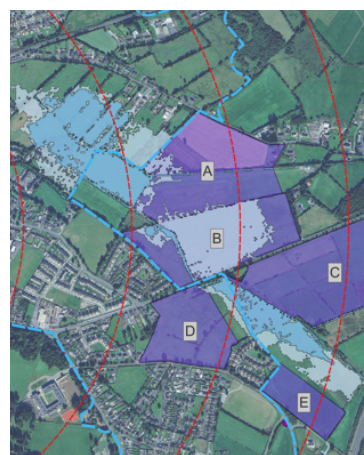




Monasterevin Settlement Capacity Audit

*Iniúchadh ar Toilleadh Lonnaíochta
Mainistir Eimhín*

A supporting document of the Monasterevin Settlement Plan

August 2026



Comhairle Contae Chill Dara
Kildare County Council



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1. Introduction

This Settlement Capacity Audit (SCA) has been prepared to inform the preparation of the Draft Monasterevin Settlement Plan, which is to be incorporated into the Kildare County Development Plan 2023 – 2029 (as varied) through the variation process. This SCA has been prepared generally in accordance with the requirements of the National Planning Framework (NPF) First Revision (2025)¹, the Development Plans – Guidelines for Planning Authorities (2022)² and the County Development Plan.

The SCA is intended to assist in the identification of appropriate sites for mixed use (including residential), residential and employment land uses in Monasterevin. The SCA will inform the proposed development strategy and land use zonings of the Draft Monasterevin Settlement Plan by identifying potential development sites (including infrastructural considerations) that would support the sustainable growth of the settlement, generally during the lifetime of the County Development Plan. In summary, the purpose of the Audit is to:

- Assess the suitability of sites in Monasterevin for future development based on a series of planning criteria including the principle of compact growth and sequentially appropriate development, flood risk constraints and accessibility to community / social and recreational infrastructure (where relevant).
- Identify the likely high-level requirements to appropriately service each potential development site and provide an indicative timeframe for delivery (i.e., short to medium term or longer term) of such infrastructure / services, where possible.
- Weigh the planning criteria and serviceability / infrastructural requirements for each site to identify '*Tier 1: Serviced*' and '*Tier 2: Serviceable*' sites for residential and employment potential.

1.1 National Context

The NPF First Revision (2025) refers to a Tiered Approach to Zoning, whereby residential lands are identified as part of the plan making process as '*Tier 1: Serviced Zoned Land*' or '*Tier 2: Serviceable Zoned land*', noting the following National Policy Objectives contained therein:

National Policy Objective 101: Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.

National Policy Objective 102: When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.

¹ National Planning Framework First Revision (2025). Department of Housing, Local Government and Heritage

² Development Plans - Guidelines for Planning Authorities (2022). Department of Housing, Local Government and Heritage.

National Policy Objective 103: When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development.

The overarching approach for applying the tiered approach to zoning is outlined in the Development Plans – Guidelines for Planning Authorities (2022). The Guidelines require Settlement Capacity Audits to be carried out to inform development plans and to distinguish identified development lands as *Tier 1* or *Tier 2*³, as follows:

Tier 1:	Serviced Zoned Land – comprising lands that can connect to existing development services for which there is service capacity available and can therefore accommodate new development; and
Tier 2:	Serviceable Zoned Land – comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan.

In brief, the SCA process broadly includes an infrastructural assessment of lands identified for residential development, the tiered categorisation of such lands based on infrastructural availability / capacity and an estimation of the potential unit yield in each tier. In this regard, the Guidelines require SCAs to incorporate a table and accompanying maps illustrating identified Tier 1 and Tier 2 lands and potential housing estimates.

Regarding the infrastructural assessment of lands, the Guidelines state that such assessments should:

- Include road access, footpath access, cycle access, foul sewerage drainage, water supply and surface water drainage at the most basic level.
- Be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency (or agencies) or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the Plan). Planning authorities may also commit to the delivery of the required and identified infrastructure in its infrastructural investment programme (i.e. Budgeted Capital Programme) to support certain lands for zoning.
- Include a reasonable estimate of the full delivery cost of the required infrastructure to the identified zoned lands.
- Identify the potential for the delivery of the required services and/or capacity to support new development on Tier 2 lands, with specific details provided by the planning authority at the time of publication of the draft and final settlement plan.

Notwithstanding the above, the Guidelines do not include a standard methodology to be employed by all planning authorities in carrying out SCAs. In the absence of such a national methodology, Kildare County Council has developed a bespoke and

³ Development Plans – Guidelines for Planning Authorities (2022). Department of Housing, Local Government and Heritage. p.51

localised approach to guide the preparation of SCA in order inform land use plans within the county, detailed in Section 2 below.

2. Methodology

The methodology for the Monasterevin SCA consisted of a 5-stage process as outlined in Table 2.1 below.

Table Error! No text of specified style in document.2.1: SCA Methodology for Monasterevin

Stage 1 - Initial Site Identification and Land Use Designation
The initial stage included the identification of: (a) Brownfield / infill sites with the regeneration potential to deliver mixed use (including residential) development, on lands within the town centre (zoned A: Town Centre in the Monasterevin LAP 2016 – 2022) or on lands immediately adjoining the town centre. Such lands are considered to be Tier 1 by virtue of their central location and accessibility to existing services and are not subject to the subsequent screening and infrastructural screening stages of the SCA methodology. (b) Potential development sites arising from land use zoning requests (residential and/or employment) in submissions received by Kildare County as part of: i. The Pre-Draft Consultation Stage of the Monasterevin Local Area Plan⁴ (April–May 2024) and ii. The Consultation Stage of Proposed Variation No. 3 to the Kildare County Development Plan 2023–2029 (as varied) (October–November 2025). (c) Undeveloped sites that are equal to or greater than 1 hectare, with the potential to accommodate residential and/or employment land uses, that are: i. Within, adjoining or proximate to the Built-Up Area (BUA) of Monasterevin as defined by the 2022 Census, and ii. Situated to the east of the Canal, noting that the Canal generally acts as physical barrier and an established geographic feature delineating the built-up footprint of Monasterevin. In this regard, lands to the west of the Canal are predominantly rural in nature. This stage also included the designation of sites identified in Stage 1 (b) and (c) as appropriate for residential or employment land uses.
Stage 2 - Initial Constraints Screening
The undeveloped sites identified by Kildare County Council (KCC) in Stage 1 (c) of the SCA were examined against a high-level Constraints Map for Monasterevin. In this regard, certain lands identified by KCC have been excluded from further consideration, comprising the following: • Lands within 'Present Day' Flood Zone A and B are excluded from further consideration for residential use. Where flood risk would reduce a potential development site to below 1 hectare, such sites are excluded from further consideration. • Lands within 'Present Day' Flood Zone A are excluded from further consideration for employment use. Where flood risk would reduce a potential development site to below 1 hectare, such sites are excluded from further consideration.

⁴ Work as initially commenced by the Council to prepare a replacement local area plan to the Monasterevin Local Area Plan 2016-2022. However, as there is no longer a legislative provision for local area plans under the Planning and Development Act 2024 (as amended), this Plan has subsequently been progressed as a Settlement Plan (i.e. a Variation to the County Development Plan).

- Lands identified for the provision of educational, health, recreational, and community / social infrastructural facilities in Monasterevin, informed by the Social Infrastructure Audit.
- Lands requested to be changed from residential land use zoning through the Residential Zoned Land Tax (RZLT) consultation process.

Notwithstanding the above, the sites identified through public consultation (Stage 1 (b) of the SCA), which may be partially subject to flood risk, have been brought forward for further assessment in the interest of completeness and transparency in response to public consultation requests for rezoning.

Stage 3 - Compact Growth and Consolidation Screening

The NPF First Revision (2025) outlines that the dispersed and fragmented character of historic housing growth in Ireland has led to people living at a sizeable remove from important services (e.g. education, healthcare and community facilities) and jobs / employment opportunities. The sprawling and fragmented development pattern of Ireland makes infrastructure delivery unjustifiable or unfeasible, hampers investment, frustrates responses to climate change, and compounds issues such as congestion, pollution and increasing commuting times. Accordingly, these patterns are inherently unsustainable and have an overall negative impact on the health and wellbeing of existing and future populations.

In response to unsustainable development patterns, Government policy supports compact and sequential growth, which now underpins and defines the sustainable development of settlements at all plan level. Compact Growth is identified as National Strategic Outcome 1 of the NPF First Revision (2025), with further national policy objectives (NPO) regarding compact and sequential growth outlined below:

- NPO 7: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.
- NPO 9: Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- NPO 43: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

Based on the above, any sites which are considered fundamentally inappropriate for development due to compact and sustainable growth objectives are screened out and excluded from any more detailed site-specific assessment. Sites excluded from the SCA at this stage include those at a significant distance from the defined Built-Up Area of the town and those which would result in undesirable leapfrog development.

Notwithstanding the above, it is noted that all potential residential sites identified through public consultation in Stage 1 (b) of the SCA have been retained for further assessment in the interest of completeness and transparency in response to public consultation requests.

Stage 4 - Sustainable Planning and Infrastructural Assessment

Following the screening stages of the SCA, the remaining sites were assessed subject to a sustainable planning and infrastructural assessment, utilising in-depth questionnaires based on a set of criteria for compact growth, social / community infrastructure accessibility and infrastructure serviceability. Each criterion and associated question have been given a score weighting and score range.

Section 2.1 of this report details the criteria used in the assessment of each site and Section 4 discusses the infrastructural findings from the questionnaires.

Stage 5 – Sustainable Planning and Infrastructural Serviceability Matrix

The results of the Stage 4 assessment informed the creation of a results matrix to identify and designate lands as Tier 1 or Tier 2 (or otherwise, if necessary). Once finalised, the sites were ranked in order of highest to lowest scores. Further detail is provided in Section 2.2 below.

2.1 Criteria and Assessment Scoring Methodology

The Development Plans – Guidelines for Planning Authorities (2022) state that a SCA should, in addition to basic infrastructural requirements⁵, examine potential sites in relation to compact growth and sustainable development priorities. In this regard, targeted growth justified in consideration of proximity to high-quality public transport corridors and the availability of social and community infrastructure.

Accordingly, in-depth questionnaires (provided in Appendix A) have been prepared for use in the SCA, based on a set of criteria for:

- (a) Accessibility to social / community services and compact growth priorities - derived having regard to the Guidelines and National Planning Framework (NPF, 2025) objectives for compact and sustainable growth; and,
- (b) Physical infrastructure / serviceability in terms of movement and transport, water supply, foul sewerage and surface water drainage.

Each criterion and associated questions have been given a score weighting and score range, as detailed in Table 2.2 below.

Regarding infrastructure provision, the questions contained in the audit have been designed to gather pertinent information on the serviceability of individual sites, to gain an understanding of underlying conditions and provide insights into infrastructural issues. Relevant stakeholders with infrastructural responsibilities and knowledge, including Uisce Éireann and various internal departments of Kildare County Council, were contacted to input into the audit. The range of information sought by the questions included the anticipated development constraints and the specific servicing infrastructure for development on each site, the assumed delivery mechanism for such infrastructure (if considered necessary), the anticipated delivery timeframe for such infrastructure and estimated infrastructural costs. The responses formed the basis for answering the questionnaires and assigning scores.

Table 2.2: Site Assessment Criteria and Score Weighting Matrix

Site Assessment Criteria and Score Weighting Matrix	
Assessment Criteria	Score Weighting
Compact Growth: An examination of a site's location in relation to the centre of Monasterevin and its existing built-up area, having due regard for the potential of a site to positively contribute to achieving compact growth and sustainable development objectives.	200

⁵ Road access, footpath access, cycle access, foul sewerage drainage, water supply and surface water drainage.

Social / Community and Recreational Infrastructure: An examination of a site's accessibility to an array of social, community and recreational infrastructure in Monasterevin. Existing assets considered included primary and post – primary schools, healthcare facilities, community facilities, town centre / commercial services and public parks / recreation space. The audit also considered whether the development of lands could potentially impact the provision of public parks / recreation spaces and a ranking of costs for the extent of connectivity works required to access such facilities. This examination was informed by the Social Infrastructure Audit (SIA) carried out as part of the preparation of the Draft Monasterevin Settlement Plan.	200
Flood Risk: An examination of potential flood risk issues associated with each site, considering the OPW's CFRAM flood extent maps.	100
Surface Water Drainage: An examination of potential surface water drainage issues associated with each site. The examination considered the availability of dedicated surface water outfall, the extent of any envisaged drainage constraints and whether planned / proposed or developer-led works could remove the constraints.	100
Movement and Transportation: An examination of a site's accessibility to the existing road network, public lighting network and sustainable transport infrastructure (footpaths and cycle lanes). The questionnaire also considers whether the site will contribute to the delivery of key active travel measures. The examination also sought to identify any envisaged constraints and whether planned / proposed works or developer-led works could remove the constraints.	100
Water Supply: An examination of the site's proximity to existing public water mains and the identification of any connection / network issues. The questionnaires also sought to identify any planned/proposed works or developer-led works which could remove the issues, the cost of such works (where known), and the level of upgrades required.	100
Wastewater: An examination of the site's proximity to existing public wastewater infrastructure and the identification of any connection / network issues. The questionnaires also sought to identify any planned / proposed works or developer-led works which could remove the issues, the cost of such works (where known), and the level of upgrades required.	100
Residential Score Weighting Total:	900
Employment Score Weighting Total:	700⁶

Regarding infrastructural delivery costs, the internal departments of Kildare County Council and Uisce Éireann have outlined that they do not have the capacity or resources to undertake detailed costing exercises as part of the SCA process. Accordingly, Kildare County Council's SCA methodology incorporates a more general

⁶ Refer to Section 2.2 of the Audit in relation to the 700-score weighting for employment sites.

'low-medium-high cost' ranking estimations by service providers / internal departments where individual specified cost figures are unable to be provided.

It is important to note, that while a particular site may be fully serviceable at a basic site infrastructure level, it may present poorly against the established compact growth and social infrastructure criteria. The infrastructural needs identified in the Audit for Monasterevin will inform the Implementation and Infrastructure Delivery Schedule in the Settlement Plan for sites that are proposed for residential and employment development.

2.2 Site Categorisation Methodology

For each of the sites subject to the Sustainable Planning and Infrastructural Assessment, identified in Section 3 below, the results of each individual criterion were added together to provide a total site score. Residential sites are scored out of a maximum of 900 marks, while potential employment sites scored out of a maximum of 700 marks. The reduced maximum total for employment sites reflects the discounting of the Social / Community and Recreational Infrastructure criterion for such land uses.

The total site scores are then graded according to a predetermined sustainable planning and infrastructural availability range, represented by a sliding – scale traffic light system, as follows:

- **High level scores (coloured green):** A Tier 1 site that is able to connect to existing services which have capacity to accommodate development. Development of such sites would also proactively contribute to the compact consolidation and sustainable growth of the settlement, on lands which are proximate to existing services and facilities. It is noted that all brownfield / infill sites identified in Stage 1 (a) of the SCA are Tier 1 lands.
- **Medium level scores (coloured orange):** A Tier 2 site which has the potential to become fully serviced and capable of development over a short - medium timeframe (3-5 years), including during the lifetime of the Development Plan, through the delivery of planned infrastructure upgrades and appropriate developer-led interventions. Such sites may also proactively contribute to the achievement of the consolidation and sustainable compact growth of the settlement.
- **Low-level score (coloured red):** Sites which are not found to have a realistic potential to become fully serviced within a short – medium timeframe, generally beyond the Development Plan period.

Table 2.3: Tier Determination Range

Score	Colour	Tier
Residential Sites		
High (650 - 900)		Tier 1
Medium (400 - 649)		Tier 2
Low (0 - 399)		No Development
Employment Sites		
High (500 – 700)		Tier 1
Medium (300 – 499)		Tier 2
Low (0 – 299)		No Development

3. Potential Development Sites Examined

3.1 Regeneration / Infill Sites

Objective CS O26 of the County Development Plan requires that brownfield / infill sites with regeneration and development potential be identified in SCAs prepared for Settlement Plans. In this regard, Table 3.1 and Figure 3.1 below indicates the brownfield / infill sites identified in Stage 1 (a) of the SCA. These sites have the potential to deliver residential or mixed use (including residential) development and are considered to be Tier 1 lands by virtue of their location and accessibility to existing services. Accordingly, these sites are not subject to the Sustainable Planning and Infrastructural Assessment.

Table 3.1: Regeneration / Infill Sites Identified for Residential and/or Mixed Uses

Regeneration / Infill Sites for Residential / Mixed Use	Hectares	Site Tier
1. Former Cassidy's Distillery Complex	1.5	Tier 1
2. The Malt House	1.1	Tier 1
3. Dublin Road Site	0.37	Tier 1
4. Canal Harbour Site	0.08	Tier 1
Total Residential / Mixed Use:	3.05	

Figure 3.1: Regeneration / Infill Sites Identified for Residential and/or Mixed Uses



3.2 Residential and Employment Sites

Table 3.2, Figure 3.2 (Residential) and Figure 3.3 (Employment) below indicate the sites identified for potential residential and employment development that are subject to the Sustainable Planning and Infrastructural Assessment. It is noted that one site has been assessed for both residential (Site 10) and employment (Site D) land uses.

These sites were identified for potential development following the initial site constraints (Stage 2) and compact growth screening stages (Stage 3) of the SCA. Appendix B illustrates the sites screened out on foot of stages 2 and 3 of the SCA.

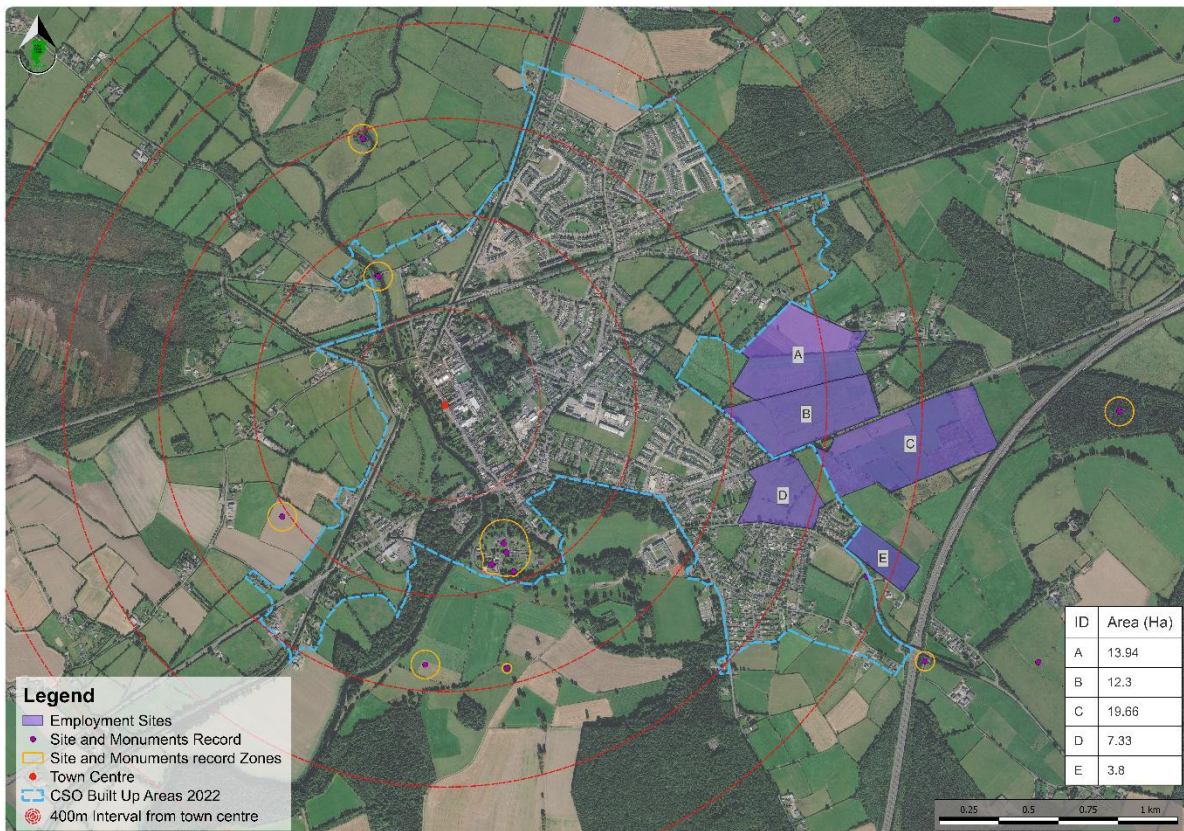
Table 3.2: Sites Assessed for Potential Residential and Employment Uses

Assessed Sites for Residential Development	Hectares	Assessed Sites for Employment Uses	Hectares
Site 1	3.92	Site A	13.94
Site 2	4.44	Site B	12.3
Site 3	1.9	Site C	19.66
Site 4	3.01	Site D	7.33
Site 5	5.44	Site E	3.8
Site 6	9.22		
Site 7	1.34		
Site 8	1.18		
Site 9	2.79		
Site 10	7.33		
Site 11	2.91		
Site 12	5.76		
Site 13	5.44		
Site 14	2.33		
Site 15	5.89		
Site 16	5.33		
Total Residential	68.23	Total Employment	57.03

Figure 3.2: Potential Residential Sites Subject to Assessment



Figure 3.3: Potential Employment Sites Subject to Assessment



4. Sustainable Planning and Infrastructure Assessment

Each residential site identified in Table 3.2 and Figure 3.2 was analysed in terms of compact growth, social / recreational infrastructure, flood risk and physical / planned infrastructure using the assessment criteria in Table 2.1 and site assessment questionnaires in Appendix A. The score results for each potential residential site are contained in Table 4.1 overleaf.

Each employment site identified in Table 3.2 and Figure 3.3 above was also analysed in terms of compact growth, flood risk and physical / planned infrastructure. The score results for each potential employment site are contained in Table 4.2 below.

The total site scores for potential residential and employment sites were then graded according to a pre-determined sustainable planning and infrastructural availability range (as outlined in Section 2.2 above) and subsequently categorised as '*Tier 1*', '*Tier 2*' or '*No Development*'. The categorisation of each site is presented in Table 4.3 and is illustrated in Figures 4.1 and 4.2 below.

It is important to note that the quantum of potential residential and employment lands audited is more than the land required over the lifetime of the Plan. The results of the Audit, in conjunction with the economic development and housing growth strategies for the town, are used to inform land use zoning decisions for residential and employment development.

Table 4.1: Assessment Results for Residential Sites

Criteria	Residential Sites															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Sustainable Planning Criteria																
Compact Growth	160	235	30	185	95	70	90	170	170	165	155	140	145	95	20	155
Social / Recreational Infrastructure	60	55	100	90	60	55	55	80	85	85	45	85	80	80	55	85
Flood Risk	100	100	55	100	20	100	70	100	100	100	100	100	100	15	100	100
Sub-Total:	320	290	185	375	175	225	215	350	355	350	300	325	325	190	175	340
Enabling Infrastructure Criteria																
Surface Water Drainage	90	90	55	90	15	90	15	80	90	90	90	90	90	5	70	90
Movement	75	80	75	55	80	55	50	80	90	80	65	60	60	90	65	85
Water Supply	80	70	80	68	80	80	80	80	80	80	70	80	66	70	90	66
Wastewater	80	70	78	68	80	76	76	80	80	80	40	80	76	80	62	70
Sub-Total	325	310	288	281	255	301	221	320	340	330	265	310	292	245	287	311
Overall Total:	645	600	473	656	430	526	436	670	695	680	565	635	617	435	462	651

Table 4.2: Assessment Results for Employment Sites

Criteria	Employment Sites				
	A	B	C	D	E
Sustainable Planning Criteria					
Compact Growth	65	145	50	165	135
Flood Risk	30	10	60	75	100
Sub-Total:	95	155	110	240	235
Enabling Infrastructure Criteria					
Surface Water Drainage	50	5	35	80	90
Movement	60	80	60	80	85
Water Supply	70	80	80	80	70
Wastewater	42	48	34	50	50
Sub-Total:	222	213	209	290	295
Overall Total:	317	368	319	530	530

Table 4.3: Site Categorisation for Residential and Employment Sites

Residential Site Ref.	Site Scoring	Site Tier
Site 1	645	Tier 2
Site 2	600	Tier 2
Site 3	473	Tier 2
Site 4	656	Tier 1
Site 5	430	Tier 2
Site 6	526	Tier 2
Site 7	436	Tier 2
Site 8	670	Tier 1
Site 9	695	Tier 1
Site 10	680	Tier 1
Site 11	565	Tier 2
Site 12	635	Tier 2
Site 13	617	Tier 2
Site 14	435	Tier 2
Site 15	462	Tier 2
Site 16	651	Tier 1

Employment Site Ref.	Site Scoring	Site Tier
Site A	317	Tier 2
Site B	368	Tier 2
Site C	319	Tier 2
Site D	530	Tier 1
Site E	530	Tier 1

Figure 4.2: Residential Sites Categorisation

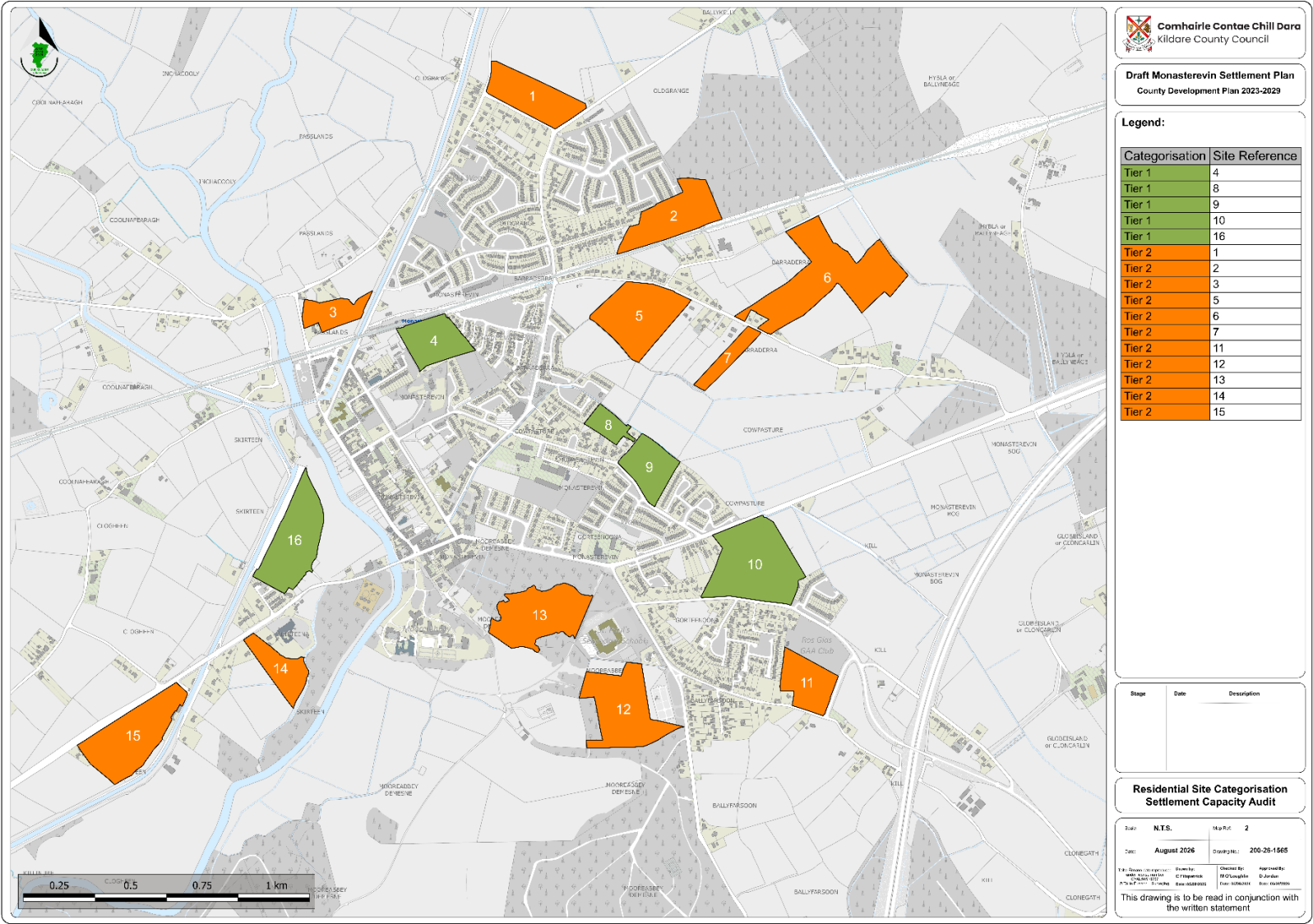
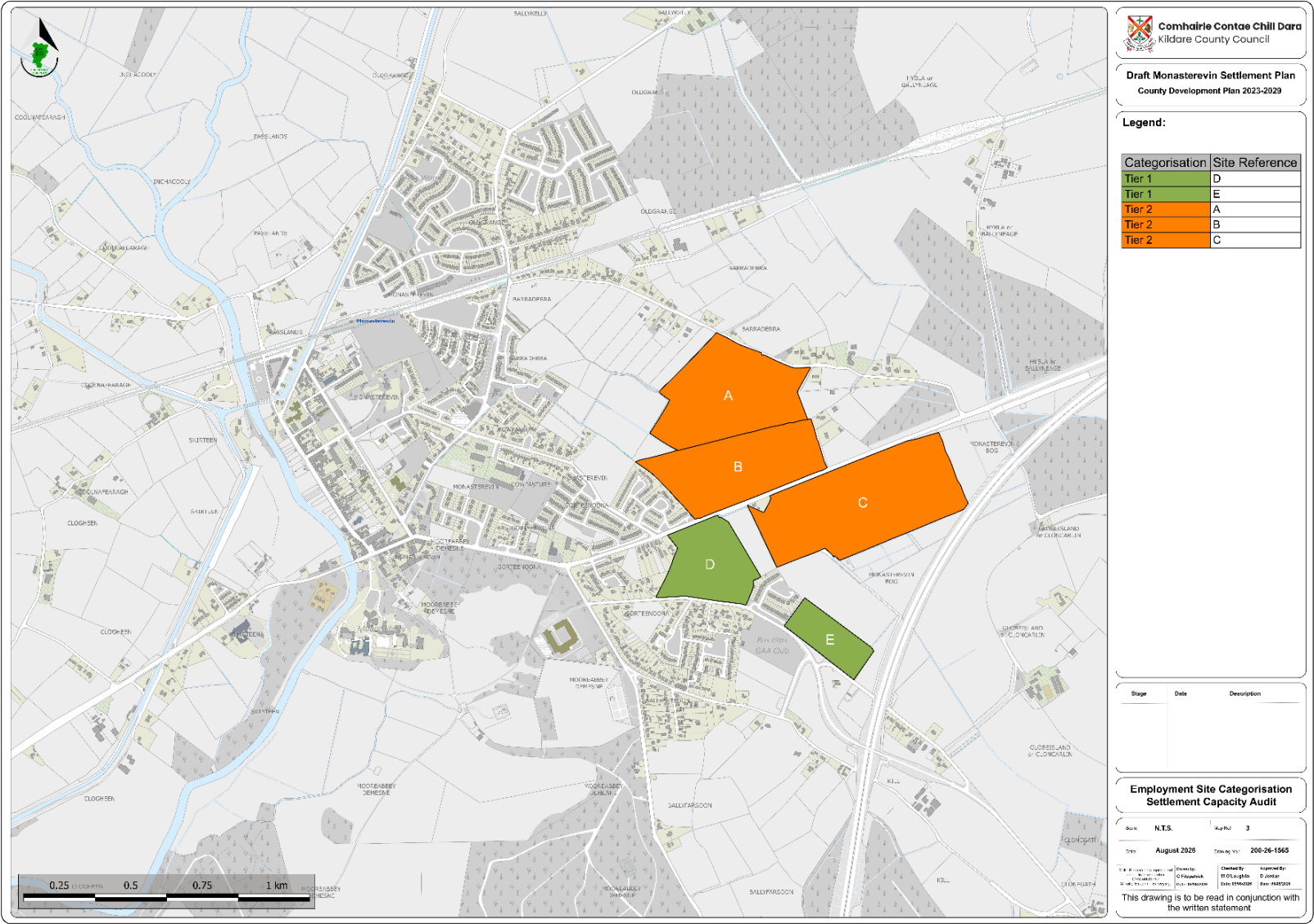


Figure 4.2: Employment Sites Categorisation



5. Infrastructure Overview

This section provides an overview of the infrastructural assessment findings for the sites audited in Section 4 above. Section 5.1 relates to social / community / recreational infrastructure, reinforcing the key findings of the Social Infrastructure Audit (SIA) and offering a detailed understanding of current provision levels and future needs for the community. Section 5.2 provides the assessment findings regarding physical characteristics and enabling infrastructure, being surface water drainage, movement and transport, water supply and wastewater infrastructure.

5.1 Social, Community and Recreation Infrastructure

Table 5.1 below provides an overview of the social, community and recreational infrastructure in Monasterevin considered as part of the audit. This included education facilities (primary and secondary schools), healthcare facilities (general practitioners / primary care centres), town centre / neighbourhood retail facilities, community facilities (library, community centre, public hall and youth centres), public parks and recreational facilities.

Responsibility for Delivery

A range of governmental agencies, community/charitable organisations and private enterprises / developers are responsible for the delivery of social, community and recreational infrastructure in Monasterevin. Relevant public bodies include the Health Service Executive, the Department of Education and Youth (DEY) and Kildare County Council. Existing public open spaces are generally managed by Kildare County Council and include open spaces in residential estates that have been taken in charge.

Costs and Funding Sources

The delivery of projects for social, community and recreational infrastructure are dependent upon planning consent, associated environmental assessments and funding through State/Local Government allocations and/or private sector/developer financing. For example, certain projects or infrastructure may be secured and delivered through works/requirements associated with planning consents for residential/commercial development or through funding opportunities identified in Section 6, potentially including local authority delivery (i.e. via the Planning Authority's Development Contributions Scheme).

Costings for the delivery of social, community and recreational infrastructure, including additional parks are not available. However, the estimated cost for connectivity measures to improve accessibility from assessed residential sites to recreational infrastructure was investigated using a low (implying minor costs) to high (implying significant costs) cost range. This costing range considers the distance of a site from the nearest recreational space in the town and the range of physical barriers that need to be overcome to deliver improved accessibility.

Table 5.1: Overview of Social, Community and Recreation Infrastructure

Type of Infrastructure	Existing Infrastructure	Social Infrastructure Requirements
Education		
Primary School	3 primary schools	An additional 103 primary school pupil places (circa 5 classrooms with 23 students each).
Post-primary School	1 post-primary school	108 additional post-primary school places (5 classrooms at 19 students per class).
Childcare		
Childcare facilities	4 childcare facilities	An additional 94 childcare places, to be delivered in tandem with new housing in accordance with Section 28 Guidelines and Objective SC O79 of the Kildare County Development Plan 2023-2029 (as varied).
Health		
General Practitioners (GPs)	3 full-time GPs	Up to 5 additional GPs may be required to meet the recommended GP-to-patient ratio of the ICGP and IMO.
Residential Care settings for older people	34 bed spaces at Oghill Nursing Home (located outside the Plan boundary)	Additional residential care facilities may be required to accommodate people needing residential or nursing home care in Monasterevin over the lifetime of the Plan and beyond.
Social and Community		
Social and Community Facilities	7 facilities	- A new purpose-built library. - A new purpose-built fire station. - Additional community facilities may be required over the Plan period and beyond.
Sports, Recreation and Open Space		
Public Open Space	25.48 ha (overall total)	- Improve access to multi-functional public open spaces within walking distance of homes. - Improve permeability in existing residential areas to facilitate active travel routes to the existing and proposed public open spaces.
Public Parks	0.78 ha	- An additional 4.72 hectares of public parks will be required. - Investigate the feasibility of improving and extending the existing Riverside Park to the north, and/or developing a new local park in Monasterevin.

Amenity Green Space	14.25 ha	Ensure regard is given to Policy and Objective 5.1 of the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (DHLGH, 2024).
Playgrounds/Play Areas	0.24 ha	- An additional 1.48 hectares of play space will be required. - To support the development of a teen space in Monasterevin. - Provision of play facilities within new residential developments in accordance with Sections 15.6.5 and 16.6.6 of the Kildare County Development Plan 2023-2029 (as varied) and any applicable Section 28 Guidelines or National Planning Statement on Apartment Design Standards.
Outdoor sports	10.21 ha	An additional 2.81 hectares will be required.

5.2 Physical Enabling Infrastructure

Tables 5.2 (Residential) and 5.3 (Employment) below provides an overview of the infrastructural requirements for each potential development site identified in the Audit in relation to movement and transport, water supply, wastewater and surface water drainage. The responsibility for delivering such infrastructure and funding sources is outlined below.

Movement and Transport

Responsibility for Delivery

Kildare County Council plays a critical role in overseeing the delivery of local roads infrastructure. Site access arrangements along with road and pedestrian/cyclist infrastructure improvement works within new residential and employment lands will generally be developer-led.

Costs and Funding Sources

In terms of roads and transport infrastructure delivery, most sites were assessed as having a range of cost implications, categorised as 'Low' implying minor / negligible costs, 'Medium' being moderate costs, and 'High' implying significant costs. Sites requiring standard development-led access arrangements, pedestrian and/or cycle connections and frontage works are generally assessed as having 'Low' to 'Medium' costs, depending on the extent of envisaged works. In contrast, sites requiring significant infrastructure – including, inter alia, the delivery of a sustainable travel mode bridge, bridge crossing(s) or substantive works to connect to existing pedestrian / cycle infrastructure – are assessed as having High costs. As noted above, movement and transport / access works for sites will generally be developer-led.

Water Supply / Wastewater

Responsibility for Delivery

Uisce Éireann is the statutory authority responsible for the delivery and maintenance of public water supply and wastewater drainage infrastructure in Monasterevin. In this regard, Uisce Éireann has noted that:

- The Monasterevin WWTP has headroom for approximately 700 units / 2,000 persons; and
- The main trunk watermains are generally situated in the eastern portion of the town. Developments on the western portion and southwestern portions of the town may need more developer-led works or capital investment, depending on further investigations.
- Monasterevin is part of the Greater Dublin Area Water Resource Zone (GDA WRZ). The GDA WRZ has potential capacity available and level of service improvements are required to increase capacity (amber status). In this regard, Uisce Éireann is progressing the Water Supply Project Eastern and Midlands Region (Water Supply Project – Shannon Scheme).

Any local upgrades and connection works required to service individual sites will generally be developer-led, except where extensive settlement level constraints are identified as requiring capital investment from Uisce Éireann

Costs and Funding Sources

Uisce Éireann has indicated that it is unable to provide costings for connections or developer-led upgrade works for the SCA process. It is noted that cost estimates will be provided to developers at the connection application stage, with individual site serviceability to be confirmed through their Pre-Connection Enquiry (PCE) process. New infrastructure, including local upgrade works and connections, will generally be developer-led and developers will need to engage with Uisce Éireann at an early stage. The assessment may identify local infrastructure required to supply the specific site demand. Options for local network upgrades, if required, will then also be subject to further detailed review and assessment.

Surface Water Drainage

Responsibility for Delivery

Local surface water management within Monasterevin is the responsibility of Kildare County Council. Any drainage works within development sites will generally be developer-led.

Costs and Funding Sources

Drainage works and nature-based solutions within individual sites will be developer-led.

Table 5.2: Overview of Infrastructure Requirements (Residential) - Movement and Transport, Water Supply, Wastewater and Surface Water Drainage

Residential Site Characteristics		Infrastructure Requirements			
Site Ref.	Site Area (ha)	Movement and Transport ⁷	Water Supply	Wastewater	Surface Water Drainage
1	3.92	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of on shared surface pedestrian / cycle infrastructure along Canal Harbour / Millfarm Road along western boundary. Junction crossing and pedestrian infrastructure upgrade works to integrate with existing pedestrian infrastructure on R414.	Public water network present / in close proximity (100m or less) No site-specific constraints envisaged.	Public sewer network present / in close proximity (100m or less). Capacity of downstream pumping station to be assessed.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
2	4.44	Appropriate access from the existing internal road network of Oldgrange Wood to the north.	Public water network present / in close proximity (100m or less) Wayleave and / or third-party consent may be required.	Public sewer network present / in close proximity (100m or less). Wayleave and/or third-party consent may be required. Capacity of downstream pumping station to be assessed.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
3	1.9	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works.	Public water network present / in close proximity (100m or less) Small diameter watermain, local upgrades may be required.	The subject site is not connected to the public sewer network. Public sewer network connection is c.101-200m from the site. Capacity of downstream pumping station to be addressed.	There is evidence of flooding on site with respect to the CFRAM Present Day, Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 20% of the overall site area. Subject site is bound by the River Barrow (SAC) and Grand Canal, neither of which may be suitable for surface water discharge. No development within flood extents. The area of site within flood extents is not suitable for surface water infrastructure.
4	3.01	Appropriate access with associated pedestrian/cyclist facilities and other standard access related works. Access to be provided either by the Togher Road extension or through St Evin's Park to the east. Provision of permeability links with St Evin's Park.	The subject site is not connected to the public water network. Public water network connection is c.101-200m from the site, subject to clarity of main access point. Third party consents may be required.	The subject site is not connected to the public sewer network. Public sewer network connection is c.101-200m from the site, subject to clarity of main access point. Third party consents may be required.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.

⁷ Movement and Transport requirements derived from the Monasterevin Local Transport Plan (June 2026) and site specific considerations.

Residential Site Characteristics		Infrastructure Requirements			
Site Ref.	Site Area (ha)	Movement and Transport	Water Supply	Wastewater	Surface Water Drainage
5	5.44	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of new footpath along the L3009 Barraderra.	Public water network present / in close proximity (100m or less) Small diameter watermain, local upgrades may be required.	Public sewer network present / in close proximity (100m or less). No site-specific constraints envisaged.	There is evidence of flooding on site with respect to the CFRAM Present Day, Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 60% of the overall site area. The majority of the subject site is covered by flood extents. There is very little area suitable for development. No clear measures on how flood extents could be managed or mitigated on this site without significantly impacting on other lands, causing greater flooding elsewhere.
6	9.22	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of new footpath along the L3009 Barraderra.	Public water network present / in close proximity (100m or less) Small diameter watermain, local upgrades may be required. More upgrades may be required if higher number of housing units proposed.	The subject site is not connected to the public sewer network. Public sewer network connection is c.201-300m from the site. Network may need upgrading.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
7	1.34	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of new footpath along L3009 Barraderra.	Public water network present / in close proximity (100m or less) Small diameter watermain, local upgrades may be required.	The subject site is not connected to the public sewer network. Public sewer network connection is c.201-300m from the site. Network may need upgrading.	There is evidence of flooding on site with respect to the CFRAM Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 50% of the overall site area. The majority of the subject site is covered by flood extents. There is very little area suitable for development. No clear measures on how flood extents could be managed or mitigated on this site without significantly impacting on other lands, causing greater flooding elsewhere.
8	1.18	Appropriate access via unnamed local road or adjoining lands with associated pedestrian/cyclist facilities and other standard access related works. Provision of new pedestrian/cyclist facilities along unnamed local road to Cowpasture Road.	Public water network present / in close proximity (100m or less). Small diameter watermain, local upgrades may be required.	Public sewer network present / in close proximity (100m or less). No site-specific constraints envisaged.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
9	2.79	Appropriate access junction from Cowpasture Road to the south or via unnamed road to the west, with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of new pedestrian/cyclist facilities along Cowpasture Road to the south and the unnamed local road to the west.	Public water network present / in close proximity (100m or less). No site-specific constraints envisaged.	Public sewer network present / in close proximity (100m or less). No site-specific constraints envisaged.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.

Residential Site Characteristics		Infrastructure Requirements			
Site Ref.	Site Area (ha)	Movement and Transport	Water Supply	Wastewater	Surface Water Drainage
10	7.33	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of a new road with associated pedestrian and cycle infrastructure through the site from the R445 to the L7055. Provision of new pedestrian/cycle infrastructure along the R445 and the L7055.	Public water network present / in close proximity (100m or less). Small diameter watermain, local upgrades may be required.	Public sewer network present / in close proximity (100m or less). No site-specific constraints envisaged.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
11	2.91	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of road upgrade works along part of the Kill Cottages Road to the south, together with footpath connections along the L7055 to the east (extending to existing infrastructure) and Kill Cottages to the south (extending to permitted infrastructure to the west under KCC Planning Ref. 22/874).	Public water network present / in close proximity (100m or less). Internal network extension (c.120m) required to the south of the subject site.	Public sewer network present / in close proximity (100m or less). 530m sewer network extension required to 225mm diameter along the L7055.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
12	5.76	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access related works, determined through the Masterplanning process for the Moore Abbey Demesne. Upgrade of Moore Abbey Demesne private road network to public road, with associated footpaths and cycle lanes, subject to Moore Abbey Masterplan.	Public water network present / in close proximity (100m or less). No site-specific constraints envisaged. Higher number of dwellings may necessitate network upgrades	Public sewer network present / in close proximity (100m or less). No site-specific constraints envisaged. Higher number of dwellings may necessitate network upgrades.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
13	5.44	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access related works, determined through the Masterplanning process for the Moor eAbbey Demesne. Upgrade of Moore Abbey Demesne private road network to public road, with associated footpaths and cycle lanes, subject to Moore Abbey Masterplan.	The subject site is not connected to the public water network. Public water network connection is c.201-300m from the site, subject to clarity of main access point. Third party consents may be required.	The subject site is not connected to the public sewer network. Public water network connection is c.201-300m from the site, subject to clarity of main access point. Third party consents may be required.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
14	2.33	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of new footpaths and cycling infrastructure along the R445 to the north.	Public water network present. Upgrades likely, may need crossing.	Public sewer network present / in close proximity (100m or less). No site-specific constraints envisaged.	There is evidence of flooding on site with respect to the CFRAM Present Day, Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 70% of the overall site area. The majority of the subject site is covered by flood extents. There is very little area suitable for development. No clear measures on how flood extents could be managed or mitigated on this site without significantly impacting on other lands, causing greater flooding elsewhere.

Residential Site Characteristics		Infrastructure Requirements			
Site Ref.	Site Area (ha)	Movement and Transport	Water Supply	Wastewater	Surface Water Drainage
15	5.89	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access and frontage related works. Provision of new footpaths and cycling infrastructure along the R445 to the north.	Public water network present / in close proximity (100m or less). Upgrades likely, may need crossing.	The subject site is not connected to the public sewer network. Public water network connection is c.401-500m from the site. Preferable to construct after Site 14 to reduce cost of sewer construction. Higher number of dwellings may necessitate further network upgrades.	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
16	5.33	Appropriate access junction with associated pedestrian/cyclist facilities and other standard access related works. Provision of permeability link from R445 to the south. Provision of an active modes (pedestrian/cyclist) bridge over the River Barrow improving connectivity and permeability between this site and Main Street (Moore Street).	The subject site is not connected to the public water network. Public water network connection is c.201-300m from the site, subject to clarity of main access point. Upgrading c.270m of existing watermain on R445, which may also need crossing .	Public sewer network present / in close proximity (100m or less). Third party consents may be required, subject to clarity of main access points.	No known flood risk. Site is adjacent to River Barrow flood extents, may require SSFRA to confirm flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.

Table 5.3: Overview of Infrastructure Requirements (Employment) - Movement and Transport, Water Supply, Wastewater and Surface Water Drainage

Employment Site Characteristics		Infrastructure Requirements			
Site Ref	Site Area (ha)	Movement and Transport	Water Supply	Wastewater	Surface Water Drainage
A	13.94	Appropriate access junction with associated pedestrian/cyclist crossing facilities and other standard access related works. Requirement to provide a new road with associated pedestrian and cycle infrastructure through the site.	Public water network present / in close proximity (100m or less). Watermain upgrades likely to be required depending on usage, noting small diameter watermain to the north.	The subject site is not connected to the public sewer network. Public sewer network connection is c.401-500m from the site. Downstream impact needs to be modelled.	There is evidence of flooding on site with respect to the CFRAM Present Day, Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 10% of the overall site area. Subject site is bisected by a watercourse with some flood extents. Riparian strips to be maintained and no development in areas of flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
B	12.3	Appropriate access junction with associated pedestrian/cyclist crossing facilities and other standard access related works. Requirement to provide a new road with associated pedestrian and cycle infrastructure through the site. Provision of new footpaths and cycling infrastructure along the R445 to the south.	Public water network present / in close proximity (100m or less). Watermain upgrades likely to be required depending on usage.	The subject site is not connected to the public sewer network. Public sewer network connection is c.101-200m from the site. Downstream pumping station may need to be upgraded.	There is evidence of flooding on site with respect to the CFRAM Present Day, Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 80% of the overall site area. The majority of the subject site is covered by MRFS and HEFS flood extents. No clear measures on how flood extents could be managed or mitigated on this site without significantly impacting on other lands causing greater flooding elsewhere.
C	19.66	Appropriate access junction with associated pedestrian/cyclist crossing facilities and other standard access related works. Provision of new footpaths and cycling infrastructure along the R445 to the north.	Public water network present / in close proximity (100m or less).	The subject site is not connected to the public sewer network. Public sewer network connection is c.301-400m from the site. Downstream impact needs to be modelled, particularly noting the overall scale of the site.	There is evidence of flooding on site with respect to the CFRAM Present Day, Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 40% of the overall site area. The majority of the subject site is covered by HEFS flood extents. No clear measures on how flood extents could be managed or mitigated on this site without significantly impacting on other lands causing greater flooding elsewhere.
D	7.33	Appropriate access junction with associated pedestrian/cyclist crossing facilities and other standard access related works. Requirement to provide a new road with associated pedestrian and cycle infrastructure.	Public water network present / in close proximity (100m or less).	Public sewer network present / in close proximity (100m or less). Downstream impact needs to be modelled.	There is evidence of flooding on site with respect to the CFRAM Present Day, Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS) flood extent maps. The area at risk of flooding is circa 1% of the overall site area. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.
E	3.8	Appropriate access junction with associated pedestrian/cyclist crossing facilities and other standard access related works. Provision of new footpath along the L7055 to the southwest.	Public water network present / in close proximity (100m or less).	Public sewer network present / in close proximity (100m or less).	No known flood risk. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests, etc.

			Watermain upgrades likely to be required depending on usage, noting small size watermain to the south.	Downstream impact/pumping station needs to be modelled.	
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6. Funding and Implementation

This Settlement Capacity Audit identifies a range of local infrastructure necessary to facilitate residential and economic development within Monasterevin on identified sites. Development on the identified sites will be dependent on the timely delivery of a range of infrastructure, which is also funding dependent. The stakeholders consulted in the Settlement Capacity Audit were not in a position to provide detailed costings. However, in a number of instances they were able to provide a 'low - medium – high' cost ranking.

The key funding sources for the delivery of infrastructure are:

<u>Developer:</u>	The developer of the land / infrastructure provides the funding to deliver the infrastructure or provides the infrastructure directly.
<u>State:</u>	Housing Infrastructure Investment Fund (HIIF), Rural Regeneration Development, Smarter Travel funding, Uisce Éireann, Transport Infrastructure Ireland (TII), National Transport Authority (NTA), OPW, Department of Education and Youth, Large Scale Sports Infrastructure Fund, LEADER / SICAP funding, other government departments.
<u>Local Authority:</u>	Kildare County Council through its Development Contribution Scheme and its Capital Works Programme.

It is acknowledged that one of the main factors in the successful implementation of the Plan is securing the necessary funding and partnerships to deliver key objectives such as those relating to infrastructure. In this regard, an Implementation and Infrastructure Delivery Schedule will form part of the Monasterevin Settlement Plan. This will outline the key infrastructure necessary for the sites selected to be zoned, informed by the Audit.

The development of new residential and employment areas within this Plan are dependent on the housing and employment strategies, including Core Strategy housing allocations and a job ratio. The Settlement Capacity Audit provides an assessment of the necessary infrastructure required for the development of a range of sites suitable for both residential and economic development. The Audit informs the decisions which ultimately will be decided through the preparation of the Monasterevin Settlement Plan, and final adoption by the Elected Members.

Appendix A: Questions Used in the Audit of Sites

Compact Growth – 150 marks		
No.	Question	Marks
1.	Distance from the subject site to the centre of Monasterevin via the most direct existing and publicly accessible route?	
	• 0 – 400 m	30
	• 401 – 800 m	25
	• 801 – 1,200 m	20
	• 1,201 – 1,600 m	15
	• 1,601 – 2,000 m	10
	• 2,001 – 2,400 m	5
	• 2,400 m +	0
2.	Which of the following best represents the location of the subject site?	
	• Within the BUA of Monasterevin and to the east of the Canal	60
	• Partially within or adjoining the BUA of Monasterevin and to the east of the Canal	40
	• Proximate to the BUA of Monasterevin and to the east of the Canal.	20
	• Lands to the west of the Canal or at a remove from the BUA of Monasterevin.	0
3.	Which of the following best represents the character of the site and immediately surrounding area, having regard to Section 3.3.3 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024):	
	• Central / Urban Neighbourhood – lands within the town or immediately surrounding streets or lands that are surrounded by the early phases of residential development around the central area, which may include a mix of uses.	60
	• Suburban Neighbourhood / Urban Edge Extension – lands within or adjoining residential areas of predominantly multi-unit developments, which may include complementary or ancillary facilities / services.	40
	• Peri-Urban / Rural Lands – lands within an area predominantly characterised by ribbon type development of single dwellings, which may be augmented by occasional housing clusters and/or non-agricultural employment uses.	20
	• Rural Hinterland – predominantly characterised by agricultural lands with dispersed or small clusters of rural one-off dwellings and agricultural buildings.	5
4.	Would development of the subject site provide for the compact growth and consolidation of Monasterevin through the infill of the existing built urban form or sequentially appropriate expansion of the existing built urban form?	
	• Yes	50

	• No	0
5.	If you would like to make any further comments, please do so.	

Social Infrastructure / Parks and Recreation – 200 marks		
No.	Question	Marks
1.	Distance from the subject site to the nearest existing primary school (via most direct existing publicly accessible route)?	
	• 0 – 400 m	25
	• 401 – 800 m	15
	• 801 – 1,200 m	10
	• Over 1,200 m	5
2.	Distance from the subject site to the nearest existing secondary school (via most direct existing publicly accessible route)?	
	• 0 – 400 m	25
	• 401 – 800 m	15
	• 801 – 1,200 m	10
	• Over 1,200 m	5
3.	Distance from the subject site to the nearest existing health care facility (via most direct existing publicly accessible route)?	
	• 0 – 400 m	25
	• 401 – 800 m	15
	• 801 – 1,200 m	10
	• Over 1,200 m	5
4.	Distance from the subject site to nearest town centre or neighbourhood centre (via most direct existing publicly accessible route)?	
	• 0 – 400 m	25
	• 401 – 800 m	15
	• 801 – 1,200 m	10
	• Over 1,200 m	5
5.	Distance from the subject site to the nearest publicly accessible community facility⁸(via most direct existing publicly accessible route)?	
	• 0 – 400 m	25
	• 401 – 800 m	15
	• 801 – 1,200 m	10
	• Over 1,200 m	5
6.	Distance from the subject site to the nearest public park/recreation space (via most direct existing publicly accessible route)?	
	• 0 – 400 m	25
	• 401 – 800 m	15
	• 800 – 1,200 m	10
	• Over 1,200 m	5

⁸ Including libraries, community centres, public halls and youth facilities but excluding garda stations, fire stations and cemeteries.

7.	Could development of/on the subject site potentially have negative impacts on the provision of public parks/recreation spaces in the immediate area? For example, if the subject site is currently being used as formal or informal parks/recreation spaces, development could negatively impact provision.	
	• Yes	0
	• No	20
8.	Are there any plans/proposals for new park(s) or recreation space(s) within a reasonable distance (under 1 km) of the subject site (via an existing or proposed active travel measure)?	
	• Yes	20
	• No	0
9.	Please provide a rate/rank of the estimate of costs for any potential connectivity works required to make the subject site more accessible to existing (or planned) public parks/recreational spaces (i.e. pedestrian connections through existing developments, etc.)	
	• Low: €0 - €200,000 • Medium: €201,000 - €1,000,000 • High: €1,000,000 plus	
	• 'Low' implying minor / negligible costs.	10
	• 'Medium' implying moderate costs.	5
	• 'High' implying significant costs.	0
Note	Potential Employment sites are not assessed under Social Infrastructure / Parks and Recreation	

Flood Risk– 100 marks		
No.	Question	Marks
1. (a)	Is there evidence of 'Present Day' flood risk on the subject site, with respect to the OPW's CFRAM flood extent maps?	
	• Yes, there is evidence of 'Present Day' flood risk	0
	• No evidence of 'Present Day' flood risk	50
1. (b)	If yes, what percentage of the subject site is affected by 'Present Day' flood risk?	
	• Less than 10%	25
	• 11% - 25%	15
	• 26% - 50%	10
	• 51% - 75%	5
	• 76% - 100%	0
2. (a)	Is there evidence of Mid-Range Future Scenario (MRFS) and / or High-End Future Scenario (HEFS) flood risk on the subject site, with respect to the OPW's CFRAM flood extent maps?	
	• Yes, there is evidence of MRFS and / or HESF flood risk	0
	• No evidence of MRFS and / or HESF flood risk	50
2. (b)	What percentage of the site is affected by MFRS and / or HEFS flood risk?	
	• Less than 10%	25

	• 11% - 25%	15
	• 26% - 50%	10
	• 51% - 75%	5
	• 76% - 100%	0

Surface Water Drainage and SuDS – 100 marks		
No.	Questions	Marks
1.	Can the subject site connect to a dedicated surface water outfall?	
	• Yes	10
	• No	0
2.	Is there a watercourse on the subject site or along the perimeter of the subject site?	
	• Yes	0
	• No	10
3.	Is there an existing flow path on the site?	
	• Yes	0
	• No	10
4. (a)	Are you aware of any constraints (i.e. network capacity, topography, physical barriers, etc.) envisaged with the delivery of surface water drainage / and its retention or outfall? Could you rate the significance of these constraints.	
	• 'Low' implying minor or no constraints.	30
	• 'Medium' implying moderate constraints / barriers.	15
	• 'High' implying major constraints / significant barriers.	5
4. (b)	If 'Medium' or 'High', could you please provide a list of these constraints?	
	• Commentary required	
4. (c)	If 'Medium' or 'High', Are there any measures/works which could remove these constraints?	
	• Commentary required	
5. (a)	Are there any planned/proposed local authority works that will remove the constraints referred to, within the lifetime of the Plan?	
	• Yes, planned/proposed works	20
	• No works planned	0
	• No works planned and low constraints	20
5. (b)	Are the planned/proposed works (if any): • Aligned to investment programme, • Benefit of a written commitment by a delivery agency, • Benefit of a Local Authority commitment in an infrastructural delivery programme, • Not aligned to an investment programme or agency/local authority commitment, or • Not applicable – no planned/proposed works required.	

	• Yes (specify response from the list above, detail relevant agency and reference document) or not applicable – no planned/proposed works required.	0
	• Planned works are not aligned to an investment programme or agency/local authority commitment.	0
	• If yes, commentary required:	
6.	If works are planned, can you make a reasonable estimate of the full cost of delivery of the specified services? • Low: €0 - €250,000 • Medium: €251,000 - €500,000 • High: €501,000 plus	
	• 'Low' implying minor / negligible costs.	N/A
	• 'Medium' implying moderate costs.	N/A
	• 'High' implying significant costs.	N/A
7.	Could surface water drainage constraints be removed by a private developer, subject to appropriate measures?	
	• Yes	20
	• No	0
	• Not applicable - no constraints	20

Movement and Transport – 100 marks		
No.	Question	Marks
1. (a)	Is the subject site currently accessible by the existing road network?	
	• Yes	10
	• Not currently accessible but will be accessible following completion of permitted/approved works or development	5
	• No	0
1. (b)	If the subject site is accessible by an existing road network, does the adjacent road network contain any of the following? (please select all that apply)	
	• Footpaths	10
	• Public lighting	10
	• Cycle lane	10
1. (c)	(i) Does the existing road network have the capacity to cater for the potential level of development from the subject site?	
	• Yes	10
	• Possible cumulative impact	5
	• No	0
	(ii) If the answer is 'No' or 'possible cumulative impact', what are the constraints?	
	• Commentary required:	
	(iii) Could you please rate the significance of the constraints to developing the subject site?	
	• 'Low' implying minor, or no, constraints.	10
	• 'Medium' implying moderate constraints / barriers.	5

	• 'High' implying major constraints / significant barriers.	0
	(iv) If applicable, could the constraints identified be removed by a private developer, subject to appropriate measures?	
	• Not applicable – no constraints	10
	• Yes	10
	• No	0
2. (a)	Is the development of the subject site dependent on the delivery of a proposed road measure(s) in the Monasterevin Local Transport Plan (LTP)?	
	• Yes	0
	• No	10
2. (b)	Will development of the subject site contribute to the delivery of key active travel measures which form part of the Monasterevin LTP in order to reduce care dependency? (select all relevant)	
	• Yes, development will contribute to the delivery of a proposed Greenway	5
	• Yes, development will contribute to the delivery of a proposed permeability link.	5
	• Yes, development will contribute to the delivery of a proposed cycle route.	5
	• Subject site is already well served by existing infrastructure.	10
	• No measures are proposed in the LTP to serve the subject site and development of the site would require new active travel measures.	0
3.	Are there any planned/proposed works for active travel or roads that could remove any constraints referred to above, within the lifetime of the Plan?	
	• Works aligned to investment programme, • Works with written commitment by delivery agency, • Local authority commitment in infrastructural investment delivery programme, • Not applicable – no planned/proposed works required, • No.	
	• Yes (specify response from the list above, detail relevant agency and reference document) or Not applicable – no planned/proposed works required.	10
	• No	0
4.	If works are planned/proposed, can you make a reasonable estimate of the full cost of delivery of the specified services?	
	• Low: €0 - €200,000 • Medium: €200,000 - €1,000,000 • High: €1,000,000 plus	
	• 'Low' implying minor / negligible costs.	N/A
	• 'Medium' implying moderate costs.	N/A
	• 'High' implying significant costs.	N/A

Water Supply – 100 marks		
No.	Question	Marks
1.	Is the subject site connected to the public water mains network?	
	• Yes	20
	• No	0
2.	Please provide an estimated distance (in metres) from the subject site to the closest public water mains connection.	
	• 0 – 100m	20
	• 101 – 200m	18
	• 201 – 300m	16
	• 301 – 400m	14
	• 401 – 500m	12
	• 501 – 600m	10
	• 601 – 700m	8
	• 701 – 800m	6
	• 801 – 900m	4
	• 901m plus	2
3. (a)	Are you aware of any constraints (network capacity, physical barriers, etc) envisaged with the delivery of water supply infrastructure to the subject site? If so, could you rate the significance of these constraints.	
	• ‘Low’ implying minor, or no, constraints.	20
	• ‘Medium’ implying moderate constraints / barriers.	10
	• ‘High’ implying major constraints / significant barriers.	0
3. (b)	Please outline any constraints to the delivery of water supply infrastructure to the subject site.	
	• Commentary required	
4.	Does Uisce Éireann have any planned/proposed works to alleviate constraints that are:	
	• Works aligned to an investment programme, • Works with written commitment by a delivery agency, • Not applicable – no planned/proposed works required, • No.	
	• Yes (specify response from the list above, detail relevant agency and reference document) or Not applicable – no planned/proposed works required.	20
	• No	0
5. (a)	If works are planned/proposed, can you make a reasonable estimate of the full cost of delivery of the required upgrade/improvement to service the subject site for future development?	
	• Low: €0 - €500,000 • Medium: €500,000 - €2,000,000 • High: €2,000,000 plus	
	• ‘Low’ implying minor / negligible costs.	N/A
	• ‘Medium’ implying moderate costs.	N/A

	• 'High' implying significant costs.	N/A
5. (b)	Could you please provide an estimate of the cost?	
	• Commentary required	
6.	Could the constraints identified (if applicable) be removed by a private developer, subject to appropriate measures?	
	• Yes	20
	• No	0
	• Not Applicable – no constraints	20
7.	If you would like to make any further comments, please do so:	
	• Commentary required	

Wastewater – 100 marks		
No.	Question	Marks
1.	Is the subject site connected to the public sewer network?	
	• Yes	20
	• No	0
2.	Please provide an estimated distance (in metres) from the subject site to the closest public sewer connection.	
	• 0 – 100 m	20
	• 101 – 200 m	18
	• 201 – 300 m	16
	• 301 – 400 m	14
	• 401 – 500 m	12
	• 501 – 600 m	10
	• 601 – 700 m	8
	• 701 – 800 m	6
	• 801 – 900 m	4
	• 901 m plus	2
3. (a)	Are you aware of any constraints (network capacity, physical barriers, etc) envisaged with the delivery of wastewater infrastructure to the subject site? If so, could you rate the significance of these constraints.	
	• 'Low' implying minor, or no, constraints.	20
	• 'Medium' implying moderate constraints / barriers.	10
	• 'High' implying major constraints / significant barriers.	0
3. (b)	Please outline any constraints to the delivery of wastewater infrastructure to the subject site.	
	• Commentary required	
4.	Does Uisce Éireann have any planned/proposed works that are:	
	• Works aligned to an investment programme, • Works with written commitment by a delivery agency, • Not applicable – no planned/proposed works required, • No.	

	Yes (specify response from the list above, detail relevant agency and reference document) or Not applicable – no planned/proposed works required.	20
	No	0
5. (a)	If works are planned/proposed, can you make a reasonable estimate of the full cost of delivery of the required upgrade/improvement to service the subject site for future development? - Low: €0 - €500,000 - Medium: €500,000 - €2,000,000 - High: €2,000,000 plus	
	'Low' implying minor / negligible costs.	N/A
	'Medium' implying moderate costs.	N/A
	'High' implying significant costs.	N/A
5. (b)	Could you please provide an estimate of the cost? Commentary required	
6.	Could the constraints identified (if applicable) be removed by a private developer, subject to appropriate measures?	
	Yes	20
	No	0
	Not applicable – no constraints	20
7.	If you would like to make any further comments, please do so: Commentary required	

Appendix B: Sites Screened Out During of Stage 2 and Stage 3 of SCA

