

Appendix B: Overview of Site Infrastructure Requirements

*Aguisín B:
Riachtanais Bonneagair Suímh*



Comhairle Contae Chill Dara
Kildare County Council



Residential Site Characteristics							Infrastructure Requirements				
Location / Site Name	Zoning	Residential Gross Area (ha)	Estimated Residential Yield (units)	Estimated Net Density	Density Range	Tier	Movement and Transport	Water Supply	Wastewater	Surface Water Drainage	Social / Community Infrastructure
Former Cassidy's Distillery Complex	A: Town Centre	1.5	25	43	30-50	Tier 1	Appropriate pedestrian and vehicular access arrangements from Dublin Road.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	Public Open Space
Dublin Road Opportunity Site	A: Town Centre	0.37	21	57	40-100	Tier 1	Appropriate access junction from Dublin Road and associated pedestrian / cycling facilities, and other standard access and frontage related works. Infrastructure to integrate with the Monasterevin Active Travel Scheme.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	Public Open Space
Canal Harbour Opportunity Site	A: Town Centre	0.08	6	100	40-100	Tier 1	Appropriate pedestrian and vehicular access arrangements from Canal Harbour.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	N/A
The Malt House	B: Existing Residential / Infill	1.1	39	35	30-50	Tier 1	Appropriate pedestrian and vehicular access arrangements – potentially from Canal Harbour and / or Drogheda Street and / or St Marys Lane.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	Public Open Space
The Hulk KDA	C*(1): New Residential	5.6	172	45	30-50	Tier 1	Vehicular access is preferred via a new junction onto the R445 Regional Road to the west of the existing access to the Hulk (Former Monasterevin Charter School). The existing junction and lane from the R445 to the Hulk is to be retained as a pedestrian / cycle only route. Pedestrian / cycle access should also be provided from the subject lands to the Grand Canal. Development should provide new footpath and cycle infrastructure (subject to feasibility) along the R445 to the Finlay's Garage to the east. Development should enable the future delivery of an active travel bridge (Measure CYCLE 16) over the River Barrow to Main Street.	Upgrades to watermain along R445 (circa 270m) and crossings may be required subject to further investigation.	Foul sewer in adjacent road (R445). No constraints envisaged subject to determination of connection access.	No known flood risk on New Residential zoned lands. Flood zones on adjoining Open Space and Amenity zoned lands. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.	Public Open Space Playground Childcare Facility Public realm improvements to the front of the Hulk as a civic space.

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St Evin's Park West KDA	C(2): New Residential	3.0	101	45	30-50	Tier 1	Vehicular access preferred via the Togher Road extension (Measure ROAD 3 of Table 8.2 and Map Ref. V2-MN-8.3), to be delivered in tandem with development. Alternative potential vehicular access via St Evin's Park to the east may be considered where the Togher Road extension is not achievable. Pedestrian / cycle connections to St Evin's Park to the east, St Mary's Lane to the west and to the Monasterevin Train Station track overbridge to the north-west.	Local watermain upgrades may be required, together with potential need for crossing of third-party lands, subject to determination of connection access and further investigation.	No constraints envisaged subject to determination of connection access, with potential need for crossing of third-party lands.	No known flood risk. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.	Public Open Space Playground Childcare Facility Public cycle parking facilities adjoining the Monasterevin Train Station, subject to agreement with KCC and Irish Rail.
Cowpasture West and Cowpasture East KDA	C(3): New Residential	1.1	136	35	30-50	Tier 1	Vehicular access preferred via the unnamed cul-de-sac along the south-eastern boundary, subject to appropriate upgrades along the road and at the junction with Cowpasture Road. Where this access is not feasible, alternative vehicular access arrangements through adjoining lands will be considered by KCC. Pedestrian infrastructure to be provided along the unnamed road, subject to feasibility.	Local watermain upgrades may be required.	No site-specific constraints envisaged.	No known flood risk. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.	Public Open Space Childcare Facility
	C(4): New Residential	2.8				Tier 1	Vehicular access is preferred to be either via the Cowpasture Road to the south or via an unnamed cul-de-sac along the western boundary (subject to appropriate upgrades to the unnamed cul-de-sac and at the junction with Cowpasture Road). Pedestrian and cycle infrastructure to be provided along the Cowpasture Road site frontage, integrating with the adjoining Cowpasture Road element of the Monasterevin Active Travel Scheme. Pedestrian infrastructure to be provided along the site frontage of the unnamed road along the western boundary, subject to feasibility.				

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Cowpasture South KDA	C(5): New Residential	3.7	100	33	30-50	Tier 1	Vehicular access is preferred to be from the Rosglas Link Road (Measure ROAD 5) of Table 8.2, to be constructed in tandem with new development. Footpath and cycling infrastructure to be provided along the Dublin Road and L7055 frontage, to integrate with the Dublin Road element of the Monasterevin Active Travel Scheme and the existing infrastructure at the Rosglas Avenue estate respectively.	Local watermain upgrades may be required.	No site-specific constraints envisaged	No known flood risk. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.	Public Open Space Playground Childcare Facility
Ferns Bridge	C(6): New Residential	1.0	40	40	30-50	Tier 1	Appropriate vehicular and pedestrian / cycle access arrangements from Ferns Avenue. No site-specific constraints envisaged.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	No site-specific constraints envisaged.	Public Open Space
Oldgrange Crossroads KDA	C(7): New Residential	3.9	125	32	30-50	Tier 2	Appropriate vehicular access junction and other standard access-related works. Pedestrian infrastructure to be provided along the southern and eastern boundary of the site, together with a shared surface pedestrian / cycle infrastructure along the western boundary of the site to integrate with measure CYCLE 17 of Table 8.2. Appropriate junction upgrades may be required to integrate with existing pedestrian infrastructure along the R414.	No site-specific constraints envisaged.	No site-specific constraints envisaged, however, capacity of the downstream Pumping Station would need to be assessed.	No known flood risk. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.	Public Open Space Playground Childcare Facility
Oldgrange East KDA	C(8): New Residential	4.5	118	35	30-50	Tier 2	Access is to be from the adjoining Oldgrange Wood estate to the north. Applications for development on the subject lands should investigate the feasibility of providing a pedestrian connection to Oldgrange Avenue estate to the west.	No constraints envisaged subject to determination of connection access, with potential need for crossing of third-party lands.	No constraints envisaged subject to determination of connection access, with potential need for crossing of third-party lands. However, capacity of the downstream Pumping Station will need to be assessed.	No known flood risk. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.	Public Open Space Playground Childcare Facility

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St Evin's Park East	C(9): New Residential	0.64	13	N/A	N/A	Tier 2	Pedestrian and vehicular access from internal road and pedestrian network of St Evin's Park.	No site-specific constraints envisaged.	No site-specific constraints envisaged	No site-specific constraints envisaged	Public Open Space
Kill Cottages	C(10): New Residential	2.9	87	30	30-50	Tier 2	Appropriate vehicular access junction and other standard access-related works. Road upgrade works and pedestrian infrastructure to be provided along the Kill Cottages Road (c. 200m). Pedestrian infrastructure to be provided from the subject site to the existing pedestrian infrastructure to the north-east at the junction with the L7055.	Network extension required (c.120m) to the south of the site for watermain connection.	Network extension required (c.530m) to 225mm diameter sewer on the L7055.	No known flood risk. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.	Public Open Space Playground Childcare Facility

Employment Site Characteristics				Infrastructure Requirements			
Location / Site Name	Zoning	Employment Gross Area (ha)	Tier	Movement and Transport	Water Supply	Wastewater	Surface Water Drainage
H(1) Employment Lands	H(1): Industry and Warehousing	4.75	Tier 1	Vehicular access is preferred to be from the Rosglas Link Road (Measure ROAD 5) of Table 8.2, to be constructed in tandem with new development. Footpath and cycling infrastructure to be provided along the Dublin Road and L7055 frontage, to integrate with the Dublin Road element of the Monasterevin Active Travel Scheme and the existing infrastructure at the Rosglas Avenue estate respectively.	Local watermain upgrades may be required.	No site-specific constraints envisaged	There is flood risk on the eastern boundary of the lands and any employment development should accord with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (DECLG and OPW, 2009). Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.
H(2) and H(3) Employment Lands	H(2): Industry and Warehousing	11.61	Tier 2	Vehicular access is preferred to be from the Barraderra Link Road (Measure ROAD 4) of Table 8.2, provided in tandem with development on the lands.	Local watermain upgrades may be required.	Downstream impact would need to be assessed, including the capacity of the downstream Pumping Station.	There is flood risk across both site H(2) and H(3). Any employment development should accord with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (DECLG and OPW, 2009). Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.
	H(3): Industry and Warehousing	13.26	Tier 2				
H(4) Employment Lands	H(4): Industry and Warehousing	3.89	Tier 1	Access is to be provided from the L7055 Local Road to the south. Footpath (WALK 16 of Table 8.2) and cycling infrastructure is to be provided along the L7055 frontage, extending to the Rosglas Avenue estate to the west, in tandem with any new development.	Local watermain upgrade may be required depending on water usage.	Downstream impact would need to be assessed, including the capacity of the downstream Pumping Station.	No known flood risk. Agreement with adjoining landowner/roads for outfall or retain surface water on site, subject to suitability e.g. infiltration tests.