



# Proposed Variation No.2 Draft Newbridge Settlement Plan

## Appendix B: Overview of Site Infrastructure Requirements

17<sup>th</sup> September 2025



Comhairle Contae Chill Dara  
Kildare County Council



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Residential Site Characteristics							Infrastructure Requirements							
Site Ref	Location	Land Use Zoning	Site Area (ha)	Estimated Residential Yield (units)	Net Density	Serviceability Status	Movement and Transport		Water Supply	Wastewater	Surface Water Drainage	Social Infrastructure Requirements		
SCS	Athgarvan Road / Kilcullen Road	Town Centre and Mixed-use	12.26 ha overall	205 units  Full build out	100 dph	Tier 1 (serviced)	Pedestrian and cycle connections and local access connections identified.		No site-specific constraints envisaged.	May cause constraints in the downstream network, modelling required.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate brownfield run-off rates. Any additional surface water should be contained within the site.	Primary Care Centre	Pocket Park, private amenity spaces and playground	Childcare Facility (if required)
C (1)	Oldconnell	New Residential	3.3 ha	126 units	N/A	Tier 1 (serviced)	Cycle lanes are required on the R445.		No site-specific constraints envisaged.	May cause constraints in the downstream network, modelling required.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.	Open space areas with playgrounds	Childcare Facility	
C (2)	Rickardstown	New Residential	3.96 ha	136 units	43 dph	Tier 1 (serviced)	New footpath on the Ring of Roseberry identified (Walk Measure 2).		No site-specific constraints envisaged.	A 225mm diameter sewer runs through the northwest of the site. A wayleave will be required.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.	Open space areas with playgrounds	Childcare Facility	
C (3)	Greatconnell KDA	New Residential	14.9 ha	569 units  Full build out	45 dph	Tier 2 (serviceable)	New vehicular bridge with associated pedestrian and cycle ways crossing the River Liffey linking Belin Woods and Greatconnell, completing the Newbridge Southern Ring Road (Road Measure RD 3).		No site-specific constraints envisaged.	The gravity sewer will require a wayleave or be diverted. The impact on terminal pumping stations will need to be assessed.	Flow paths and flood extents within the High-End Future Scenario mapping should be avoided for development and incorporated into landscaping. Any scheme should ensure connection to the existing surface water network. The site is limited to appropriate green field run-off rates. Any additional surface water should be contained within the site.	Partial provision of the new urban neighbourhood park	Childcare Facility	Neighbourhood Centre
Cp2 (1 - 3)	North Newbridge KDA	Phase 2 – New Residential	15.65 ha	608 units  Cp2 (1) – 207 units  Cp2 (2) – 225 units  Cp2 (3) – 176 units	50 – 60 dph	Cp2 (1): Tier 1 (serviced)  Cp2 (2): Tier 2 (serviceable)  Cp2 (3): Tier 2 (serviceable)	Cp2 (1) and Cp2 (3)  A new road connection from Morristown (L7036) to the R416 Milltown Road (Road measure RD 4).	Cp2 (2)  A new footpath on Milltown Road extending as far as Hawkfield/ Manguard Park GAA Pitches (Walk Measure 3).	No site-specific constraints envisaged.	May cause constraints in the downstream network, modelling required.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.	Community centre/hall  Childcare facilities  Post-primary school (1,000 students)  Municipal Sporting Facility  Open space areas with playgrounds.		

Employment Site Characteristics					Infrastructure Requirements				
Site Ref	Location	Land Use Zoning	Site Area (ha)	Serviceability Status	Movement and Transport		Water Supply	Wastewater	Surface Water Drainage
SCS	Athgarvan Road / Kilcullen Road	Town Centre and Mixed-use	12.26 ha overall	Tier 1 (serviced)	Pedestrian and cycle connections and local access connections identified.	A short two-way section on southern section of Cutlery Road to provide access to/from Moore's Builders Providers and other businesses located in this area. (Road Measure RD 18).	No site-specific constraints envisaged.	May cause constraints in the downstream network, modelling required.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate brownfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site G in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	18.28	Tier 1 (serviced)	Allow for an additional exit off the existing roundabout on the Littleconnell section of the Newbridge Southern Ring Road which accommodates vehicular and segregated cycle and pedestrian traffic.		No site-specific constraints envisaged.	No site-specific constraints envisaged.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site H in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	27.1	Tier 2 (serviceable)	The development of this site requires new access onto Great Connell Road and will also link into lands indicated in the Littleconnell Strategic Employment Area Urban Design Framework. Active travel measures are also required.		No site-specific constraints envisaged.	There are no sewers in this area. Depending on the gradient of the site a pumping station may be required.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site I in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	42.19	Tier 2 (serviceable)	The development of this site requires a new junction with a roundabout onto the Littleconnell section of the Newbridge Southern Ring Road, as indicated in the Littleconnell Strategic Employment Area Urban Design Framework (Section 11.2 and Figure 11.2). Active travel measures are also required.		No site-specific constraints envisaged.	No site-specific constraints envisaged.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.
H (1) – Site L in SCA	Littleconnell Strategic Employment Area	Industry and Warehousing	19.10	Tier 2 (serviceable)	The development of this site requires a new access onto Greatconnell Road and will also link into lands indicated in the Littleconnell Strategic Employment Area Urban Design Framework. Active travel measures are also required.		No site-specific constraints envisaged.	There are no sewers in this area. Depending on the gradient of the site a pumping station may be required.	No known flood risk.  Ensure connection to existing surface water network and site limited to appropriate greenfield run-off rates. Any additional surface water should be contained within the site.