercity trains each way.

12 other suburban stations also serve Maynooth rail station. This railway station also serves Sligo, Collooney, Ballymote, Boyle, Carrick-On-Shannon, Dromod, Longford, Edgeworthstown, Mullingar, Enfield, Kilcock.

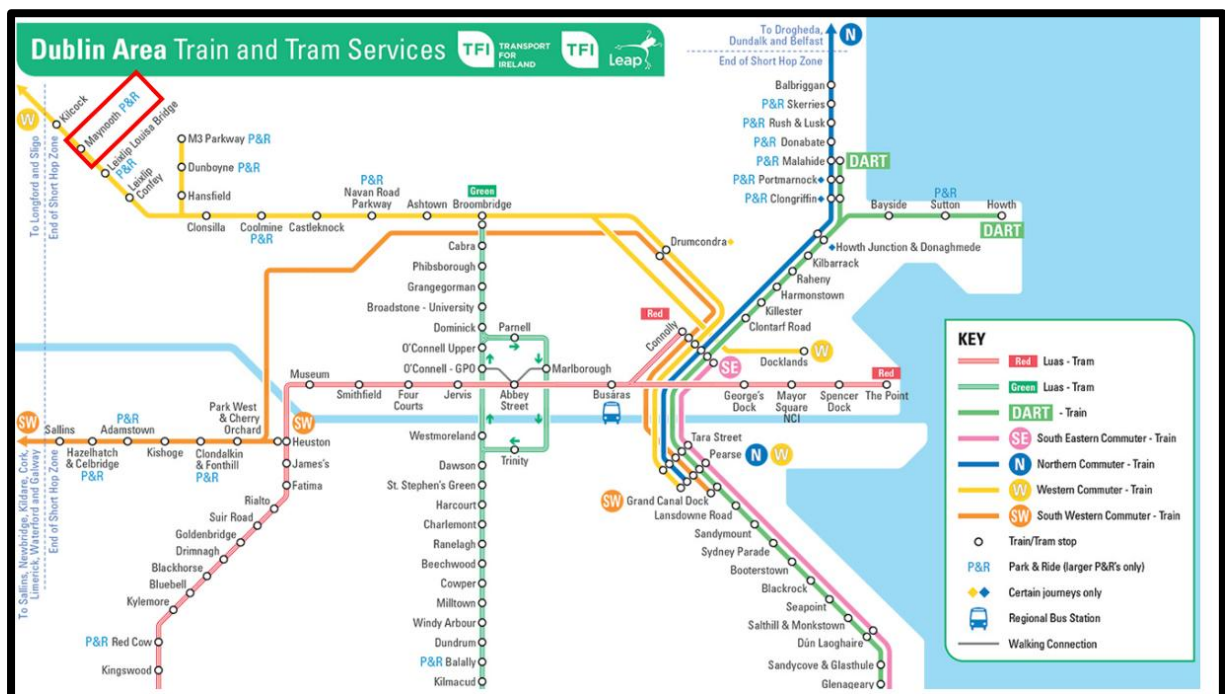


Figure 4: TFI Dublin Area Train and Tram Services

Cycle Infrastructure

The key objective of the (Maynooth and Environs Area Based Transport Assessment) MEABTA's Cycling Strategy is to provide an integrated network for Maynooth and improve safety for cyclists, with a focus on increasing the cycling mode share. In this regard, emphasis is placed on improving connections to key destinations such as schools, Maynooth University, supermarkets, centres of employment, the existing and proposed future train stations as well as the location of future development areas, as set out in Fig 6 below.

Furthermore, it is also proposed that existing pedestrian and cycle tracks will in time connect with the proposed cycleways and pedestrian links located along the length of the MERR. The proposed MERR development will help achieve the above aims by providing a ring road to the east of

Maynooth town including footpaths and cycleways which can connect to the town centre via the Royal Canal walkway. The new junctions will provide pedestrian crossing facilities ensuring the safety of pedestrians and cyclists, and segregated cycle tracks.

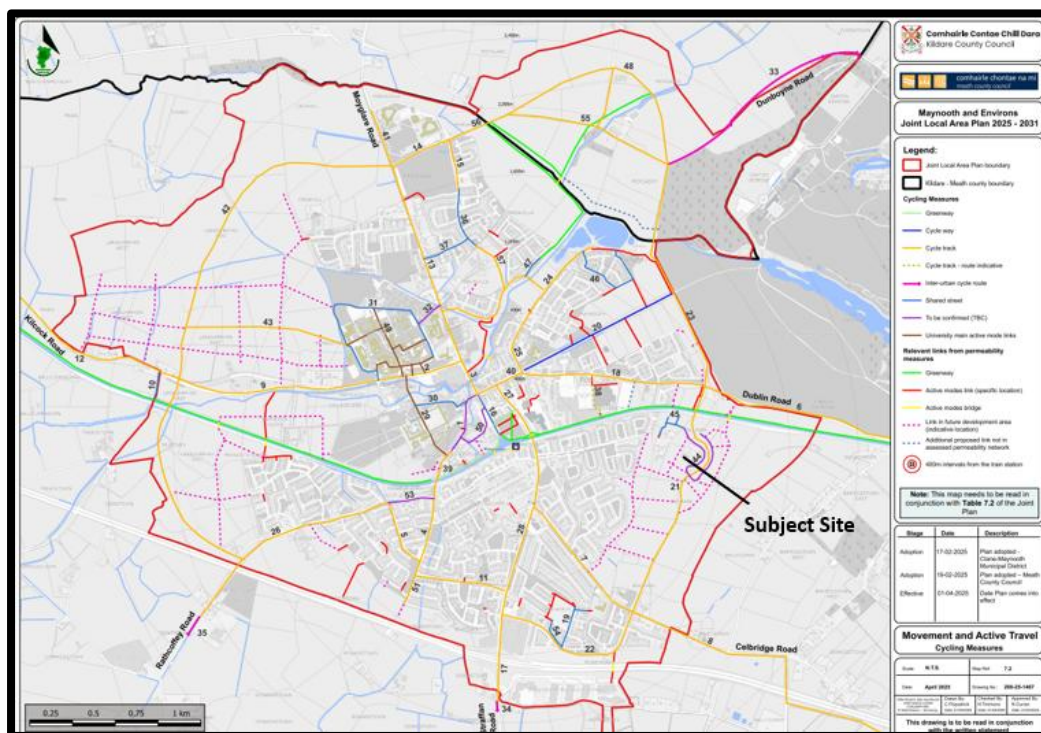


Figure 5: Movement and Active Travel Cycle Measures

Future Transport Projects

Maynooth Eastern Relief Road (MERR)



Figure 6: Proposed MERR. Source: DQA Architects

The Maynooth Eastern Relief Road (MERR) is a Kildare County Council Development Plan road's objective, which was approved via a Part 8 Planning Application in 2022, with the Compulsory Purchase Order for the required land take approved in early 2024.

The MERR is some 1.5kms in length and will connect by means of a new a traffic signal junction with the R405 Regional Road (to the south) and a new traffic signal junction with the R148 to the north of the application site. The MERR is currently at the pre-tender qualification design stage. We have been advised that when the various approvals are in place construction is projected to commence later this year with a projected construction period of 18 months.

MERR is designed to contain the following cross section:

- Two-way carriageway width of 7.0metres with 0.5m hard strips adjacent to this carriageway.
- 5.0metre verges on both sides of the carriageway.
- Segregated cycleways and pedestrian footpaths along both side of the carriageway.

The provision of the MERR and DART+West also fulfils the National Transport Agency objective, within its Transport Strategy comprises a longer-term analysis of the needs of the transport network within the Greater Dublin Area (GDA). The Strategy builds upon the previous 2011 Draft Transport Strategy which recognised the need to reduce car commuting mode share and aimed to reduce car commuting mode share to 45% by 2030. The Strategy therefore recognises the need to invest in public transport solutions for the long-term sustainable development of the GDA.

DART + Programme

Irish Rail also propose to upgrade the rail line between Maynooth, M3 Parkway and Dublin Connolly with the introduction of DART + West which is the first of the infrastructural projects of the DART + Programme to be delivered and will significantly increase rail capacity on the Maynooth / M3 Parkway Lines. The objectives of DART+ West are to:

- Increase peak passenger capacity from 5,000 to 13,200 passengers per hour per direction and increase train frequency between Maynooth and M3 Parkway and Dublin City- facilitating fast, frequent and reliable transport to the surrounding communities.
- Enhance public transport opportunities for work, education or leisure purposes.
- Facilitate the development and future growth of existing and new communities that will greatly benefit from the connectivity that DART+ West will deliver.
- Alleviate road congestion, particularly at the existing level crossings.
- Build a sustainable and connected city region, supporting the transition to a low carbon and climate resilient society.
- Facilitate sustainable choices by encouraging a move away from private cars to reliable, efficient and safe public transport network.
- Improve multimodal transport connectivity through interchange with the Luas at Broombridge and the proposed Spencer Dock station and with the Metrolink at Glasnevin/Phibsborough (Station to be delivered as part of the MetroLink Railway Order).
- Improve journey time reliability.

This upgrade will be achieved by investment in infrastructure, and changing to electrified, high-capacity DART trains and increasing the frequency of trains, for communities in Maynooth, Leixlip, Clonsilla, Coolmine, Castleknock, Navan Road, Ashtown, Broombridge and Drumcondra on the Maynooth line, as well as Hansfield, Dunboyne and M3 Parkway on the M3 Parkway line.

Proposed Development

The development will comprise a Large-Scale Residential Development (LRD) on a site at “Railpark West”, in the townland of Railpark, Maynooth, Co. Kildare.

The proposed development is for 139 no. units comprising 36 no. houses (ranging in heights up to 3 storeys), 95 no. apartments (5 no. blocks ranging in heights up to 5 storeys partially over podium parking 6 storeys in total) and 08 no. duplexes (1 no. 3/4 storey Block).

The proposal includes for a new vehicular/pedestrian/cyclist access from the permitted Maynooth Eastern Ring Road (MERR) to the east and the adjoining development to the South, and pedestrian/cyclist access (and vehicular access for one of the proposed houses) to Parklands Grove/Old Railpark to the north of the site.

The development also includes all car and bicycle parking at surface and podium underdeck level, new streets and footpaths, bin stores, residential private open spaces, public & communal open spaces, boundary treatments, waste management areas, landscaping and all associated site development works.

Methodology

In order to assess the context of the subject site, a geospatial survey was undertaken to determine the current population demographics and levels of relevant services in the study area. The following datasets were used during the survey:

- 2016 CSO Statistics
- 2022 CSO Statistics
- 2024 Google Maps
- South Dublin County Council website
- Department of Education
- HSE Facilities
- Pobal
- Building Information Ireland

For the purposes of analysing the existing facilities that serve the subject site, a general catchment area within 1km from the site (as the crow flies) has been identified. To ensure a robust analysis of facilities readily available to future residents a further 2km (as the crow flies) catchment has been analysed.

RSES promote the concept of the '10-minute settlement'. Both 1km and 2km catchment areas are included as a 10-minute walk/cycle can be completed within these areas. Guiding Principles set out by RSES along with the NTA and Local Authorities refer to the Integration of Land Use and Transport in a region and illustrate the inclusion of:

"Planning at the local level should prioritise walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools." (RSES, 2019).

"Support the '10 minute' settlement concept, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements." (RSES, 2019).

For the purpose of this population analysis a local catchment area was selected to include the Electoral Divisions (EDs) within 1km of the subject site. This area is shown in *Figure 07* and will be referred to as the Local Catchment Area. The EDs were chosen as a basis of analysis as, unlike the Small Area boundaries, the ED boundaries have remained unchanged in the recent census' and therefore can be used to compare population changes overtime.

A 1km buffer distance was applied, as on average it takes 10-12 minutes to walk 1km and is therefore consistent with the ideology of a 10-minute settlement.

Throughout this audit a 1km & 2km buffer is used to determine social and community facilities within the surrounding area of the site. Two electoral divisions are within a 2km buffer of the subject site. Those electoral divisions are Maynooth and Rodanstown as seen in *Figure 10* below.

Policy Context

National Planning Framework

The *National Planning Framework – Project Ireland 2040* ('NPF') sets a vision for the planning and development of Ireland to 2040 which is to be implemented through Regional, County and Local Plans. The NPF sets out 50% of future population are to be accommodated within the existing footprint of Dublin and the four other cities. The proposed development will contribute to this target.

A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the NPF states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities.

The NPF includes National Strategic Outcome 10 which seeks to provide access to quality childcare, education and health services. This requires an evidence-led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the NPF does provide a hierarchy of settlements and related infrastructure.

With the lack of alternative guidance and in order to provide a policy and evidence-based approach to the Assessment, within this Report we use the *NPF* hierarchy to assess the infrastructure but defer to catchment specification prescribed in Local Development Plan Policy.

First Revision to the National Planning Framework

The First Revision focuses on updates to the NPF to reflect significant and sustained population growth observed since the publication of the NPF in 2018 and updates to Government policy, amongst other factors. This section focuses on the main changes reflected in the First Revision which can be summarised as follows:

- National Population Growth Target increased from 5.8 million to 6.1 million by 2040. This represents an additional 300,000 people compared with the original NPF and would result in a total increase of 950,000 people over 2022 Census population figures. This projected increase in population is in line with the Economic and Social Research Institute's (ESRI) baseline population projections contained in their July 2024 outlook.
- Extension of policy directing 50% of national growth amongst Ireland's five cities of Dublin, Cork, Limerick, Galway and Waterford. Establishes new minimum growth targets for Ireland's five cities.
- Amends regional population growth targets with the Eastern and Midland Region (EMRA) increasing by approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over 2016-2040) i.e. a population of almost 3 million. Dublin City and Suburbs is expected to absorb a majority of this increase and is projected to grow by 295,000 people over the period.
- Reinforces compact urban form objectives of the 2018 NPF requiring 40% of all new housing to be built within existing urban footprints (50% in cities/30% elsewhere).
- Outlines a national requirement for 50,000 homes to be completed per year to satisfy demand. This is also in line with the ESRI projections; however, it is noted that this does not take account of existing structural pent-up demand nor a significant fall in household size (as outlined by the Housing Commission).
- Places greater emphasis on the accelerated delivery of transport orientated development (TOD) opportunities at greenfield and brownfield sites adjacent to major public transport hubs in the five cities, suburbs and metropolitan towns.

Taken together, the revised framework presents the same National Strategic Objectives with regards to social infrastructure and childcare, but places revised figures in relation to expected demographic demands and the requirements for significantly more residential units to be completed to meet demand.

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* provide national planning policy and guidance on sustainable residential development and the creation of compact settlements in both urban and rural areas in Ireland. The aim is to promote environmentally friendly practices, efficient land use, and community-focused development. The guidelines recognise the importance of compact growth in urban areas and the importance of walkable well-designed neighbourhoods that can meet day-to-day needs of residents within a short 10-to-15-minute walk of

homes. These day-to-day needs refer to social infrastructure, including access to educational facilities and childcare, as essential to good quality of life, and state that new development should take into consideration the SI needs of the community and the existing provision of same. Under the chapter titled 'Sustainable and Compact Settlements', the process for the delivery of successful quality placemaking is reviewed and the provision of key community facilities such as amenities, schools, crèches and other community services are referenced as forming essential elements. In applying this methodology, the guidelines note it will be necessary to make an *"informed estimate of net developable area taking account of factors such as the need for roads and parks, schools"* and planning for same.

The Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there are a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. It states that specific key principles (noted below) should be applied in the preparation of local plans and in the consideration of individual planning applications:

- a) *"In city and town centres and at high-capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility. At major transport interchanges, uses should be planned in accordance with the principles of Transport Orientated Development.*
- b) *In city and town centres, planning authorities should plan for a diverse range of uses including retail, cultural and residential uses and for the adaption and re-use of the existing building stock (e.g. over the shop living). It is also important to plan for the activation of outdoor spaces and the public realm to promote more liveable city and town centres. Much of this can be achieved through the implementation of urban enhancement and traffic demand management measures that work together to free up space for active travel and create spaces that invite people to meet, mingle and dwell within centres.*
- c) *In areas that are less central, the mix of uses should cater for local services and amenities focused around a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.*
- d) *In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).*
- e) *It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.*
- f) *The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence-based Housing Needs and Demand Assessment."*

This audit has regard to these Guidelines which set out the distribution of uses and community infrastructure as being most relevant in the development of new residential areas. These criteria were considered in the development of the comprehensive infrastructure categories applied during the

course of the study area audit.

Planning Design Standards for Apartments: Guidelines for Planning Authorities (2025)

Section 4.7 of the Guidelines state:

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

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

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

In line with the above National Guidelines, any one-bedroom units within the proposed development would have been discounted in estimating the total number of minors (children aged 0–4 years) and school going children (5–18 years) expected to reside within the development. Instead, in the case of the proposed development, 125 No. units have been included. The estimation of children population and the likely demand for childcare services arising from them has been further detailed in the Audit in Section 4.0.

Action Plan for Education (Statement of Strategy 2023-2025)

The Department of Education has operated an *Action Planning Framework* to provide an overview of the activity associated with the strategic progress of the 2021-2023 strategy and priorities since 2021. The plan sets out key priorities on an annual basis, with the most recent Plan published in September 2023. This Plan translates the strategic priorities to actions and makes progress towards achieving the high-level goals for the Department and the sector. The high-level roadmap of how to achieve the Department’s priorities over 2023–2025 are:

1. Enable the provision of high-quality education and improve the learning experience to meet the needs of all children and young people, in schools and early learning and care settings;
2. Ensure equity of opportunity in education and that all children and young people are supported to fulfil their potential;
3. Together with our partners, provide strategic leadership and support for the delivery of the right systems and infrastructure for the sector;
4. Organisational Excellence and Innovation

The *Action Plan for Education (Statement of Strategy 2023–2025)* provides useful insights into the requirements for new schooling infrastructure and the standards to ensure high-quality learning for all students.

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 is part of a wider package of initiatives designed to facilitate the provision of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development. The following core objectives aim to provide an effective integration of schools in relation to the planning system:

1. Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;
2. The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of Planning Authorities and the Department of Education; and,
3. Local Authorities, as Planning Authorities, will support and assist the Department in ensuring the timely provision of school sites.

The document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it *“may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.”*

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- *“The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);*
- *The current school-going population based on school returns;*
- *The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above.”*

The Report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

Childcare Facilities: Guidelines for Planning Authorities (2001)

Appendix 2 of the *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments (Paragraphs 2.4 and 3.3.1 also refer to this standard):

“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 facility for each 75 dwellings would be appropriate [...]

The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas."

This document establishes an indicative standard of 1 No. childcare facility per 75 No. dwellings in new housing areas, where the facility provides a minimum of 20 No. childcare places. However, the guidance acknowledges that other case-specific insights may lead to an increase or decrease in this requirement. Appendix 2 of the Guidelines states that the threshold and level of potential provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of an area.

The results of any childcare needs analysis carried out as part of a County Childcare Strategy should also be considered.

Regional Planning Policy

Regional Spatial and Economic Strategy for the Eastern and Midland Region

The *Regional Spatial and Economic Strategy* (Eastern and Midland Regional Assembly) ('RSES') states that Social Infrastructure plays an important role in developing strong and inclusive communities. Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. The RSES includes the following Regional Policy Objectives which relate to access to Social Infrastructure and its overall improvement:

RPO 9.14 – *"Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve."*

RPO 9.18 – *"Support the implementation of local authority Local Economic and Community Plans, in collaboration with Local Community Development Committees (LCDCs) and through the use of spatial planning policies, to seek to reduce the number of people in or at risk of poverty and social exclusion in the Region."*

RPO 9.19 – *"EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECPs to effectively plan for social infrastructure needs."*

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.

RPO 9.20 – *"Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:*

- *Support the Affordable Childcare Scheme.*
- *Quality and supply of sufficient childcare places.*
- *Support initiatives under a cross Government Early Years Strategy.*
- *Youth services that support and target disadvantaged young people and improve their employability."*

RPO 9.27 – *“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.”*

Section 9.7 highlights that SI should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The RSES has been consulted in this Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

Local Planning Policy

Kildare County Development Plan 2023-2029

The Kildare County Development Plan 2023-2029 was adopted by elected members on the 9th of December 2022. The Development Plan came into effect on the 28th of January 2023.

The subject site is located within Leixlip which is considered a ‘Self-Sustaining Growth Town’ within Table 2.7 of the Development Plan. A ‘Self-Sustaining Growth Town’ are described as “towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.” Table 2.8 of the Development Plan details population targets, housing targets and residential density targets for Leixlip.

Chapter 10 of the Kildare County Council Development Plan 2023 – 2029 has the following objectives:

- **Objective SC O15** requires 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.
- **Objective 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.
- **Objective SC O17 (a)** Require social infrastructure audits submitted in accordance with SC O15 of this Plan to include a map of educational, community, childcare, healthcare, sporting, and

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

- **Objective SC 070** *Require social infrastructure audits to be submitted with development proposals to outline up to date capacity and enrolment figures of schools within the catchment (10-20 minute walk/cycle) of the proposed development noting that Second Level Schools serve a wider catchment and as such, the assessment of these should include schools within a 5km radius or otherwise agreed by the Planning Authority. The data should be verified in writing by individual schools.*
- **Objective SC 086** *Require development proposals for more than 20 residential units or over 2,000sqm in the case of commercial developments (including office/industrial developments) to prepare and submit a social infrastructure audit detailing the level of childcare infrastructure in the catchment which shall outline available capacity and types of service provided in each facility which must be verified in writing by the relevant service providers.*
- **Objective SC 094** *Require development proposals of greater than 20 residential units or commercial developments (including office/industrial developments) greater than 2,000sqm to submit a detailed audit of health services (including GP service hours) and facilities in the area as part of a social infrastructure audit.*

Area Demographics

For the purpose of this population analysis a local catchment area was selected to include the Electoral Divisions (EDs) within 1km of the subject site. This area is shown in *Figure 07* and will be referred to as the Local Catchment Area. The EDs were chosen as a basis of analysis as, unlike the Small Area boundaries, the ED boundaries have remained unchanged in the recent census' and therefore can be used to compare population changes overtime.

A 1km buffer distance was applied, as on average it takes 10-12 minutes to walk 1km and is therefore consistent with the ideology of a 10-minute settlement.

Throughout this audit a 1km & 2km buffer is used to determine social and community facilities within the surrounding area of the site. Two electoral divisions are within a 2km buffer of the subject site. Those electoral divisions are Maynooth and Rodanstown as seen in *Figure 10* below.

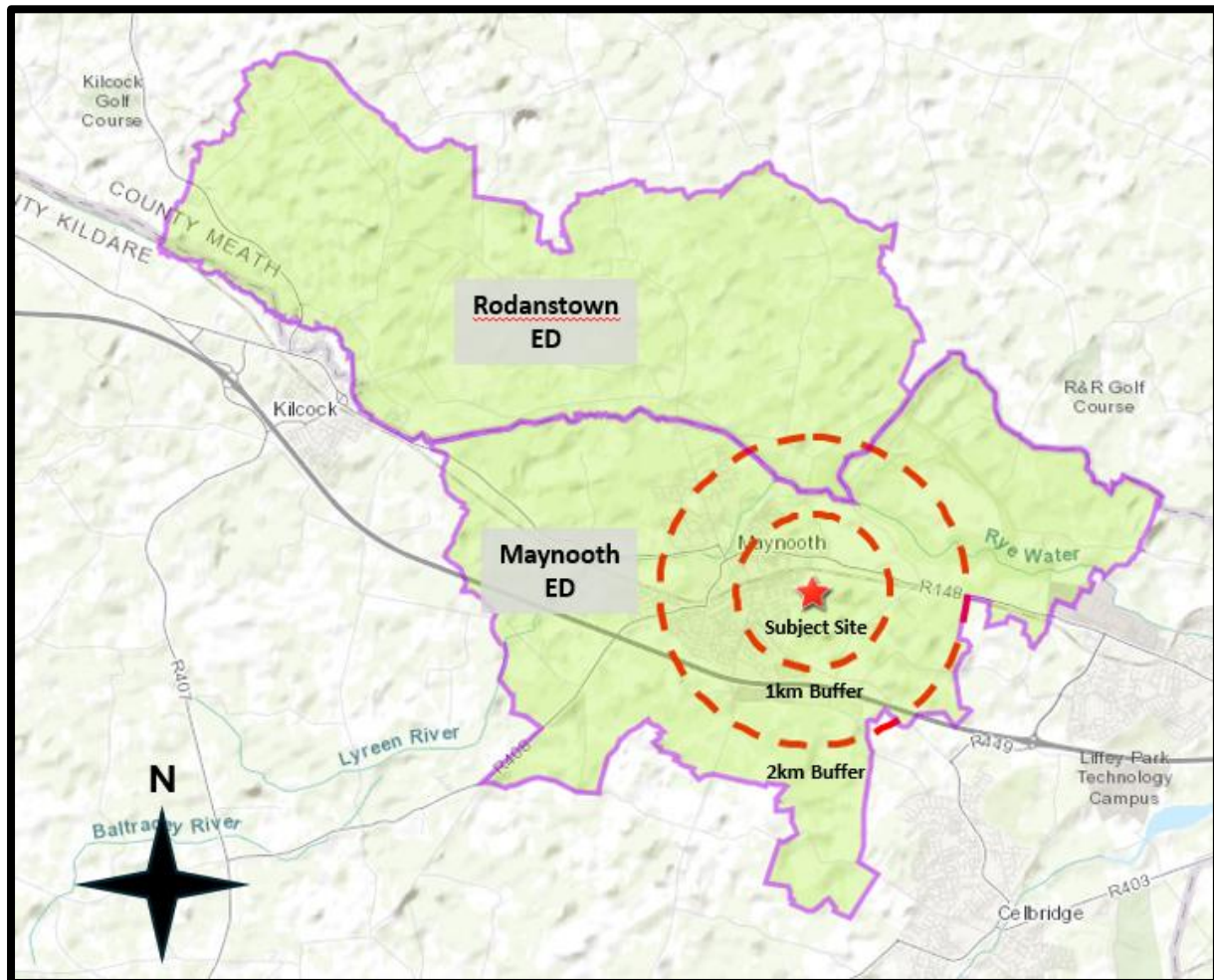


Figure 7: Electoral Divisions (EDs) within 1km of the subject site

It is noted that Rodanstown ED is located within 2km buffer, although it has been omitted from the local catchment area for population analysis as only a small portion of this ED falls within the 2km buffer, and the remainder of the ED falls outside of the buffer area causing it to be an outlier and would skew the results.

The total study area for this population analysis includes Maynooth, which will be referred to throughout this section as the *Local Area*. According to the most recent Census data, the Local Area recorded a population of 18,729 in 2022. This represents an increase of 17% since 2016, highlighting a period of strong demographic growth. In comparison, the national population grew by 8.1% during the same period, indicating that Maynooth's population expansion has been more than double the national average. This trend emphasises the town's growing attractiveness as a place to live and its role as a key educational and employment hub.

Placing this within a broader context, Census 2022 revealed that the total population of Ireland had risen to 5,149,139. This marked a historic milestone, as it was the first time since 1851 that the national population exceeded 5 million. It also represented the highest population figure since pre-Famine

records in 1841. Such growth reflects both natural increase and sustained inward migration, highlighting the country's continuing demographic recovery and transformation.

At a more regional scale, within the Kildare County Council administrative area, population growth has also been consistently above the national average. Between 2016 and 2022, Kildare's population grew by approximately 11.3%. This makes the county one of the fastest-growing regions in Ireland, with pressures and opportunities alike arising from this demographic change. The growth in Maynooth, in particular, significantly outpaces even the county-wide trend, reinforcing its position as a major growth centre within Kildare.

Taken together, these figures highlight not only the rapid expansion of Maynooth's population but also its role within broader county and national population dynamics. The Local Area's demographic trajectory is a key factor shaping planning, housing demand, infrastructure development, and service provision for the years ahead.

2016 Population	2022 Population	Population Change 2016-2022	Percentage Change 2016-2022
15,998	18,729	2,732	17%

Table 3: Population percentage change for Electoral Division within 1km buffer of the subject site **Age Profile**

As set out above approximately 18,729 no. people were living within the Local Area at the time of the 2022 Census, a 17.1% increase on the 2016 population of 15,998. The local area has seen only a marginal increase in the preschool age group (0-4) of 0.3%.

In contrast, the school-going children group (5-19) has grown by 12.7% since 2016. Young adults (20-34) have seen a slight decline of -0.4%, which may indicate out-migration linked to third level education or employment opportunities elsewhere. The most significant growth has occurred within the adult population aged 35-64, which increased by 31.5%, while the 65+ age group has risen sharply by 48.4%.

This is set out in the tables below.

Age	2016	2022	Change	% Change
0-4 Pre-school	1,244	1,248	+4	+0.3%
5-19 School Children	3,365	3,792	+427	+12.7%
20-34 Adults	4,643	4,626	-17	-0.4%
35-64 Adults	5,620	7,392	+1,772	+31.5%
65+ Adults	1,126	1,671	+545	+48.4%

Table 4 Population breakdown for Local Catchment area.

Social Infrastructure Overview

This Social Infrastructure Audit assesses a range of services and facilities that would be expected in a community, conducive to enabling a high-quality standard of living for the existing and future residents. This audit will address key themes that constitute community facilities as outlined below.

The themes will be analysed with regard to their context within the defined study area, with several varying buffer radii from the subject site. All of the facilities are identified as being either within 1 km or c. 2km from the site. This area is generated by a 1km/2km “as the crow flies” buffer zone. Due to the existing urban layout, the walking/cycling distances to some facilities is slightly further than 1km/2km. The tables below list the facilities within 1km and 2km as the crow flies and also provide an approximate walking/cycle route distance.

Category	Description
Open Space	Parks, Pitches, Residential Green Areas, Playgrounds
Sport and Recreation	Sports Clubs, Stadiums, Racetracks, Swimming Pools, Gyms
Education	Primary Schools, Post-Primary Schools, Special Schools, Third Level Universities, Other Educational Facilities
Health Services	GPs, Pharmacies, Health Centres, Hospitals
Retail Services	Supermarkets, Convenience Shops, Speciality Services, Restaurants/Takeaways, Pubs
Emergency	Garda Station, Fire Station

The Regional Retail Strategy of the Regional Spatial and Economic Strategy 2019-2031 RSES re-designated Maynooth as a Level 2 Major Town Centre.

The RSES states that Maynooth has the potential to act as a major shopping destination for the surrounding area. The main street and surrounding laneways support many local restaurants, cafes and bars and the night-time economy that cater for the local population and the town’s large student community. The town also acts as a retail and service centre for north Kildare, with the Manor Mills and Carton Park retail developments attracting many shoppers from the surrounding towns and hinterland.



Figure 8: Walking Times from Subject Site

Education

Education and training have a key role to play in all three dimensions of ‘sustainable development’ - environmental, economic and social. It is widely recognised as a key component of a competitive economy and a vibrant society. Maynooth is one of Ireland’s longest established ‘university towns’ and includes four further education and training facilities.

This infrastructure overview has identified 5 no. primary schools within 3km of the application site, 5 no. post primary schools within 3km of the site and a further 4no. third level education facilities within 3km of subject site. These education facilities are mapped in Figure 10 below.

The presence of Maynooth University is a unique asset for the town and consequently its continued expansion is inextricably linked to the town’s sustained economic growth over the longer term. For Maynooth, the benefits of being a university town are manifold. Not only does it provide direct economic benefits in terms of purchase of goods and services and student population expenditure, but it is also the largest employer in the town. According to the recently adopted JLAP, the university

is projected to grow by an additional 4,000 students per decade, in accordance with the provisions of the National Strategy for Higher Education to 2030.

The 2025/2025 enrolment figures for each education facility are displayed in the table below.

No. on map	Primary School	Distance	Enrolment (24/25)	
			Boys	Girls
1.	Maynooth Educate Together National School	c.800m	208	182
2.	Scoil Ui Fhiaich	c.900m	241	217
3.	Presentation Girls Primary School	c.1.1km	5	628
4.	St Marys Boys National School	c.1.75km	613	0
5.	Gaelscoil Ruairí	c.2.6km	69	76

Table 5: 2023/2024 Enrolment Figures for each Primary Education Facility within 3km of the site

The 2024/2025 enrolment figures for each education facility are displayed in the table below.

No. on map	Post Primary School	Distance	Enrolment (24/25)	
			Boys	Girls
6.	Gaelcholáiste Mhaigh Nuad	1.3km	54	75
7.	Maynooth Post Primary School	c.1.75km	479	539
8.	Maynooth Community College	c.2.6km	523	439
9.	Celbridge Community School	c.2.7km	345	369
10.	Salesian College	c.2.7km	842	0

Table 6: 2023/2024 Enrolment Figures for each post Primary Education facility within 3km of the site

No. on map	Third Level Education	Distance	Enrolment (23/24)	
11.	Maynooth University	c.1.75km	16,110	
12.	St. Patrick's College	c.1.75km	Data unavailable	
13.	Divine Word School of English	c.1.8km	Data unavailable	
14.	Maynooth Further Education & Training Centre	c.1.3km	Data unavailable	

Table 7: 2024/2025 Enrolment Figures for each Third Level Education facility within 3km of the site

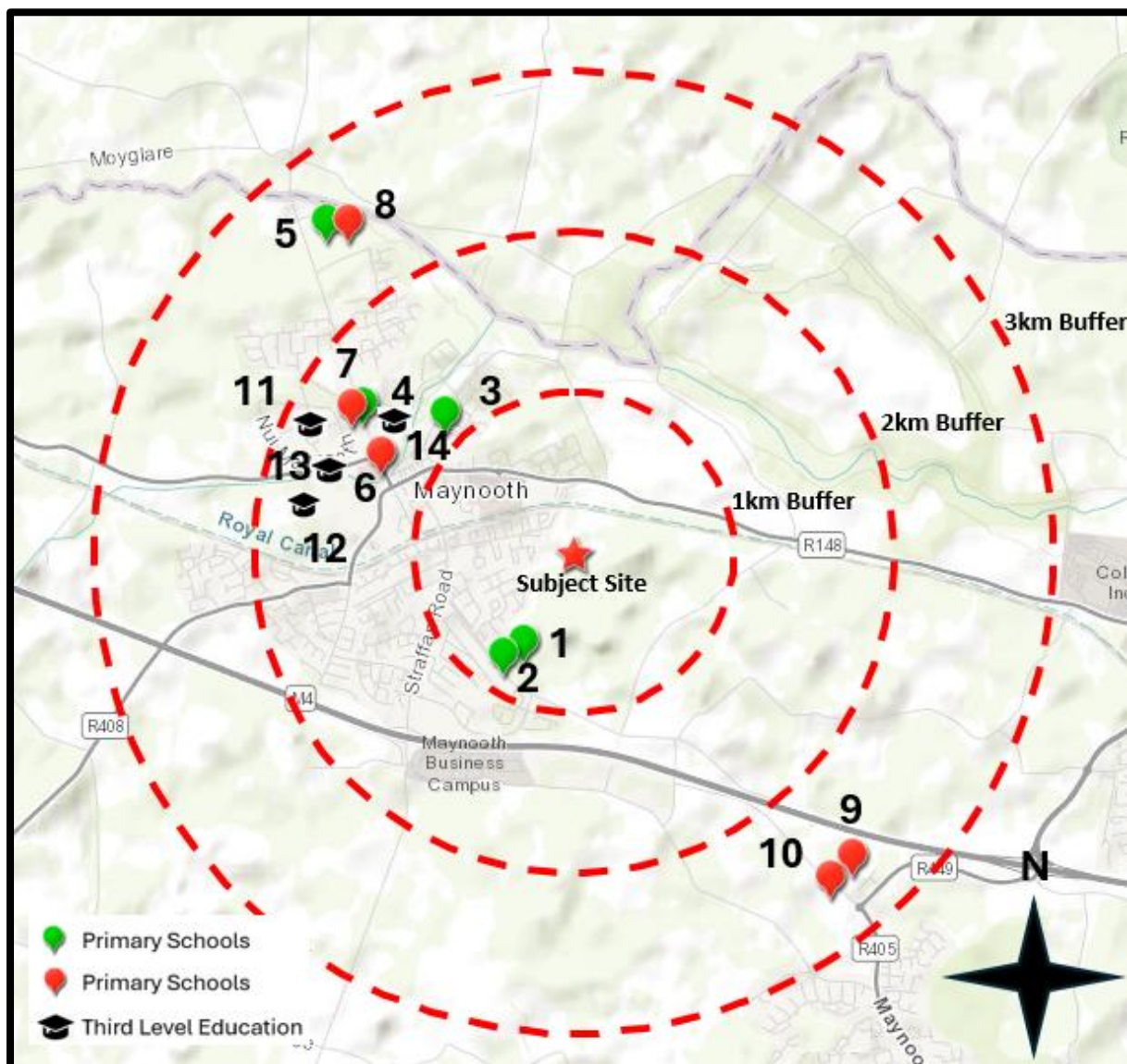


Figure 9: 2024/2025: Education facilities within 3km of the site

Health Services

The availability of, and access to, quality health services and facilities is a key element to creating sustainable neighbourhoods. There are numerous General Practitioners, Pharmacies and other health care services available within a 2km distance of the subject site.

No. on Map	General Practitioners	Location	Distance
1.	Parklodge Medical Centre	Straffan Road, Railpark, Maynooth	c.800m
2.	Glenroyal Medical Centre	Glenroyal Shopping Centre, Straffan Rd, Maynooth	C.950m
3.	Maynooth Medical Centre	Main Street, Maynooth	c.1.2km
4.	Manor Mills Medical	23 Mill Street, Maynooth,	c.1.4km

5.	Maynooth University Student Health Centre	Maynooth University	c.1.75km
	Health Centres	Location	Distance
6.	Maynooth Health Centre	Leinster Street, Maynooth	c. 1.2km

Table 8: Existing Health Facilities within a 2km distance of the subject site

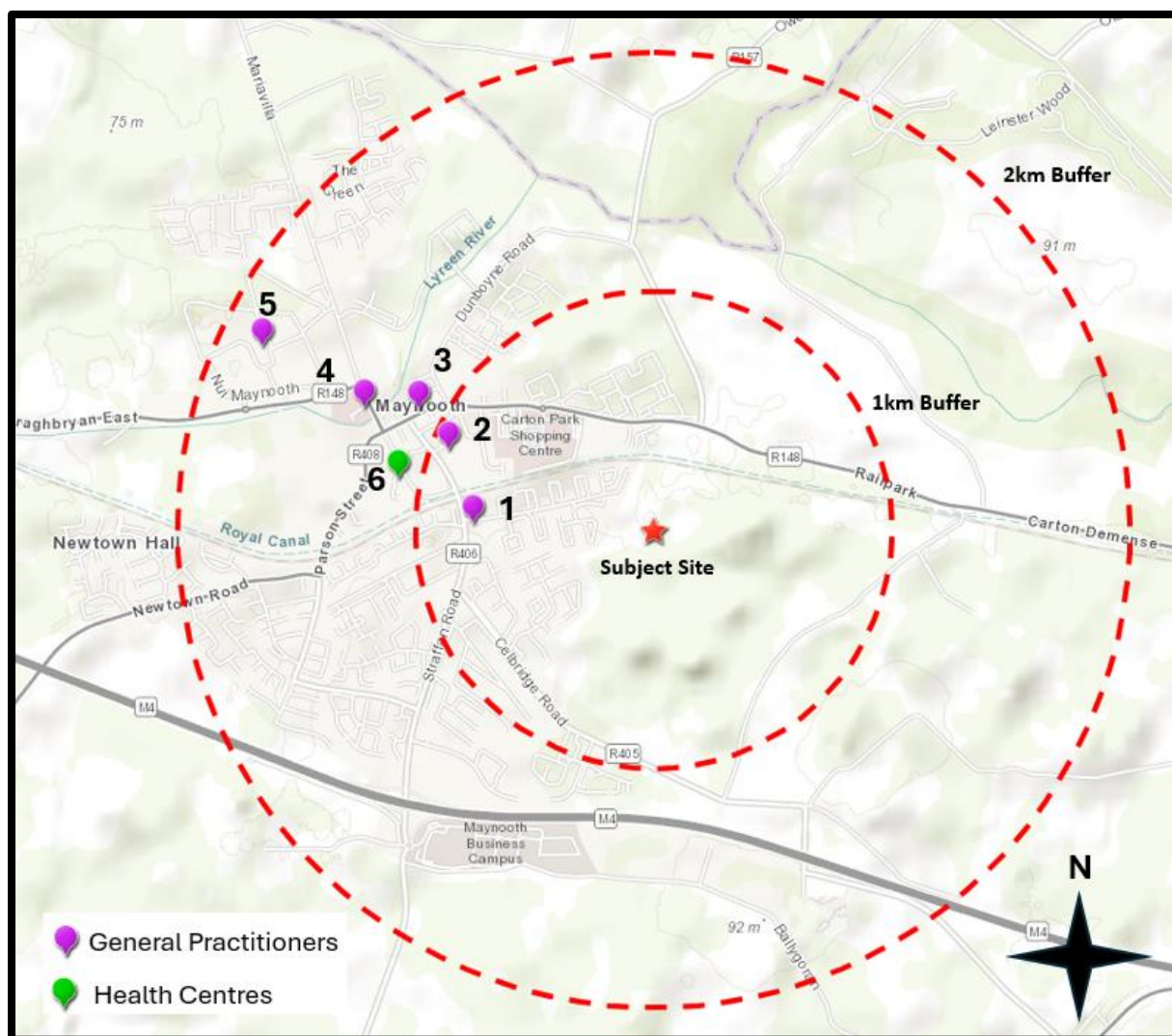


Figure 10: Existing Health Facilities within a 2km distance of the subject site

No. on Map	Health Facility	Location	Distance
Pharmacy			
1	Hickey's Pharmacy	Unit 11, Manor Mills Shopping Centre, Mill St, Maynooth	c.1.4km
2	McCormack's Pharmacy	Main St, Maynooth	c.1.2km

3	CarePlus Pharmacy	Unit 3, Glenroyal Shopping Centre, Maynooth	c.900m
4	Boots	Unit 22, 24 Carton Park, Maynooth,	c.700m
5	McCartan's Pharmacy	Unit 30B, Carton Retail Park, Dublin Rd, Maynooth	c.7000
6	St Patrick's Pharmacy	Unit 21, Greenfield Shopping Centre, Maynooth Park, Maynooth	c.800m
Dental Practice			
7	The Leinster Clinic	Kilcock Road, Maynooth	c.2.1km
8	Pearls Dental House	Unit 7, Manor Mills Shopping Centre, Maynooth	c.1.4km
9	John Merrick Dental	Main St, Maynooth	c.1km
10	Boyne Dental	Dublin Road, Maynooth	c.1.0m
11	Carton Dental	Laburnum Lodge, Silken Gardens, Dublin Rd, Maynooth	c.900m
Opticians and Audiologists			
12	Specsavers	Unit 6, Manor Mills Shopping Centre, Mill St, Maynooth	c.1.4km
13	Mullins & Henry	12 Mill St, Maynooth	c.1.4km
14	Gildea's Opticians	3 Fagan's Lane, Maynooth	
15	Vision Express	Tesco, Carton Park, Dublin Road, Maynooth	

Table 9: Existing Health Facilities within a 2km distance of the subject site

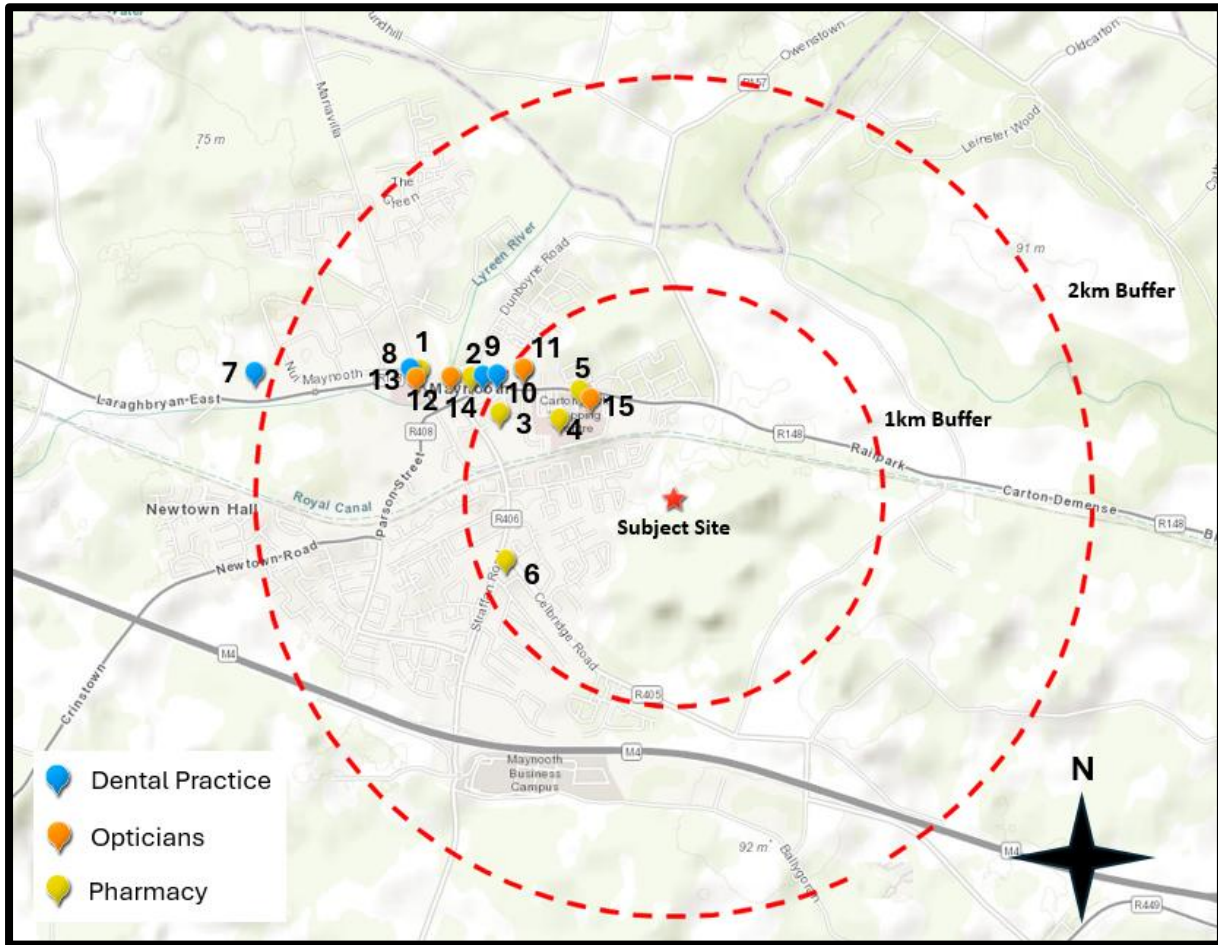


Figure 11: Existing Health Facilities within a 2km distance of the subject site

Retail Services

Maynooth has benefitted from a significant increase in population in recent decades. In 2022, the population of the town was 17,259 rising by 18.3% from 14,585 in 2016. The town has a younger population than the county average, with only 7.8% of the population of Kinnegad over 65 compared to the county average of 19.7%. According to the recently published JLAP Maynooth has a thriving town centre featuring a retail vacancy rate of just 5.2% (September 2023).

Overall, the success of the town centre can be attributed to several factors including, its location proximate to Maynooth University and the additional footfall that it generates, the relatively high overall level of affluence of the resident population within the town.

Retail/Shopping Centre			
No. on Map	Retail/Shopping Centre	Location	Distance
1	Carton Park Retail Park	Carton Park, Dublin Road	c.620m
2	Manor Mills Shopping Centre	Moyglare Road, Maynooth	c.1.5km
3	Maynooth Shopping Centre	Dublin Road, Maynooth	c.800m
4	Glenroyal Shopping Centre	Straffan Road, Maynooth	c.950m

5	Greenfield Shopping Centre	Straffan Road, Maynooth	c.800m
Supermarket/Convenience Store			
No. on Map	Convenience Stores	Location	Distance
6	Tesco Extra	Carton Park Retail Park	c.620m
7	SuperValu	Glenroyal Shopping Centre	c.950m
8	Centra Maynooth	Greenfield Shopping Centre	c.800m
9	Londis	Main St, Maynooth	c.1.2km
10	Dunnes Stores	Manor Mills Shopping Centre	c.1.5km
11	Aldi	Kilcock Rd, Maynooth	c.1.6km

Table 10: Existing Retail Services within a 2km distance of the subject site

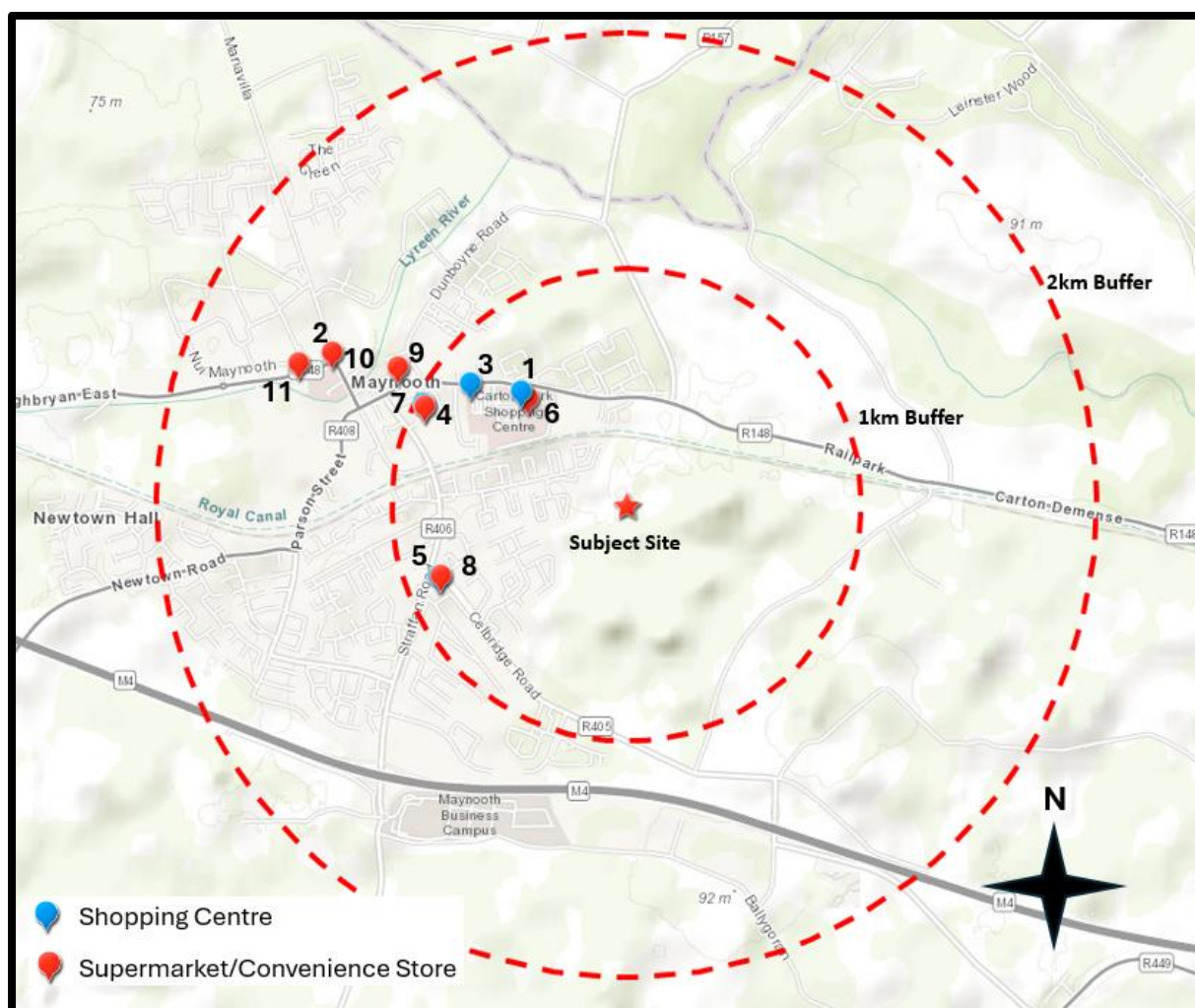


Figure 12: Existing Retail Services within a 2km distance of the subject site

Emergency Services

Maynooth Garda Station located along St Agnes Road is approx. 1.2km from the subject site. Maynooth Fire Station is located c. 1.3km from the site, a new fire station is under construction located at Mullin Park, Maynooth.

Childcare Audit

Pobal, the government agency, maintains an up-to-date map of registered childcare facilities within Ireland, enabling more objective analysis of gaps in provision and the targeting of areas where facilities may be needed in the future. We have undertaken an analysis of existing facilities in the local area as detailed below using this data from Pobal.

The site is well serviced with childcare facilities when considering a 2km buffer with 9 childcare facilities, as illustrated below. In addition, the proposed development includes provision for a childcare facility measuring c.526sqm which will accommodate c. 88 children which will meet the expected demand from the development itself as well as providing spaces for the existing wider community.

It is noted that there are seven extant permissions for new childcare facilities as part of permitted new residential schemes which could accommodate circa 447¹ additional childcare places when implemented.

¹ Figure obtained from Maynooth and Environs Social Infrastructure Audit 2024.

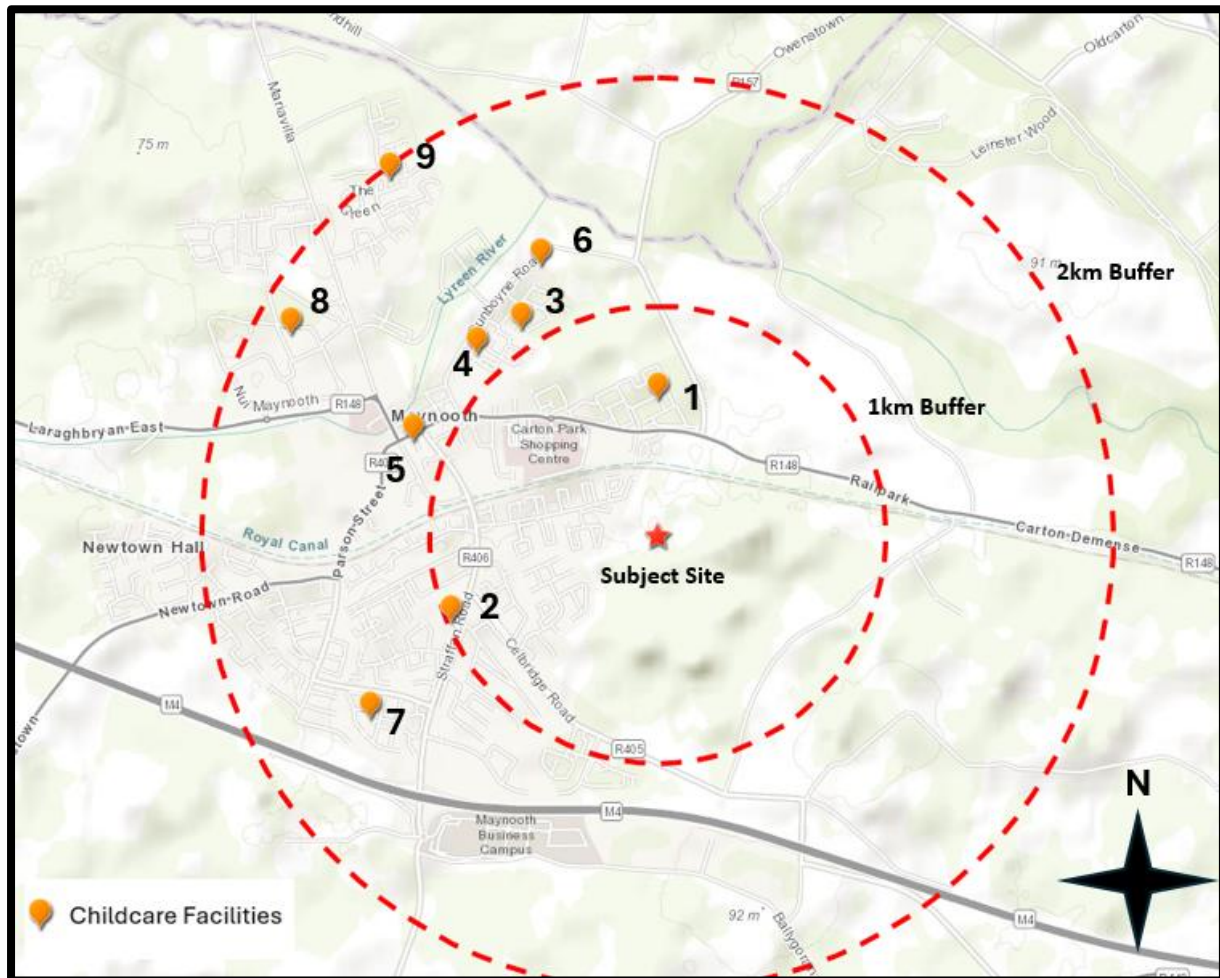


Figure 13: Childcare Facilities within 2km from subject Site

Map no.	Childcare Facility	Distance	No. of Children Service Can Accommodate ²	Vacancy (August 2025) ³
1.	Little Harvard Childcare	c.550m	124	0
2.	Kindercrest	c.1km	94	0
3.	Tots Creche and Daycare Nursery	c.1.1km	72 (Max 46 Full Day Care)	No Response
4.	Tiddlywinks and Scallywags	c.1.1km	116	No Response
5.	The Montessori Children's Academy	c.1.1km	22 Sessional & 16 Part Time	No Contact Found
6.	Parkview Creche	c.1.3km	60	No Response
7.	Minnows Childcare	c.1.3km	30	No Response
8.	Maynooth University Creche	c. 1.9km	69	0

² https://www.tusla.ie/uploads/content/Kildare_Aug25.pdf

³ Creche response email received confirming enrolment figures and/or overall capacity.

9.	Moyglare Hall Montessori	c.2km	22	0
Total			603	0
	Proposed Childcare Facility			
	Railpark, Celbridge Road, Maynooth (Under Construction)	c. 650m	30	N/A
	Mullen Park, Maynooth (Tots Creche, Under Construction)	c. 1.4km	47	N/A
Total			77	77 Future Spaces

Table 11: Childcare Facilities within 2km from subject Site

Creche usage

Quarterly National Household Survey

The Quarterly National Household Survey (QNHS) carried out by the Central Statistics Office includes a Special Module on Childcare. The most recent report on this module was published for Quarter 3 2016. What the figures indicate is that Crèche/Montessori attendance for pre-school age children nationally is 19%, with the Dublin Region at 25% (Source: CSO.ie). At the same time 78% of childcare is carried out unpaid by a parent/partner or relative/friend in the Dublin area.

Type of childcare	Pre-school children								State
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
Total pre-school children using non-parental childcare	45	47	49	46	45	53	45	45	46
<i>Unweighted sample</i>	<i>198</i>	<i>136</i>	<i>234</i>	<i>525</i>	<i>244</i>	<i>189</i>	<i>230</i>	<i>316</i>	<i>2,072</i>

Figure 5 – Extract from Quarterly National Household Survey, 2016 Special Module on Childcare

Census 2022

The Census 2022 provides more up to date and county specific data in relation to childcare usage. The Census identified that of the children aged 15 and under in Ireland almost one in three (331,783) were in some form of childcare. Just over four in 10 were in a crèche or similar facility (42%), while more than one in four were cared for by an unpaid relative or family member (28%). Of those in childcare, almost two-thirds attended on a part-time basis (up to 20 hours per week) while almost one in six attended for 31 hours or more each week. For Kildare County, it was found that the number of children

in creche/ Montessori/ playgroup or afterschool is lower than the national average at 37.94%. It is noted, as demonstrated by the tables below, that this figure includes children being minded by a relative, childminder, au pair or nanny, a creche, Montessori, playgroup or afterschool facility.

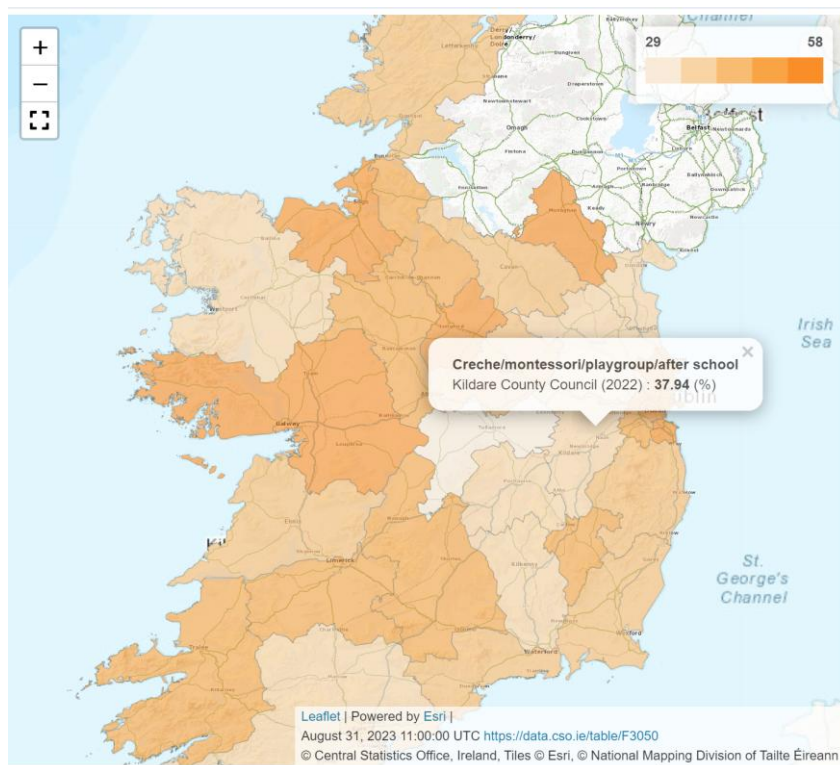


Figure 14 Census 2022 data indicating all children minded by people other than their parents

Statistic	Census Year	Sex	Administrative Counties	Age	Type of Childcare	Unit	Value
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	All children aged under 15 years of age	Number	9,094
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Not in childcare	Number	5,375
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Unpaid relative or family member	Number	1,011
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Paid relative or family member	Number	256
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Childminder (in childminder's home)	Number	824
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Au pair/nanny/childminder (in child's home)	Number	196
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Creche/Montessori/playgroup/after school	Number	1,391
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Other (including special needs facility, breakfast club)	Number	15
Children under 15 years of age	2022	Both sexes	Kildare County Council	0 - 2 years	Type of childcare not stated	Number	26
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	All children aged under 15 years of age	Number	6,387
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Not in childcare	Number	2,146
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Unpaid relative or family member	Number	528
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Paid relative or family member	Number	182
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Childminder (in childminder's home)	Number	630
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Au pair/nanny/childminder (in child's home)	Number	163
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Creche/Montessori/playgroup/after school	Number	2,686
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Other (including special needs facility, breakfast club)	Number	18
Children under 15 years of age	2022	Both sexes	Kildare County Council	3 - 4 years	Type of childcare not stated	Number	34

Figure 15 Extract from Census 2022 showing Kildare County 0-4 population and breakdown regarding childcare

As shown in the table above of the 15,481 no. children in the 0-4 year old age category in County Kildare, c.22% are either minded by a nanny/ au pair/ childminders home/ or by a relative or family member. C.26% are in a creche/ Montessori/ playgroup/ afterschool. A further c. 49% are not in childcare.

Appendix C also indicates that there are 14,156 no. children in the 5-8 year old age category in County Kildare, of which c.85% are not in any form of childcare or are minded at home or by a relative or in a childminders home and there are only c.14% in afterschool. This falls dramatically again in the next age category of 9–14-year-olds of which there are 23,740 in County Kildare. C.82% are not in any form of childcare and there are only 3% in afterschool. When combined, of the 53,377 no. children under 15 in County Kildare an average of 13% of all children use a creche/ Montessori/ playschool/ afterschool.

For the basis of this assessment, and taking into account the statistic above the childcare demand is assessed on 3 different figures, applied to the population most likely to use childcare – 0-4 year olds. This will result in the worst case demand scenario and the most probably demand scenario for creche places based on population statistics and census data:

- 37.94% of the population of 0-4 year olds based on all children in all forms of childcare outside of the home as set out in the census figure for County Kildare.
- 26% of children aged 0-4 in line with the census data for County Kildare for the 0-4 age category in creche/ Montessori/ playgroup/ afterschool. This is chosen as it is higher than the QNHS data from 2019, it is more recent data and also will provide a worst case scenario.

- 50% of the potential 0-4 year olds generated by the development to create a worst case scenario above that of both the census data from 2022 and the QNHS 2016.

Demand for Childcare Places Likely to be Generated by Proposed Scheme

The table below provides a breakdown of the proposed units.

Unit Size	Apartment	Duplexes	Houses	Total	%
1 Bed	24	2	-	26	18.7%
2 Bed	60	2	-	62	44.6%
3 Bed	11	4	13	28	20.1%
4 Bed	-	-	23	23	16.5%
Total	95	8	36	139	100%

Based on an average household size of 2.74 (2022 CSO Census) then the estimated population of the proposed development would be c. 381 persons for the proposed development. Based on the 2022 Census figures for the area then the population estimate for the 0-4 age cohort (pre-school at 6.7% of total population for the 2 electoral divisions within 1km of the subject site) projects a possible number of children aged 0-4 to be c. 27.

As per section 4.7 of the 2025 Apartment Guidelines recommends, one bed units should be excluded when calculating childcare demand in new developments. Excluding the 1-bed apartments leaves 113 units for the proposed LRD development, with a population of c.310 of which c.21 will be in the 0-4 age range.

The Guidelines also suggests that in some instances 2-bed units could also be omitted, excluding 2-bed apartment and 2-bed duplexes decreases the number of residential units to 51 units. This would result in an estimated population of c. 140 and c. 10 children in the 0-4 age category.

Notwithstanding, as detailed above, not all 0–4-year-olds are likely to require private childcare given that some will be cared for by parents, guardians, relatives and/or childminders. The 2016 QNHS indicated that in the Dublin region on average only 25% of pre-school age children attended private childcare in 2016. However, the census for Kildare County has provided more detailed information as set out above. It was considered therefore to use that data which is more recent and local. Therefore, the site, both on its own and in conjunction with the phase 1 lands, has been assessed against the following criteria:

- 37.94% Census figure for County Kildare representing the figure for children in all forms of care.
- 26% Census for County Kildare for the 0-4 age category actually in creche/ Montessori/ playgroup/ afterschool. This is chosen as it is higher than the QNHS data from 2019 and it is more recent so it will provide a worse case scenario.
- 50% worst case scenario assumption.

The above calculations are summarised in the table below.

	2001 Guidelines	2025 Apartment Guidelines	2025 Apartment Guidelines
	All Units	Without 1 beds Apartments	Removing 2 bed apartments/duplexes
SUBJECT LRD SITE			
Calculation based on 2001 Guidelines			
No. of units	139	113	51
2001 Guidelines (20 no. spaces/75 no. units)	38	31	14
Refined estimate based on population analysis including advice from the 2025 Apartment Guidelines (2.74 per household, assuming a higher household ratio)			
Total Population generated	381	310	140
Population 0-4 (6.7% of Pop)	27	21	10
Estimate based on inclusion of Census 2022 data for Kildare County			
Total Requiring Childcare (37.94%) based on the demand for under 15	11	9	4
Total Requiring Childcare (26%) based on the demand for 0-4	8	6	3
Worst case scenario total Requiring Childcare (50%)	14	11	5

Table 3- Age Groups CSO Data of the Electoral Divisions

Based on the analysis of the subject LRD site, the estimated requirement for childcare spaces varies depending on the methodology and assumptions applied. Under the 2001 guidelines, the site would require between 14 and 38 spaces, depending on the scenario and guideline applied.

Using updated 2025 Apartment Guidelines and population-based estimates, a more refined assessment indicates that between 6 and 11 spaces would be sufficient to meet typical demand for children aged 0–4 or under 15. Allowing for a worst-case scenario, where up to 50% of the youngest age group may require childcare, the demand could rise to between 5 and 14 spaces. Overall, the analysis suggests that planning for approximately 10–12 childcare spaces would adequately accommodate anticipated demand while providing flexibility for potential higher uptake.

Considering the nature of the proposed development, the quantum and mix of units proposed, its location and the concentration and ongoing capacity of existing childcare facilities in the area, along with the two new creches currently under construction, it is considered that there is sufficient capacity within the area to cater for the modest additional creche childcare need that will be generated by the proposed development.

Proposed Childcare Facility

The proposal includes a creche measuring c. 351m² and c. 175.1m² of associated open space, which will accommodate c. 88 children which will exceed the expected demand from the development itself as well as providing spaces for the existing wider community.

The creche is now centrally located within the development at ground floor level of Block 03, providing easy access for residents and encouraging multimodal transport. A set-down area for four cars is

situated directly in front of the creche, with additional staff parking for four vehicles located to the south adjacent to the main public open space. The facility includes an enclosed, secure play area at the rear, adjoining the communal courtyard, accommodating all age groups along with staff and support areas. On this basis the sizing of the creche is considered appropriate for the development.

On this basis the sizing of the creche is considered appropriate for the development. This will have a positive effect on population and human health as the proposed creche will accommodate and exceed for 88 no. childcare spaces required which is considerably more than the need generated by the development.

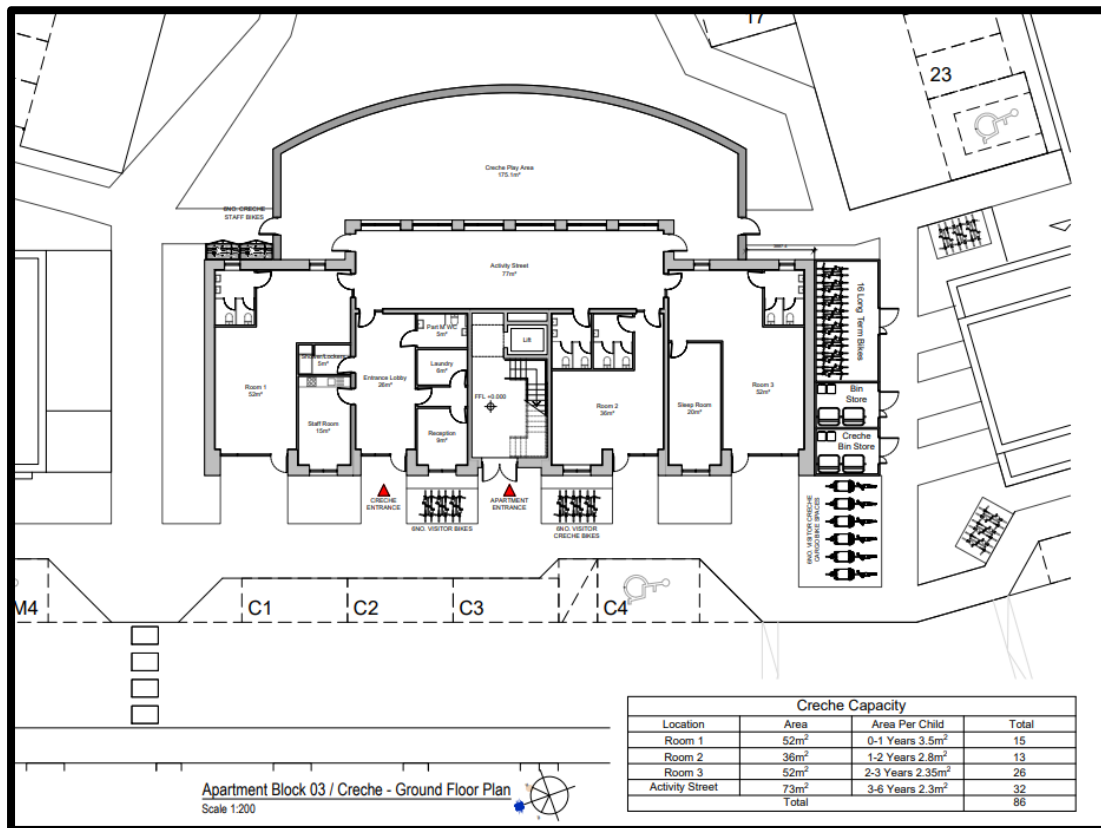


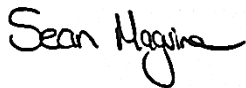
Figure 16: Proposed Creche Facility

Conclusion

The Social Infrastructure Audit has demonstrated that the subject site is located in close proximity to a range of facilities that will meet the needs of future residents of the proposed development. The proposed development will generate a demand on the existing services and facilities, such as public open space and natural amenities.

The proposed development includes a childcare facility c. 345.1sq.m with an open space of c. 175.1sq.m and has the capacity to accommodate 88 no. children. Therefore, any deficit in childcare facilities in the area has been adequately addressed in the development. The subject site is also well served by healthcare facilities within a short distance from the site. In addition, there are an extensive range of GP clinics and pharmacies located in the area which will serve the needs of future residents at the subject site.

Yours faithfully,




Sean Maguire

Senior Planner

Appendix A – Responses to correspondence with Childcare Facilities

RE: Enrolment Capacity - KinderCrescent Maynooth


 Kinder Crescent Nursery School <info@kindercrescent.ie>
To: Chris Burke Young

Mon 18/08/2025 11:28


Hi Chris, We provide full day care for children aged from 1 year to 10 years, sessional ECCE classes for 3-5yrs. We have no vacancies at present.

Warm regards
Sharon & Yvonne
info@kindercrescent.ie
sharon@kindercrescent.ie

Re: Enrolment Capacity

 Admin Maynooth <adminmaynooth@littleharvard.ie>
To: Chris Burke Young

Wed 13/08/2025 14:19


 You replied to this message on 13/08/2025 14:24.

Good morning

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
Little Harvard Childcare	Creche and Afterschool services	124	0

I have filled in this for you, thank you

Shannon Quinn
Manager
Little Harvard
Maynooth
01 - 5038249



Note: This email and the contents/ attachments are strictly confidential and intended only for the named addressee. If you receive it in error, please do not open any attachments and please return the message unread. This message and attachments are not to be forwarded or otherwise published or disseminated to any unauthorised person. We do not accept responsibility for any changes made to this message after it is sent.

RE: [EXTERNAL] RE: Enrolment Capacity - Maynooth University Creche



Maynooth University Creche <creche.care@mu.ie>

To: Chris Burke Young

You responded on Wednesday 27 August 2025 12:20.



Reply

Reply All

Forward



Wed 13/08/2025 12:09

Dear Chris,

While our facility can accommodate more, we are currently operating at our maximum staffing-based capacity of 25 children with 6 staff members. At present, we are unable to take on additional children due to the challenges in recruiting suitably qualified childcare staff.

This situation may change in the future if we are able to expand our team, at which point we could increase our numbers.

Kind regards,
Mary Coleman.

Creche manager.

From: Chris Burke Young <Chris@mcgplanning.ie>

Sent: Wednesday 13 August 2025 11:41

To: Maynooth University Creche <creche.care@mu.ie>

Subject: [EXTERNAL] RE: Enrolment Capacity - Maynooth University Creche

You don't often get email from chris@mcgplanning.ie. [Learn why this is important](#)

Re: Enrolment Capacity - Moyglare Hall Montessori



Moyglare Hall Montessori <moyglaremontessori@gmail.com>

To: Chris Burke Young



Reply

Reply All

Forward




Wed 27/08/2025 11:18

We are a preschool, not a creche. We don't have an exact number of vaccines this early in the year unfortunately.

Many thanks,
Donna

Appendix B – Correspondence sent to Childcare Facilities by email

RE: Enrolment Capacity - KinderCrescent Maynooth

 Kinder Crescent Nursery School <info@kindercrest.ie>
To: Chris Burke Young

Mon 18/08/2025 11:28

From: Chris Burke Young
Sent: Friday 27 June 2025 16:42
To: info@kindercrest.ie
Subject: Enrolment Capacity - KinderCrescent Maynooth

Good afternoon,

I am writing to you in relation to a creche capacity assessment being carried out by McGill Planning Limited on behalf of our client. This assessment will be submitted with a planning application to Kildare County Council for an LRD development consisting of c. 135 no. residential units at a site at Railpark West, Maynooth, Co. Kildare. I would be grateful if you could confirm if the below figure is correct and clarify your current vacancy/enrolment capacity.

Please see the information below which we have taken from Tusla, Schooldays.ie and Pobal databases as of April 2025.

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
KinderCrescent Maynooth	?	94	?

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2

From: Chris Burke Young
Sent: Friday 27 June 2025 16:40
To: adminmaynooth@littleharvard.ie
Subject: Enrolment Capacity

Good afternoon,

I am writing to you in relation to a creche capacity assessment being carried out by McGill Planning Limited on behalf of our client. This assessment will be submitted with a planning application to Kildare County Council for an LRD development consisting of c. 135 no. residential units at a site at Railpark West, Maynooth, Co. Kildare. I would be grateful if you could confirm if the below figure is correct and clarify your current vacancy/enrolment capacity.

Please see the information below which we have taken from Tusla, Schooldays.ie and Pobal databases as of April 2025.

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
Little Harvard Childcare	?	124	?

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

Email: chris@mcgplanning.ie
Tel: 01 284 6464
Mobile: 083 484 7309
Website: www.mcgplanning.ie
Twitter: @McGillPlanning

Social & Community Infrastructure Audit
Proposed Large Scale Residential Development (LRD) at Railpark West, Maynooth, Co.
Kildare



From: Chris Burke Young

Sent: Friday 27 June 2025 16:54

To: Creche.care@nuim.ie

Subject: Enrolment Capacity - Maynooth University Creche

Good afternoon,

I am writing to you in relation to a creche capacity assessment being carried out by McGill Planning Limited on behalf of our client. This assessment will be submitted with a planning application to Kildare County Council for an LRD development consisting of c. 135 no. residential units at a site at Railpark West, Maynooth, Co. Kildare. I would be grateful if you could confirm if the below figure is correct and clarify your current vacancy/enrolment capacity.

Please see the information below which we have taken from Tusla, Schooldays.ie and Pobal databases as of April 2025.

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
Maynooth University Creche	?	69	?

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

Email: chris@mcgplanning.ie
Tel: 01 284 6464
Mobile: 083 484 7309
Website: www.mcgplanning.ie
Twitter: @McGillPlanning

Enrolment Capacity



Chris Burke Young

To: info@minnowschildcare.ie

i You replied to this message on 13/08/2025 11:39.

Reply Reply All Forward

Fri 27/06/2025 17:02

Good afternoon,

I am writing to you in relation to a creche capacity assessment being carried out by McGill Planning Limited on behalf of our client. This assessment will be submitted with a planning application to Kildare County Council for an LRD development consisting of c. 135 no. residential units at a site at Railpark West, Maynooth, Co. Kildare. I would be grateful if you could confirm if the below figure is correct and clarify your current vacancy/enrolment capacity.

Please see the information below which we have taken from Tusla, Schooldays.ie and Pobal databases as of April 2025.

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
Minnows Childcare	?	30	?

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

RE: Enrolment Capacity



Chris Burke Young

To: info@minnowschildcare.ie

Reply Reply All Forward

Wed 13/08/2025 11:40

Good morning,

I'm following up on my email below and would greatly appreciate it if you could confirm the requested details at your earliest convenience.

Thank you for your time, and I look forward to your reply.

Regards,

Chris Burke Young

Planner

McGill Planning Ltd.

9 Pembroke Street Upper

Dublin 2

D02 KR83

Email: chris@mcgplanning.ie

Tel: 01 284 6464

Mobile: 083 484 7309

Website: www.mcgplanning.ie

Twitter: @McGillPlanning



Enrolment Capacity - Moyglare Hall Montessori



Chris Burke Young

To: moyglaremontessori@gmail.com

Reply Reply All Forward

Fri 27/06/2025 16:55

Good afternoon,

I am writing to you in relation to a creche capacity assessment being carried out by McGill Planning Limited on behalf of our client. This assessment will be submitted with a planning application to Kildare County Council for an LRD development consisting of c. 135 no. residential units at a site at Railpark West, Maynooth, Co. Kildare. I would be grateful if you could confirm if the below figure is correct and clarify your current vacancy/enrolment capacity.

Please see the information below which we have taken from Tusla, Schooldays.ie and Pobal databases as of April 2025.

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
Moyglare Hall Montessori	?	22	?

Regards,

Chris Burke Young

Planner

McGill Planning Ltd.

9 Pembroke Street Upper

Dublin 2

D02 KR83

Enrolment Capacity - **Parkview** Creche



Chris Burke Young
To: linden@parkviewcreche.ie

You replied to this message on 13/08/2025 11:41.

Reply Reply All Forward

Fri 27/06/2025 16:51

Good afternoon,

I am writing to you in relation to a creche capacity assessment being carried out by McGill Planning Limited on behalf of our client. This assessment will be submitted with a planning application to Kildare County Council for an LRD development consisting of c. 135 no. residential units at a site at Railpark West, Maynooth, Co. Kildare. I would be grateful if you could confirm if the below figure is correct and clarify your current vacancy/enrolment capacity.

Please see the information below which we have taken from Tusla, Schooldays.ie and Pobal databases as of April 2025.

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
Parkview Creche	?	60	?

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

RE: Enrolment Capacity - **Parkview** Creche



Chris Burke Young
To: linden@parkviewcreche.ie

Good morning,

I'm following up on my email below and would greatly appreciate it if you could confirm the requested details at your earliest convenience.

Thank you for your time, and I look forward to your reply.

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

Reply Reply All Forward

Wed 13/08/2025 11:41

Social & Community Infrastructure Audit

Proposed Large Scale Residential Development (LRD) at Railpark West, Maynooth, Co. Kildare



From: Chris Burke Young
Sent: Friday 27 June 2025 16:47
To: tiddlywinksandsallywags@gmail.com
Subject: Enrolment Capacity - Tiddlywinks and Scallywags

Good afternoon,

I am writing to you in relation to a creche capacity assessment being carried out by McGill Planning Limited on behalf of our client. This assessment will be submitted with a planning application to Kildare County Council for an LRD development consisting of c. 135 no. residential units at a site at Railpark West, Maynooth, Co. Kildare. I would be grateful if you could confirm if the below figure is correct and clarify your current vacancy/enrolment capacity.

Please see the information below which we have taken from Tusla, Schooldays.ie and Pobal databases as of April 2025.

Childcare Facility	Service Provided	Enrolment Capacity	Vacancy
Tiddlywinks and Scallywags	?	116	?

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

RE: Enrolment Capacity - Tiddlywinks and Scallywags



Chris Burke Young
To: tiddlywinksandsallywags@gmail.com

Reply Reply All Forward

Wed 13/08/2025 11:49

Good morning,

I'm following up on my email below and would greatly appreciate it if you could confirm the requested details at your earliest convenience.

Thank you for your time, and I look forward to your reply.

Regards,

Chris Burke Young
Planner
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

Email: chris@mcgplanning.ie
Tel: 01 284 6464
Mobile: 083 484 7309
Website: www.mcgplanning.ie
Twitter: @McGillPlanning

Appendix C – Correspondence with Kildare Childcare Committee

Promoting quality and accessible childcare provision for all children from birth to 14 years in Co. Kildare in partnership with all stakeholders.



13.10.2025

Dear Mr Maguire,

Kildare County Childcare Committee (KCCC) was established in 2001. Our mission is "Promoting quality and accessible childcare provision for all children from birth to 14 years in Co. Kildare in partnership with all stakeholders."

Firstly, please allow me to share some useful links, which may answer any queries you have in relation to supply / capacity within **Maynooth Rail Park West area**.

1. Pobal Maps: An interactive map detailing ELC / SAC services in Ireland.
<https://data.pobal.ie/portal/apps/experiencebuilder/experience/?id=b7f658af7c154f34ab2bd257e38a2d86>
2. Early Years HIVE Childcare Search – An online Childcare service directory <https://www.ncs.gov.ie/en/childcare-search/>
3. Tusla Register of ELC Services in Kildare, including capacity* <https://www.tusla.ie/services/preschool-services/early-years-providers/register-of-early-years-services-by-county/>
4. Tusla Register of SAC services including capacity*
https://www.tusla.ie/uploads/content/External_Register_School_Age.pdf

*Capacity refers to the number of children a service is registered to have at any one time. This may not be reflective of the actual staffed capacity of a service.

KCCC support the inclusion of appropriate childcare facilities in planning applications and inclusion of natural outdoor play spaces for children of all ages and abilities. Regarding design factors, it is essential that any designs for future childcare facilities take account of the Universal Design Guidelines, <https://aim.gov.ie/universal-design-guidelines-for-elc-settings/>

Another useful document for planning is "When the Roof is the Sky" to provide guidance to those services operating fully or mostly outdoors on meeting the requirements as currently set out in the Early Years Service Regulations (2016) and/or Registration of School Age Services Regulations (2018). https://www.tusla.ie/uploads/content/EYL-GDE12.65_When_the_Roof_is_the_Sky.pdf

Address: Unit 21, Thompson Enterprise Centre, Clane Business Park, College Road,
Clane, Co. Kildare. Eircode: W 91 E6 NY
Tel: 045-861307 Email: info@kccc.ie Website: www.kccc.ie

Chairperson: Ed Drew
Directors: Yvonne Darragh, Nicola McDonnell, Edelle McMonagle,
Raymond Fullam
Company Secretary Edel Smyth



It is also essential that any designs for ELC / SAC facilities take into consideration the Regulatory Requirements of The Childcare Act 1991 (Early Years Services) (Amendment) Regulations 2016

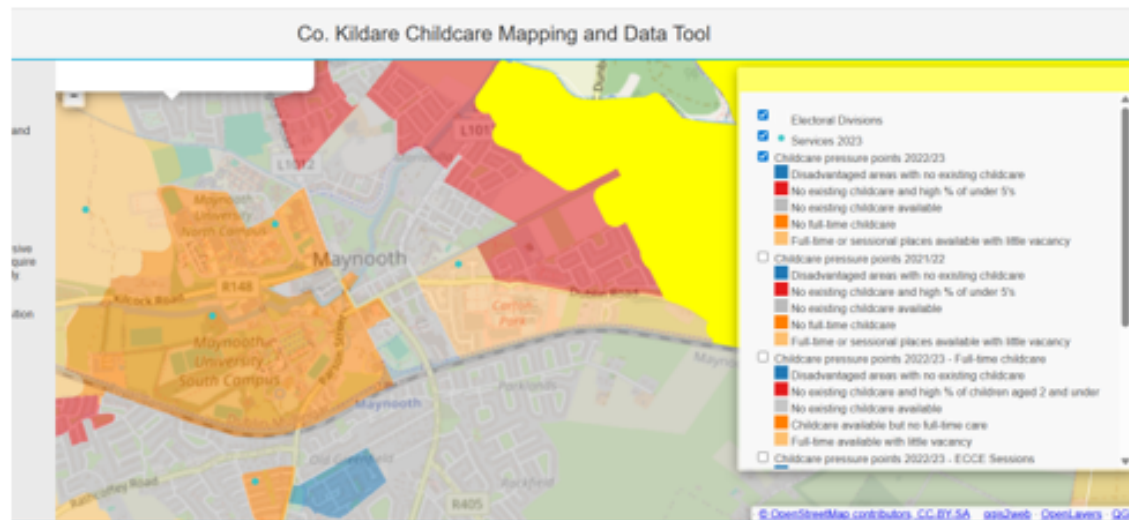
<https://www.irishstatutebook.ie/eli/2016/si/632/made/en/print>

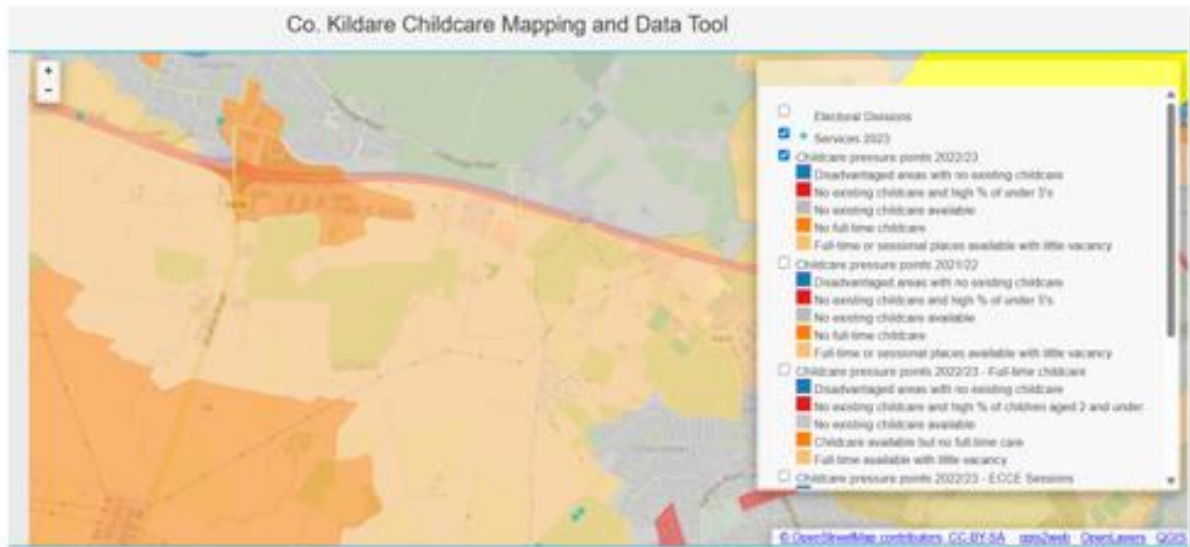
The Early Years Inspectorate has developed a Quality and Regulatory Framework (QRF), to support registered Early Years Services to comply with the 2016 Regulations. The QRF does this by setting out the core regulatory requirements in a transparent way, bringing together evidence-based, national and international research and best practice in Early Years. <https://www.tusla.ie/services/preschool-services/early-years-providers/early-years-provider-resources/early->

In 2022-2024, KCCC and KCYPSC commissioned an independent research report and produced the Co Kildare Childcare and Education Mapping Tool to support identifying Childcare Pressure Points throughout Kildare at local village area. Thus, meeting the need to respond to specific requests to KCCC for information to support forward planning of childcare services to meet the demand throughout Kildare. The sources of information included in the research are, CSO 2022, KCCC, Pobal, Annual Early Years Sector Profile Surveys and DCEDIY, 2022/2023.

It is important to note there are some limitations to this tool. Some services were 'unmappable', as part of Annual Early years Sector Profile Surveys data as only 157/189 services completed this survey which is self-reported and can include varying interpretations of Q&As from individual providers. This data is a snapshot of service provision from 2022-2023 and not live data. The CSO 2022 data of number of children residing in this area is also not live data and only provides a snapshot of population in 2022.

Please see extract from the mapping tool highlighting that **Railway Park, Maynooth** has no Full Day Care in some areas as highlighted with the Deep Orange color, there is also high levels of children under 5 years beside Dublin Road Maynooth as seen with the red areas. This data highlights the needs for childcare especially Full Day care for all ages of children including babies and school age children in the **Railway Park Maynooth area**





Please feel free to share the architect plans for us to review and offer recommendations in line with Tusla Regulations and Universal Design Guidelines for Childcare Services – both links to this information is above.

If you would like any further information, please contact me on 045 861307 or by email on Louise.quinn@kccc.ie

Yours Sincerely,

Louise Quinn

Operational Team Lead

Kildare County Childcare Committee