

# **Kildare Town Settlement Capacity Audit**

## January 2023

A Supporting Document of the Kildare Town Local Area Plan 2023 - 2029

## Table of Contents

1. Introduction.....	3
2. Methodology .....	5
3. Planning Overview.....	7
4. Infrastructural Overview.....	9
4.1 Roads and Transportation.....	9
4.1.1 Responsibility for Delivery .....	9
4.1.2 Infrastructure Baseline and Deficits .....	9
4.1.3 Assessment of Infrastructure Needs.....	9
4.1.4 Costs and Funding Sources .....	9
4.2 Water Supply.....	10
4.2.1 Responsibility for Delivery .....	10
4.2.2 Infrastructure Baseline and Deficits .....	10
4.2.3 Assessment of Infrastructure Needs.....	10
4.2.4 Costs and Funding Sources .....	10
4.3 Wastewater .....	10
4.3.1 Responsibility for Delivery .....	10
4.3.2 Infrastructure Baseline and Deficits .....	10
4.3.3 Assessment of Infrastructure Needs.....	11
4.3.4 Costs and Funding Sources .....	11
4.4 Drainage/SuDs/Flooding .....	11
4.4.1 Responsibility for Delivery .....	11
4.4.2 Infrastructure Baseline and Deficits .....	11
4.4.3 Assessment of Infrastructure Needs.....	11
4.4.4 Costs and Funding Sources .....	11
4.5 Parks and Recreation.....	12
4.5.1 Responsibility for Delivery .....	12
4.5.2 Infrastructure Baseline and Deficits .....	12
4.5.3 Assessment of Infrastructure Needs.....	12
4.5.4 Costs and Funding Sources .....	12
4.7 Social Infrastructure .....	13
4.7.1 Responsibility for Delivery .....	13
4.7.2 Infrastructure Baseline and Deficits .....	13

4.7.3	Assessment of Infrastructure Needs.....	13
4.7.4	Costs and Funding Sources .....	13
5.	Criteria and Assessment Scoring.....	14
5.1	Categorisation of Sites .....	17
6.	Findings .....	19
6.1	Funding Sources .....	19
6.2	Implementation.....	20

### List of Tables

Table 2.1	Residential Sites Assessed .....	5
Table 2.2	Employment Lands Assessed .....	5
Table 5.1:	Matrix Assessment Criteria.....	14
Table 5.2:	Planning Assessment Matrix for Residential Sites .....	16
Table 5.3:	Infrastructure Assessment Matrix for Residential Sites .....	16
Table 5.4:	Planning Assessment Matrix for Employment Sites .....	16
Table 5.5:	Infrastructure Assessment Matrix for Employment Sites .....	16
Table 5.6:	Residential Site Categorisation .....	18
Table 5.7:	Employment Site Categorisation .....	18

### List of Maps

Map 1.1	Residential Sites Assessed
Map 1.2	Employment Sites Assessed
Map 2.1	Residential Sites Categorisation
Map 2.2	Employment Sites Categorisation

## 1. Introduction

This report supports the preparation of the Kildare Local Area Plan 2023-2029 (the Plan) with regard to the delivery of infrastructure and the most appropriate land zonings required during its lifetime, as required by the National Planning Framework (NPF<sup>1</sup>). The NPF sets out a tiered approach for zoning lands:

*‘Tier 1: Serviced Zoned Land, comprising lands that are able to 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.’*

The NPF requires that where lands are identified as Tier 2 lands, the potential for delivery of the required services and / or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of the draft and final local area plan. The NPF further states that an Infrastructural Assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), 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). The planning authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning. The infrastructural assessment must include a reasonable estimate of the full cost of delivery of the required infrastructure to the identified zoned lands.

The purpose of this report is to:

- Identify serviced/serviceable sites with residential and employment potential.
- Assess the infrastructure requirements to service each site.
- Examine the suitability of a site for future development based on the principle of compact growth, climate adaption and biodiversity.
- Assess and weight the planning and serviceability/infrastructural provision for each site to enable a Tier to be assigned, as may be applicable; and
- Where sites are identified as Tier 1 or Tier 2 lands, the assessment should clearly identify the likely development services<sup>2</sup> required to support new development and where possible provide an indicative timeframe for delivery i.e., short to medium term or longer term.

It noted from the outset, in terms of reasonable estimate of costs, that Uisce Éireann, has indicated that it does not have resources or capacity to carry out such an

---

<sup>1</sup> Project Ireland 2040: National Planning Framework, Appendix 3 (2018) Department of Housing, Planning and Local Government.

<sup>2</sup> The NPF refers to ‘development services’ as “road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply” (pg 175).

exercise and therefore no costings have been provided in terms of water services. However, they have provided a ranking of the estimated costs. The Transportation Department of Kildare County Council have provided a reasonable estimate of costs.

## 2. Methodology

Kildare Town has a historic pattern of excessive residential land use zoning. To address this issue, lands under the Kildare Town Local Area Plan 2012-2018 were phased for both residential and economic land uses. To support the preparation of the new Plan the Planning Department, as part of the Settlement Capacity Audit, took the approach of reviewing all undeveloped land zoned for New Residential and for employment generating uses such as Industrial and Warehousing (H), Enterprise and Employment (Q) and Commercial (K) lands. The lands analysed were in excess of the land needed for the lifetime of the Plan, however the sites were examined in terms of their suitability for zoning to establish a baseline.

There were 16 potential areas for residential development examined and 12 potential areas for employment development. The sites that were assessed are illustrated in Map 1.1 (accompanying this document) and Map 1.2 (accompanying this document) and listed in Table 2.1 and 2.2 below.

Table 2.1 Residential Sites Assessed

Site ID	Site Reference	Size (Ha)
A	Magee Barracks	10.98
B	Magee Barracks	3.08
C	Grey Abbey	8.65
D	Collaghknock	2.07
E	Collaghknock	2.80
F	Rathbride Road	2.46
G	Whitesland East	3.59
H	Whitesland East	2.00
I	West of Dunmurry Road	5.73
J	West of South Green Road	1.14
K	West of Old Road	4.53
L	Curragh Road	9.42
M	Loughminane	15.44
N	Southgreen	25.53
O	Between Old Road and South Green Road	11.59
P	Southeast of Coolaghknock Park	3.01

Table 2.2 Employment Lands Assessed

Site ID	Site Reference	Size (Ha)
A	Magee Barracks	1.63
B	Tully East	3.20
C	Curragh Road	9.42
D	Academy Street	0.80
E	Loughlion	24.24
F	Grey Abbey	26.54
G	Kildare Business Park	1.70
H	Southgreen	5.73
I	Monasterevin Road	19.94
J	Knockshough Glebe	8.83
K	Mooretown / Whitesland West	31.95
L	Grey Abbey Road	2.86

The Planning Department consulted with the Transportation Department, Water Services Department, Environment Department and Community Department within Kildare County Council, as well as with Uisce Éireann. This consultation has informed the assessment and infrastructural needs within the plan area. Both the Council's internal departments and Uisce Éireann were requested to identify the specific delivery services required to service the lands, relevant to their respective areas of responsibility. In addition, they were requested to:

- (i) confirm if funding for service delivery has been identified in relevant budgets and is aligned with the local area plan period; and
- (ii) consider a reasonable estimate for the full cost of delivery of these services.

Information from the relevant departments of Kildare County Council and Uisce Éireann were used to gain an understanding of underlying conditions and provides insights into infrastructural issues. The findings are discussed in Section 4 of this report. An assessment comprising of a planning and infrastructural serviceability matrix was then carried out in order to determine and allocate lands as Tier 1 or Tier 2. Lands that would not be serviced during the lifetime of the plan and did not score sufficiently against the principles of climate adaption and biodiversity along with compact growth were also identified. The categorisation of sites is set out in Section 5 of this report.

### 3. Planning Overview

There have been a number of significant policy changes at national level which influence land use zoning decisions since the adoption of the Kildare Town Local Area Plan 2012-2018. In particular, the National Planning Framework (NPF) sets out a tiered approach for zoning lands as discussed in Section 1 of this report. The following National Policy Objectives are also relevant:

*National Policy Objective 72a: 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 72b: 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.*

*National Policy Objective 72c: 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 NPF places an emphasis on the need for compact, smart and sustainable growth and requires 30% of all new housing to be within existing urban footprints (outside of the five cities), thus reducing the amount of greenfield land required to meet future housing requirements.

Moreover, the NPF specifically discusses the prioritising of development lands and states that *'there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development*<sup>3</sup> (emphasis added).

In addition to the NPF, ministerial guidelines on Urban Development and Building Heights, Development Plans and Water Services, highlight the importance of optimising the yield from existing investment in services and creating more compact and integrated communities.

The Development Plan Guidelines also provide detailed information on the preparation of a Settlement Capacity Audit and how it will inform zoning decisions for residential development. In the interest of best practice, it is considered appropriate that the same approach should be applied to employment lands to ensure lands suitable for development are zoned with appropriate infrastructure.

It is also appropriate that sustainable planning criteria are used to inform the assessment of each site, in addition to infrastructural criteria, in line with the NPF's requirement of the prioritisation of development land. Section 5 of this report discusses the planning criteria used in the assessment of each site. The NPF and

---

<sup>3</sup> Project Ireland 2040: National Planning Framework (2018), pg 137,

the Kildare County Development Plan 2023-2029 are used to inform the planning criteria, thus ensuring that each site is assessed on the basis of national and local policy.

## 4. Infrastructural Overview

### 4.1 Roads and Transportation

#### 4.1.1 Responsibility for Delivery

Kildare County Council is responsible for the delivery of local road infrastructure. Site access arrangements and some road improvement works will generally be developer led.

#### 4.1.2 Infrastructure Baseline and Deficits

There is a need to improve connectivity to key destinations including the town centre, schools, the Kildare Town train station and employment areas while increasing overall permeability within the town to support a better balance between sustainable and active transport options such as walking, cycling and public transport and private vehicular traffic. In order to address the transportation issues facing Kildare Town a Transport Strategy was prepared.

There are deficits across all sites for infrastructure for vulnerable road users. Improvement works were identified generally for roads, cycle lanes and footpaths. The lack of cycle lanes was referred to in relation to the majority of sites. A number of sites are not currently accessible from the exiting road network and require access through an adjacent site.

Eight of the residential assessed sites are in excess of 1km from the nearest public transport stop compared to six of the employment sites.

#### 4.1.3 Assessment of Infrastructure Needs

The Kildare Town Transport Strategy provides a framework for the planning and delivery of transport infrastructure and services in the town. It aims to support improvements to the walking, cycling and public transport networks in addition to improving the road network. The measures proposed will help to deliver a better-connected network for all users and the reduction of congestion and improvement in safety will encourage a modal shift towards greener travel.

A number of sites require the completion of a new railway bridge at Southgreen to allow for contraflow two-way traffic and the development of the Northern Link Street in order to be developed. Other sites require improvement works to cater for intensification of trips that the development would generate.

Road improvement works comprising of works to footpaths and cycle paths are required at all of the sites. Works were identified ranging from 300m to 1.25km on a number of roads for residential sites and 300m to 1.9km for employment lands.

Compulsory Purchase Orders (CPO) may be required for certain road and junction improvement works. In addition, Part 8 consent process may also be required.

#### 4.1.4 Costs and Funding Sources

Estimated costs include design, construction and site supervision but exclude land costs. The overall estimated cost for residential sites ranges from €1.2m to €4.4m<sup>4</sup> and for employment lands the range is between €390,000 to €6 m.

---

<sup>4</sup> Informed by the Roads, Transportation and Public Safety Department of Kildare County Council.

## **4.2 Water Supply**

### **4.2.1 Responsibility for Delivery**

Uisce Éireann is responsible for the delivery of water service infrastructure.

### **4.2.2 Infrastructure Baseline and Deficits**

The sites in Kildare Town are served by both the Srowland Water Treatment Plant (raw water is abstracted from the River Barrow) via the Old Kilcullen Reservoir and also the Rathangan Wellfields via the Redhill reservoir. Uisce Éireann stated that two of the residential sites have an existing connection to the public water mains, whereas the remaining sites are located immediately adjacent to or in close proximity to public mains.

Uisce Éireann advises that improvements may be required which will have to be modelled for suitability. A number of large greenfield sites which if developed collectively may require a strategic watermain, resulting in wayleaves.

### **4.2.3 Assessment of Infrastructure Needs**

Uisce Éireann advises that this initial assessment is indicative only and based on a desktop exercise to identify the location of adjacent local network. Water mains may need to be extended to the site boundary (by the relevant developer) for some of the sites. In addition, a strategic watermain may need to be developed if significant portions of greenfield land are developed.

### **4.2.4 Costs and Funding Sources**

Individual site serviceability must be confirmed through the Uisce Éireann Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer led, and developers will need to engage with Uisce Éireann at an early stage via the Irish Water PCE process. Options for the local network will then be reviewed and assessed. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Uisce Éireann, will be in line with the Connection Charging Policy.

Uisce Éireann has confirmed that they do not have the resources or capacity to carry out a detailed costing exercise, however the ranking of costs has been provided.

## **4.3 Wastewater**

### **4.3.1 Responsibility for Delivery**

Uisce Éireann is responsible for the delivery of wastewater service infrastructure.

### **4.3.2 Infrastructure Baseline and Deficits**

Wastewater is treated at the Kildare Wastewater Treatment Plant off the Tully Road, located to the south of the motorway. The plant has an existing design capacity of 28,000PE (population equivalent). The loading as per August 2022 is approx. 11,000PE and spare capacity for 17,000PE.

Many of the sites are well served by sewers adjacent or in close proximity to the sites, only a small number have an existing connection. Across many sites wayleaves will need to be maintained over the sewers. One site would likely require a new pumping station however a connection would be feasible. The status of the Collaghknock Glebe, Dunmurray Road and Loughminane Pumping stations will also need to be checked when a connection enquiry is submitted. Similarly, the capacity

of downstream sewers, pumping station, pumped main and railway crossing will need to be assessed for a number of sites. Similarly, a new pumping station and rising main may be required to cross the M7 motorway.

#### **4.3.3 Assessment of Infrastructure Needs**

Uisce Éireann have advised that this initial assessment is indicative only and based on a desktop exercise to identify the location of an adjacent local network. Foul sewers may need to be extended to the site boundary by the developer on some of the sites where a pumping station is in close proximity to the site. In this instance, it is likely that infrastructure will connect into the closest pumping station. In addition, local upgrades may be required for some of the sites as well as upgrades to the pumping stations.

#### **4.3.4 Costs and Funding Sources**

Individual site serviceability must be confirmed through the Uisce Éireann Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer led, and developers will need to engage with Uisce Éireann at an early stage via the Irish Water PCE process. Options for the local network will then be reviewed and assessed. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Uisce Éireann, will be in line with the Connection Charging Policy.

Uisce Éireann has confirmed that they do not have the resources or capacity to carry out a detailed costing exercise, however the ranking of costs has been provided.

### **4.4 Drainage/SuDs/Flooding**

#### **4.4.1 Responsibility for Delivery**

Local surface water management is the responsibility of Kildare County Council. Any drainage works on site will generally be developer led.

#### **4.4.2 Infrastructure Baseline and Deficits**

The majority of the sites reviewed have no known fluvial or pluvial flood risk. With the exception of Magee Barracks (Site A) receives run-off from surrounding areas during periods of heavy rainfall and Site M experiences pluvial flooding.

Kildare Town has no existing municipal surface water system. A Surface Water Study has been prepared for the town in which potential Nature-Based Management Areas and associated green corridors have been identified. A number of sites audited contain these corridors and management areas. For many sites infiltration is the only suitable method for surface water management.

#### **4.4.3 Assessment of Infrastructure Needs**

Future development should provide for areas of nature-based solutions to surface water management. Sites identified as potential locations for Nature-Based Management Areas should be incorporated into open spaces reserved in order to ensure development does not hinder implementation of the areas.

#### **4.4.4 Costs and Funding Sources**

Drainage works on site will be developer led. There are no planned works associated with an approved infrastructural investment programme. Remediation works have been scoped for the Residential Site M but no funding source has been identified.

## **4.5 Parks and Recreation**

### **4.5.1 Responsibility for Delivery**

Public open spaces are managed by Kildare County Council.

### **4.5.2 Infrastructure Baseline and Deficits**

The Social Infrastructure Audit (SIA) carried out as part of the preparation of the Plan considered the parks and recreation facilities required to meet the needs of the future population. These include (but are not limited to the following):

- Neighbourhood Park
- Local Park.
- Amenity Green Space.
- Play space for children and teenagers.
- Green Corridors; and
- Natural/semi natural green space.

The existing provision of public open space within the study area is circa 55.4 ha, of which 27.14 ha is classified as amenity green space within residential estates, while ca. 25.75 ha in area is classified as sports pitches only 4% of this provision comprises public parks and gardens (2.33 ha in area).

### **4.5.3 Assessment of Infrastructure Needs**

The findings of the SIA highlighted that the open space required over the lifetime of the Plan is 6.97 ha. This will be address through the provision of the Cherry Avenue Park and a Medieval Park to the north of the Cathedral. The SIA identified that an additional children's playground and an outdoor sports facility could be accommodated in a multi-use games area to cater for a wide range of age groups and sporting interests.

### **4.5.4 Costs and Funding Sources**

Costings for the delivery of additional parks and recreation infrastructure are not available. However, improvement works to the R445 and car parking to facilitate the development of Cherry Avenue Park are ca. €1,000,000. Delivery of projects may also be secured through funding opportunities and / or local authority delivery (i.e. via the Development Contributions Scheme).

## **4.7 Social Infrastructure**

### **4.7.1 Responsibility for Delivery**

Public bodies (Health Service Executive, Department of Education), Kildare County Council and developers are responsible for the delivery of social infrastructure.

### **4.7.2 Infrastructure Baseline and Deficits**

A total of seven education and training facilities were identified in the area. This included three primary schools, one post-primary school and three further education facilities. As of September 2022, there were six childcare facilities registered with Tusla Child and Family Agency. Overall childcare facilities are operating at 100% capacity in the morning while there are only six available places for afternoon sessions only.

A total of 21 health facilities were identified in Kildare Town comprising of one Primary Healthcare Campus (including Health Service Executive, a General Practitioner Surgery, and a Pharmacy), three General Practitioners (GPs), two Dentist Practices, three Physiotherapists, one Optician and Hearing Centre, three Nursing Homes, five Pharmacies and four other Specialist Services which provide mental health services for adults, a service for intellectual disability, an infant health service and an acupuncturist. Kildare Town is serviced by nine social and community facilities of varying types and purposes. Included in this category is the Library and the Garda station.

### **4.7.3 Assessment of Infrastructure Needs**

The Social Infrastructure Audit indicated that an additional 260 student places to be made available at primary level, which accounts for an additional 11 classrooms comprising of 24 student places. At post-primary level the requirement is for an additional 159 places. However, a new 1,000 pupil post-primary school at Magee Barracks will offset the additional demand.

Childcare facilities in the town are operating at capacity an additional 134 places are anticipated to be required in Kildare Town over the plan period. There are seven extant permissions relating to childcare facilities, which could accommodate ca. 389 places. All new residential developments will be required to comply with Appendix 2 of the 'Childcare Guidelines for Planning Authorities' which establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas.

In terms of health care provision, the medical centres in the town are at capacity and operating long waiting lists for new patients.

The findings of the SIA identify nine social/community services identified within the study area which is an appropriate standard. However, it is considered as Kildare Town is a service town which serves a wider catchment, using many of these facilities, that even if the quantity of services does not increase, the capacity and potentially, the variety of them may have to, regardless of the benchmark guidance.

### **4.7.4 Costs and Funding Sources**

Costings for the delivery of social infrastructure are not available. Delivery of projects is dependent upon planning consent and will be achieved through State/Local Government allocations alongside private sector delivery and new residential or commercial development.

## 5. Criteria and Assessment Scoring

For this assessment, criteria have been developed both from a planning and infrastructural perspective. While a site may be fully serviceable it should also be assessed against objectives of the National Planning Framework (NPF) and the Kildare County Development Plan 2023-29 to be considered further.

All the sites (both residential and employment sites) within the study area were identified and analysed against a set of criteria with a planning and serviceability weighting applied. Each site was assessed against the criteria set out below in Table 5.1 (employment lands were not assessed against the Social Infrastructure or Parks and Recreation criteria) to assess the overall suitability for zoning within the Kildare Town Local Area Plan 2023-2029. Stage one assessed the sustainability of a site; stage two assessed the infrastructural provisions to service the site. Each stage was assigned a high (dark blue), medium (intermediate blue) or low (light blue) planning and serviceability weighting.

Tables 5.2 and 5.3 presents the weighted scoring matrix for residential and employment sites.

Table 5.1: Matrix Assessment Criteria

<b>STAGE 1</b>	
<b>Criteria</b>	<b>Weight</b>
<b>A) Compact Growth</b>	<b>200</b>
<b>B) Climate Adaptation and Biodiversity</b>	<b>200</b>
<b>STAGE 2</b>	
<b>Criteria</b>	<b>Weight</b>
<b>A) Roads and Transportation</b> <i>This criterion examines the site's accessibility to the existing road network, the level of existing infrastructure, (i.e., footpaths, cycle lanes, public lighting) constraints envisaged, any existing plans in place or committed funding for upgrade works, the estimated costs, where known, of such works and whether such works were aligned to an approved infrastructural investment programme. In terms of public transportation, the site's proximity and accessibility to existing public transport infrastructure was examined.</i>	<b>600<sup>5</sup></b>
<b>B) Water Supply</b> <i>Existing network infrastructural issues were examined alongside the level and cost of upgrades required. In addition, the sites proximity to existing public water mains was examined.</i>	
<b>C) Wastewater</b> <i>Existing network infrastructural issues were examined alongside level and cost of upgrades required. In addition, the site's proximity and potential accessibility to the existing public wastewater network was examined.</i>	
<b>D) Surface Water Drainage and Flood Risk</b> <i>This criterion was examined to ascertain whether there were existing drainage issues associated with the lands and the ability of the site to</i>	

<sup>5</sup> Employment lands each criteria received a weighting of 150 as the sites were not assessed against Social Infrastructure and Parks and Recreation.

<p><i>deliver nature-based solutions that may be required to serve the subject lands. In addition, an examination was also carried out with regard the Surface Water Study prepared as a pre-cursor to the Strategic Flood Risk Assessment carried out for the plan area.</i></p>	
<p><b>E) Parks and Recreation Facilities</b>  <i>This criterion examined sites with regard their proximity to an existing public park/recreation facility, whether the development of lands would impact on existing open space provision, and the costs associated with the provision of open space / recreation areas proximate to the subject lands.</i></p>	
<p><b>F) Social Infrastructure</b>  <i>The examination of social infrastructure was informed by the Social Infrastructure Audit (SIA) carried out as part of the overall plan making process and involved assessing the proximity of lands to existing service infrastructure such as childcare facilities, schools, health care facilities, town centre services and neighbourhood centres.</i></p>	

**Scoring Range**

Scoring Range	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200
---------------	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

**RESIDENTIAL SITES**

**Stage 1: Planning Criteria: Residential Sites**

Table 5.2: Planning Assessment Matrix for Residential Sites

Criteria	Weighting	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
<i>Compact Growth</i>	200.00																
<i>Climate Adaptation &amp; Biodiversity</i>	200.00																

**Stage 2: Infrastructure Criteria: Residential Sites**

Table 5.3: Infrastructure Assessment Matrix for Residential Sites

Criteria	Weighting	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
<i>Roads &amp; Transportation</i>	100.00																
<i>Water Supply</i>	100.00																
<i>Wastewater</i>	100.00																
<i>Surface Water &amp; Flood Risk</i>	100.00																
<i>Parks &amp; Recreation</i>	100.00																
<i>Social Infrastructure</i>	100.00																

**EMPLOYMENT SITES**

**Stage 1: Planning Criteria Assessment - Employment Sites**

Table 5.4: Planning Assessment Matrix for Employment Sites

Criteria	Weighting	A	B	C	D	E	F	G	H	I	J	K	L
<i>Compact Growth</i>	200.00												
<i>Climate Adaptation &amp; Biodiversity</i>	200.00												

**Stage 2: Infrastructure Criteria Assessment - Employment Sites**

Table 5.5: Infrastructure Assessment Matrix for Employment Sites

Criteria	Weighting	A	B	C	D	E	F	G	H	I	J	K	L
<i>Roads &amp; Transportation</i>	150.00												
<i>Water Supply</i>	150.00												
<i>Wastewater</i>	150.00												
<i>Surface Water and Flood Risk</i>	150.00												

## 5.1 Categorisation of Sites

All selected sites within the study area were identified and analysed against each category outlined in Table 5.1 Matrix Assessment Criteria with a planning and infrastructural serviceability weighting applied. The weighting applied to the sites is represented by a traffic light system and ranges from:

- a strong level of planning and serviceability/infrastructural provision coloured green.
- a medium level of planning and serviceability/infrastructural provision coloured green / orange.
- a poor level of planning and serviceability/ infrastructure provision coloured orange/red.

In the case of lands identified as having a strong level of planning and serviceability these equate to Tier 1 lands in accordance with the National Planning Framework tiered approach to zoning. Such lands are serviced land, comprising of lands that are able to connect to existing development services for which there is service capacity available and therefore shall be able to accommodate new development. In such instances the site scores well on sustainable planning criteria also.

Where lands were deemed to have a medium level of planning and serviceability/infrastructural provision, these lands can be described as serviceable 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 or where there are planned infrastructure upgrades. In such instances the sites were considered to achieve a moderate status on sustainable planning criteria also and can be classified as Tier 2 lands.

Lands which scored poorly and didn't pass a pre-determined threshold demonstrated a poor level of serviceability. Therefore, these sites cannot be categorised as either Tier 1 lands or Tier 2 lands and therefore are not developable within the plan period. As per Appendix 3 of the National Planning Framework such lands should not be zoned for development.

<b>Tier Determination Range</b>		
<b>High</b>		<b><i>Tier 1</i></b>
<b>Medium</b>		<b><i>Tier 2</i></b>
<b>Low</b>		<b><i>No Development</i></b>

Table 5.6 and Table 5.7 categorises the residential and employment sites into Tier 1 and Tier 2 lands and should be read in conjunction with Map 2.1 and Map 2.2.

Table 5.6: Residential Site Categorisation

Site Ranking			
Site Category	Site Name and Reference		Total Score
Tier 1	A	Magee Barracks	
Tier 1	B	Magee Barracks	
Tier 1	D	Collaghknock	
Tier 2	F	Rathbride Road	
Tier 2	G	Whitesland East	
Tier 2	E	Collaghknock	
Tier 2	I	West of Dunmurry Road	
Tier 2	L	Curragh Road	
Tier 2	K	West of Old Road	
Tier 2	H	Whitesland East	
Tier 2	J	West of South Green Road	
No Development	P	Southeast of Coolaghknock Park	
No Development	O	Between Old Road and South Green Road	
No Development	N	Southgreen	
No Development	C	Grey Abbey	
No Development	M	Loughminane	

Table 5.7: Employment Site Categorisation

Site Ranking			
Site Category	Site Name and Reference		Total Score
Tier 1	G	Kildare Business Park	
Tier 1	A	Magee Barracks	
Tier 1	D	Academy Street	
Tier 2	B	Tully East	
Tier 2	H	Southgreen	
Tier 2	E	Loughlion	
Tier 2	I	Monasterevin Road	
Tier 2	C	Curragh Road	
Tier 2	F	Grey Abbey	
No Development	J	Knockshough Glebe	
No Development	L	Grey Abbey Road	
No Development	K	Mooretown / Whiteland West	

## 6. Findings

All 16 residential sites and 12 employment sites have been extensively examined and appraised. Whilst it is acknowledged that all the sites could potentially present strategic opportunities for development in the long term, the assessment indicates that 11 residential sites are suitable to potentially deliver housing over the lifetime of the plan and 9 sites are suitable for employment growth.

As a result of the findings of this Settlement Capacity Audit, three residential sites are deemed Tier 1 and eight sites are deemed Tier 2. The remaining five sites are deemed to not be suitable for development during the lifetime of the Plan taking into account their serviceability and assessment against sustainable planning principles.

The zoning of land for residential development must be in keeping with the housing allocation of the Core Strategy of the Kildare County Development Plan 2023-2029. Furthermore, it is important to note that there are many extant permissions that have recently commenced on site with delivery during the lifetime of the Plan, even on sites that did not perform adequately under this Settlement Capacity Audit. However, it is recommended that the potential sites are zoned either 'Town Centre', or 'New Residential' and consideration given to the zoning of land as 'Strategic Reserve' when land is not required to meet the current housing allocation.

As a result of the findings of this Settlement Capacity Audit, three employment sites are deemed Tier 1 and six sites are deemed Tier 2. The remaining three sites are deemed to not be suitable for development during the lifetime of the Plan taking into account their serviceability and sustainable planning principles.

The zoning of land for employment purposes must have regard to Appendix A of the Development Plan Guidelines (2022) which requires a methodology based on the quantum of lands to meet a notional jobs ratio applied to jobs per square metre of employment floorspace or per hectare of land. It is recommended that the sites are zoned either 'Industry and Warehousing', 'Enterprise and Employment' or 'Commercial' and consideration given to the zoning of land as 'Strategic Reserve' in the Kildare Town Local Area Plan 2023-2029, when not required during the lifetime of the Plan.

This Settlement Capacity Audit provides an assessment of transportation, surface water, social infrastructure, water and wastewater utilities that will be required to inform appropriate land use zoning and support future development. The realisation of the Kildare Town Local Area Plan 2023-2029 will be dependent on the timely delivery of a wide range of infrastructure.

### 6.1 Funding Sources

This Settlement Capacity Audit identifies a range of strategic and local infrastructure necessary to facilitate development in the Plan area. The delivery of infrastructure is funding dependant. The key funding sources for the delivery of infrastructure are:

Developer: The developer of the land / infrastructure provides the funding to deliver the infrastructure or provides the infrastructure directly.

State: LIHAF funding, Urban/Rural Regeneration Development Funding, Smarter Travel funding, Uisce Éireann, Transport Infrastructure Ireland (TII), National Transport Authority (NTA), OPW, Department of Education, LEADER/SICAP funding, other government departments.

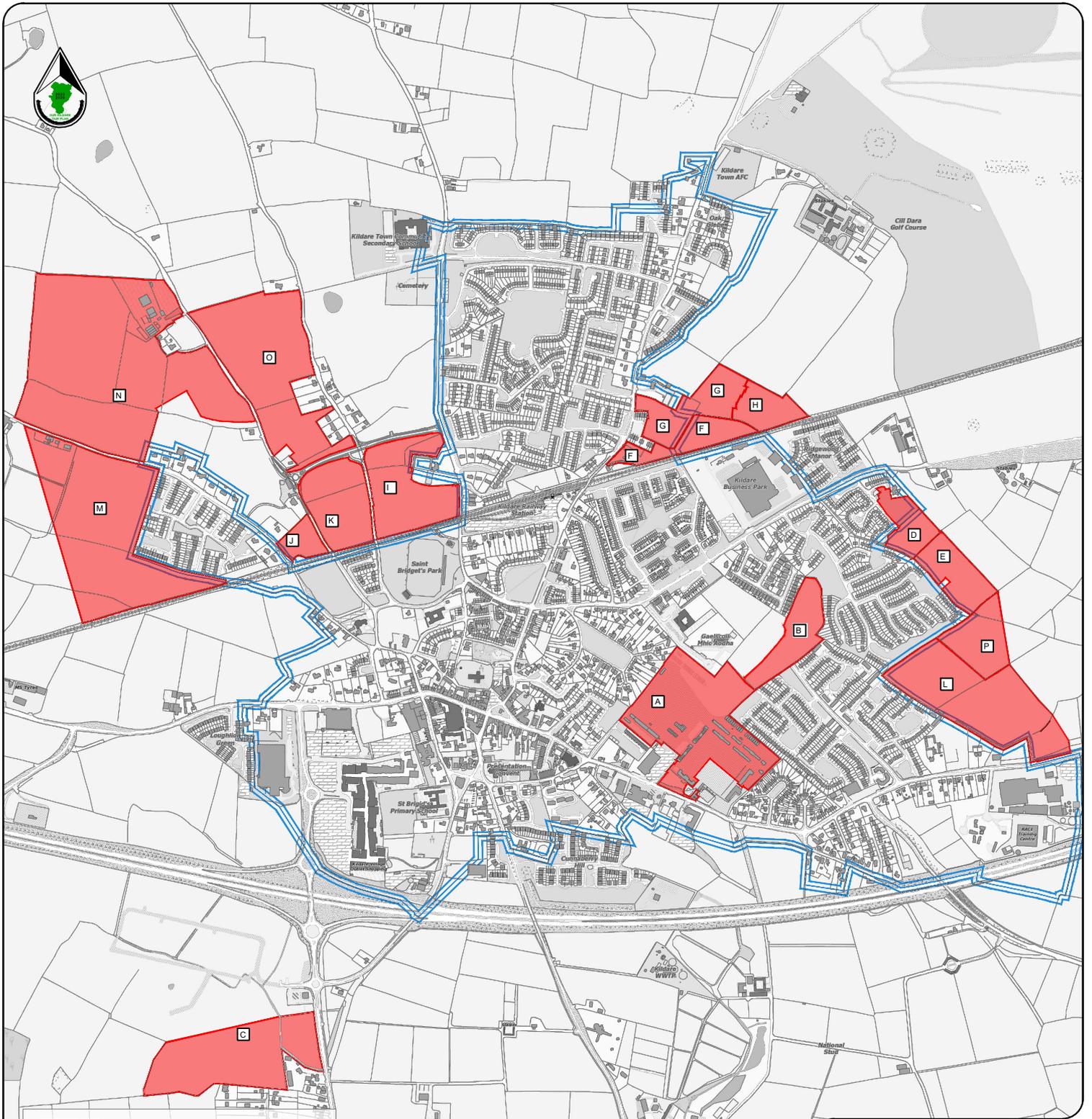
Kildare Council: Kildare County Council Development Contribution Schemes, and the KCC Capital Works Programme.

## **6.2 Implementation**

The lifetime of the Kildare Town Local Area Plan is six years unless otherwise extended, amended or revoked, in accordance with the Planning and Development Act 2000 (as amended).

The Council acknowledge that one of the main factors in the successful implementation of the Kildare Town Local Area Plan is securing the necessary funding and partnerships to deliver key objectives in the Plan such as those relating to infrastructure. Kildare County Council is committed to taking a proactive approach to progress the delivery of the objectives of the Plan. Therefore, an Implementation and Delivery Schedule will form part of the Written Statement of the Plan, outlining the key infrastructure necessary for the sites selected to be zoned, informed by this audit.

The development of new residential and employment areas within this Plan are dependent on the Core Strategy housing allocations and a jobs ratio dependant on the population growth. The Settlement Capacity Audit provides an assessment of the necessary infrastructure that will be required for the development of a range of lands suitable for both residential and economic development. The Audit informs the decisions which ultimately will be decided through the preparation of the written statement of the Kildare Town Plan.



 CSO Settlement Boundary 2016

**SCA Residential Sites**

Site	Site Name	Site Area Ha
A	Magee Barracks	10.98Ha
B	Magee Barracks	3.08Ha
C	Grey Abbey	8.65Ha
D	Collaghknock	2.07Ha
E	Collaghknock	2.80Ha
F	Rathbride Road	2.46Ha
G	Whitesland East	3.59Ha
H	Whitesland East	2.00Ha
I	West of Dunmurry Road	5.73Ha
J	West of South Green Road	1.14Ha
K	West of Old Road	4.53Ha
L	Curragh Road	9.42Ha
M	Loughminane	15.44Ha
N	SouthGreen	24.53Ha
O	Between Old Road & South Green Road	11.59Ha
P	Southeast of Coolaghknock Park	3.01Ha



Kildare County Council  
 Planning & Strategic  
 Development Department  
 Aras Chill Dara,  
 Devoy Park, Naas, Co Kildare.

**Draft Kildare Town  
 Local Area Plan  
 2023 - 2029**

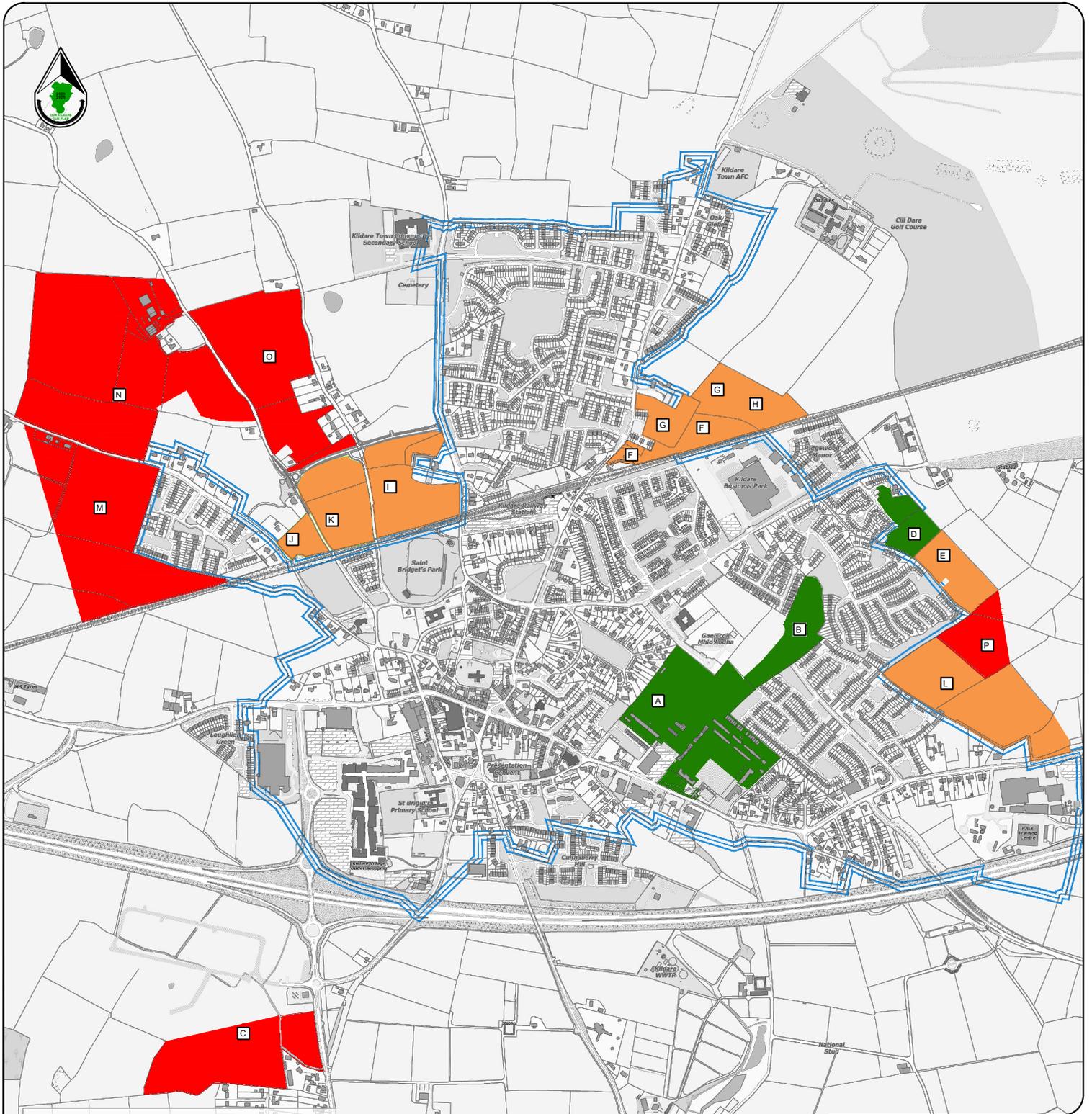
**Residential Sites Assessed  
 Settlement Capacity Audit**

Scale: A4 - N.T.S.      Map Ref.: 1:1

Date: January 2023      Drawing No.: 200/22/1364

Ordnance Survey Ireland data reproduced  
 © 2022 OS. All rights reserved.  
 C:\VA\2022\1364\Kildare\_Survey  
 \residential\settlement\_capacity\_audit.dwg  
 Kildare County Council      Drawn by: D Dolan      Checked by: L Crawford      Approved by: N Curran  
Date: 31/01/2023      Date: xx/xx/2023      Date: xx/xx/2023

This drawing is to be read in conjunction  
 with the written statement



 CSO Settlement Boundary 2016

SCA Residential Sites		
Categorisation	Site Ref	Site Name
Tier 1	A	Magee Barracks
Tier 1	B	Magee Barracks
Tier 1	D	Collaghknock
Tier 2	E	Collaghknock
Tier 2	F	Rathbride Road
Tier 2	G	Whitesland East
Tier 2	H	Whitesland East
Tier 2	I	West of Dunmurry Road
Tier 2	J	West of South Green Road
Tier 2	K	West of Old Road
Tier 2	L	Curragh Road
No Development	C	Grey Abbey
No Development	M	Loughminane
No Development	N	SouthGreen
No Development	O	Between Old Road & South Green Road
No Development	P	Southeast of Coolaghknock Park



Kildare County Council  
 Planning & Strategic  
 Development Department  
 Áras Chill Dara,  
 Devoy Park, Naas, Co Kildare.

**Draft Kildare Town  
 Local Area Plan  
 2023 - 2029**

**Residential Sites Categorisation  
 Settlement Capacity Audit**

Scale: A4 - N.T.S. Map Ref.: 2.1

Date: January 2023 Drawing No.: 200/22/1364

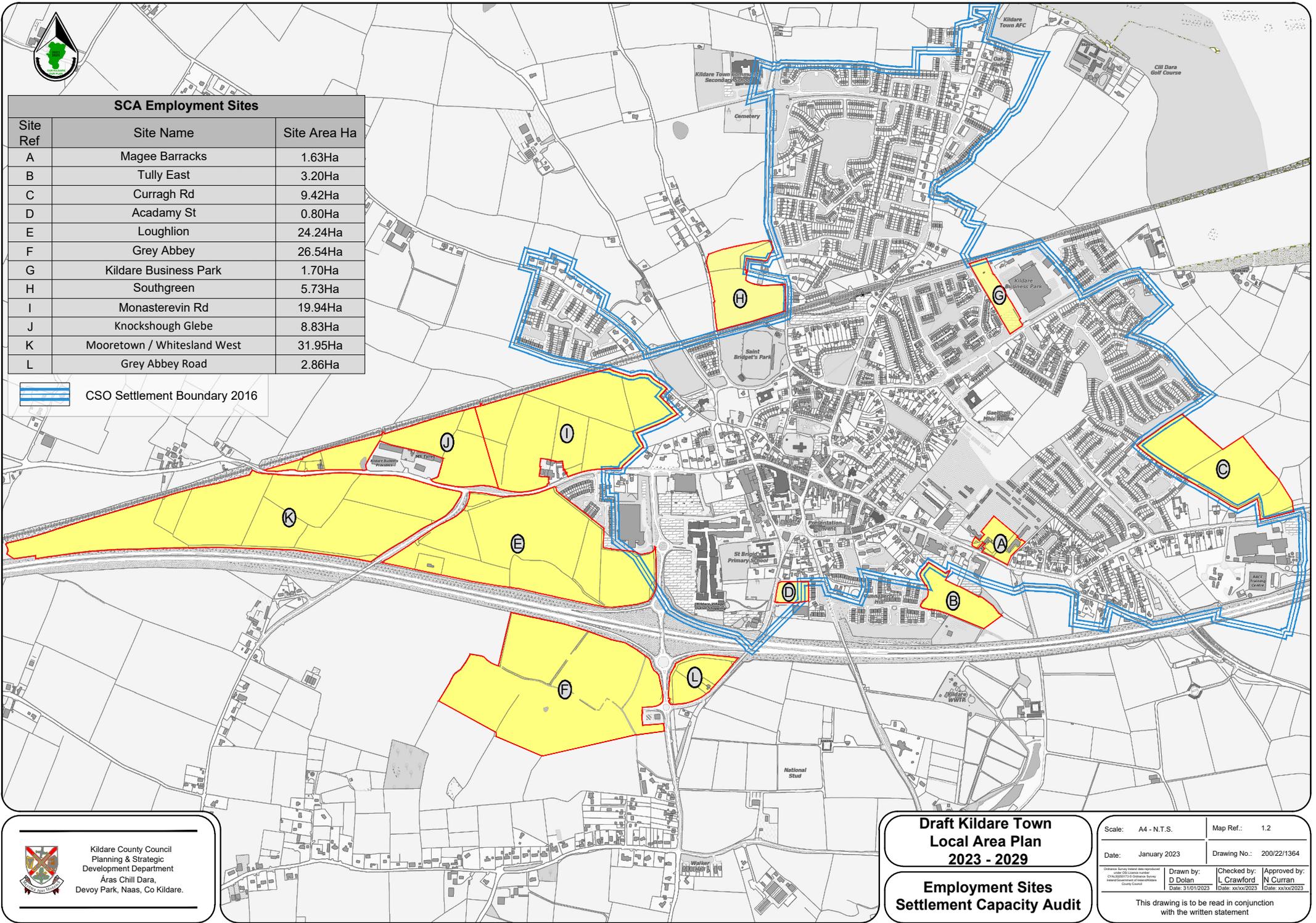
Drawn by: D Dolan  
 Checked by: L Crawford  
 Approved by: N Curran  
Ordnance Survey licensed data reproduced under the Ordnance Survey Licence No. 100032715 © Ordnance Survey Ireland. Government of Ireland/Kildare County Council

This drawing is to be read in conjunction with the written statement



SCA Employment Sites		
Site Ref	Site Name	Site Area Ha
A	Magee Barracks	1.63Ha
B	Tully East	3.20Ha
C	Curragh Rd	9.42Ha
D	Acadamy St	0.80Ha
E	Loughlion	24.24Ha
F	Grey Abbey	26.54Ha
G	Kildare Business Park	1.70Ha
H	Southgreen	5.73Ha
I	Monasterevin Rd	19.94Ha
J	Knockshough Glebe	8.83Ha
K	Mooretown / Whitesland West	31.95Ha
L	Grey Abbey Road	2.86Ha

 CSO Settlement Boundary 2016



Kildare County Council  
 Planning & Strategic  
 Development Department  
 Aras Chill Dara,  
 Devoy Park, Naas, Co Kildare.

**Draft Kildare Town  
 Local Area Plan  
 2023 - 2029**

**Employment Sites  
 Settlement Capacity Audit**

Scale: A4 - N.T.S.	Map Ref.: 1.2
Date: January 2023	Drawing No.: 200/22/1364
<small>Online Survey Method: GPS</small> <small>OS Licence number: 100030017</small> <small>© Crown Copyright and Database Right 2023</small> <small>Geographic Information Society of Ireland</small>	Drawn by: <b>L. Crawford</b> <small>Date: 31/01/2023</small>
Checked by: <b>N. Curran</b> <small>Date: xx/xx/2023</small>	Approved by: <b>N. Curran</b> <small>Date: xx/xx/2023</small>
This drawing is to be read in conjunction with the written statement	

