



Settlement and Site Capacity Audit

A supporting document of Proposed Variation No. 3
of the Kildare County Development Plan 2023 – 2029 (as varied)

24th October 2025



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1. Introduction

This Settlement and Site Capacity Audit has been prepared to inform the statutory process for Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied), referred to hereafter as ‘the Plan’, as recommended in Section 2.4 of the *NPF Implementation Housing Growth Requirements – Guidelines for Planning Authorities* (2025) and to accord with Section 4.5.2 of the *Development Plan – Guidelines for Planning Authorities* (2022).

Proposed Variation No. 3 seeks to update the Plan to reflect changes to national policy, guidance and requirements in relation to housing growth in Kildare since the adoption of the Plan, particularly in relation to the revised housing requirements arising from the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (July 2025). In this regard, Kildare County Council has adopted a targeted and plan-led approach to accommodate the Government’s revised housing requirement for Kildare, including *inter alia*:

- The identification of strategic sites in existing settlements throughout the county for future housing delivery;
- The allocation of additional housing growth to selected settlements; and
- The provision or identification of appropriate mechanisms for the plan-led development of selected settlements and the release of identified strategic sites for future housing delivery in the short, medium and long term.

The purpose of this report is to tier such lands in accordance with the National Planning Framework (2025) and the Development Plans – Guidelines for Planning Authorities (2022). The strategic sites subject of this Settlement and Site Capacity Audit are identified in Appendix B.

1.1 Tiered Approach to Residential Development Lands

The National Planning Framework (NPF) requires that local authorities apply a two-tier approach to assessing lands with residential development potential in the plan making process as follows:

Tier 1:	Serviced Zoned Land: comprising lands that can connect to existing development services for which there is available capacity 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 general methodology for applying two-tiered approach through the undertaking of Settlement Capacity Audits (SCA) to inform land use plans for settlements is contained in the NPF and the Development Plans – Guidelines for Planning Authorities (2022).

The capacity audit 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. The Guidelines require the SCA to incorporate a table and accompanying maps illustrating identified Tier 1 and Tier 2 lands and potential housing estimates.

The Guidelines indicate that such infrastructural assessments should include road access, footpath access, cycle access, foul sewer drainage, water supply and surface water drainage. In addition, infrastructural assessments must also:

- (a) Include reasonable estimate(s) of the full delivery cost of the required infrastructure to the identified lands;
- (b) Be aligned with approved infrastructural investment programme(s) of the relevant delivery agency (or agencies), or
- (c) Be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale, or
- (d) Be aligned with a commitment by the planning authority to deliver the required and identified infrastructure in its infrastructural investment programme (i.e., Budgeted Capital Programme) to support the zoning of such lands.

Where lands are identified as Tier 2, 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.

2. Kildare Capacity Audits and Variation No. 3

Kildare County Council (KCC) has utilised the two-tier approach in the preparation of infrastructural assessments to inform land use plans since 2019.

Prior to the publication of the Development Plan Guidelines in 2022, KCC prepared Sustainable Planning and Infrastructural Assessments (SPIA) for the Leixlip, Naas and Athy Local Area Plans (LAP) which accorded with the National Planning Framework. From 2022 onwards, Settlement Capacity Audits (SCA) were prepared for the Kildare Town LAP, the Maynooth and Environs Joint LAP and the Draft Newbridge Settlement Plan in accordance with the Development Plan Guidelines and the National Planning Framework.

Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) seeks to align the current Plan with the revised housing requirements for County Kildare in accordance with the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (July 2025). In this regard, Kildare has adopted a targeted approach to accommodating the Government's revised housing requirement for Kildare by identifying sites and settlements for housing growth and defining appropriate mechanisms to facilitate the delivery of development in such sites/settlements in the short, medium and long term.

Table 2.1 below details the sites and settlements identified in Variation No. 3 to accommodate the new housing growth requirements. This table also details the relevant zoning and Local Area Plans (LAPs) / Settlement Plans for identified sites, the SCAs / SPIAs prepared to inform such LAPs / Settlement Plans and the tiered servicing status of the identified sites.

Table 2.1: Serviced status of housing land identified in Tables 2.8A and 2.8B of Variation No. 3

Settlement	Land Use Plan	Site Name	Zoning in relevant Land Use Plan	SCA /SPIA Status	Tiered Servicing Status
Short to Medium Term Development Settlements and Sites					
Naas	Naas Local Area Plan 2021-2027	Kilcullen Road	New Residential Phase 2	Naas SPIA 2020 ¹	Tier 1
		Blessington / Tipper Road	New Residential Phase 2	Naas SPIA 2020 ¹	Tier 2
Kildare Town	Kildare Town Local Area Plan 2023-2029	Ruanbeg	Phase 2 New Residential	SCA 2023 ²	Tier 2 and No Development on Part
		Southgreen	Phase 2 New Residential	SCA 2023 ²	No development
		Dunmurry Road	Phase 2 New Residential	SCA 2023 ²	Tier 2
		Green Road South	Phase 2 New Residential	SCA 2023 ²	Tier 2
		An Talamh Bán	Phase 2 New Residential	SCA 2023 ²	Tier 2
Athy	Athy Local Area Plan 2021-2027	Chanterlands	Strategic Reserve	SPIA 2020 ³	To be determined
Celbridge	Celbridge Local Area Plan 2017-2023	Simmonstown Key Development Area	New Residential	None	To be determined
		Ballyoulster Key Development Area	New Residential	None	To be determined

¹ Sustainable Planning and Infrastructural Assessment – A supporting document of the Naas Local Area Plan 2021-2027 (Kildare County Council, 2020)

² Kildare Town Settlement Capacity Audit – A supporting document of the Kildare Town Local Area Plan 2023 – 2029 (Kildare County Council, 2023)

³ Athy Local Area Plan 2021-2027 – Sustainable Planning and Infrastructural Assessment (Kildare County Council, 2020)

Settlement	Land Use Plan	Site Name	Zoning in relevant Land Use Plan	SCA /SPIA Status	Tiered Servicing Status
Newbridge	Future Settlement Plan ⁴	To be determined by Settlement Plan	New Residential - Phase 2	SCA 2025 ⁵	Tier 1 / Tier 2
Kilcock	Future Settlement Plan	To be determined by Settlement Plan	New Residential	SCA to be prepared to inform Settlement Plans	To be determined in future capacity audits for these settlements. Only Tier 1 and Tier 2 sites will be brought forward.
Monasterevin	Future Settlement Plan	To be determined by Settlement Plan	New Residential		
Sallins	Future Settlement Plan	To be determined by Settlement Plan	New Residential		
Short - Long Term Development Sites					
Naas	Naas Local Area Plan 2021-2027	Naas Northwest Quadrant (Masterplan preparation in progress)	Strategic Reserve	SPIA 2020 ¹	Tier 2 for residential sites of the Northwest Quadrant in the SPIA 2020. ⁶
Leixlip	Leixlip Local Area Plan 2020-2023 (as amended and extended to 2026)	Confey Masterplan / Urban Design Framework Lands	New Residential and Mixed Use	SPIA 2019 ⁷	Tier 2.

As detailed above, 5 no. sites for short-medium term housing growth in Naas and Kildare Town are zoned 'New Residential Phase 2' or 'Phase 2 New Residential' and have a current Tier 1 or Tier 2 servicing status.

The lands of the Naas Northwest Quadrant (identified in the Naas LAP) and the Confey Urban Design Framework / Masterplan (identified in the Leixlip LAP) have

⁴ It is noted that the Draft Newbridge Settlement Plan and accompanying documentation was published on the 17th September 2025 for public consultation, as part of Proposed Variation No. 2 of the Kildare County Development Plan 2023-2029 (as varied).

⁵ Newbridge Settlement Capacity Audit – A supporting document of the Draft Newbridge Settlement Plan (Kildare County Council, 2025)

⁶ It is noted that a Masterplan for the Naas Northwest Quadrant is currently being developed by Kildare County Council and may be incorporated into the County Development Plan by variation. Such a variation may incorporate a revised capacity audit for these lands.

⁷ Draft Leixlip Local Area Plan 2020-2026 – Sustainable Planning and Infrastructural Assessment (Kildare County Council, 2019).

been designated as short – long term housing growth sites under Proposed Variation No. 3. In this regard, Table 2.1 notes the following:

- Lands identified for residential development in the SPIA for the Naas LAP and zoned ‘Strategic Reserve’ at the Naas Northwest Quadrant have a current Tier 2 servicing status.¹
- The lands zoned ‘*New Residential*’ and ‘*Mixed Use*’ at Confey have a current Tier 2 servicing status.⁷

It is anticipated that these sites will accommodate housing growth beyond the current County Development Plan period and will be progressed through the Masterplan process and / or the Urban Development Zone (UDZ) process of the Planning and Development Act 2024 (once enacted).

In relation to the settlements identified for additional short - medium term housing growth (Newbridge, Kilcock, Monasterevin and Sallins), the future development of these settlements will be determined through dedicated and detailed Settlement Plans. These Settlement Plans will address sites for housing development and will be informed by bespoke Settlement Capacity Audits. Such Settlement Plans will be integrated into Volume 2 of the County Development Plan through the statutory variation process.

It is noted that the Draft Newbridge Settlement Plan and an accompanying Settlement Capacity Audit was published for public consultation on the 17th September 2025, as part of Proposed Variation No. 2 of the Kildare County Development Plan 2023-2029. Proposed Variation No. 3 provides for the release of lands zoned ‘New Residential – Phase 2’ in the eventual adopted version of the Newbridge Settlement Plan.

In addition, 5 no. short-medium term housing growth sites have a ‘*to be determined*’ or ‘*no development*’ status as follows:

- The Southgreen Key Development Area site was assigned a ‘*no development*’ status through the SCA for the Kildare Town LAP.
- Part of the ‘*Phase 2 New Residential*’ zoned lands at Ruanbeg was assigned a ‘*no development*’ status in the SCA for the Kildare Town LAP.
- The lands zoned ‘*Strategic Reserve*’ in Athy were assigned a ‘*to be determined*’ status, as these lands were not subject to an infrastructural assessment as part of the SPIA for the Athy LAP.
- The residential lands of the Ballyoulster and Simmonstown Key Development Areas were assigned a ‘*to be determined*’ status, as these lands were not subject to the tiered approach to infrastructural assessment in the Celbridge LAP. The Celbridge LAP was prepared prior to the adoption of the NPF and as such, did not tier lands in its assessment of infrastructural requirements.

Accordingly, this report provides an updated infrastructural assessment and tiering of these 5 no. identified sites in accordance with the Development Plans – Guidelines for Planning Authorities (2022). The 5 no. sites subject of the updated infrastructural assessment are noted in the maps contained in Appendix B. The methodology for

the infrastructural assessment and tiering of these lands in accordance with the NPF and the Guidelines is detailed in Section 3 below.

3. Methodology

In the absence of a national standard, Kildare County Council has developed a general methodology to guide the preparation of Settlement and Site Capacity Audits to inform land use plans within the county. The methodology for the audit of the 5 no. short – medium term housing sites detailed above comprises a two-stage process as follows:

1. The use of in-depth questionnaires to inform an infrastructural assessment of each site. The questionnaires are based on a set of infrastructure serviceability criteria (surface water drainage, movement and transportation, water supply and wastewater) that incorporate a weighted scoring for responses. Section 3.1 below details the criteria and scoring utilised in the assessment of each site.
2. The development and use of an infrastructural serviceability matrix to categorise each site with a tier based on the scores achieved in relation to existing infrastructure availability and capacity. Section 3.2 below details the site categorisation methodology utilised.

3.1 Questionnaire Criteria and Assessment Scoring

The Development Plans – Guidelines for Planning Authorities (2022) provide that SCAs should address the following infrastructure:

- Road access, footpath access and cycle access,
- Foul sewerage drainage,
- Water supply, and
- Surface water drainage.

Based on the infrastructural criteria detailed above, site assessment questionnaires for the 5 no. short-medium housing growth sites were developed for this Audit. Each criterion and associated questions have been given a score weighting and score range, as detailed in Table 3.1 below.

The site assessment questionnaires for this Audit are provided in Appendix A and have been designed to gather pertinent information on serviceability to gain an understanding of underlying conditions and provide insights into infrastructural issues relevant to the respective areas of responsibility for each site. Uisce Éireann were consulted in addition to relevant internal departments of Kildare County Council. The range of information sought included the development constraints for each site, the specific infrastructure required for appropriate servicing, the assumed delivery mechanism and the anticipated timeframe for the delivery. The responses formed the basis for answering the questionnaires and assigning scores.

In relation to the provision of reasonable estimates for the cost of infrastructure delivery, internal departments of the Council have stated 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 ‘*low-medium-high-cost*’ ranking estimations by service providers / internal departments where individual cost figures are unable to be provided.

Table 3.1: Site Assessment Criteria and Score Matrix

Site Assessment Criteria and Score Weighting									
Criteria									Max Score
A) Surface Water Drainage An examination of the flood risk associated with the site and the availability of dedicated surface water outfall servicing the site, envisaged constraints, any planned / proposed works to remove such constraints, estimated costs (where known) and the alignment of such works with approved infrastructural investment programmes or the capability of private developers.									100
B) Movement and Transportation An examination of the accessibility of the site to the existing road network, and the level of existing infrastructure, (i.e., footpaths, cycle lanes, public lighting). The questions also relate to the constraints envisaged, any existing plans in place or committed funding for upgrade works, estimated costs (where known) of such works and whether such works align to an approved infrastructural investment programme or the capability of private developers.									100
C) Water Supply An examination of the site’s proximity to existing public water mains, network infrastructural issues, any planned/proposed works, the cost of such works (where known), and the level of upgrades required.									100
D) Wastewater An examination of the site’s proximity to existing public wastewater drainage infrastructure, network infrastructural issues, any planned/proposed works, the cost of such works (where known), and the level of upgrades required.									100
Infrastructural Criteria Total:									400
Scoring Matrix As Applied to Each Criterion									
10	20	30	40	50	60	70	80	90	100

3.2 Site Categorisation

For each of the 5 no. sites subject of assessment, the results of each individual criterion were added together to provide a total site score. The total site scores are then graded according to predetermined infrastructural availability range, as follows:

- High level scores (coloured green) representing a Tier 1 site that is able to connect to existing services which have capacity to accommodate development;
- Medium level scores (coloured orange) representing a Tier 2 site which has the potential to become fully serviced during the lifetime of the Development Plan, including through the delivery of planned infrastructure upgrades.

- Low-level score (coloured red) representing sites which are not found to have a realistic potential to become fully serviced during the lifetime of the Development Plan.

Table 3.2: Tier Determination Range

Tier Determination Range		
Score	Colour	Tier
High (300-400)		Tier 1
Medium (151-299)		Tier 2
Low (0-150)		No Development

4. Findings and Site Categorisation

As detailed in Section 2 above, the identification and tiering of lands for residential development in the settlements designated for additional short - medium term housing growth (Newbridge, Kilcock, Monasterevin and Sallins) will be addressed through the preparation of respective Settlement Plans during the remaining lifetime of the County Development Plan.

In relation to the identified sites in Variation No. 3, 5 no. short-medium term housing growth sites, together with the 2 no. long term housing growth sites have an existing Tier 1 or Tier 2 status. These residential development lands have been assessed for infrastructural availability / capacity and have been tiered through respective LAP/Settlement Plans. Using the site assessment criteria and scoring matrix in Table 2.1, together with the tier determination range in Table 2.2, the findings indicate that the remaining 5 no. short to medium housing growth sites are Tier 2 (serviceable) as detailed in Table 4.1 below. The results of this Settlement and Site Capacity Audit are reflected in the maps contained in Appendix B.

Table 4.1: Audit Results for 5 no. short to medium housing growth sites.

Site Assessment Results					
Criteria	Celbridge		Athy	Kildare Town	
	Simmonstown	Ballyoulster	Chanterlands	Ruanbeg (Part)	Southgreen
Surface Water	90	70	50	70	60
Movement and Transport	35	50	90	45	45
Water Supply	65	65	39	39	100
Wastewater	60	58	39	39	53
Total Score	250	243	218	193	258
Tier	Tier 2	Tier 2	Tier 2	Tier 2	Tier 2

5. Infrastructural Overview

This section provides an overview of the infrastructural assessment findings for the 5 no. short-medium housing growth sites detailed in Section 2 above.

5.1 Surface Water Drainage

Local surface water management within Kildare is the responsibility of the County Council.

The Simmonstown and Ballyoulster sites in Celbridge benefit from the availability of existing natural surface water drainage channels, while the Chanterlands site in Athy along with the Ruanbeg and Southgreen site in Kildare Town rely on appropriate solutions to ensure that surface water is addressed onsite and through infiltration. Any drainage works within development sites will generally be developer-led, providing for areas of Nature Based Solutions (NBS) to surface water management.

In addition, potential flood risks to individual sites were considered under the surface water drainage assessment criteria, through a review of CFRAM, national indicative fluvial (NIFM), coastal (NCFHM) and groundwater flood mapping (2016 – 2019 GW Flood Project by Geological Survey Ireland).

5.2 Movement and Transport

Kildare County Council plays a critical role in overseeing the delivery of local roads infrastructure, with the Celbridge, Athy and Kildare Town LAP's indicating the general requirement for a range of planned infrastructure upgrades required for the ongoing development of each settlement. Each site was examined in consideration of the existing vehicular, pedestrian and cycling infrastructure in the immediate surrounding area; planned infrastructure upgrades; and the relevant policies / objectives / measures contained in the associated LAP. Notwithstanding, detailed reports on traffic impact should accompany any applications for development on the sites subject of assessment in this Report.

In this regard, the Celbridge LAP provides the following in relation to the development of Simmonstown and Ballyoulster sites:

- **Simmonstown:** Full development is dependent on the delivery of a new vehicular bridge over the River Liffey (LAP Objective MTO3.12). The Council is working toward the submission of a joint application to An Coimisiún Pleanála for both consent and the compulsory purchase of land for the Celbridge-Hazelhatch Mobility Corridor which includes the vehicular bridge and a link road. The cost for this infrastructure is 'high', with approximately €13,700,000 being allocated under the Kildare County Council Capital Programme 2025-2027 and further funding required for full delivery. Further local improvement works that may be required include improvements to the width, lighting and footpaths along the Newtown Road (LAP Objectives MTO1.4a and MTO1.4b). Such local improvement works along the Newtown Road are anticipated to be developer driven.
- **Ballyoulster:** Full development is dependent on the provision of improved pedestrian and cycling infrastructure on the existing bridge over the River Liffey and the potential incorporation of a road connecting Loughlinstown Road to the R405 Regional Road. It is noted that the Existing Celbridge

Bridge Improvement Scheme / Active Travel Bridge was approved in September 2022, with tender documents to be complete in 2025. The cost for this infrastructure is *'medium'*, with approximately €4,500,000 being allocated under the Kildare County Council Capital Programme 2025-2027. Further local works that may be required include improvements to footpaths along the Dublin Road; improvements to footpath, lighting and cycle infrastructure along the Loughlinstown Road and improvements along the Hazelhatch Road between the railway station and the town. The local improvement works, together with the provision of a road to connect the Loughlinstown Road to the R405 Regional Road will primarily be developer driven.

It is anticipated that the following works may be required to facilitate full development of the Southgreen and Ruanbeg sites in Kildare Town:

- **Southgreen:** Full development may be dependent on the delivery of Road Measures RD 1 and RD 2 of the Kildare Town LAP:
 - RD 1: Closure of Old Road Bridge to vehicular traffic in conjunction with the replacement/upgrade of Southgreen Bridge to facilitate two-way traffic and improvements to approach roads. The upgrade of Southgreen Bridge will be necessary to facilitate further development to the north of the railway line, including the Southgreen Site.
 - RD 2: Works to provide a Northern Link Street which includes one-way systems.

In combination, the cost of RD1 and RD2 is considered to be *'high'* for the purposes of this Audit. Further developer-led local improvement works that may be required include improvements to pedestrian, cycle and lighting infrastructure along the Southgreen Road.

- **Ruanbeg:** Vehicular access to the Ruanbeg site will need to be provided through an adjoining private landholding to the southwest and onwards to the R445 (Dublin Road), or through a Part 8 housing scheme (Part 8 Ref: P82024.06) to the north and onwards to the Connagh Road and the R413 (Melitta Road). Developer-led upgrade works will be required along either the R445 or the R413 to improve pedestrian and cycle connectivity to the town including the provision of cycle lanes, crossing facilities, lighting and footpaths.

In relation to **Chanterlands** in Athy, local improvement works required will include the provision of appropriate junction infrastructure for access; footpaths, cycle infrastructure and public lighting on the southern side of the Athy Distributor Road (recently opened in 2023); and the provision of appropriate crossing points to the northern side of the Distributor Road. Such improvement works are to be developer-led.

5.3 Water Supply

Uisce Éireann (UÉ) is the statutory authority responsible for the delivery and maintenance of public water service infrastructure.

UÉ's 10-Year Water Supply Capacity Register for Kildare (published August 2025) indicates the ability of treatment and production infrastructure to accommodate

population growth in settlements to 2035. Most of the settlements in County Kildare form part of the Greater Dublin Area (GDA) Water Resource Zone, including Celbridge, Athy and Kildare Town. The GDA zone has an amber status, indicates that constraints exist, that potential capacity is available to meet 2034 population targets and that level of service improvements are required.

Proposals to maintain or improve levels of service as demand increases may include, but are not limited to, leakage reduction/upgrade works and/or works requiring capital investment. The proposed Water Supply Project Eastern and Midlands Region to abstract a maximum of 2% of the average flow of the River Shannon at Parteen Basin will address the capacity issues in the GDA. This project is in line with the National Water Resources Plan and the Regional Water Resources Plan for the Eastern and Midlands Region. UÉ has advised that full development of all the sites subject of this Report would require the delivery of the Water Supply Project (Eastern and Midland Region) in the medium to long term.

However, the Water Supply Capacity Register does not take local distribution network capacity into account. In this regard, UÉ has confirmed the following:

- Water mains are located immediately adjacent to the **Simmonstown**, **Ballyoulster** and **Southgreen** sites.
- A water main connection for **Chanterlands** is estimated to be less than 400m from the site.
- A watermain connection for the **Ruanbeg** site (<400m) may involve crossing third party lands together with an associated watermain extension.

UÉ has noted that their assessment of the sites selected was on a site-by-site basis and therefore any cumulative effects have not been considered. In addition, individual site serviceability must be confirmed through UÉ's Pre-connection Enquiry process. Analysis of Pre-connection Enquiries and Connection Applications will be undertaken as required by UÉ considering the specific load requirements of individual developments and options for infrastructure upgrades if required. Connection infrastructure, local network upgrades / new local infrastructure will generally be developer-led, and developers will need to engage with UÉ at an early stage of the Pre-connection Enquiry process.

5.4 Wastewater

Uisce Éireann (UÉ) is the statutory authority responsible for the delivery and maintenance of public wastewater treatment infrastructure.

UÉ's Wastewater Treatment Capacity Register for Kildare (published August 2025) provides a general indication of the treatment plant capacity available to accommodate growth, based on collected load history. Athy and Kildare Town are served by wastewater treatment plants (WWTP), while Celbridge forms part of the Lower Liffey Valley (LLV) Agglomeration along with Kilcock, Straffan, Leixlip and Maynooth. The wastewater from these 5 settlements is ultimately treated in the LLV Sewerage System WWTP at Leixlip. UÉ has confirmed that there is sufficient capacity in Athy and Kildare Town to serve the Chanterlands, Southgreen and Ruanbeg sites. While there is sufficient capacity in the Leixlip WWTP to serve

Simmonstown and Ballyoulster, the shared nature of the treatment plant with several other settlements requires ongoing monitoring in terms of capacity.

However, the Wastewater Treatment Capacity Register does not take local drainage network capacity into account. In this regard, UÉ has confirmed the following in relation to each of the sites examined:

- **Simmonstown:** The distance to the nearest sewer is less than 100m. Local upgrades to the sewer network may be required to fully develop the site.
- **Ballyoulster:** The distance to the nearest sewer is less than 200m. A new UÉ gravity sewer to Primrose Hill in Celbridge has been sized for this area under the ongoing works of the Celbridge Sewer Network Improvement Project. A developer provided pumping station may be required to pump to the gravity sewer.
- **Chanterlands:** The distance to the nearest sewer is over 400m. Local upgrades to the sewer network and extensions may be required.
- **Southgreen:** The distance to the nearest sewer is c.200m. Connection to UÉ infrastructure is feasible without upgrades.
- **Ruanbeg:** The distance to the nearest sewer is c.400m as the nearest sewers are too small for connections. Connection to UÉ infrastructure is feasible with upgrades that may include approximately 400m of 225mm sewer piping to connect to existing infrastructure in the Dublin Road and a pumping station downstream.

UÉ has noted that that their assessment of the sites selected was on a site-by-site basis and therefore any cumulative effects have not been considered. In addition, individual site serviceability must be confirmed through UÉ's Pre-connection Enquiry process. Analysis of Pre-connection Enquiries and Connection Applications will be undertaken as required by UÉ considering the specific load requirements of individual developments and options for infrastructure upgrades if required. Connection infrastructure, local network upgrades / new local infrastructure will generally be developer-led, and developers will need to engage with UÉ at an early stage of the Pre-connection Enquiry process.

6. Funding and Implementation

This Capacity Audit provides an assessment of the necessary infrastructure required for the development of 5 no. sites identified for short-medium housing growth in Variation no. 3 of the Kildare County Development Plan 2023-2029.

Development on the identified sites will be depended on the timely delivery of a range of infrastructure which requires funding. The stakeholders consulted in the Audit were not in a position to provide detailed costings however in a number of instances they were able to provide a cost ranking; low, medium and high.

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.

<u>State:</u>	LIHAF funding, Urban/Rural Regeneration Development Funding, Smarter Travel funding, Uisce Éireann, Transport Infrastructure Ireland (TII), National Transport Authority (NTA), OPW, Department of Education, 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 County Development Plan and the Core Strategy, as proposed to be varied, is securing the necessary funding and partnerships to deliver key objectives such as those relating to infrastructure. In this regard, policies and objectives of the County Development Plan seek to ensure that requisite infrastructure is provided to enable the delivery of residential development across the functional area of the Council.

7. Conclusion

This Settlement and Site Capacity Audit has been prepared to inform the statutory process for Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied).

Proposed Variation No. 3 targets the revised housing requirements for County Kildare, as provided by the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (July 2025), to a series of identified sites and settlements. As such, the purpose of this report is to apply a tiered approach to the zoning of the residential development sites identified in Proposed Variation No. 3 in accordance with the National Planning Framework and the Development Plans – Guidelines for Planning Authorities (2022).

The results of this report are summarised as follows:

- Previous Settlement Capacity Audits undertaken by KCC indicate that 5 no. short - medium and 2 no. long term development sites identified in Variation No. 3 have a Tier 2 (serviceable) status.
- Previous Settlement Capacity Audits undertaken by KCC indicate that 5 no. short - medium term development sites identified in Variation No. 3 have a *'to be determined'* or *'no development'* status. Updated infrastructural assessments using a KCC standardised methodology (as detailed in Section 3 above) indicate that these 5 no. short – medium development sites have a Tier 2 (serviceable) status.

Accordingly, all residential development sites examined as part of this report have a Tier 2 (serviceable) status in accordance with the National Planning Framework and the Development Plans – Guidelines for Planning Authorities (2022).

It is noted that the settlements of Newbridge, Kilcock, Monasterevin and Sallins have also been identified to accommodate the additional housing growth in Variation No. 3. The identification and tiering of residential development site in each of these

settlements will be determined through dedicated and detailed Settlement Plans prepared by Kildare County Council. In this regard, the Draft Newbridge Settlement Plan and an accompanying Settlement Capacity Audit was published for public consultation on the 17th of September 2025, as part of Proposed Variation No. 2 of the Kildare County Development Plan 2023-2029 (as varied).

Appendix A: Questions Used in the Audit of Sites

Infrastructure Criteria

Part 1: Surface Water Drainage - 100 marks		
Ref.	Question	Marks
1.	Is there evidence of flood risk (incl. CFRAM High End Future Scenario) on a significant portion of the site?	
	No flood risk evidence across site.	20
	Flood risk evidence across less than 25% of the site.	10
	Flood risk evidence across greater than 25% of the site.	0
2.	Can the site connect to a dedicated surface water outfall?	
	Yes	10
	No	0
3.	Is there a watercourse on the site or along the perimeter of the site?	
	No	10
	Yes	0
4.	Is there an existing flow path on the site?	
	No	10
	Yes	0
5(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 outfall? Could you rate the significance of these constraints?	
	'Low' implying minor, or no, constraints	20
	'Medium' implying moderate barriers/barriers	10
	'High' implying major constraints/significant barriers	0
5(b).	Could you please provide a list of these constraints?	
	<i>Commentary required</i>	
5(c).	Are there any measures/works which could remove these constraints?	
	<i>Commentary required</i>	
6(a).	Are there any planned/proposed works (local authority works) that will remove the constraints referred to, within the lifetime of the Plan?	
	'Low' or no constraints and no planned works	10
	Yes, Planned / Proposed Works to remove/alleviate constraints	5
	No works planned to remove/alleviate constraints	0
6(b).	Are the planned/proposed works: <ul style="list-style-type: none"> • Aligned to an approved infrastructural investment programme(s) from a relevant delivery agency(ies) or, • Is there a written commitment by the relevant agency(ies) to provide the identified infrastructure within a specified timescale; or, • Has the Planning Authority committed to the delivery of the identified infrastructure in its own infrastructural investment programme delivery programme? • Not Applicable – no planned / proposed works required. 	
	Yes (<i>Specify response from the above list, detail relevant agency and reference document</i>) or Not Applicable.	5
	No	0

7.	If works are planned, can you make a reasonable estimate of the full cost of delivery of the specified services/infrastructure?	
	'Low' implying minor/negligible costs	10
	'Medium' being moderate costs	5
	'High' implying significant costs	0
8.	Could the constraints be removed by a private developer?	
	Not Applicable – no constraints	5
	Yes	5
	No	0

Part 2: Movement and Transport – 100 marks		
Ref.	Question	Marks
1.	Are the subject lands currently accessible by the existing road network?	
	Yes	20
	Accessible following completion of adjoining permitted/approved works	10
	No	0
2.	If the subject lands are accessible by an existing road network, does this adjacent network contain the following? (select all that apply)	
	Footpaths	5
	Public Lighting	5
	Cycle Lane / Shared Surface	5
3.	Does the surrounding existing road network have the capacity to cater for the potential level of development from the site?	
	Yes	10
	Possible Cumulative Impact	5
	No	0
4.	Is the development of the site dependent on the delivery of planned / proposed road measure(s) contained in the County Development Plan, relevant Local Area Plan / other statutory land use plan, or other document(s)?	
	No	10
	Yes	0
5.	Are planned / proposed works for active travel or roads:	
	<ul style="list-style-type: none"> • Aligned to an approved infrastructural investment programme(s) from a relevant delivery agency(ies); or, • Have written commitment by the relevant agency(ies) to provide the identified infrastructure within a specified timescale; or, • Has Planning Authority commitment to the delivery of the identified infrastructure in its own infrastructural investment programme delivery programme? • Not Applicable – no planned / proposed works required. 	
	Yes (<i>Specify response from the above list, detail relevant agency and reference document</i>) or Not Applicable.	10
6 (a)	Are you aware of any constraints envisaged to the development of the site in relation to movement and transport? Could you please rate the significance of the constraints to developing the site?	
	'Low' implying minor, or no constraints	10

	'Medium' implying moderate barriers / constraints	5
	'High' implying major constraints / significant barriers	0
6 (b)	Please provide an estimated rank / rate of the costs in terms of significance.	
	'Low' implying minor / negligible costs	10
	'Medium' implying moderate costs	5
	'High' implying significant cost	0
7.	Could the constraints be removed by a private developer?	
	Not Applicable – no constraints.	5
	Yes	5
	No	0

Part 3: Water Supply – 100 marks		
Ref.	Question	Marks
1.	Does the site benefit from an existing public water main network connection?	
	Yes	20
	No	0
	Non-Applicable	0
2.	Provide an estimated distance (in metres) from the subject site to the closest public water mains connection.	
	0m – 100m	20
	101m – 200m	18
	201m – 300m	16
	301m – 400m	14
	401m – 500m	12
	501m – 600m	10
	601m – 700m	8
	701m – 800m	6
	801m – 900m	4
	900m +	2
3 (a)	If you are aware of any constraints (i.e., network capacity, physical barriers, etc.) envisaged with the delivery of water supply infrastructure to the subject lands 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)	Could you please provide a list of these constraints?	
	<i>Commentary Required</i>	
4.	Are there any planned/proposed works that are aligned to an approved infrastructural investment programme(s) or is there written commitment by Uisce Éireann to provide the identified infrastructure within a specified timescale?	
	Works aligned to investment programme or no constraints	20
	Works with written commitment by delivery agency	10
	No works planned / proposed	0
5 (a)	Could you rate/rank the cost for delivery of the required upgrade /improvement to service this site for future development?	

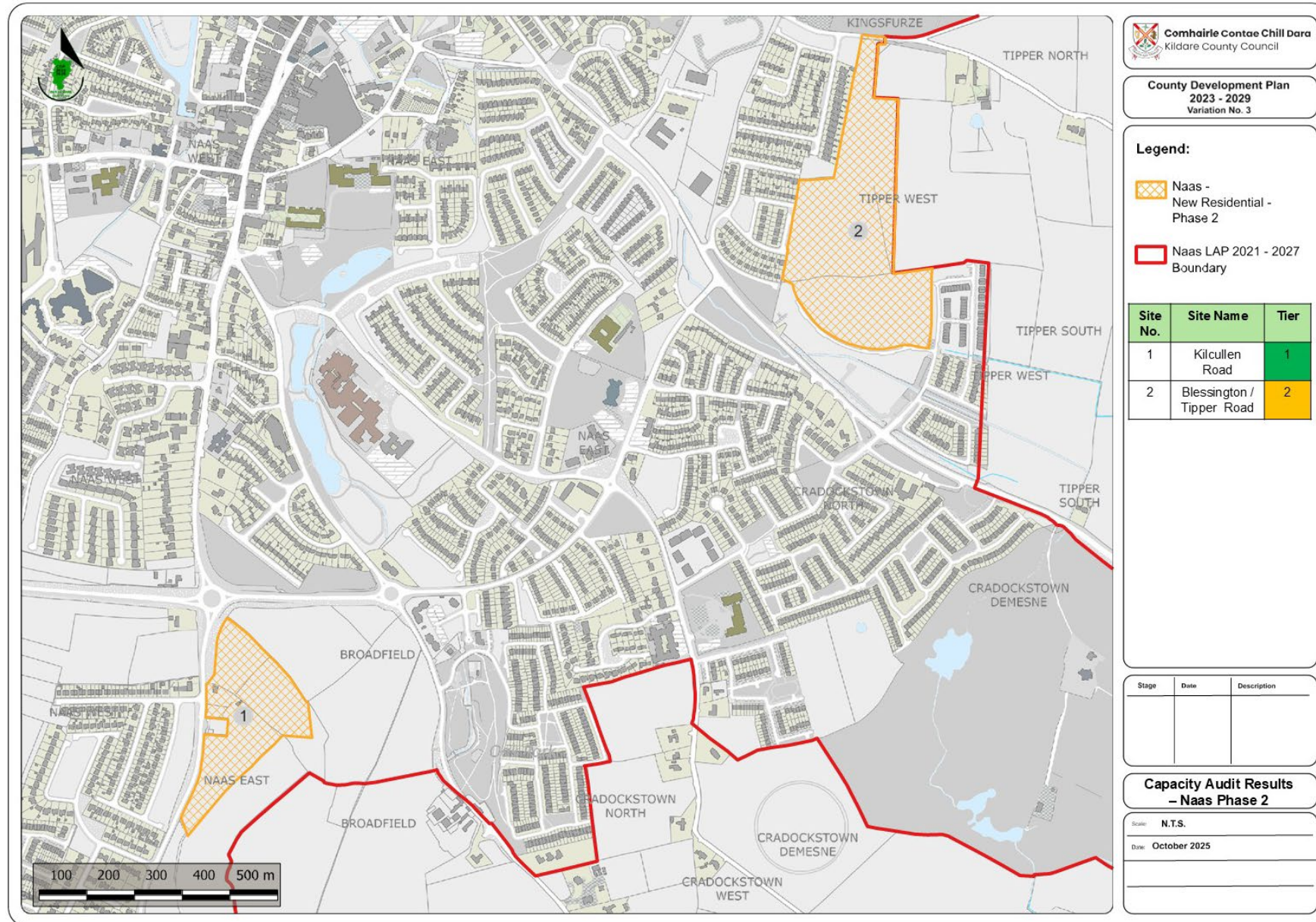
	'Low' implying minor/negligible costs	15
	'Medium' being moderate costs	10
	'High' implying significant costs	0
5 (b)	Could you please provide an estimate of the cost?	
	<i>Commentary Required</i>	
6	Could the constraints be removed by a private developer?	
	Not Applicable	5
	Yes	5
	No	0

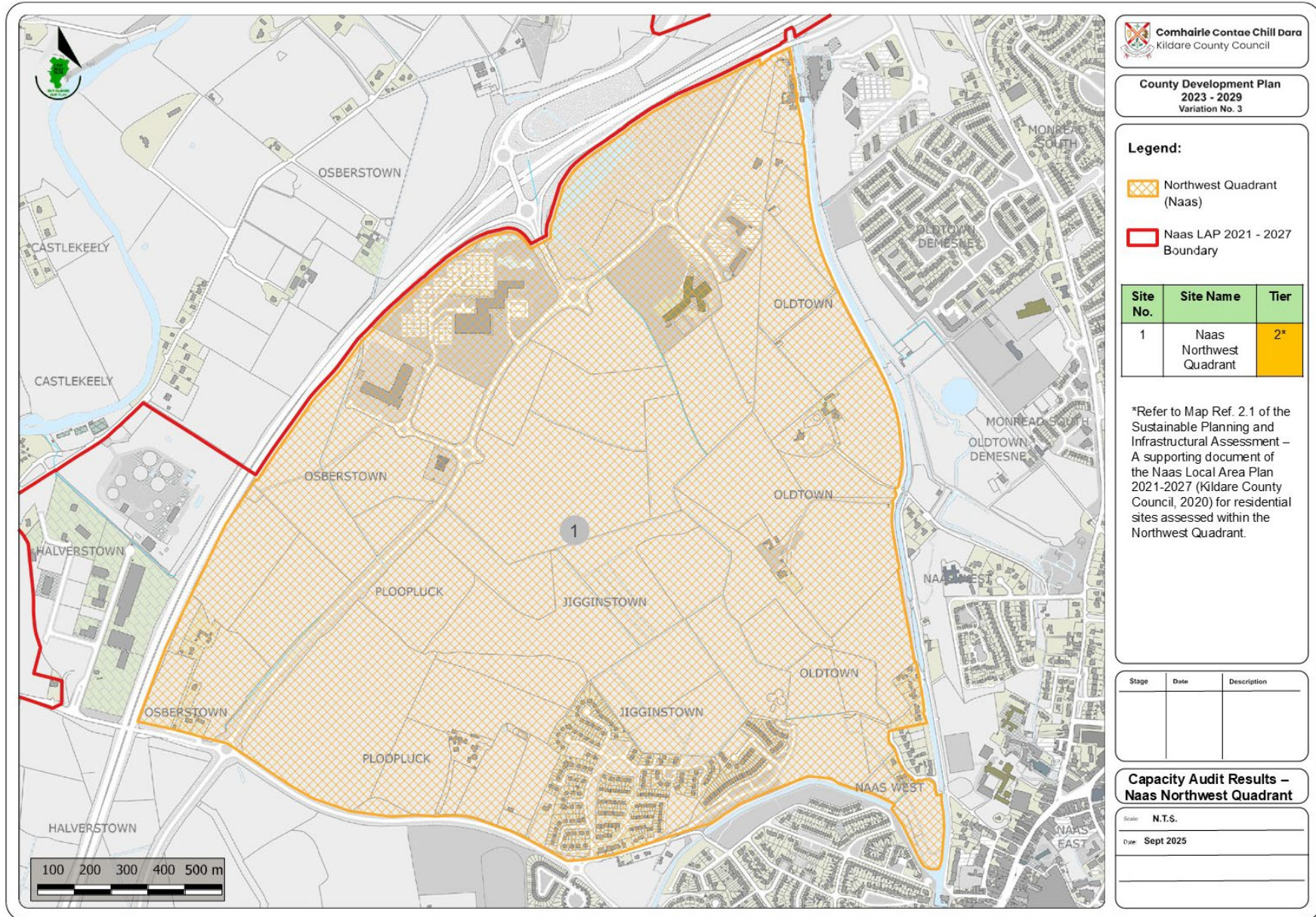
Part 4: Wastewater - 100 marks

Ref.	Question	Marks
1.	Does the site benefit from a public wastewater network connection?	
	Yes	20
	No	0
	Non-Applicable	0
2.	Provide an estimated distance (in metres) from the subject site to the closest public sewer connection.	
	0m 100m	20
	101m - 200m	18
	201m - 300m	16
	301m – 400m	14
	401m – 500m	12
	501m – 600m	10
	601m – 700m	8
	701m – 800m	6
	801m – 900m	4
	900m +	2
3 (a)	If you are aware of any constraints (i.e., network capacity, physical barriers, etc.) envisaged with the delivery of wastewater infrastructure to the subject lands 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)	Could you please provide a list of these constraints?	
	<i>Commentary Required</i>	
4.	Are there any planned/proposed works that are aligned to an approved infrastructural investment programme(s) or is there a written commitment by Uisce Éireann to provide the identified infrastructure within a specified timescale?	
	Works aligned to investment programme or no constraints	20
	Works, written commitment by delivery agency	20
	No works planned / proposed	0
5 (a)	Could you rate/rank the cost for delivery of the required upgrade / improvement to service this site for future development?	
	'Low' implying minor/negligible costs	15
	'Medium' being moderate costs	10

	'High' implying significant costs	0
5 (b)	Could you please provide an estimate of the cost?	
	<i>Commentary Required</i>	
6	Could the constraints be removed by a private developer?	
	Not Applicable	5
	Yes	5
	No	0

Appendix B:
Maps for Short – Medium and Long Term Development Sites





Comhairle Contae Chill Dara
Kildare County Council

County Development Plan
2023 - 2029
Variation No. 3

Legend:

- Northwest Quadrant (Naas)
- Naas LAP 2021 - 2027 Boundary

Site No.	Site Name	Tier
1	Naas Northwest Quadrant	2*

*Refer to Map Ref. 2.1 of the Sustainable Planning and Infrastructural Assessment – A supporting document of the Naas Local Area Plan 2021-2027 (Kildare County Council, 2020) for residential sites assessed within the Northwest Quadrant.

Stage	Date	Description

Capacity Audit Results – Naas Northwest Quadrant

Scale:	N.T.S.
Date:	Sept 2025

Settlement and Site Capacity Audit – A Supporting Document of Proposed Variation No. 3





**County Development Plan
2023 - 2029
Variation No. 3**

- Legend:**
-  Chatterlands (Athy) Strategic Reserve
 -  Athy LAP 2021 - 2027 Boundary
 -  Subject to updated infrastructural assessment – Variation No. 3.

Site No.	Site Name	Tier
1	Chatterlands	2

Stage	Date	Description

**Capacity Audit Results –
Athy Strategic Reserve**

Scale:	N.T.S.
Date:	Sept 2025

Settlement and Site Capacity Audit – A Supporting Document of Proposed Variation No. 3

