



Variation No.2 Newbridge Settlement Plan

Appendix B: Overview of Site Infrastructure Requirements

23rd February 2026



Comhairle Contae Chill Dara
Kildare County Council

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Residential Site Characteristics							Infrastructure Requirements						
Site Ref	Location	Land Use Zoning	Site Area (ha)	Estimated Residential Yield (units)	Net Density	Serviceability Status	Movement and Transport	Water Supply	Wastewater	Surface Water Drainage	Social Infrastructure Requirements		
SCS	Athgarvan Road / Kilcullen Road	Town Centre and Mixed-use	12.26 ha overall	205 units Full build out	100 dph	Tier 1 (serviced)	Pedestrian and cycle connections and local access connections identified.	No site-specific constraints envisaged.	May cause constraints in the downstream network, modelling required.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate brownfield run-off rates. Any additional surface water should be contained within the site.	Primary Care Centre	Pocket Park / civic space, private amenity spaces and playground	Childcare Facility (if required)
C (1)	Oldconnell	New Residential	3.3 ha	126 units	N/A	Tier 1 (serviced)	Cycle lanes are required on the R445.	No site-specific constraints envisaged.	May cause constraints in the downstream network, modelling required.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.	Open space areas with playgrounds	Childcare Facility	
C (2)	Rickardstown	New Residential	3.96 ha	136 units	43 dph	Tier 1 (serviced)		No site-specific constraints envisaged.	A 225mm diameter sewer runs through the northwest of the site. A wayleave will be required.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.	Open space areas with playgrounds	Childcare Facility	
C (3)	Greatconnell KDA	New Residential	14.9 ha	570 units Full build out	45 dph	Tier 2 (serviceable)	New vehicular bridge with associated pedestrian and cycle ways crossing the River Liffey linking Belin Woods and Greatconnell, completing the Newbridge Southern Ring Road (Road Measure RD 3).	No site-specific constraints envisaged.	The gravity sewer will require a wayleave or be diverted. The impact on terminal pumping stations will need to be assessed.	Any scheme should ensure connection to the existing surface water network. The site is limited to appropriate green field run-off rates. Any additional surface water should be contained within the site.	Partial provision of the new urban neighbourhood park	Childcare Facility	Neighbourhood Centre
Cp2 (1 - 3)	North Newbridge KDA	Phase 2 – New Residential	15.87 ha overall	Cp2 (1) 207 units	50 dph	Tier 1 (serviced)	A new road connection from Morristown (L7036) to the R416 Milltown Road (Road measure RD 4). Associated active travel measures associated with RD 4. ¹	Cp2 (1 - 3): No site-specific constraints envisaged.	Cp2 (1 - 3) May cause constraints in the downstream network, modelling required.	Cp2 (1 - 3) No known flood risk. Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.	Cp2 (1 - 3): Community centre / hall Childcare facilities Post-primary school (1,000 students) Municipal Sporting Facility Open space areas with playgrounds.		
				Cp2 (2) 260 units	60 dph	Tier 2 (serviceable)	A new on footpath Milltown Road extending as far as Hawkfield/ Manguard Park GAA Pitches (Walk measure 3). A new road connection from Morristown (L7036) to the R416 Milltown Road (Road Measure RD 4) Associated active travel measures associated with RD 4. ²						
				Cp2 (3) 151 units	50 dph	Tier 2 (serviceable)	A new footpath on Milltown Road extending as far as Hawkfield/ Manguard Park GAA Pitches (Walk measure 3)						

¹ The section of RD4, together with the associated active travel measures within the subject lands (Cp2(1) and Cp2(2)), shall be delivered in tandem with the provision of residential units.

² The section of RD4, together with the associated active travel measures within the subject lands (Cp2(1) and Cp2(2)), shall be delivered in tandem with the provision of residential units.

Employment Site Characteristics					Infrastructure Requirements				
Site Ref	Location	Land Use Zoning	Site Area (ha)	Serviceability Status	Movement and Transport		Water Supply	Wastewater	Surface Water Drainage
SCS	Athgarvan Road / Kilcullen Road	Town Centre and Mixed-use	12.26 ha overall	Tier 1 (serviced)	Pedestrian and cycle connections and local access connections identified.	A short two-way section on southern section of Cutlery Road to provide access to/from Moore's Builders Providers and other businesses located in this area. (Road Measure RD 18).	No site-specific constraints envisaged.	May cause constraints in the downstream network, modelling required.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate brownfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site G in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	18.28	Tier 1 (serviced)	Allow for an additional exit off the existing roundabout on the Littleconnell section of the Newbridge Southern Ring Road which accommodates vehicular and segregated cycle and pedestrian traffic.		No site-specific constraints envisaged.	No site-specific constraints envisaged.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site H in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	27.1	Tier 2 (serviceable)	The development of this site requires new access onto Great Connell Road and will also link into lands indicated in the Littleconnell Strategic Employment Area Urban Design Framework. Active travel measures are also required.		No site-specific constraints envisaged.	There are no sewers in this area. Depending on the gradient of the site a pumping station may be required.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site I in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	42.19	Tier 2 (serviceable)	The development of this site requires a new junction with a roundabout onto the Littleconnell section of the Newbridge Southern Ring Road, as indicated in the Littleconnell Strategic Employment Area Urban Design Framework. Active travel measures are also required.		No site-specific constraints envisaged.	No site-specific constraints envisaged.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site L in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	19.10	Tier 2 (serviceable)	The development of this site requires a new access onto Greatconnell Road and will also link into lands indicated in the Littleconnell Strategic Employment Area Urban Design Framework. Active travel measures are also required.		No site-specific constraints envisaged.	There are no sewers in this area. Depending on the gradient of the site a pumping station may be required.	No known flood risk. Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.