

INFRASTRUCTURE APPRAISAL FOR LANDS AT CUTBUSH, CO. KILDARE

Foul sewer

An Irish Water wastewater pumping station is located to the northeast of the subject lands along the Kilcullen Road. From initial enquiries to Irish Water it has confirmed that upgrading works are required but may be carried out under the recently granted planning ref: 20/1175 along with contributions from any future granted applications. The proposed lands are located adjacent to the existing Lis Na Dra Development, which has a live foul network installed.

Surface Water

An onsite surface water attenuation systems shall be used for the correct storage of storm water prior to final discharge to the ground and/or the adjoining storm drain network.

Mains Water

A water main services the village and this supply has been verified by Irish Water as being adequate for the immediate development of the these lands.

Roads

The subject lands are located adjoining the existing village active travel infrastructure. The location will easily allow for the extension and consolidation of existing pedestrian links within the village. The development of these lands can improve active travel links to the existing school located close to the north-eastern of the subject lands. There are no further major road upgrade works required to facilitate the development of the subject lands.

Fire Fighting

The Local Fire Fighting Service is sufficient to service the immediate growth of the village.

Waste/Recycling

The village is serviced by a designated recycling collection area to support the existing waste collection service in the village.

Electricity

The existing electricity network in the area was verified as being sufficient to supply the needs of development on the lands.

Telecommunications

Provisions including roadside ducting are in place to cater for future development in this area. The local exchange can easily cater for any expansion of the network due to the development of these lands. High-speed broadband is available at the site to facilitate working from home.