



**KILGALLEN & PARTNERS**

CONSULTING ENGINEERS

**Oakway Homes Ltd.**

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**Zoning Submission for Lands at  
Rathangan Demesne, Rathangan**

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**Report on Engineering Infrastructure**

Oakway Homes Ltd.			
Doc. Ref. 22027-R Issue ZS1		Kilgallen & Partners Consulting Engineers	
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**REVISION HISTORY**

<b>Client</b>	Oakway Homes Ltd.
<b>Project</b>	Zoning Submission for Lands at Rathangan Demesne, Rathangan
<b>Title</b>	Report on Engineering Infrastructure

<b>Date</b>	<b>Detail of Issue</b>	<b>Issue No.</b>	<b>Origin</b>	<b>Checked</b>	<b>Approved</b>
20/05/22	Zoning submission	ZS1	PB	MK	PB

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Appendix A   Drg No. 22027-C-DR-001 – Engineering Infrastructure

## **1. INTRODUCTION**

### **1.1 Introduction**

Oakway Homes is seeking an amendment to the draft Kildare County Development Plan 2023 – 2029 comprising the re-classification of lands [the Lands] at Rathangan Demesne, Rathangan from Agricultural use to Residential use.

Details of the subject lands are shown on Drg No. 22027-C-DR-001 contained in Appendix A.

This report describes the engineering infrastructure available at the Lands.

### **1.2 Description of Lands**

Figure 1-1 shows the extent of the Lands, details of the proposed re-classification and the context for the Lands in the immediate environment.

The Lands are located inside the Town Boundary and are currently used for agricultural purposes.

The northern boundary of the Lands adjoins an existing residential estate (The Meadows) and one under construction (Millview). The eastern boundary adjoins agricultural lands which are classified for residential land-use in the draft Plan. The southern and western boundaries adjoin agricultural lands.

The lands do not contain any significant drainage features and do not show any evidence of groundwater ponding or significant ingress of water from adjoining lands.

Zoning Submission for Lands at Rathangan Demesne, Rathangan

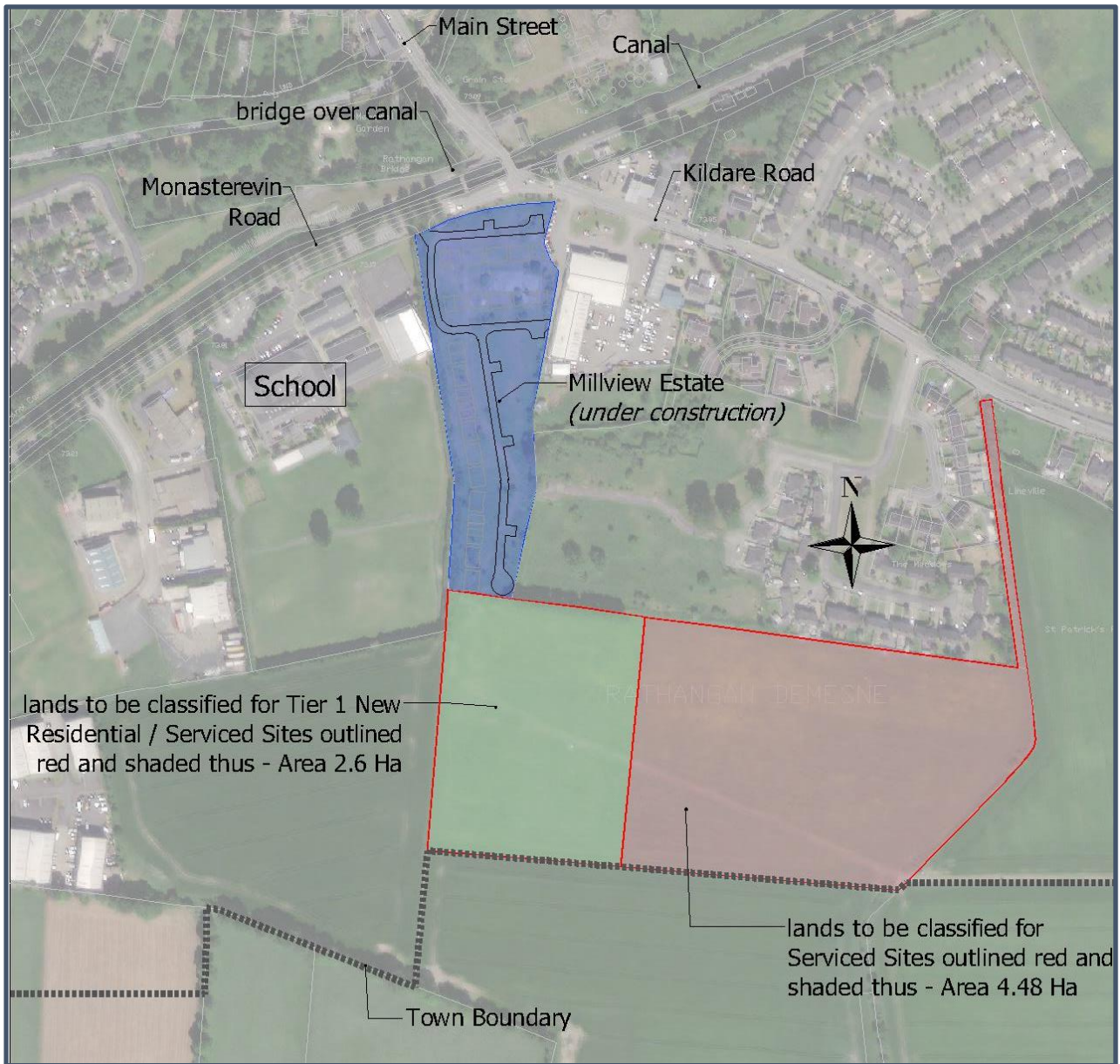


Figure 1-1 Map showing Location and Context for the Lands

## 2. TRANSPORT

### 2.1 Motorised Road Users

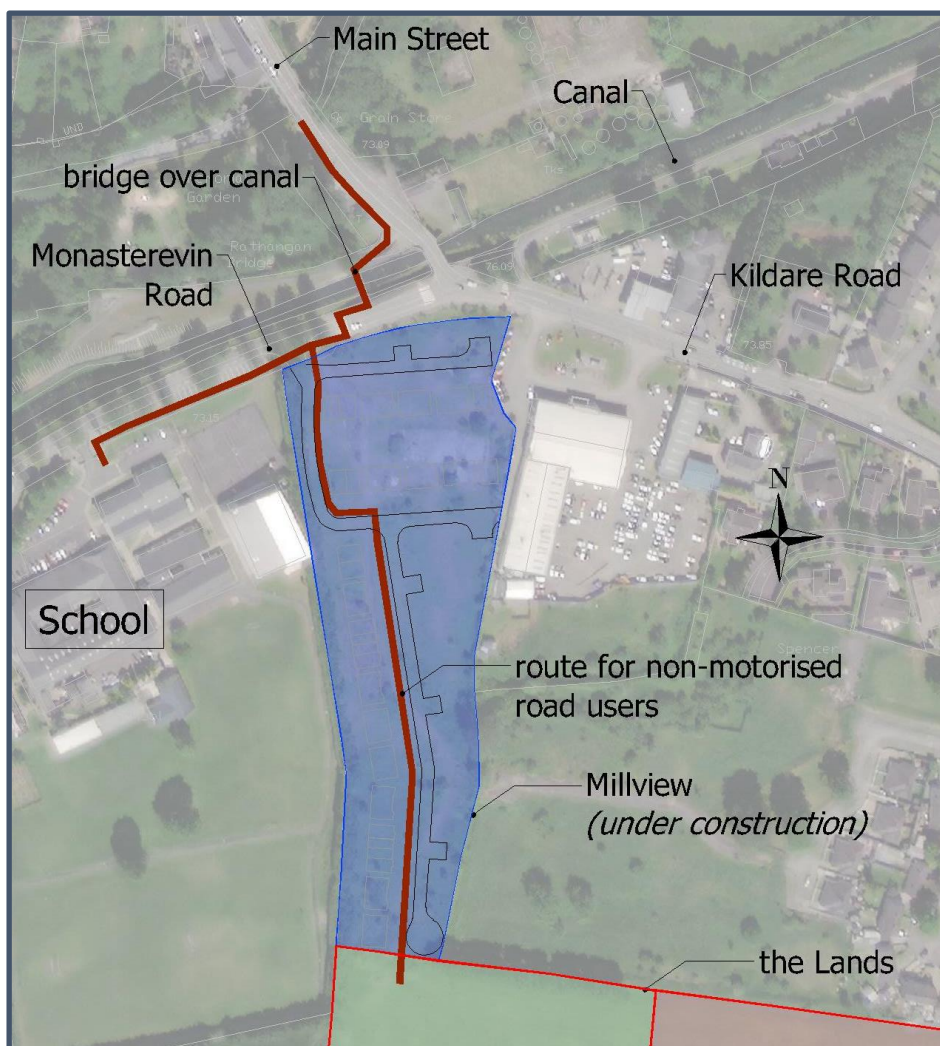
The Lands will be accessible from both the Kildare and Monasterevin Roads.

The primary access route will be through an adjoining residential development, Millview Estate, which is currently under construction (under Planning Approval Ref. No. 20/1464). Millview Estate will be accessed from the Monasterevin Road and an access road through Millview will extend to the Lands. The cross-section of this access road is appropriate for the traffic that residential development of the Lands will generate.

A secondary access route will be available from the eastern boundary of the Lands to the Kildare Road; this route runs through agricultural lands and will not require interference with existing development located on the Kildare Road. The geometry of the junction of the secondary access route and the Kildare Road, including sightlines, will comply with DMURS.

### 2.2 Non-Motorised Road Users

Non-motorised road users will have access to the centre of Rathangan and to the adjacent school via Millview Estate.



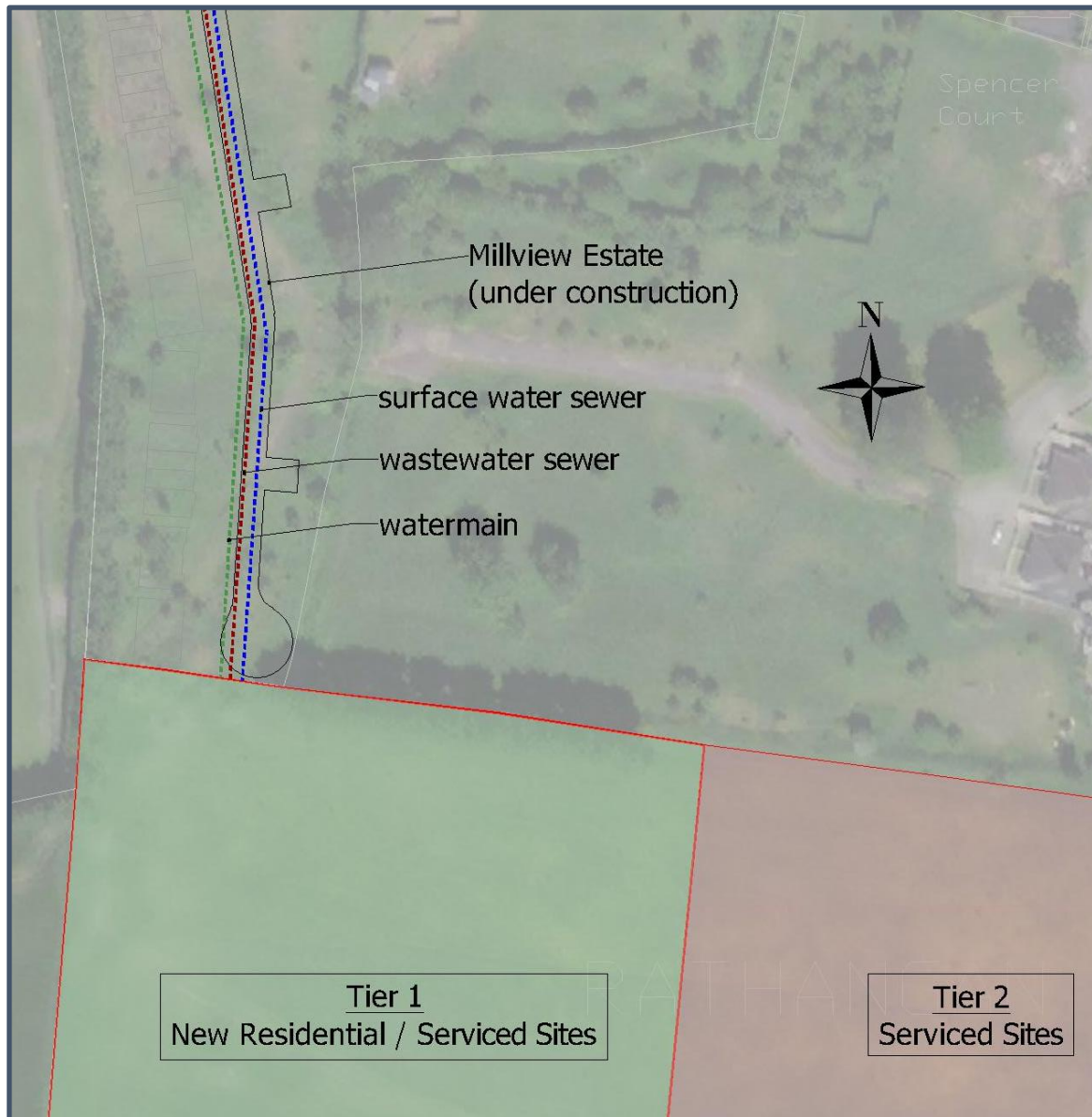
**Figure 2-1 Route for Non-Motorised Road Users**

### 3. DRAINAGE AND WATER SUPPLY

Drainage and water supply serving the Lands will connect to services under construction in the adjoining Millview Estate.

Drainage and water supply networks in Millview have been designed to accommodate the demand that will arise from development of the Lands.

To verify that the Site can be served by gravity, a preliminary design was prepared for a wastewater sewer to serve the lowest point of the Lands. This sewer is shown on Drg. No. 22027-C-DR-001 and demonstrates that the entirety of the Lands can be served by gravity and so pumping facilities will not be required.



**Figure 3-1 Drainage and Water Supply Services**

#### **4. FLOOD RISK**

Available datasets were examined to determine if there are any indicators of flood risk at the Site. These comprised:

- Records available on the OPW's National Flood Risk Website. As part of the National Flood Risk Management Policy, the OPW developed the [www.floodinfo.ie](http://www.floodinfo.ie) web-based data set, which contains information concerning historical flood data and displays related mapped information and provides tools to search for and display information about selected flood events;
- CFRAM mapping produced under the CFRAM programme;
- The Strategic Flood Risk Assessment carried out to inform the making of the Kildare County Development Plan 2023 - 2029;
- Geological Survey of Ireland (GSI) mapping - Hydrogeological mapping maintained by the GSI and made available through its website [www.gsi.ie](http://www.gsi.ie);
- Ordnance Survey mapping - Ordnance Survey maps include areas which are marked as being "Liable to Floods". Generally, these areas are only shown identified indicatively and suggest historical flooding, usually recurrent. In addition, the maps indicate areas of wet or hummocky ground, bog, marsh, springs, rises and wells as well as surface water features including rivers, streams, bridges, weirs and dams;
- Topographical survey information;
- Records of previous floods from other sources;
- Flood Studies, Reports and Flood Relief Schemes (if any) carried out in the vicinity of the Study Area;
- Site Walkover.

No indicators of potential flood risk at the Lands were discovered and so their re-classification to residential use is appropriate from the flood-risk perspective.

## **Appendix A**

### **Drg No. 22027-C-DR-001 – Engineering Infrastructure**