

Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied)

Appendix B: Overview of Site Infrastructure Requirements

22nd April 2026



Comhairle Contae Chill Dara
Kildare County Council



**Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W9 X77F**

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
Town Centre	Home Farm House KDA	Town Centre and Mixed Use	2 ha overall	52 units on 1.22 ha	50 dph	Tier 1 (serviced)	<p>Appropriate access junction, associated pedestrian-crossing facilities, and other standard access-related works.</p> <p>Support the provision a pedestrian/cycle bridge located west of the Sallins Canal Bridge to connect to the Odlum's Mills site.</p> <p>Active travel links from Main Street and the Old Post Office Square through the KDA.</p>	No site-specific constraints envisaged.	No site-specific constraints envisaged.	No known flood risk. Development would have to cross other land holdings to find outfall for surface water/outfall into road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.	Open space areas
C(1) and C(2)	Link Road KDA	New Residential and Mixed Use	8.10 ha overall	215 units on 5.84 ha	MU: 50 dph C (1): 45 dph C (2): 40 dph	Tier 1 (serviced)	<p>Appropriate access junction, associated pedestrian-crossing facilities, and other standard access-related works.</p> <p>Pedestrian and cycle links connecting the existing Sallins Link Road cycle track to Clane Road to the north with all relevant stakeholders.</p>	C (1): Wayleaves required / diversion agreement. C (2): No site-specific constraints envisaged.	No site-specific constraints envisaged.	No known flood risk. Development would have to cross other land holdings to find outfall for surface water/outfall into road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.	<p>Community Centre</p> <p>Childcare Facility</p> <p>Open space areas with playgrounds</p> <p>MUGA (Multi Use Games Area)</p> <p>Nursing Home</p>
C(3)	West Link Road KDA	New Residential	8.94 ha overall	75 units on 2.46 ha	40 dph	Tier 1 (serviced)	Appropriate access junction, associated pedestrian-crossing facilities, and other standard access-related works.	Network extension from Millbank Estate direction required. Third party consents may be required.	Wayleave and/or build over agreement required.	<p>There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS) flood extent maps.</p> <p>Development would have to cross other land holdings to find outfall for surface water/outfall into road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.</p>	<p>Primary School</p> <p>Post-Primary School</p> <p>Sports grounds</p> <p>Open space areas with playgrounds</p>
C(5)	Willows KDA	New Residential – Phased	42.93 ha overall	794 units on 16.55 ha	60 dph	Tier 2 (serviceable)	<p>Appropriate access junction, associated pedestrian-crossing facilities, and other standard access-related works.</p> <p>Requirement to provide upgraded active travel facilities along the site frontage.</p> <p>Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways.</p> <p>Support the development of a sustainable travel mode bridge over the M7 Motorway, to link Sallins with Naas, in conjunction with all relevant stakeholders.</p>	<p>Watermain in adjacent road.</p> <p>No site-specific constraints envisaged.</p>	<p>Network extension and / or may require a pumping station.</p> <p>Gradients need to be verified, may be possible to go by gravity to pumping station.</p>	<p>There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS) flood extent maps.</p> <p>Development would have to cross other land holdings to find outfall for surface water/outfall into road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.</p>	<p>Open space with playgrounds</p> <p>GAA pitch</p> <p>Padel, Tennis and Basketball courts</p> <p>Dog park</p> <p>Outdoor Amphitheatre</p> <p>Community Gardens</p> <p>BMX racetrack</p> <p>Rain garden and ponds</p> <p>Childcare Facility</p>

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
Town Centre	Home Farm House KDA	Town Centre	2 ha overall	Tier 1 (serviced)	<p>Appropriate access junction, associated pedestrian-crossing facilities, and other standard access-related works.</p> <p>Support the provision a pedestrian/cycle bridge located west of the Sallins Canal Bridge to connect to the Odium's Mills site.</p> <p>Active travel links from Main Street and the Old Post Office Square through the KDA.</p>	No site-specific constraints envisaged.	No site-specific constraints envisaged.	<p>No known flood risk.</p> <p>Development would have to cross other land holdings to find outfall for surface water/outfall into road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.</p>
Mixed Use (MU)	Link Road KDA	Mixed Use	8.10 ha overall	Tier 1 (serviced)	<p>Appropriate access junction, associated pedestrian-crossing facilities, and other standard access-related works.</p> <p>Pedestrian and cycle links connecting the existing Sallins Link Road cycle track to Clane Road to the north with all relevant stakeholders.</p>	No site-specific constraints envisaged.	No site-specific constraints envisaged.	<p>No known flood risk.</p> <p>Development would have to cross other land holdings to find outfall for surface water/outfall into road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.</p>
H	Bodenstown Employment Area	Industry and Warehousing	18.63 ha overall	Tier 2 (serviceable)	<p>Appropriate access junction, associated pedestrian-crossing facilities, and other standard access-related works.</p> <p>Possible fourth arm of the Sallins Bypass/Clane Road roundabout.</p> <p>Support the provision of pedestrian and cycling infrastructure along the Clane Road (R407) with all relevant stakeholders.</p>	<p>Watermain in adjacent road.</p> <p>No site-specific constraints envisaged.</p>	The subject site is not connected to the public sewer network (close proximity to the public sewer network i.e. <10m).	<p>No known flood risk.</p> <p>Development would have to cross other land holdings to find outfall for surface water/outfall into road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.</p>