



Tender Information Memorandum for Procurement of a Consultancy Team:

Kildare County Council (KCC) Former Newbridge Machinery Yard Phase 2 Site Remediation Assessment and Remediation Project Enablement Services

Abstract (Services summary)

Services required include “Site Remediation Assessment” services to help KCC understand the remediation required to prepare the site for development based upon bespoke 3rd party site surveys managed by the service provider, and order-of costs for full remediation. Secondly, “project enablement services” required to prepare planning documentation for site clearance, prepare works tender documentation and site remediation works supervision.

Introduction

The Newbridge Machinery Yard is a site in the ownership of Kildare County Council. Until very recently the site was in use as a Maintenance Works Depot for Kildare County Council and the site is now to be made available for development.

Project Context

The Newbridge Settlement Plan envisages that a central area of Newbridge town centre presents a significant regeneration opportunity for Newbridge in a c.25 hectares area known as the “Newbridge Central Settlement Consolidation Site”. This area (see Appendix One) straddles the Athgarvan Road and is broadly broken into two sub-areas – north and south. The former Newbridge Machinery Yard site will provide the nexus for the Phase One Northern Regeneration Area, and be a strong catalyst for the wider regeneration transformation.

KCC will be procuring a multi-disciplinary masterplanning team to prepare a vision for this development opportunity in parallel to the site remediation process.

Site Remediation

Project Overview

The Contracting Authority is seeking to appoint a service provider to undertake and manage:

- Site investigation and validation
- Demolition and asbestos removal
- Contaminated land remediation
- Waste management
- Delivery of a certified **development platform suitable for town centre land uses.**

Site Remediation Objectives

The key objectives are:

- **Derisk the site** to residential standard
- **Achieve regulatory compliance** (EPA, HSA, waste legislation)
- Deliver a **certified, build-ready site**
- **Manage uncertainty** in ground conditions effectively

The remediation of the site is being undertaken in three phases:

Phase 1 Assessment	A desktop study to identify site constraints and challenges (see below).
Phase 2 Assessment	A further assessment including site-based investigations / surveys to enable assessment of the remediation requirements for the site, including quantification.
Phase 3 - Site Remediation Works	Remediation of the site to enable it to be brought forward for development through the planning process and construction.

Phase 1 Site Remediation Assessment

KCC appointed RPS (now Tetra Tech) to prepare the Phase 1 Assessment in 2024 under the “Landfills Framework” and this assessment was completed in September 2025. This assessment provided a desktop assessment of the Newbridge Machinery Yard and made recommendations for site specific investigations that have informed the project scope for the proposed Phase 2 Assessment. The document is included at Appendix Two.

Phase 2 Site Remediation Assessment and Site Remediation Works Enabling Services - Project Scope

This Phase 2 contract relates to Phase 2 Site Remediation Assessment and Site Remediation Works Enabling Services (Planning, Tender and Supervision of Works). The scope of services required includes the following work packages.

Ref	Project Work Packages
1	Project Management and PSDP
2	Surveys
3	Geo-Environmental Investigation Tender and Interpretation
4	Planning Application for Demolition Stage
5	Demolition Works Tender documentation
6	Site-Based Supervision / Resident Engineer / Employers Rep
7	Public Procurement

This Phase 2 site remediation contract includes the above work packages.

Surveys and Geo-Environmental Investigation surveys undertaken by 3rd party works providers procured by the service provider on behalf of Kildare County Council where the service provider doesn't provide these services directly.

Tender submissions to identify possible change orders that service providers consider may arise (exclusions / optional additional) that are not included in the scope specified (below).

Future remediation

Phase 3 Site Remediation Works

Phase 3 Site Remediation Works fall outside this contract. This (Phase 2) contract includes "enabling services" to allow a Works Contract to be procured and to provide supervision of that works contract on behalf of KCC by the selected service provider.

Phase 2 Indicative Work Packages

Without prejudice to any specific requirements set out in this Contract, the Contractor shall be responsible for ensuring full compliance with all applicable European Union and Irish legislation, regulations, statutory instruments, by-laws, licences, permits, industry standards and codes of practice, as amended or replaced from time to time, relevant to the provision of the Services.

Compliance with any specific legislation referenced within the tender documentation shall not relieve the Contractor of their obligation to comply with all other relevant legal and regulatory requirements.

Elaboration on the work packages are set out below.

Item	Detail	Notes
1	Project Management and PSDP	
1.1	Project Management over programme duration	Indicative duration of 2 years
1.2	PSDP Duties (Health and Safety, Design Risk Assessment)	For project duration
2	Surveys	
2.1	Topographic Survey + UAV Survey Procurement	
2.2	Pre-demolition Stage Structural Survey and Report for demolition of all buildings and hard standings / surfaces. The site boundary wall / gates are to be retained to enclose the site for security and health and safety reasons.	
2.3	Refurbishment and Demolishing Asbestos Survey (RDAS)	
2.4	Ecology – Surveys (including bats and invasives)	
2.5	Ecology - AA Screening Report	
2.6	Env - EIA Screening Report	
2.7	Full subsurface utility survey + trace	



3	Geo-Environmental Investigation Tender and Interpretation	
3.0	Testing and analysis report to contain options and recommendations on the type / scope of testing required to give an overview of contamination to be cleared up on site.	
3.1a	Prepare full tender pack including specification, BoQ, supporting information etc. for Geo-Env Investigation	
3.2	Tender evaluation report	
3.3	Geo-Environmental Interpretative Report	
3.4	Phase 2 Environmental Risk Assessment Report + Materials Classification	
3.5	Site remediation strategy options to comply with regulatory framework (e.g. full site to residential standard, full site to non-residential standard, mixed use split).	
3.6	Construction & Environmental Management Plan (CEMP) / Resource Waste Management Plan (RWMP)	
3.7	Cost estimate for full site remediation based on quantities / rates and remediation strategy options	Quantity Surveyor
4	Planning Application for Phase 3 Demolition / Remediation Works	
4.1	Preparation of Part 8 Planning Application Pack for Kildare County Council “own development” for remediation / demolition stage works.	
5	Tender documentation for Phase 3 demolition works and removal of hazardous, dumped material, contaminated material and underground tank removal	
5.1	Tender pack for demolition works including drawings, specification, design risk assessment, meetings and correspondence, requirement for temporary traffic management.	



5.2	Procurement of works contractor utilising public procurement system on behalf of KCC (E-Tenders if likely cost of works exceeds €200,000 works threshold).	Temporary rights of access will be granted to the service provider to enable them to undertake procurement of 3 rd parties on behalf of KCC.
5.3	Tender evaluation report	Appointment of to be made by KCC.
6	Site-Based Supervision / Resident Engineer / Employers Rep	
6.1	Site Surveys and Ground Investigation Supervision	
6.2	Site Demolition Stage Works Supervision	
6.3	Site Validation Survey (post demolition, pre-handover)	
7	Public Procurement	
7.1	Procure 3 rd party sub-contractors on behalf of KCC for Tasks 2 and 3 utilising appropriate Public Procurement Works Contract Value Threshold methodologies (€5,000-€200,000 works via quotations from at least five reputable suppliers in writing either by email or E-Tenders Quick Quotes).	Temporary rights of access will be granted to the service provider to enable them to undertake procurement of 3 rd parties on behalf of KCC, where required. Appointments to be made by KCC.

Project timeline

The following indicative timeline is proposed:

Stage 0A	Procurement Process commences	Q4 2026 (October 2026)
Stage 0B	Appointment of service provider	Q1 2027 (January 2027)
Stage 1	Phase 2 Assessment	Q1 2027-Q2 2027
Stage 2	Preparation of Planning Application and Supporting Documents	Q3 2027
Stage 3	Planning Application for Demolition	Q4 2027-Q1 2028
Stage 4	Procure Works Contractor	Q2 2028
Stage 5	Commence Works	Q3 2028
Stage 6	Complete Works	H2 2029

Project structure

Project lead: Land Activation Office (Planning, Economic Development and Enterprise Directorate of Kildare County Council).

A **working group** will be established to include the Land Activation Office and other relevant internal stakeholders:

When the output has been developed to a draft stage then there will be the option to broaden the group.

Deliverables

The following will be prepared:

Surveys Tender Evaluation Report	A technical assessment of the tenders received for surveys / geo environmental works contractors with recommendation to KCC to appoint.
Report on Phase 2 Site Remediation	Report to summarise outcome of Phase 2 assessment
Planning Application for proposed demolition	Documents to enable KCC to seek planning permission for the proposed development (site clearance and remediation).
Tender documents for Site Remediation Works	Documents to enable KCC to procure works contractors via E-Tenders
Tender Evaluation Report	A technical assessment of the tenders received with recommendation to appoint.
Accompanying PM and PSDP reports	As required

Document Control

Version	Prepared by / date	Reviewed by / date	Approved by / date
1.0	JW, SEP 15 October 2026	SD, SE 15 October 2026	SD, SE 15 October 2026



Comhairle Contae Chill Dara
Kildare County Council

Appendix One

Newbridge Settlement Consolidation Site

Excerpt from Newbridge Settlement Plan 2024

	regeneration of the town centre through the application of the government's Town Centre First policy (2022).
TCO 3.8	Support the community and other agencies in the implementation of the 'Safer Newbridge Project' on Eyre Street as an exemplar of crime prevention through environmental design.
TCO 3.9	Support the implementation of a public realm strategy for Newbridge, as part of the Town Renewal Masterplan to incorporate a bespoke materials palette, including for pavement, signage (including wayfinding) and street furniture which will complement and enhance the natural and built environment.
TCO 3.10	Support and facilitate the delivery of enhanced pedestrian access to the Courtyard Shopping Centre from Military Road and the pedestrian area between the Whitewater Shopping Centre and Military Road.

4.4 Newbridge Central Settlement Consolidation Site

The Development Plans – Guidelines for Local Authorities (DHLGH, 2022) notes that settlements, particularly those with a population of more than 10,000 persons, would normally have sites within their built-up area of a particular size and scale that if developed would make a meaningful contribution to achieving National Planning Framework (NPF) policy objectives relating to consolidation and compact growth. The Guidelines state that such 'Settlement Consolidation Sites' shall be:

- Located within the existing built-up area and in many cases be within or adjoining the core city or town centre of the settlement.
- Have the potential to develop significant housing provision or commercial or employment and/or mixed-use development.
- Have the potential for wider regeneration of the existing built-up area and in particular the core town centre area.

Having regard the criteria set out above, a Settlement Consolidation Site (SCS) has been identified for lands located within and adjacent to Newbridge Town Centre. The regeneration of this strategic 12.26 hectare site, hereafter referred to as Newbridge Central Settlement Consolidation Site (SCS), has the potential to make a significant contribution the continued consolidation and densification of the built-up area, thereby assisting in delivering compact growth and low carbon development objectives within the town.

4.4.1 Locational Context, Development Constraints and Opportunities

Newbridge Central SCS is situated immediately to the south of Edward Street and extends across Athgarvan / Military Road to encompass a portion of the Newbridge Industrial Estate to the southeast (see Figure 4.9). The lands are extensive in nature and are the location for a range of industrial, enterprise and service-based activities. The area exhibits an established industrial character; however, it is clear that many buildings are either approaching or have indeed passed their intended lifespan. The result is that levels of vacancy within both individual units and sites is high, and instances of outright dereliction being evident.

In terms of urban design, it is considered that the SCS is presently car-dominated and poses quite a hostile environment to the pedestrian/cyclist. Athgarvan / Military Road acts as the key arterial route bisecting the area, funnelling traffic around the perimeter of the urban core. It is also a route for cars to access several retail car parks, including most notably, Whitewater Shopping Centre multi-storey car park (1,700 spaces) and the Courtyard Shopping Centre multi-storey car park (850 spaces). Overall levels of visual amenity are poor, with almost non-existent levels of street frontage present and most uses are surrounded by unattractive high walls or fences. The area is dominated by hardstanding – mostly in the form of car parking / vehicular loading areas and a number of sites are completely levelled and fenced-off from public access. Due to the large block sizes permeability is extremely poor, thereby blocking potential pedestrian/cycling routes to/from the town centre from a wide residential hinterland to the east and southeast.

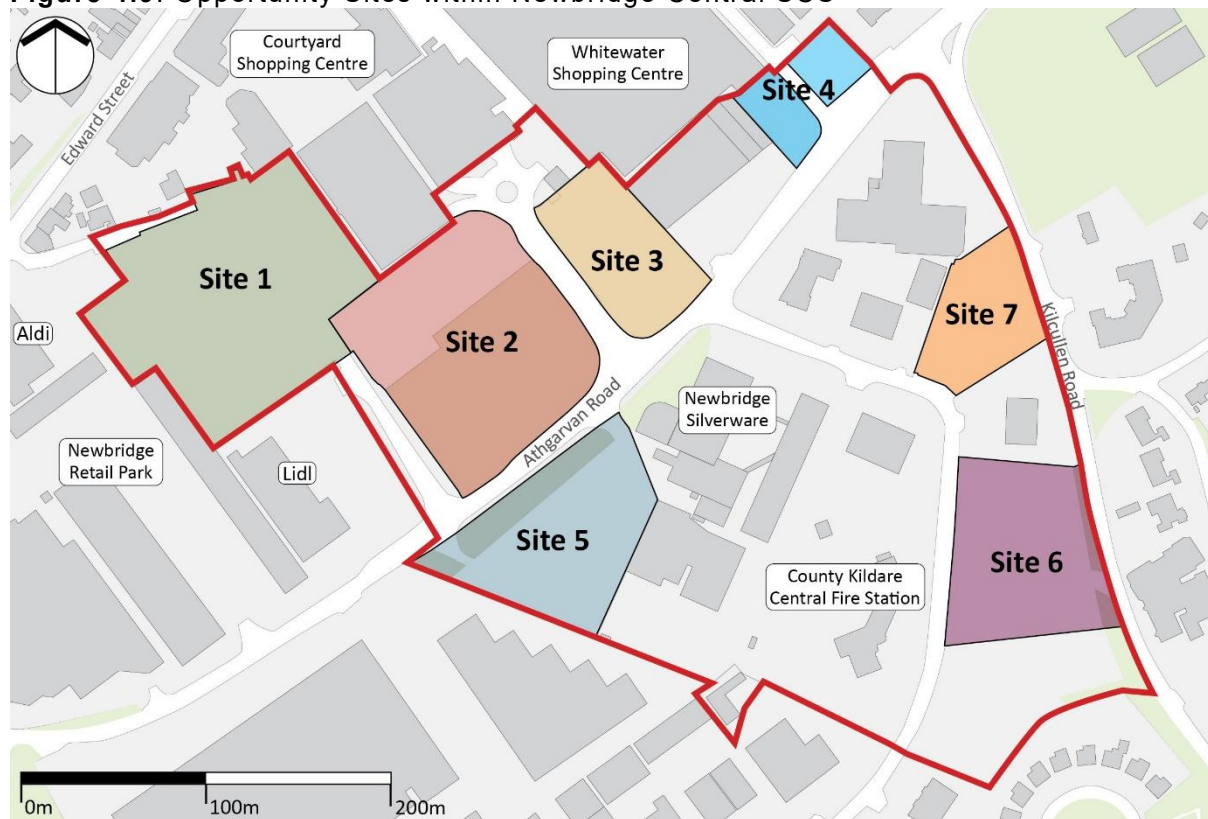
Whilst these characteristics can be seen to negatively affect the potential of the town, and particularly the performance of the town centre, there are a number of attributes present which marks the lands out as having the potential to act as a key 'growth enabler' for Newbridge which could help realise sustainable development in the town whilst also delivering transformational place-based change.

These attributes are as follows:

- Area is already fully serviced and contains an extensive amount of brownfield lands encompassing both vacant sites and vacant units
- Presence of some high quality and important existing uses including Newbridge Silverware, KARE, Mérieux NutriSciences and County Kildare Central Fire Station
- Plot sizes/landholdings are relatively large making redevelopment of specific sites less complex and more feasible over the life of the plan
- Substantial areas are in the ownership of Kildare County Council
- Potential to develop a range of complementary commercial, residential and employment uses, in keeping with the 10-minute settlement concept
- Opportunities to establish high quality active travel links between town centre and residential areas to the east/southeast

Regeneration opportunities for Newbridge Central SCS focuses on seven ‘*opportunity sites*’ which are either vacant and/or are derelict and therefore have the most potential for development over the life of the Plan (see Figure 4.9, overleaf). It is noted that in addition to the former Machinery Yard (Site 2), and the County Kildare Central Fire Station, the local authority is owner of a number of sites and industrial units within Newbridge Industrial Estate. Whilst it is acknowledged that many of the units are currently occupied and leased from the Council, their redevelopment over the longer term (potentially beyond the life of the Plan) provides for some interesting opportunities for the area.

Figure 4.9: Opportunity Sites within Newbridge Central SCS



Opportunity Site 1

This site which extends circa 1.39 ha is entirely cleared and fenced off from the public. There is an extant (live) planning permission under Reg. Ref. 15/819 for the development of nine retail units in two 2-storey blocks, with 11 apartments at first floor level. This permission will expire in August 2026.³³ Another application was approved in 2021 to modify this scheme to include a further 14 two-bedroom apartments this will expire in January 2026.³⁴ At the time of writing development has yet to commence on this site.

³³ Extended by KCC Planning Reg. Ref.: 21/278

³⁴ KCC Planning Reg. Ref.: 21/56

Opportunity Site 2

This site which extends to 1.17 ha comprises the former Machinery Yard and is under the ownership of Kildare County Council.

Opportunity Site 3

This 0.44 ha site contains a significant 2-storey delapidated industrial unit surrounded by hardstanding.

Opportunity Site 4

This 0.19 ha site is bisected by Cutlery Road. The eastern portion of the site contains a concrete water tower. The western portion of the site presently comprises a vacant overgrown lot surrounding a derelict industrial building on the western side of Cutlery Road.

Opportunity Site 5

This site which extends to 0.59 ha in area is presently overgrown and contains a single-storey derelict industrial unit.

Opportunity Site 6

This 0.69 ha site contains a large vacant single storey industrial unit which is home to a Cash and Carry wholesaler.

Opportunity Site 7

This 0.33 ha site contains a two-storey industrial unit which is presently under-utilised. The site is accessed from within the Newbridge Industrial Estate but also has road frontage along the R416 to the northeast.

4.4.2 Vision and Envisaged Role

The Vision for Newbridge Central Settlement Consolidation Site (SCS) is that over the life of the Plan and beyond, the area will be transformed into a vibrant urban neighbourhood comprising a range of commercial, residential, employment and community uses, that consolidates the urban core and contributes to the long-term sustainable development of the town.

The envisaged role of Newbridge Central SCS will be to maximise the potential and strategic location of the area by creating a high-quality urban environment which provides for a diverse range of uses that supports town centre living. Taking into consideration on-going changes in retail habits and trends, specifically the permanent shift to online shopping and e-commerce future development within the SCS should ensure that the existing Core Retail Area of the town centre be prioritised and consolidated for retail uses with adjacent areas focusing not solely on retail expansion but on the promotion of alternative functions and complementary

uses. Overall, the provisions for Newbridge Central SCS, supported by land use zoning objectives, envisages that over the longer term the area will continue to transition away from its previous industrial focused function towards a hybrid and multifunctional role that will act as both a buffer and a link between the town centre and established residential areas to the east and southeast.

4.4.3 Newbridge Central SCS Urban Design Framework

The Urban Design Framework (Figure 4.10) provides for regeneration to be centred around the seven previously discussed opportunity areas, which if redeveloped is envisaged to help create synergies which will kickstart the renewal of adjacent sites within the SCS. The purpose of the Urban Design Framework is to establish the overarching parameters to guide the future development of the area. Principal access points, key building frontages, connections, and public spaces shall generally be regarded as fixed elements; however, a degree of flexibility may be considered where justified. Variations to building frontages, urban block layouts, and access arrangements may be permitted where a clear and robust urban design rationale is demonstrated, and where passive surveillance of public spaces and opportunities for permeability are not compromised. The Planning Authority will also give due consideration to alternative proposals for opportunity sites where it can be demonstrated that such proposals would deliver more optimal planning outcomes and a higher standard of place quality.

Whilst it is acknowledged that Site 1 in the northwest of the SCS has extant permission, the Urban Design Framework (UDF) provides for a possible alternative layout which maintains key linkages with adjoining sites and allows for the potential to create a new landscaped town square where, car parking can be cleared to create a sizeable venue for specific civic events. A pedestrian link between these lands and the Courtyard Shopping Centre to the northeast is also provided to enable this to be realised over the longer term. Options for vehicular access to Site 1 include access from Edward Street to the north, or from Athgarvan / Military Road to the south.

The regeneration of Site 2 (former Machinery Yard) is considered critical to the overall success of the of the SCS. The proposal provides for residential development to be located within the southern portion of the site with a public pocket park/civic space and a Primary Care Centre to be located to the north. The Plan has determined that an optimal site for a new Primary Care Centre in Newbridge is within the SCS due to its central and accessible location. However, it does not necessarily need to be located within Site 2. Should the provision of the Primary Care Centre be located at an alternative location within the SCS, Site 2 shall provide for an alternative community use in keeping with the town centre land use zoning. The redevelopment of Site 3, Site 4 and Site 5 all propose commercial / mixed use development which may also contain residential uses. Site 4 also incorporates a proposed new pocket park to be developed around the old water tower. Site 6 and Site 7 located within the east of the SCS are considered to be optimal locations for

residential development. They also incorporate a pedestrian/cycle link which will provide more direct access to the town centre from residential neighbourhoods along R416 to the east and southeast.

Proposed built form is laid out as perimeter blocks where possible, with an emphasis on the creation of strong building lines along streets and public areas, particularly fronting onto Athgarvan / Military Road and R416. This approach aims to create a continuous urban edge that enhances the street experience and reinforces a sense of enclosure. Additionally, the UDF provides for new development outside of the identified opportunity sites to similarly integrate street frontages, ensuring a consistent and cohesive urban form across the wider area. By prioritising these design principles, the Framework seeks to foster a more walkable, interactive, integrated and safer urban environment. In seeking to promote sustainable mobility new development within the SCS must incorporate the relevant transport measures outlined in Maps 7.1 - 7.5, where applicable.

The UDF provides for a broad range of uses within the identified opportunity sites, in keeping with land use zoning objectives. Whilst commercial and employment uses are encouraged, particularly at ground floor level, the Framework seeks to emphasise the potential for residential development to occur within the area. Such development is considered necessary to fulfil the stated long-term vision of the SCS becoming a vibrant urban neighbourhood.

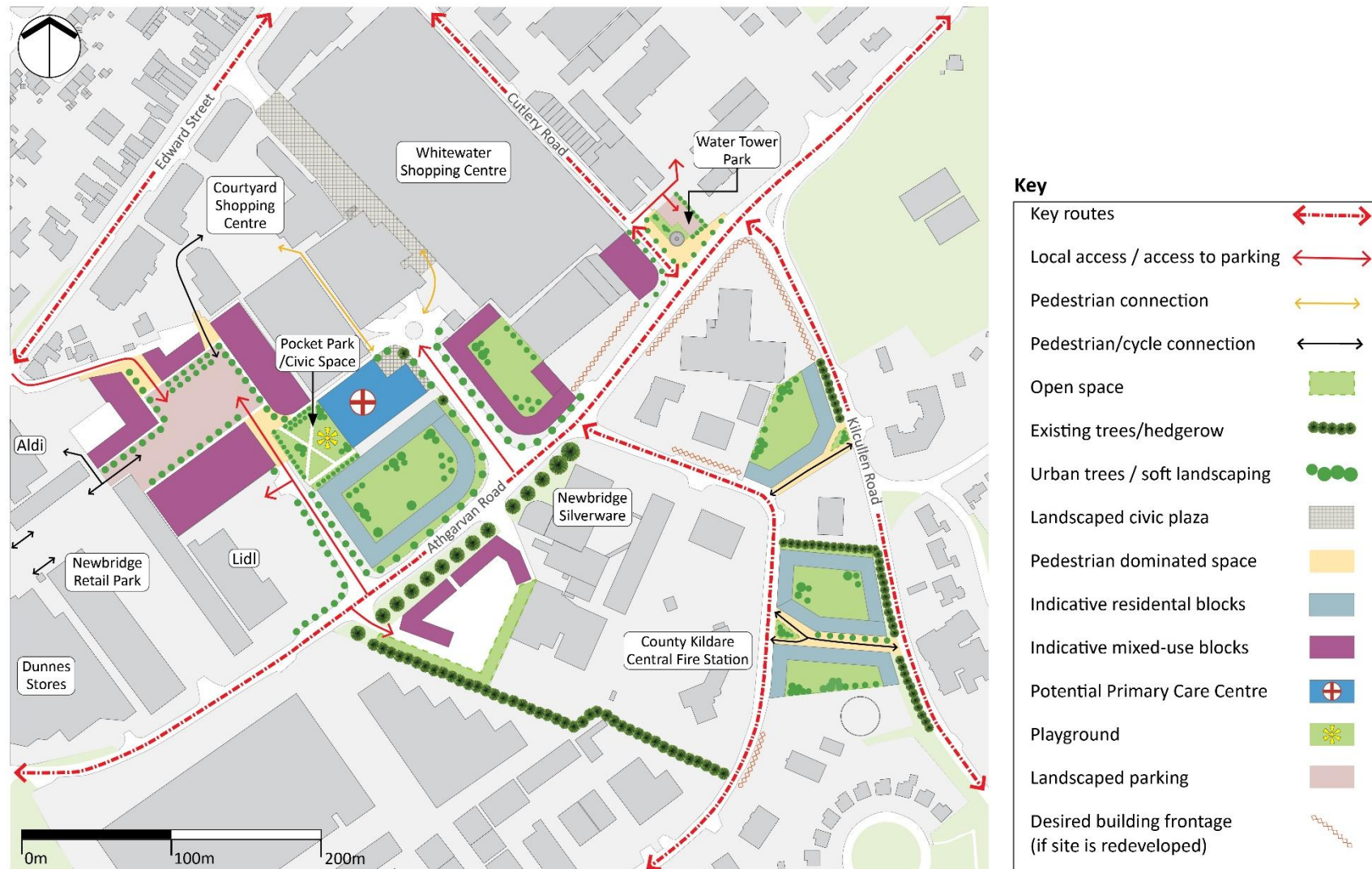
Settlement Consolidation Site Objectives

It is an objective of Kildare County Council to:

- TCO 4.1** Support and facilitate the regeneration of the Newbridge Central Settlement Consolidation Site for town centre uses and compact growth development, in accordance with the Urban Design Framework set out in Sections 4.4.2, 4.4.3 and Figure 4.10.
- TCO 4.2** Deliver a cohesive and integrated approach to the development of the Newbridge Central Settlement Consolidation Site. The delivery and realisation of the vision for the Central Settlement Consolidation Site is fully dependent on cooperation between all landowners. Piecemeal or uncoordinated proposals for individual sites will not be permitted where it does not adhere to an agreed masterplan and/or prejudice the delivery of the overall regeneration of the area.
- Where necessary Kildare County Council will facilitate the preparation of the masterplan (to include but not limited to infrastructure delivery and phasing) to guide and regulate the implementation of this strategic area of Newbridge.

- TCO 4.3** Engage with the key stakeholders in relation to the implementation of the Water Tower Park as per the indicative layout detailed under Figure 4.10 Urban Design Framework for the Newbridge Central Settlement Consolidation Site.
- TCO 4.4** (a) Deliver a public swimming pool as part of the overall redevelopment of the former Machinery Yard site (in the ownership of Kildare County Council) as part of the Central Newbridge Settlement Consolidated Site.
- (b) In the event that the provision of a swimming pool at the former Machinery Yard is not feasible, consideration should be given to the lands to the east (immediately adjacent to the road) in the Newbridge North Key Development Area (KDA) (lands zoned 'F (2): Open Space and Amenity' having regard to Objective HCO 6.1).

Figure 4.10: Urban Design Framework for the Newbridge Central SCS





Appendix Two

Phase 1 Site Remediation report

Report prepared by RPS Group on behalf of KCC follows.

NEWBRIDGE MAINTENANCE DEPOT, CO. KILDARE

Phase 1 Environmental Site Assessment

IE002738
Phase 1 Environmental Site
Assessment
S01.P03
25th June 2025

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
S01.P03	For Client Review	NC/CC	FJ	EH	25/06/2024

Approval for issue

EH

25 June 2025

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PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

EXECUTIVE SUMMARY

RPS were commissioned by Kildare County Council to undertake a Phase 1 Environmental Site Assessment at the Newbridge Maintenance Depot, Athgarvan Road, Newbridge, Co. Kildare (the site). The site is currently used as an equipment and machinery storage depot by the KCC Roads and Water departments and also contains Uisce Éireann (UE) offices.

The 1.2 hectare site is located in an urban setting surrounded by commercial developments including the Whitewater Shopping Centre. The site is largely decommissioned and under consideration for redevelopment in the near future.

There are two designated Sites (protected habitats) within 5km radius of the site; Pollardstown Fen proposed Natural Heritage Area, and Pollardstown Fen Special Area of Conservation. No direct hydrological connection could be established between the site and these protected habitats.

The closest mapped watercourse is Newbridge River located approx. 290m south and downgradient of the site. The site is underlain by the Curragh Gravels East Groundwater Body and by the Curragh Sand and Gravel Aquifer (Regionally Important gravel aquifer (Rg)) and a Regionally Important (Bedrock) Aquifer-Karstified (diffuse) (Rkd). Indirect pathways are identified to these aquifers.

One active EPA licenced facility was identified within 500m of the site, Irish Ropes Ltd. The formerly licenced Schlötter facility adjacent to the east is a potential source of ground contamination however based upon available EPA records and downgradient locations these sites are considered Low Risk to the Newbridge Depot.

The site has been used for storage of fuels (e.g., diesel and petrol) and other hazardous chemicals. Aboveground storage tanks (AST) observed include: 2 No. 1,200-litre heating oil, 3 No. 5,000-litre diesel, 1 No. 4,500-litre diesel, 1 No. 1,200-litre diesel, and 1 No. 5,000-litre green diesel. The Client reported presence of 2 No. disused underground storage tanks (UST) at the site entrance. Ground staining was observed at various locations. No ASTs were bunded. Presence of these AST and UST is considered Moderate Risk to the site.

RPS carried out a site audit on 7th May 2025. With the exception of Uisce Éireann offices, the rest of the site is vacant and in varying degree of decommissioning. The main workshop building has an asbestos sheet roof with additional likely sources of ACM observed. Sources of PCBs were also observed (transformers). Filled vehicle inspection pits were observed within the workshop building. Limited information is available regarding condition of site drainage infrastructure.

Based upon the age of the site, historic use for vehicle and equipment maintenance, historic fuel storage (AST and UST), and nature of site environmental controls, significant potential for ground contamination exists. RPS have concluded that the site represents a **Moderate Risk** profile to the environment and human health.

In order to de-risk the site, and identify potential environmental liabilities prior to future sale or redevelopment additional surveys are recommended including a Phase 2 Intrusive Site Assessment.

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PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

1 INTRODUCTION

RPS were commissioned on 7th of April 2025 by Kildare County Council (KCC) to conduct an independent Phase 1 Environmental Site Assessment (ESA) of the Newbridge Maintenance Depot, located at Athgarvan Road, Newbridge, Co. Kildare W12 HK27 (the Site).

The site is currently used as an equipment and machinery storage depot by the KCC Roads and Water departments and also contains Uisce Éireann (UE) offices. The site has been undergoing decommissioning works over the past 6 months and was not in use for vehicle maintenance activities or salt storage at the time of writing. A site location map is provided as **Figure 1-1**.

The site is approximately 1.2 hectares (ha) in area. The main building has a footprint of approx. 2,500 metres square (m²) and houses a workshop, stores, offices, canteen, and welfare facilities and is located on the northern portion of the site. The exterior areas consist largely of concrete hardstanding and asphalt surfaces, with several material storage areas, a salt storage area, fuel storage/dispensing area, staff car park and smaller equipment storage sheds and portakabin offices observed. A limited range of vehicles and machinery was observed on the site including trucks, vans, road sweepers, salt spreader, hydraulic lifts, and disused metal working lathes.

Fuel storage on the site consists of 9 No. above ground storage tanks (AST) used for diesel, green diesel and heating oil. The site is secure with an automated main entrance gate surrounded by palisade security fencing. There are not currently any industrial processes or activities generating emissions to air, water or ground and the site is not subject to discharge licence or consents by the Local Authority, EPA or others.

This report presents the findings of RPS assessment of the current site condition, current and historic operations and/or processes, performance in terms of compliance with existing consents, and the potential likelihood of environmental liabilities and risks to the environment and human health.

This report has been informed by a site audit undertaken by RPS on 7th May 2025, with subsequent site-specific information provided by KCC in the form of interviews, reports, drawings, and site plans. Current baseline conditions were informed by review of publicly available information and datasets relating to the receiving environment.

The report is set out in the following format:

- **Section 2: Site Setting** – details the nature of the site location and surrounding developments and of the previous land uses via historic map review, planning history, licensing history and previous relevant site assessments undertaken.
- **Section 3: Environmental Setting** – identifies the sensitivity of the receiving environment to current operations at the facility.
- **Section 4: Site History** – details previous uses, operations and processes, the nature of any emissions, hazardous materials use/storage.
- **Section 5: Site Description and Processes** – details the existing site uses, operations and processes the nature of any emissions, hazardous materials use/storage.
- **Section 6: Environmental Performance** - details the environmental performance of the site during past and present operations
- **Section 7: Conclusions** – identification of the primary environmental and human health risks posed by the facility's current operations and identified risks to off-site receptors.
- **Section 8: Recommendations** – RPS recommendations in terms of addressing compliance issues, minimise potential risks / liabilities, and address identified data gaps in support of proposed future use-scenarios.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

1.1 Scope of Work

RPS agreed the following scope of work with Kildare County Council (KCC) in order to achieve the primary objectives of the Phase 1 Environmental Site Assessment (ESA):

- Undertake a desktop study including review of client supplied facility information (focusing upon historic and existing hazardous materials use and storage) and publicly available datasets.
- Conduct a review of available environmental compliance data concerning adjacent sites.
- Conduct a site audit and visual inspection of facility to assess current condition, operations, infrastructure and environmental controls.
- Prepare a report detailing current level of compliance and potential for impacts to the environment and human health.
- Provide recommendations regarding additional environmental and geotechnical investigations at the site to reduce risks of environmental liability and compliance issues.

1.2 Personnel

The following personnel from RPS were involved in the Project:

Name	Title	Role
Niamh Clarke	Graduate Scientist	Review of facility data, desktop report draft.
Oisin Gill	Project Scientist	Site audit.
Eóin Hurst	Associate Engineer	Site audit, technical review, project manager.
Paul Chadwick	Technical Director	Quality review and final approval.

1.3 Limitations and Reliability

This report has been prepared by RPS for use and reliance solely by Kildare County Council (the Client), specifically in relation to the Phase 1 Environmental Site Assessment of the Newbridge Maintenance Depot, Athgarvan Road, Newbridge, Co. Kildare (the Site). KCC is the only party that has been involved in defining the scope of services for this assessment.

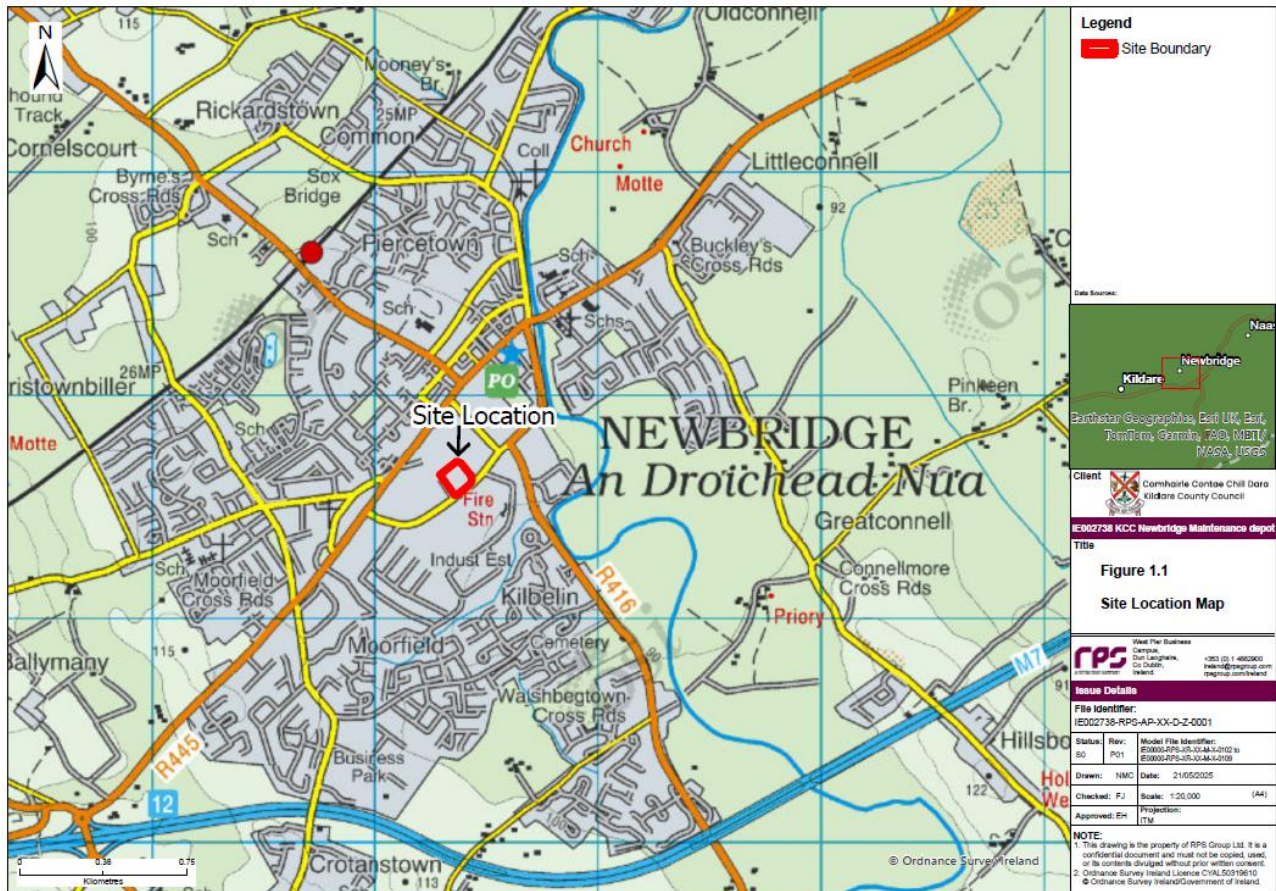
The following notes should be read in conjunction with this report:

- This report presents the findings solely in relation to the original project objectives and the scope of work described in the text.
- This report contains only the available factual data for the site obtained from the sources described in the text.
- The review of the site is based on documentation and information provided by both the client (KCC) and from public sources (e.g., Environmental Protection Agency).
- Where data has been supplied by the client or other sources it has been assumed that the information is correct, but no warranty is given to that effect. While reasonable care and skill has been applied in review of this data, no responsibility can be accepted by RPS for any inaccuracies in the data supplied.
- This report is intended for use solely by the client and should be considered in its entirety, and no part, or excerpt of the report shall be taken as representative of the assessment.
- During the site audit, any locations where the health and safety of RPS personnel may have been compromised were not accessed.
- During the site audit it was not possible to assess the interior condition of several exterior storage sheds (e.g., shipping containers) and portable offices.
- During the site audit there were several areas where the assessment of ground conditions was limited due to current operations, e.g., storage of vehicles, materials (e.g., aggregate stockpiles), and presence of vegetation on concrete hard standings / broken asphalt paving.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

The conclusions presented in this report represent best professional judgement from RPS based on review of site conditions observed during the site audit and the relevant information available at the time of writing. The opinions and conclusions presented are valid only to the extent that the information provided was accurate and complete at the time of writing.

Figure 1-1: Site Location Map



PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

2 SITE SETTING

2.1 Site Location

The site is approximately 1.2ha in area and is located immediately north of Athgarvan Road (R445) in Newbridge Town, Co. Kildare. The site is located within a developed urban town centre setting surrounded by commercial developments including the Whitewater Shopping Centre and associated multi-storey car parks (north and east), Lidl and Newbridge Retail Park (west) and Newbridge Silverware (south). Several residential developments are located within a 250m radius of the site including Moorefield Road (northwest).

A site location map is presented in **Figure 1-1**.

2.1.1 Neighbouring Development

The area surrounding the site is characterised by a mix of commercial and residential development. A summary of the surrounding land uses is presented in **Table 2-1**.

Table 2-1: Surrounding Land Use

Location Relative to Site	Current Development
North	- The land bounding the site is commercial. - Directly north there is a multi-storey carpark for the Whitewater Shopping Centre hosting several retail outlets a cinema. - Additional car parks are located to the northwest for the Courtyard Shopping Centre and Newbridge Credit Union. - Residential development is located approx. 250m north and northwest, approx. 240m from site is (Edward Street).
South	- The south of the site is bound by the Athgarvan Road, with commercial development beyond (Newbridge Silverware Visitor Centre, Mérieux NutriSciences), within 100m of the site. - There are several garages and auto repair shops located approx. 200m southeast of the site in the Newbridge Industrial Estate. - Newbridge Foods is located approx. 325m to the south (food production). - Moorefield Park (residential) is located approx. 350m to the southwest.
East	- The northeast of the site is bound by an access road to the site and Whitewater Shopping Centre / Odean Cinema car park. - Commercial development (Mr. Price) is located approx. 30m northeast of the site. - The east of the site is bound by Athgarvan Rd, with commercial developments beyond including the Newbridge Silverware visitor centre and Kare Offices. - A dry-cleaners (Dover Dry Cleaning) and Motor Factors is located approx. 120m northeast of the site. - Residential development (Ryston Avenue) is located approx. 270m to the east.
West	- The west of the site is bound by a local access road followed by commercial development including Lidl, Supervalu and Newbridge Retail Park with associated car parks. - Two undeveloped sites are located adjacent to the northwest of the site. - A Circle K garage is located approx. 230m east of the site on the Moorefield Rd (R445). - Moorefield Park (residential) is located approx. 350m to the southwest.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

3 ENVIRONMENTAL SETTING

This section details the environmental site setting and sensitivity to provide a framework for the consideration of risk. A series of maps have been generated based upon publicly available information and are referenced throughout. The identification of sensitive receptors is recognised as a key stage in terms of developing the site's overall risk profile.

3.1 Natural Environment

3.1.1 Topography

The regional topography of Newbridge is relatively low lying and flat. The site topography is relatively flat with an approx. elevation of 95m to 97m above Ordnance Datum (mAOD). The site slopes gradually from east to west, with a steeper slope at the southwest corner due to previous excavations. The surrounding lands are also generally flat.

3.1.2 Hydrology

There are no mapped rivers or streams within or adjacent to the site boundary. The regional hydrology has been determined from the Geological Survey Ireland (GSI) online spatial data and the Environmental Protection Agency (EPA) online data sets. Water Framework Directive (WFD) listed waterbodies within the vicinity are presented on **Figure 3-1**.

3.1.2.1 Surface Water Catchment

The closest mapped watercourse is the Newbridge River located approx. 290m south of the site. This is a tributary of the River Liffey, located approx. 450m east of the site. The site is located upgradient of both watercourses.

The site is situated within the IE_EA_G_017 WFD sub-catchment of the Liffey and Dublin Bay WFD Catchment (Hydrometric Area 09). The Liffey and Dublin Bay catchment is described as being of high vulnerability.

The site is situated within the LIFFEY_080 WFD river sub-basin, surface water in this sub-basin is expected to flow towards the River Liffey (Ref: IE_EA_09L011000).

Based upon review of Uisce Éireann water infrastructure network mapping it is not likely that there is a hydrological connection between the site and the River Liffey or Newbridge River, see **Figure 3-2**.

3.1.2.2 Surface Water Quality

The WFD requires 'Good Water Status' for all European waters by 2015, or at the latest by 2027, to be achieved through a system of river basin management planning and extensive monitoring. 'Good status' means both 'Good Ecological Status' and 'Good Chemical Status'. The overall objective of the river basin management plans is to restore the status to 'Good' by 2021.

The downgradient River Liffey is currently at 'Good' WFD status. The nearest River Liffey WFD monitoring point to the site is approx. 800m northeast to the site at Saint Conleth's Bridge (Station Code RS09L010900), which shows good water status. A second River Liffey monitoring point, approx. 1,400m southeast of the site, at Connel Ford (Station Code RS09L010850) also reports good water status.

3.1.2.3 Flooding

The Office of Public Works (OPW) flood mapping resources were reviewed for the site and surrounds. There have been no recorded flood events at the site, or along Athgarvan Road. The nearest flood hazard is located approx. 500m south of the site at Kilbelin, on the Kilcullen Road, adjacent to the River Liffey.

Based on the available public data the overall risk of flooding at the site is considered low.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

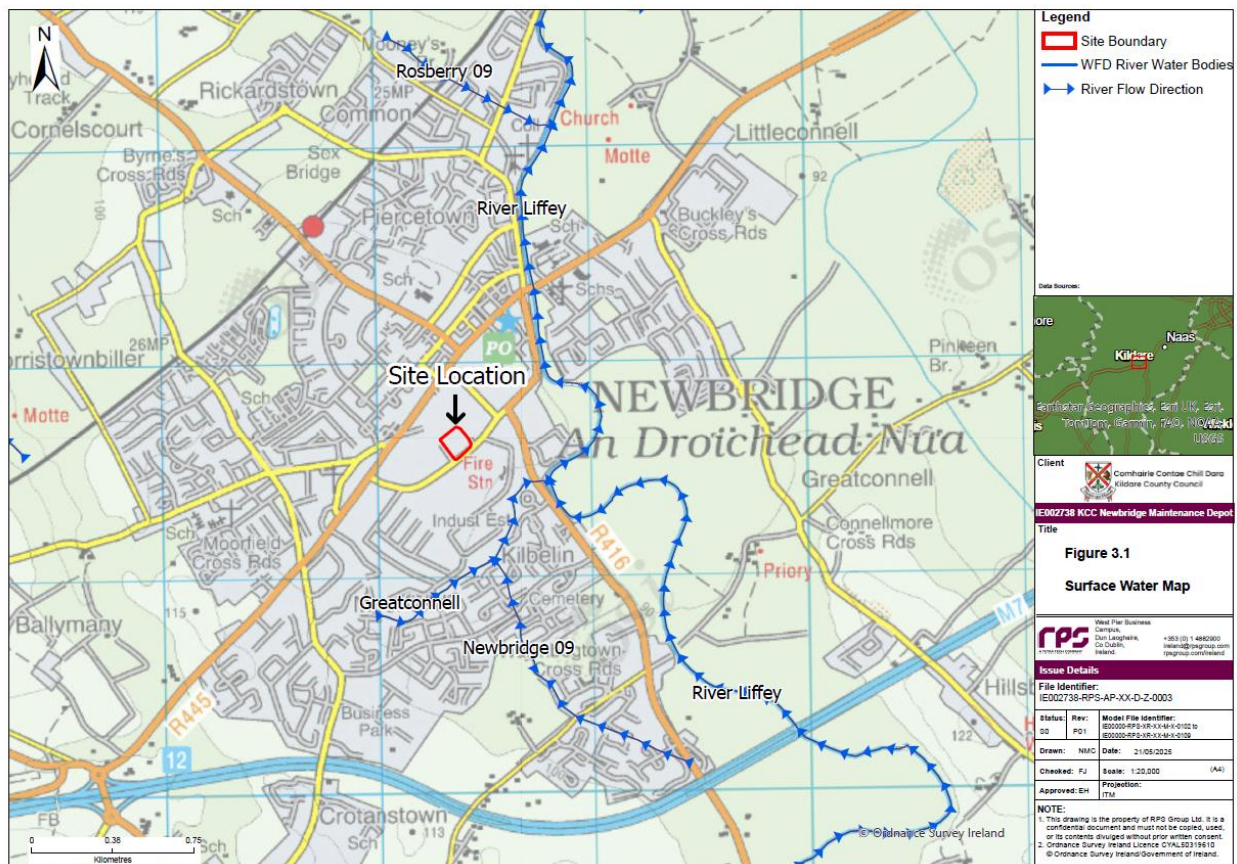


Figure 3-1: Surface Water Map

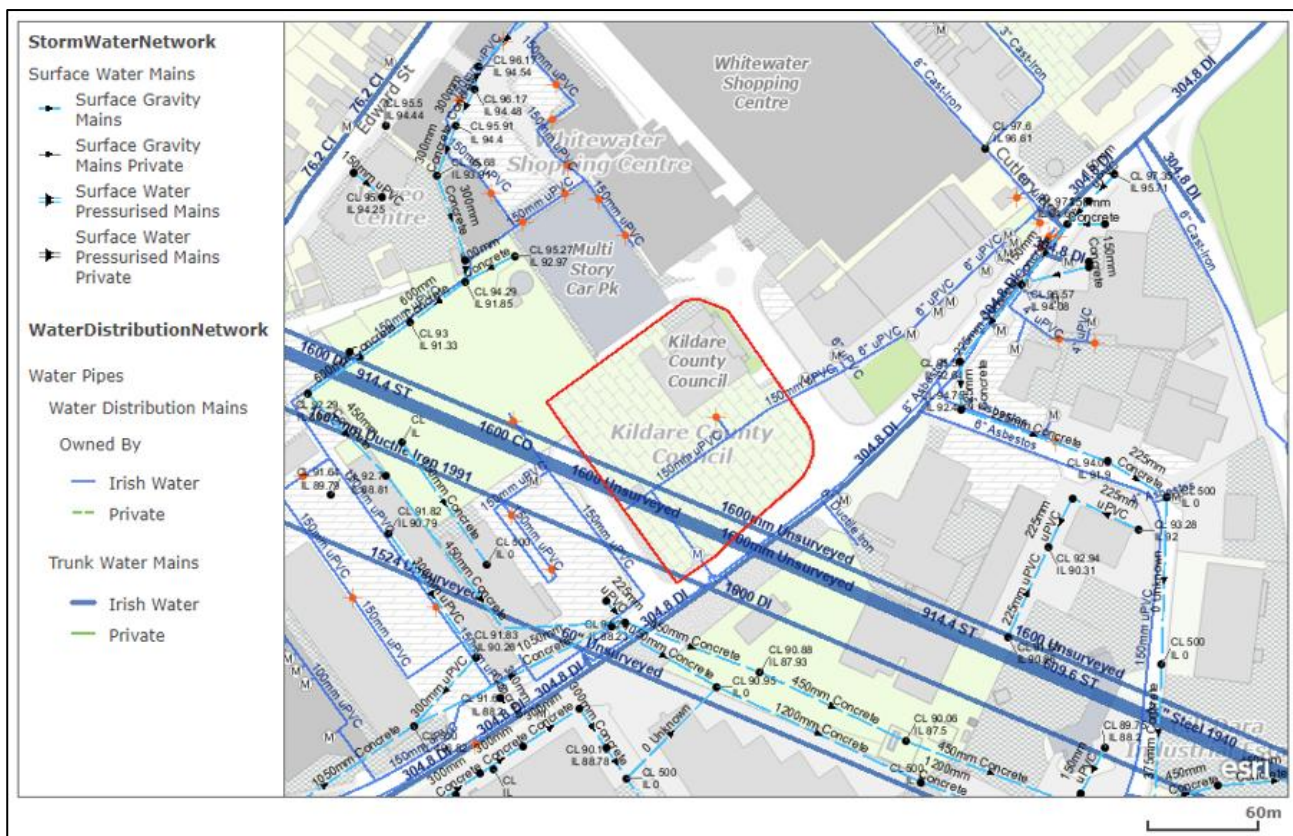


Figure 3-2: Water Infrastructure Network Map

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

3.1.3 Geology

This section utilises the Geological Survey Ireland (GSI) online public data viewer to assess the underlying ground conditions at the site.

3.1.3.1 Soils (Teagasc Soils)

According to the GSI, the soils underlying the facility are classed as Made-Ground. The soils surrounding the site are also Made-Ground. The regional soils surrounding Newbridge are predominantly deep well drained mineral soil, and shallow, rocky peat.

3.1.3.2 Quaternary Sediments (Subsoils)

According to the GSI, the quaternary sediments (subsoils) underlying the site are predominantly gravels derived from limestones (GLs) while the southern boundary of the site is underlain by till derived from limestones (TLs).

3.1.3.3 Bedrock Geology

According to the GSI, the bedrock underlying the site is the Rickardstown Formation, comprising cherty often dolomitised limestone.

No karst features have been mapped in the vicinity of the site.

3.1.3.4 Geological Heritage

There is one geological heritage site mapped by the GSI within a 2km radius of the site, Pollardstown Fen and Springs (Site Code: KE008), located approx. 1.9km northwest of the site. The Curragh (Site Code: KE009) is located approx. 2.3km southwest of the site.

There are no active quarries situated within a 2km radius of the site.

3.1.4 Hydrogeology

3.1.4.1 WFD Groundwater Body

Groundwater Bodies (GWB) have been designated for the purpose of the WFD (Directive 2000/60/EC). GWB are subdivisions of large geographical areas of aquifers that allow more effective management to protect the groundwater and linked surface water or groundwater dependent features.

The site is underlain by the Curragh Gravels East (IE_EA_G_017) WFD GWB.

This GWB occupies a wider area including the River Liffey. The GWB extends beyond Newbridge and continues east towards Co. Dublin and south to Killcullen, Co. Kildare. Elevations within this GWB range from 98m to 125mAOD.

The Curragh Gravels East GWB is currently at 'Good' Status for the period of 2016-2021 and is classified as being 'Not at Risk' of for achieving WFD objectives.

3.1.4.2 Aquifer Designation

The GSI provide a general hydrogeological classification based on the geological setting. The GSI aquifer categories are intended to describe both resource potential (Regionally or Locally Important, or Poor) and groundwater flow type and attenuation potential (through fissures, karst conduits or intergranular).

The site lies within the following aquifer types:

- Curragh Sand and Gravel Aquifer which is classified as Regionally Important gravel aquifer (Rg); and
- Bedrock aquifer which is classified as Regionally Important Aquifer- Karstified (diffuse) (Rkd).

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

3.1.4.3 Groundwater Abstractions

There is no known groundwater abstraction at the site. There are no GSI listed Public Supply Source Protection Areas or Group Scheme Preliminary Source Protection Areas within 2km of the site (i.e., drinking water abstractions).

The GSI records identify eight (8) No. wells within a 500m radius of the site. A summary of the identified wells and springs is presented in **Table 3-1**.

Table 3-1: GSI Wells and Springs

Well ID	Location from the Site (km)	Well Use	Yield	Locational Accuracy
IE_GSI_GW_Well_35435	0.05	Industrial	Good	500m
IE_GSI_GW_Well_12556	0.10	Industrial	-	50m
IE_GSI_GW_Well_11813	0.12	Industrial	Good	2km
IE_GSI_GW_Well_11814	0.16	Industrial	-	2km
IE_GSI_GW_Well_11781	0.27	Industrial	-	2km
IE_GSI_GW_Well_11956	0.34	Industrial	Good	2km
IE_GSI_GW_Well_11812	0.35	Industrial	-	2km
IE_GSI_GW_Well_11779	0.53	-	Good	2km

Well ID IE_GSI_GW_Well_35435 is referred to as 'Irish Ropes Ltd.' (former site use), with a recorded depth to bedrock of 29.3m, and total depth of 30.2m. This is an historic well record at the site.

The site is underlain by the Curragh Sand and Gravel Aquifer, classified as a Regionally Important gravel aquifer (Rg). There are no public groundwater sources or abstractions, wells, or springs within the vicinity of the site. One historic well records depth to bedrock at 29.3m below ground level.

3.1.4.4 Groundwater Vulnerability

The groundwater vulnerability designation in the vicinity of the site is classified as 'High' and 'Moderate' by the GSI. The site and Newbridge Town have been classified as 'High' ground water vulnerability. The surrounding area has been classified as 'Moderate'. The groundwater vulnerability is presented in

3.1.4.5 Groundwater Flooding

Groundwater flooding occurs when the water stored beneath the ground rises above the land surface. The available GSI groundwater flooding maps were reviewed for the site and surrounding area. No groundwater flooding events were recorded at or within a 2km radius of the site.

The site is therefore at low risk from groundwater flooding.

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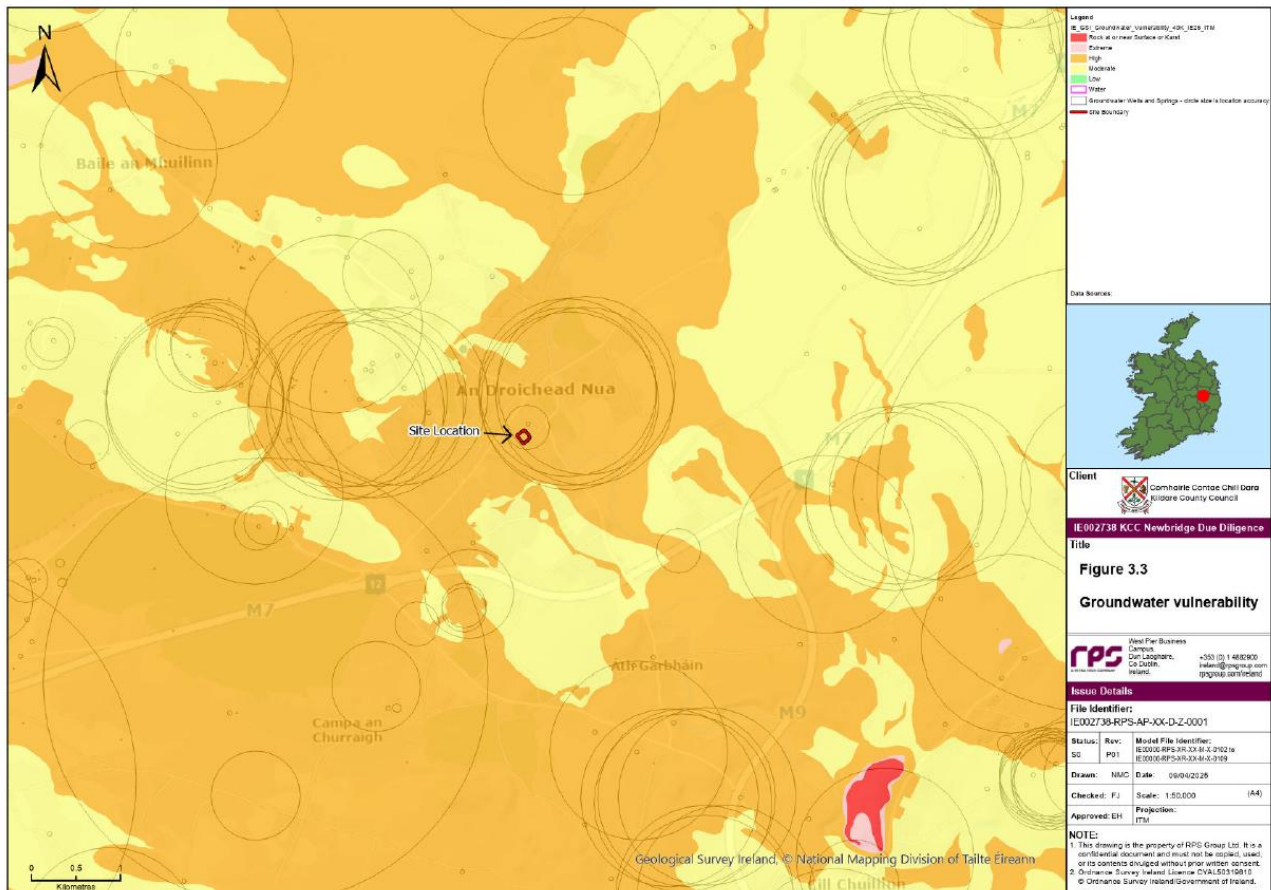


Figure 3-3: Groundwater Vulnerability

3.1.5 Biodiversity

3.1.5.1 European Sites

European Union (EU) designated sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and these are prime wildlife conservation areas considered to be important on a European level. The legal basis on which SACs and SPAs are selected and designated is the EU Habitats Directive, transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended. For all consent applications (such as planning and licensing), the Appropriate Assessment (AA) process will assess the potential for the facility to have a likely significant effect on these sites.

There is one EU designated habitat in the vicinity of the site, Pollardstown Fen SAC (Site Code: 000396), located approx. 1.9km west of the site. While the Pollardstown Fen SAC is mapped downgradient of the site it is not mapped within the Curragh Gravels East GWB or the Liffey and Dublin Bay Catchment. Furthermore, no direct surface water connection could be established between the site and the Pollardstown Fen SAC. Therefore, no direct hydrological connection could be identified between the activities at the site and these designated sites.

The location of this SAC is provided on **Figure 3-4** and the qualifying interests are detailed in **Table 3-2**.

Table 3-2: EU Designated Sites

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Site Code	Site Name	Qualifying Interest Habitats and Species	Distance from Site (km)	Location Relative to Site
000396	Pollardstown Fen SAC	• Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] • Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] • Alkaline fens [7230] • <i>Vertigo geyeri</i> (Geyer's Whorl Snail) [1013] • <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] • <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016]	1.9km	West and Northwest, upgradient.

3.1.5.2 National Sites

Nationally designated sites refer to Natural Heritage Areas (NHA) and proposed Natural Heritage Areas (pNHA) that are deemed to be of National ecological importance and are afforded protection under the Wildlife (Amendment) Act 2000. Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

One pNHA is identified within a 2km radius of the site, Pollardstown Fen pNHA (Site Code: 000396), located approx. 1.9km north-northwest and upgradient relative to the site's topography. While the Pollardstown Fen pNHA is mapped downgradient no direct surface water connection could be established between the site and the Pollardstown Fen SAC. Therefore, no direct hydrological connection could be identified between the activities at the site and these designated sites.

3.1.5.3 Invasive Alien Plant Species

Part 6 and Article 49 (2) of the Habitats Directive (S.I. No. 477/2011) detail the regulatory conditions in relation to preventing the spread of invasive alien plant species (IAPS). Ecological surveys did not form part of the scope of work however during the site audit on the 7th May 2025 *Buddleia davidii* was observed on-site in several locations (low-risk species).

An IAPS survey should form part of an Appropriate Assessment and due consideration to management of invasive species would be required in advance of pre-demolition works. In order to confirm the presence of IAPS a detailed survey by an appropriately qualified ecologist would typically be required. The site appears to be well managed, is largely composed of hard ground surfaces (concrete / asphalt), and therefore potential for significant growth / spread of invasives is low.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

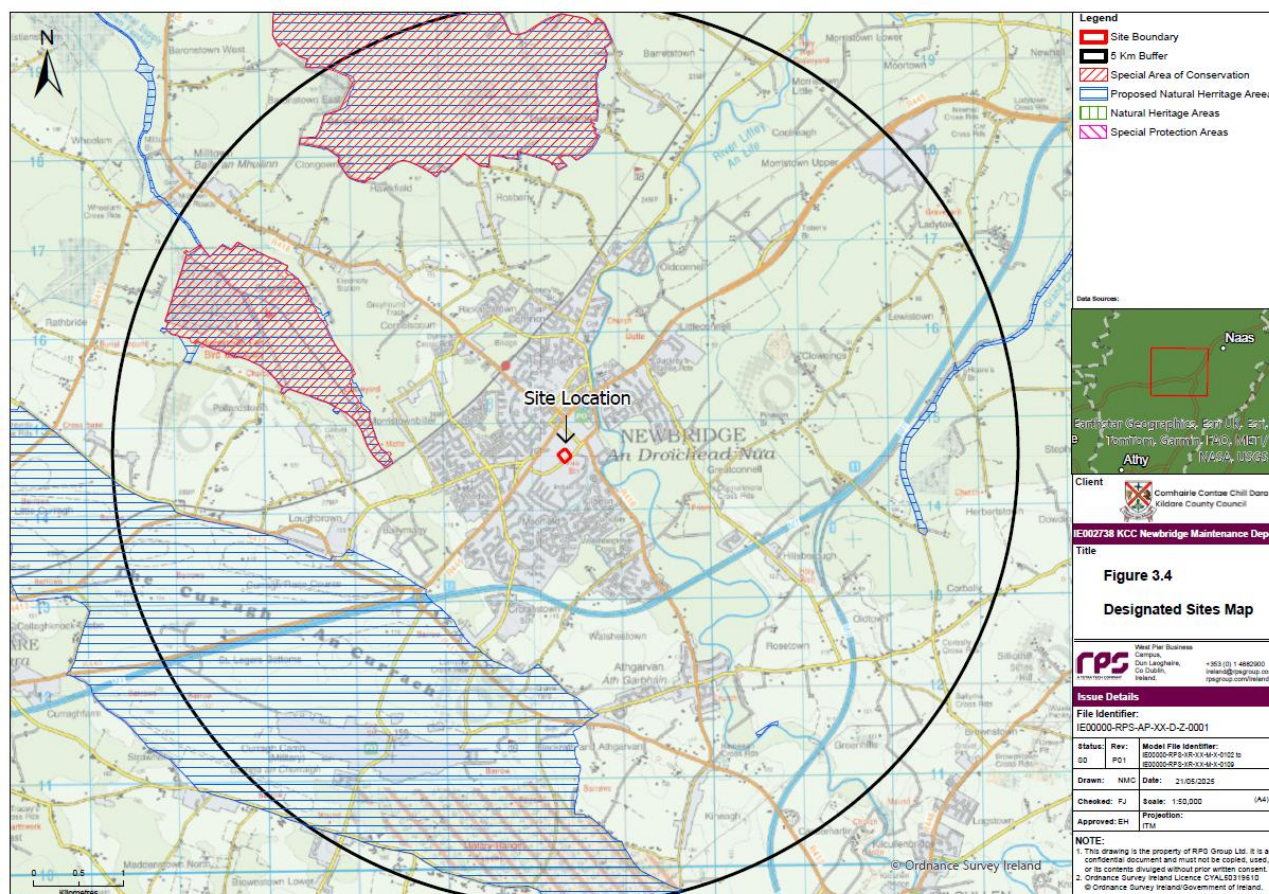


Figure 3-4: Designated Sites Map

3.1.6 Ground Gas Risk

No information is identified for the site in relation to the presence of ground gases and pathways to buildings (and potentially to human presence at the site).

Based on the site history and operational history the identification of ground gases at the site would be required in accordance with CIRIA C665 Assessing risks pose by hazardous ground gases to buildings.

3.1.7 Radon Risk

Radon is a naturally occurring radioactive gas that can accumulate in buildings, particularly in enclosed spaces such as basements and poorly ventilated areas, posing health risks with long-term exposure.

The site is situated within the *Orange Risk Zone* on the EPA Radon Risk Map, indicating that approximately 1 in 10 homes in this area may have elevated radon levels.

The EPA categorizes radon risk into three levels: yellow, orange, and red, with the orange zone representing a *Moderate Risk* that necessitates awareness and potential mitigation measures.

3.2 Human Environment

From the results of the 2016 to 2022 Census and as set out in **Table 3-3** Table 3-3, the population of the Kildare administrative area has experienced a significant increase in population of approximately 15%. The site is located in Newbridge town which has experienced an increase in population of 18.18%.

The site is located in an urban area of medium population density. The closest residential development to the site is located approximately 140m northwest of the site on Edward Street.

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Table 3-3: Population Changes 2016-2022

Area	2016	2022	% Change
Co. Kildare	222,504	256,000	+15.05
Newbridge	22,000	26,000	+18.18

3.3 EPA Licensed Sites

There is one active and one surrendered EPA licensed facilities identified located within a 500m radius of the site.

- **Irish Ropes Ltd.** (P00242) (Active) with an Integrated Pollution Prevention Control (IPC) and Industrial Emissions Licence (IEL) (Reg No. P00242) is located approx. 340m south, and downgradient of the site. The EPA list this facility as currently licensed with a 'No Further Action' status. Based upon EPA's Licence and Enforcement Access Portal (LEAP) records this facility was issued with an IPC Licence in June 1997. Historic operations at the Irish Ropes facility began in 1933. The licenced activity class is 'the manufacture of synthetic fibres'. The manufacturing operations are described as a dry process and no significant emissions to ground are reported. Reference is made to on-site groundwater monitoring however no monitoring results are available. Process effluent at the site is discharged to Local Authority foul sewer. Chemicals (including solvents) in use at the facility include ethyl acetate, methyl ethyl ketone, methanol and ethanol. There are no compliance records available on the LEAP portal. Based upon the distance from the site and relative downgradient location this facility is considered low risk.
- **Schlötter (Ireland) DAC** (Reg No. P0087-01) (Surrendered) with an IPC licence, located approx. 50m south-southeast and downgradient of the site. Historic operations between 1974 and 2008 at this former chemical manufacturing plant included electroplating. All operations at the Schlötter facility ceased in 2008. The IPC licence was surrendered by the EPA in January 2024. Mérieux NutriSciences (a commercial laboratory) is now located at this site. According to the 2021 AER there is historic ground contamination at this facility described as follows:

'In 2008 a site investigation took place and reported that the sand and gravel aquifer beneath the site has been impacted a contaminant, trichloroethene (TCE). A plume of TCE impacted groundwater has been observed across the north-eastern part of the site with the highest concentrations evident close to the north-eastern site boundary. The results of investigations indicate that the source is of limited mass and that the processes of natural attenuation are active within the down-gradient plume, the dechlorination processes are active. There is evidence of natural attenuation occurring.'

A 2020 Groundwater Monitoring Report undertaken by Golder Associates (Golder) at the former Schlötter site reported a south-southeast groundwater flow direction at the facility. There are 16 No. groundwater monitoring boreholes present, with reported depth to water ranging from 3.7m to 5.1m. Total depths of boreholes range from 4.6m to 15.3m. The reported contaminants of concern are TCE and its breakdown products (cis-1,2-dichloroethene and vinyl chloride). The northeast of the site is identified as the primary area of contamination. It is reported that there are no significant risks for off-site migration of impacted groundwater. The TCE source is attributed to the Newbridge Silverware facility, upgradient to the northeast. The 2020 Golder report concluded that long-term trends of a decrease in concentration of TCE and related breakdown compounds continues at the former Schlötter facility.

The EPA have stated in their licence surrender decision (January 2024) that the former Schlötter facility *'is not causing or likely to cause environmental pollution'*. Therefore, this historic facility, located downgradient of the site, is considered a low risk.

3.4 Neighbouring Sites

A summary of the recent planning history of neighbouring developments is provided in **Table 3-4**. The planning review confirms a recent history of commercial development surrounding the site. No particular risks are identified in terms of these recent or proposed developments.

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Table 3-4: Planning History

Site Name	Description
Lidl (Supermarket)	Construction of a new supermarket granted in 2019. Kildare County Council Ref. No. 191123. The proposed development comprises the demolition of an existing single storey commercial property.
Whitewater Shopping Centre	Construction of a mixed-use retail, commercial, residential, and leisure development, including car parking, access for pedestrians and vehicles, landscaping etc. Granted January 2003. Kildare County Council Ref. No. 021514.
Odeon Cinema	South extension granted in 2013. The Multiplex Cinema will connect with the existing Shopping Centre at first floor level. The development also includes related site development works and ancillary areas.
Extension to Newbridge Courtyard Shopping Centre	An Bord Pleanála granted an application for an extension to Newbridge Courtyard Shopping Centre. Project currently at appeals stage, ABP Case No. 300981.
Vacant lot - Newbridge Metal Products Factory	The former Newbridge Metal Products Factory, Athgarvan Road (vacant lot northwest to the site). Construction of a 5 to 6 storey mixed use development is proposed for this location. ABP has granted the development and the project is in the appeals phase. ABP Case No. 316145.

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4 SITE HISTORY

4.1 Historic Map Review

Historical mapping and aerial photographs for the site and immediate vicinity have been reviewed in order to establish the potential for environmental risks to be present. The historic maps and aerial images provided in Figure 4-1 have been taken from the GeoHive¹ online database (www.map.geohive.ie). The most recent aerial photography available is from GoogleEarth, dated March 2025.

The findings from the historic map review are presented in **Figure 4-1**.

Table 4-1: Historic Map Review

Date	Description
1837-1842	Based upon historical Ordnance Survey Ireland (OSi) 25-inch and 6-inch mapping, the site was undeveloped between 1837 and 1842, likely in agricultural use. To the north of the site Mortuary Hospital is depicted, with the rest of the site boundaries undeveloped.
1995	The Newbridge site is developed with the current workshop visible in the north of the site. Equipment storage is visible in the centre and east of the site. A building is also depicted in the west of the site, currently not in use. Surrounding lands have been developed significantly with industrial buildings to the south in Newbridge Industrial Estate established in the 1980's and a large industrial building to the west of the site's boundaries. Irish Ropes Ltd is situated to the north with large scale buildings depicted.
2000	The sites layout appears busier with an increase in equipment storage in the centre of the site. The salt storage area is also visible to the east of the site. The fuel storage tank areas identified as 10 and 11 on the site layout drawing also appear to be present. The Irish Ropes site and the industrial building to the west are still depicted, with further development to the south and east evident within Newbridge Industrial Estate.
2005	The sites layout again appears busier and disorganised, with no extra buildings, however storage has increased across the site with equipment and vehicles visible in all areas of the site. The Irish Ropes facility to the north has been demolished, with the site depicted as vacant. The western, southern, and eastern boundaries appear unchanged. A building has also been constructed to the northwest which is currently courtyard shopping centre.
2013	Based upon available aerial imagery, between 2005 and 2013, there are a number of alterations evident to the site, primarily to existing structures in the south-eastern portion. These include the addition of a structure/covered area, tanks, and storage areas for materials. The site layout appears similar to the present day. The car park has been developed further at the Sterling Pharma site adjacent to the north. Based upon available aerial imagery, between 2005 and 2013, there are several alterations evident. A car park has been constructed near the entrance of the site. The amount of equipment and vehicles on the sites premises has decreased significantly, with the above ground storage tanks still present near the site entrance. Whitewater Shopping centre has been developed to the north of the site. The industrial building to the west has been demolished and a Lidl accompanied by a parking lot has been constructed in its place.
2025	A further decrease in equipment storage is evident from mapping available between 2013 and 2025. The salt storage bay is evidently in disuse with no salt stored at the facility since 2024. The surrounding areas appear largely unchanged

The historical map review of the site indicates industrial use in the surrounding lands to the site from at minimum 1980's onward and furthermore that work commenced at the site from 1995 onward. Overall the historical map review indicates a potential environmental risk at the site in the form of ground contamination potentially from the fuel storage and activities at the site.

¹ GeoHive, GeoHive Map Viewer (2022) <<https://www.geohive.ie/>> [accessed 15th July 2024].

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

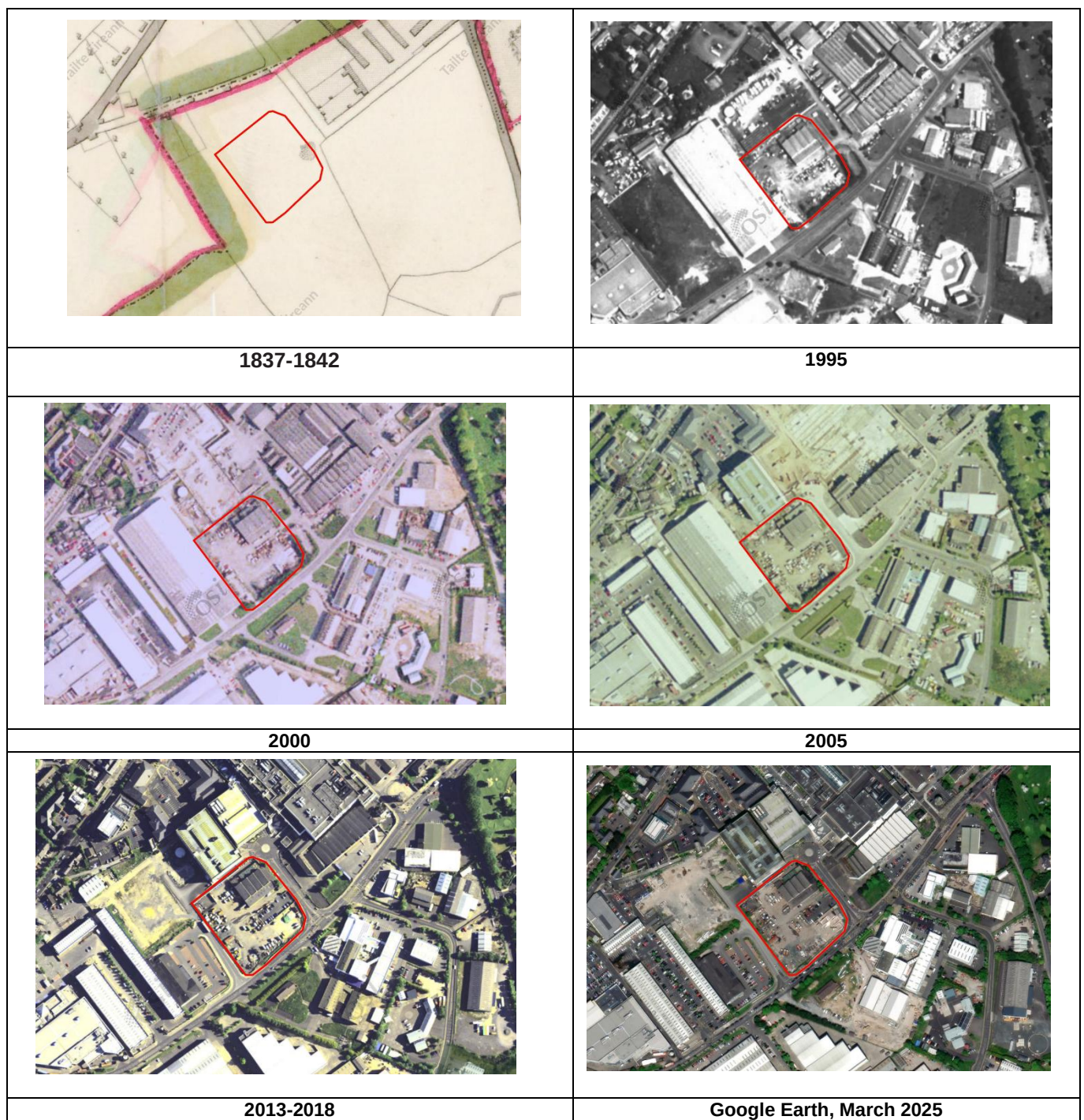


Figure 4-1 Historical Map Review

(Sources: GeoHive and Google Earth)

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

4.2 Historic Site Use

Historical site mapping indicates that a mortuary and hospital were located to the north of the northeastern boundary of the site in the early 20th century, but the site of the machinery yard was undeveloped. The site was first developed as Newbridge Water Works in 1905 this is said to have been an extension of the Newbridge Military Base. In 1933 the site closed, and Irish Ropes took control of the facility until 1960. The site has been in operation by the local authority since the late 1960s for storage and maintenance of equipment.

Historical maps indicate that a mortuary and hospital were located to the north of the site in the early 20th century. To the northeast of the site exists an area which was once Irish Ropes established in 1933, a large factory which produced rope and twine, in 1933 the land was described as a disused military base. Since 1960 the site has been operated by the local authority, primarily for equipment and vehicle storage and maintenance, and as a salt storage depot. The southeastern section of the site, currently designated as a grit/salt storage area.

Two No. underground storage tanks (UST) previously used for petrol storage were reported by KCC to have been decommissioned and filled with concrete in approximately 2012. The size, layout and integrity of these tanks is unknown. No records were provided confirming decommissioning.

Overall, it was established from the historical information identified for the site that activities have been commenced from the 1960s. A particular risk is posed from the storage of petrol and fuels at the site. The volume of products stored at the site was not established in this review.

The details of the existing storage tanks at the site are outlined in **Section 5.2.2** and are further detailed in **Appendix A**.

4.3 Previous Site Assessments

An RPS report, *Phase 1 Environmental Due Diligence* (Ref: MDE1200Rp0001), dated 9th January 2015, was also used to inform this report. This report identified a number of structures at the site including a workshop, stores, offices, welfare facilities, car park, truck wash, fuel storage, general storage and 5 No. aboveground fuel tanks. In addition, one bitumen tank was identified to the south of the site around which was deemed to have “high probability” for ground contamination. This report also concluded that asbestos was confirmed to be a known liability on the site and an asbestos survey included in this report identified within the workshop roof and guttering and a number of smaller building elements.

An Atkins report *Existing Site Assessment* (Ref: 5141643DG001), dated 7th July 2015, was also utilized in the preparation of this report. According to the 2015 Atkins report there is a general slope across the site from east to west which whilst useful for some aspects of a maintenance depot (batching, drainage), is not preferred for some facilities (loading, buildings). However, there is very little detail with regards the site drainage. A CCTV drainage survey, topographic survey, and utility trace are recommended, in addition to a ground investigation (GI) at the site.

Atkins reported that the surface water drainage system on-site is currently inadequate to manage runoff effectively, leading to significant issues with ponding and water quality. The site currently has a limited number of drainage gullies, which is insufficient for effectively managing the large areas that require drainage. Consequently, low-lying areas experience ponding, particularly during heavy rainfall, despite the site's overall slope.

Several historic GI have been conducted in the vicinity of the site. Arup² (2003) advanced 8 No. boreholes, and 27 No. trial pits as part of the Newbridge Town Center Development. Borehole logs indicate Made Ground from 0.0 to 0.9m, with red/brown sandy gravelly CLAY from 0.9 to 11.5m, with layers

² IGSL Contract No. 8996, Newbridge Town Centre Development, Arup Consulting Engineers (2003).

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

of dense grey/brown GRAVEL up to 16m. Soil and groundwater sampling reported elevated concentrations for hydrocarbons including diesel range organics (DRO) and polycyclic aromatic hydrocarbons (PAH).

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

5 SITE DESCRIPTION AND PROCESSES

5.1 Site Layout

The site is currently occupied by Kildare County Council, the operations at which are described as machinery and salt storage yard. Table 5-1 details the main activities undertaken at the site as well as their location. The site audit questionnaire is included as **Appendix A** and the site audit photographic log is included as **Appendix B**.

Table 5-1: Site Activity by Area No.

Area No.	Description/Main Activity	Notes
1	External Compound	Located to the northwest of the yard
2	40' Container Storage	Located northwest of the yard, used for equipment storage.
3	Respray Area	Historic paint spray area on North side of workshop. No current solvent storage.
4	Water Services Storage	Located to the north of the yard adjacent to Irish water offices. Small storage area for Irish water.
5	Irish Water Offices	Located north of the yard. Irish water occupied office space and small yard area
6	Workshop	Located northeast of yard. Historic use as a vehicle and equipment maintenance workshop since the 1960's. Present day workshop is largely empty and in process of decommissioning.
7	Offices and Kitchen	Connected to the workshop, linear layout and adjoins the main workshop area. Several offices, an archive room, toilets and a tea station are present in this building.
8	Internal Small Storage	Storage area connected to workshop, currently in use for storage of old equipment.
9	Access Point	The access point is located east of the yard, with a carpark located to the south.
10	Fuel Storage	A 1,200-litre aboveground storage tank (AST) containing heating oil is located to the east of the yard, just inside the entrance gate. The tank is in good condition but is unbunded.
11	Fuel Storage	Three steel aboveground storage tanks (ASTs) two diesel and one green diesel are located inside the entrance gate. The tank farm is in poor condition with no bunds, staining present, no interceptors, and no protective measures. Pumps and tubing are exposed at ground level.
12	Salt Storage Area	Located east of the yard previously used as a bulk road salt storage area. No salt stored at the site since September 2024. Directly behind this area is 2 No. portacabin offices previously used by staff.
13	Unused Building	Located to the west of the yard, once used as a storage shed for construction material and road sweeping equipment

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

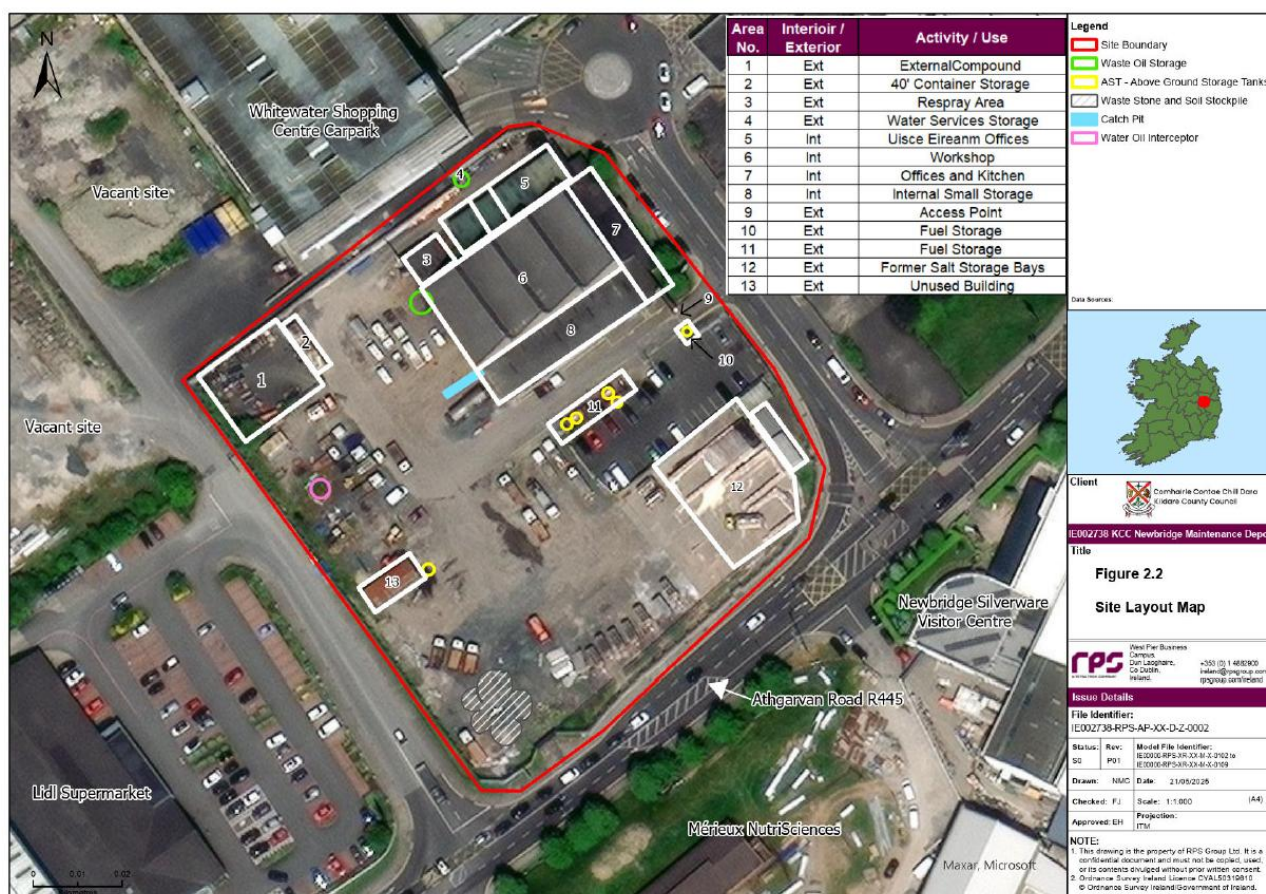


Figure 5-1: Site Layout Aerial Image

5.1.1 Site Operations

5.1.1.1 Chemical and Hazardous Materials Storage

Several fuel storage containers, including those for vehicle diesel, heating diesel, and petrol, are located throughout the site but lack proper bunding and are unprotected from collisions. Additionally, the area around the oil tanks and pump shows signs of contamination, specifically staining with no nearby spill kits or emergency response facilities available.

Confirmation of the chemical and hazardous materials storage at the site were confirmed during the site audit as detailed in **Section 5.2.2**.

5.1.2 Water Management

The drainage network drawings (process, foul sewer, and stormwater) are included as **Appendix C**.

5.1.2.1 Wastewater Management

There are no water treatment processes undertaken on this site.

Foul and wastewater at the site is directed to a public Uisce Éireann foul sewer network located off the south-western corner of the site.

5.1.2.2 Stormwater Runoff

Stormwater on site primarily drains west and southwest via sheet flow. A catch-pit, located in Area 8/ west of the workshop building, directs stormwater westwards to an oil/ water interceptor.

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The onsite oil/water interceptor, located in the western portion of the site directs runoff water towards the southwest corner beneath a site gate, flowing to the Athgarvan Road (bounding the southern site boundary) which discharges to public storm drains. (Uisce Eireann).

5.1.2.3 Water Supply

Water is supplied by public Uisce Eireann mains supply.

5.1.2.4 Air Emissions

Air emissions on site are not monitored.

There is a potential for dust to be generated from the large hardstanding area and former salt storage area.

5.1.2.5 Noise

Noise emissions on site are not monitored.

5.2 Site Audit

A site audit to assess the current conditions of the site structures and features was carried out by RPS on the 7th of May 2025.

RPS staff were accompanied by experienced Kildare County Council representatives knowledgeable in relation to the site history, layout, and operations. Information relating to the site's operations and environmental compliance were provided to RPS and a client questionnaire was completed (**Appendix A**).

A photographic record from the site audit is included as **Appendix B**.

The site layout area ID numbers, referred to throughout this report are provided on **Figure 5-1**.

5.2.1 Observed Ground Conditions

The ground surface at the site was observed to include:

- Poured concrete floor surfaces underlying the workshop building;
- Tarmac at ground surface underlying the carparking area in the eastern portion of the site;
- Concrete at ground surface in the former salt storage area and wash-down area; and
- Unbound gravel across exterior yard areas.

The site audit confirmed the presence of oil and fuel tanks located at the site as outlined in **Table 5-2**. One no. heating oil tank, located west of the entrance gate was confirmed to be in good condition, while 3 No. tanks identified in the tank farm area were observed in poor condition, unbunded and with staining observed at ground surface indicating the possibility of contamination. Observed ground conditions are further illustrated in photographic log included in **Appendix B**.

No interceptor drains were observed around ASTs and no nearby spill kits or emergency response facilities were identified available adjacent to tanks and storage areas during the site audit.

The salt storage area is external and relies on a tarpaulin to prevent salt being washed away.

The drainage network on site appears to have a limited number of drainage gullies.

Overall, the observed ground conditions indicates the potential for existing ground contamination and drainage management at the site.

Stockpiles of waste material including soil, stone, aggregate and concrete was observed in the south-western portion of the external yard at the site.

Two (2 No.) waste heating oil tanks were identified outside the western side of the workshop building.

Approximately thirty (30 No.) 20 Litre waste drums (previously for oil, coolant and hydraulic oil) were identified outside the western side of the workshop building.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

No invasive species were observed at the site at the time of the site audit.

5.2.2 Hazardous Materials Storage

The presence of hydrocarbon products were confirmed at the site at the time of the site audit on the 7th May 2025 and are detailed in **Table 5-2**.

Table 5-2: Summary of Fuel Storage Tanks

Product	Volume (Litre)	Tank Type	Construction	Site Location	Bunding	Condition
Heating oil	1,200	1 No. AST	Plastic	Left side entrance	No	Good
Petrol	Unknown	1 No. UST	Unknown	Adjacent to tank farm circa 20m south-west of main entrance gate.	N/A	Unknown
Diesel	5,000	1 No. AST	Steel	Tank farm inside entrance gate	No	Poor. Staining present. No Interceptor or protection present. Pump and tubing exposed at Ground level.
Diesel	5,000	1 No. AST	Steel	Tank farm inside entrance gate	No	Poor. Staining present. No Interceptor or protection present. Pump and tubing exposed at Ground level.
Green Diesel	5,000	1 No. AST	Steel	Tank farm inside entrance gate	No	Poor. Staining present. No Interceptor or protection present. Pump and tubing exposed at Ground level.
Diesel	4,500	1 No. AST/ rectangular steel tank	Steel	Tank farm inside entrance gate	No	Removed during Audit
Diesel	5,000	1 No. AST	FRP	Tank farm inside entrance gate	No	Removed during Audit
Heating Oil	1,200	1 No. AST	Plastic	Area 4 exterior yard	No	Plastic tank. No bund. On concrete blocks.
Diesel	1,200	1 No. AST	FRP	Adjacent to storage shed, west side of yard	No	No bund.

Notes:

AST - Aboveground storage tank

UST - Underground storage tank

FRP - Fibreglass Reinforced Plastics

In addition to the above listed materials, the following hydrocarbon sources were observed at the site in limited quantities as detailed in **Table 5-3**.

Table 5-3: Additional materials summary

Source Description	Location
2 No. oil dispensers	Inside workshop building
Unknown oil – possibly lubricating oil	
3 No. Hydraulic vehicle lift	Inside workshop building

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Source Description	Location
3 No. infilled inspection pits*	Inside workshop building
2 No. 110kV transformers	Inside workshop building

Notes:

* - Information provided by the client indicates that inspection pits were infilled 20 years prior to the time of the site audit.

In addition to the above listed materials, the following potentially hazardous materials were observed at the site in limited quantities:

- Substances incidental to the maintenance of production equipment (lubrication oils, grease, cleaning sprays);
- Substances incidental to maintenance works and construction projects (paints, oils, grease, cleaning solvents);
- Substances incidental to day-to-day cleaning activities (bleach);
- Substances incidental to gardening and weed control (herbicides); and,
- Substances incidental to pest control (pesticides).

The presence of a large unbunded bitumen tank which had been operational for over 20 years was previously reported at the site however, it was not observed to be present at the time of the site audit.

No mains gas is used at the site and no bulk storage of gas takes place at the site however, limited quantities are stored at the site in cylinder tanks within the workshop building.

5.2.3 Accidental Release and Bunding

Bunding was not confirmed for the storage of hydrocarbon products at the site and furthermore, it was observed that storage tanks including the diesel tank farm (south of the workshop building) and ASTs located adjacent to the storage shed in the western portion of the site and exterior yard in the northern portion of the site, while elevated were underlain by unbound gravel hardstanding.

Staining was observed beneath aboveground storage tanks.

The evidence of lack of proper bunding and hardstanding increases the risk of potential contamination.

Locations of fuel tanks (AST and UST) and storage of hazardous materials are identified in Table 5-2.

5.2.4 Drainage

No open drains or ditches were observed on the site. The drainage network on site appears to have a limited number of drainage gullies and no interceptor gullies were observed in the vicinity of aboveground storage tanks.

The drainage as detailed in Section 5.1.2 was confirmed at the site.

5.2.5 Infrastructure and Structures

A number of structures were observed during the site audit. These included the following:

Table 5-4: Site Structures and Infrastructure Summary

Structure/ Infrastructure feature	Status / Condition at time of site audit
External Compound (Area 1)	• Used for access to operational areas only • Staining observed on ground surface
40' Container Storage (Area 2)	• In use for equipment storage
Respray Area (Area 3)	• Non-operational • No current solvent storage observed • No active licences available
Water Services Storage (Area 4)	• Reserved for use by Uisce Éireann but not occupied at time of site audit
Uisce Éireann Offices (Area 5)	• Operational- occupied by Uisce Éireann • Evidence of damp and mould in several offices.

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Structure/ Infrastructure feature	Status / Condition at time of site audit
Workshop Building (Area 6)	- Potential ACM in flooring and drop ceiling roof tiles. - Non-operational - Infilled vehicle inspection pits observed within workshop - Storage of oil dispensers - Hydraulic vehicle lifts 1 No. ground level oil-fired boiler in good condition 2 No. old style 110kV transformers in good condition - Large circuit board identified in good condition 1 No. interceptor drain observed in workshop- outflow unconfirmed 1 No. catch pit on west side of workshop- identified as historic washdown area 1 No. general waste skip
Offices and Kitchen (Area 7)	Non-operational
Internal Small Storage (Area 8)	Storage of small quantities of materials in small storage area
Access Point (Area 9)	Used for access to operational areas only
Fuel Storage (Area 10)	Non-operational
Fuel Storage (Area 11)	Non-operational
Former salt Storage Bays (Area 12)	- Non-operational - Client confirms no salt has been stored at the site since September 2024 1 No. interceptor drain in this area
Unused Building (Area 13)	Non-operational

Oils, fuels and chemicals storage details are detailed in Section 5.1.1.1.

5.2.6 Hazard Identification

The site presents multiple hazards related to environmental contamination and structural integrity.

Key risks include the presence of un-bunded above-ground fuel and oil tanks, storage of limited quantities of oil, gas and chemicals at the site as well as historical storage such as the bitumen storage tanks.

The absence of impermeable surfaces and bunding increases the likelihood of spills affecting the surrounding environment. Additionally, fuel storage containers are unprotected from collisions and do not have nearby spill kits or emergency response facilities, further exacerbating the risk.

The general condition of the buildings is poor, with insufficient maintenance and sealing, raising concerns about potential exposure to hazardous materials, including asbestos and PCBs. Overall, these factors necessitate immediate attention and remediation efforts to address the significant environmental hazards present at the site.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

6 ENVIRONMENTAL PERFORMANCE

6.1 Emissions

6.1.1 Treated Effluent

Effluent and wastewater is directed offsite to public Uisce Éireann owned sewer. There is no mention of any effluent treatment processes or systems currently in place.

6.1.2 Stormwater

Stormwater on site primarily drains west and southwest via sheet flow.

An interceptor stormwater drain runs east to west across the site centre, with runoff exiting at the southwest corner beneath a site gate, flowing to Athgarvan Road and connecting to public storm drains. (Uisce Eireann)

6.1.3 Air-Borne Emissions

There is no information available in the reports regarding airborne emissions from the site.

There is a potential for dust to be generated from the large hardstanding area and former salt storage area.

6.1.4 Noise

The reports do not address noise emissions from the site.

6.2 Resource Use

The following resources are required for the site's operation:

- Water – domestic water.
- Electricity – related site processes and supply to associated site buildings.
- Diesel Fuel - for refuelling machinery and vehicles.
- Heating Oil – used to supply fuel to heaters with boiler contained within main building.

6.2.1 Water Supply

Drinking water is supplied via mains supply from Uisce Éireann.

6.2.2 Electricity and Telecoms

Electricity is commercially supplied to the site.

Two No. 100kV transformers were observed within the workshop building in good condition.

The site has an ESB power phone and broadband connection

6.2.3 Diesel Fuel

The site contains several diesel fuel tanks that are primarily used for refuelling vehicles and equipment essential for operations.

The description of the diesel fuel tanks along with the approximate volumes retained at the site are detailed in Section 5.2.2.

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6.3 Bunding

The site currently lacks adequate bunding in several critical areas specifically, there is no bunding around the above-ground diesel fuel tanks located near the entrance and car park area, which poses a significant risk of spills entering the surrounding environment. .

6.4 Emergency Response

Accidental release or spillage of hazardous materials/chemicals to the surrounding environment is not being adequately prevented.

There are no bunds for any ASTs, and no spill kits were observed during the site audit.

Additionally, there are limited interceptor drains at the site and none observed around the ASTs.

No indication that an environmental management system has historically or presently been in place at the site.

6.5 Waste Management

The site operates a formal waste management system using approved suppliers for collection and disposal.

Waste material was observed about the grounds of the site which included:

- 1 No. general skip was identified within the workshop building which was observed with mixed waste (scrap metal, wood and cardboard).
- Waste oil drums and oil tanks were observed outside the western side of the workshop building.
- 1 No. stockpile of mixed waste material was observed in the south-western corner of the site.

6.6 Asbestos

Findings of the previous RPS asbestos survey of the site concluded that the site at Newbridge Machinery Yard had been identified as having asbestos as a known liability, particularly within the roof (approximately 1,400 m²) and guttering (around 100 m).

Other building elements, such as the boiler, electrical switch gear, and sink pads, were also reported likely to contain asbestos. Although the in-situ asbestos is currently in good condition and not disturbed, it still poses a potential risk.

6.7 Polychlorinated Biphenyls

According to previous reports, given the age of the building, there is a significant likelihood that some electrical switch gear may contain polychlorinated biphenyls (PCBs).

The site audit confirmed the presence of 2 No. old style 110kV transformers and as large circuit board which appeared to be in good condition but could potentially be a source of PCBs on site.

The potential presence of PCBs represents a high sensitivity liability.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

7 CONCLUSIONS

The Kildare County Council site located in Newbridge town, Co. Kildare is a machinery and salt storage yard which is located on a dated site. Built in the 1960s, it has not kept pace with modern standards, resulting in significant deficiencies in health, safety, and environmental compliance.

This report presents the findings of RPS review of the environmental performance of the facility and potential environmental and human health risks associated with historic and current operations, including potential for impacts from neighbouring sites.

7.1 Environmental Risk

In consideration of the overall level of risk posed by the current and historic operations at the facility, an examination of the broad source-pathway-receptor (S-P-R) linkages from the site have been examined.

A summary of environmental risk and a justification for the risk score is detailed in **Table 7-1**.

Table 7-1: Environmental Risk Summary

Potential Risk	Risk Score	Justification
Hazardous Materials Storage	Moderate	A wide range of identified hazardous products were identified across the site. No bunding was observed for the storage tanks observed at the site. Evidence of ground contamination from stored products was observed in the form of staining. Due to the volume of hazardous materials in storage at the site and the condition of the AST and UST the overall risk to the receiving environment is considered to be Moderate.
Ground Contamination (Soils, Groundwater, Ground Gas)	Moderate	No ground investigations have been carried out at the site. Evidence of accidental spill or release of hydrocarbons was observed at the site which poses potential risk to the receiving soils and shallow aquifer. Based upon the site's history, location, and current operations the risk of significant ground contamination (impacts to soils, groundwater resources and presence of ground gas) is considered Moderate.
Human Health	Low	The site is located in Newbridge Town Centre which has a medium population density. In terms of human health, the site in its current condition represents a Low risk to the surrounding population.
Resource Use	Low	The site adds a relatively Low demand on the available underlying water resource and is used primarily onsite for domestic use in the main office building. Electricity use is also considered Low.
Emissions to Air	Low	There are no regulated air emissions at the site therefore related risks are considered Low.
Emissions to Surface Water	Moderate	Stormwater runoff is in part collected and directed to a oil-water interceptor, prior to discharge to sewer. Sheet flow across the majority of the site flows to storm drains on the public road. There are poor drainage controls in place and the overall risk is therefore considered Moderate.
Biodiversity (Protected Habitats / Species)	Low	The location of the site is up-gradient of the identified Pollardstown Fen SAC and Pollardstown Fen pNHA. There is no direct hydrologic connectivity from the site to these protected habitats. The overall risk is considered Low.
Noise	Low	There are no regulated noise emissions at the site therefore related risks are considered Low.
Invasive Alien Plant Species	Low	Invasive plant species were not observed on the site by RPS during the site audit on the 7 th May 2025.
Overall Risk Profile	Moderate	

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

The receiving natural environment has a relatively low sensitivity, with designated protected habitats (SAC and pNHAs) located downgradient of the site, but with no direct hydrological connection or pathway from the site. However, there is potential for indirect pathways to be present via the stormwater drainage network, via sheet flow from the site, and via groundwater flow paths.

Based on review of the site operations, the potential for direct pathways, and the sensitivity of the receiving environment, it is concluded that the site poses a **Moderate** risk to the environment and human health.

Numerous data gaps relating to the structures present on the site, the condition of fuel storage tanks, the existing ground conditions, and the existing drainage infrastructure were identified during the assessment and these are addressed in the recommendations.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

8 RECOMMENDATIONS

Following the site audit, numerous data gaps were identified in terms of the nature and condition of potential environmental impacts at the site. In order to address these data gaps, and provide confidence in terms of potential environmental liability the following investigations and surveys are recommended.

Phase 2 Geo-Environmental Site Assessment

An overall **Moderate** risk was identified for the site during this Phase 1 Environmental Site Assessment. Evidence of ground contamination was observed at the site however, no data is provided in regards the underlying soil and water quality as well as the potential for ground gases at the site.

It is recommended that a suitably qualified geo-environmental professional scope and undertake intrusive ground investigation at the site to establish the nature and extent of potential impacts to soils and subsoils, shallow groundwater aquifer, and to determine the potential risks from soil gas. A conceptual site model (CSM) should be developed for the site and a Generic Quantitative Risk Assessment (GQRA) undertaken.

Additional Surveys

In combination with the Phase 2 Geo-Environmental Site Assessment the following surveys are recommended:

- A geophysical survey to focus upon location of UST and historic sub-grade pits.
- An asbestos survey and risk register including analysis and quantification of suspect asbestos containing materials (ACM) from site structures.
- A CCTV drainage survey and utility trace to identify extent and condition of all subsurface infrastructure.
- A full site topographic survey including UAV aerial photography and interior building elements.
- Ecology survey including an invasive alien plant species survey.



Appendix A Site Audit Questionnaire

Environmental Site Audit - Checklist and Questionnaire

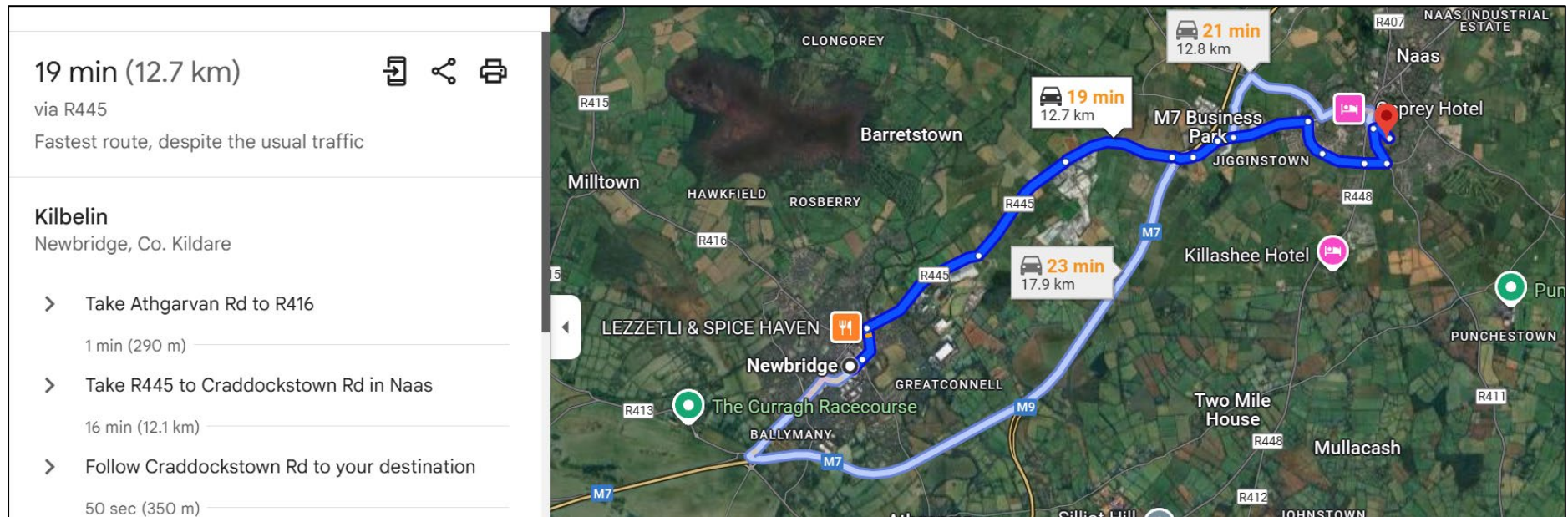
RPS Project No.: 631-IE002738

Audit Date	07/05/2025	
Site Address	Athgarvan Road, Newbridge, Co. Kildare.	
Eircode	W12 HK27	
RPS Staff	Eoin Hurst	Oisin Gill
Tel / Mobile		--
Role	Associate Engineer	Project Scientist
Client Details		
Client Contact	Triona Casey	Ken Hall
Role	Executive Engineer, Transport, Mobility and Open Spaces, Kildare County Council	Maintenance Manager, Roads Department, Kildare County Council
Telephone		--
Mobile	--	
Email	<u> </u>	<u> </u>
Health and Safety		
RPS SSWs Signed	Yes	
Emergency Route Map	Yes – see next page	
First Aid Kit	Yes	
Client / Site Inductions	Yes	
Lone Worker Check-in	n/a	

Environmental Site Audit - Checklist and Questionnaire

RPS Project No.: 631-IE002738

EMERGENCY - HOSPITAL ROUTE PLAN



In Case of Emergency: Call 999 or 112

Hospital Address: Emergency Department, Naas General Hospital, Craddockstown Rd., Naas, Co. Kildare.

Hospital Phone: 045 949 500

Environmental Site Audit - Checklist and Questionnaire

RPS Project No.: 631-IE002738

Environmental Management	Detail / Notes / Comments
Business Introduction Operational Processes SIC Codes Years of Operation Previous Company Owner / Operators	Original use as 'Newbridge Waterworks' from 1905. Secondary use as a 'ropes manufacturing facility'. Historic use as a vehicle and equipment maintenance workshop since the 1960's to current day. Used as storage yard (vehicles and equipment including heavy machinery), bulk road salt storage (local authority winter maintenance), and large workshop building with offices, canteen, bathrooms. At time of site audit the site is no longer in use for maintenance and the workshop is largely empty and in the process of decommissioning. No salt stored at this facility since Sept 2024. Portion of site used by Uisce Eireann – offices, canteen and storage yard on northeast of site. Site is not licensed by the EPA, no emissions limits. No active processes generating emissions. Only emissions from the site are foul sewer from bathrooms/canteen, and stormwater runoff. No emissions to air, apart from an oil-fired boiler for heating and hot water.
Site Boundary Confirmed	Yes – client provided boundary drawing. Clearly defined by site palisade fencing. Site secure. Site area approx. 11,600m² / 1.16 hectares.

Environmental Site Audit - Checklist and Questionnaire

RPS Project No.: 631-IE002738

Environmental Management	Detail / Notes / Comments
Building Description / Details	Main building consists of workshop and offices on east side of site. No change in building construction or footprint since previous assessment in 2015. All single storey buildings. Offices: Uisce Eireann and Kildare CoCo. Concrete block construction, mass concrete roofing slab, with felt roofing shingles. Carpet / linoleum / laminated wood flooring, painted concrete block + plaster walls, drop ceiling tiles or wooden panel ceiling, fluorescent lighting, double-glazed PVC windows, oil-fired central heating (radiators). Evidence of damp and mould in several offices. Tiled flooring in bathrooms. Potential for ACM in flooring and drop ceiling roof tiles. Workshop / Stores: Concrete flooring, change in level ~0.5m step drop east to west, old workshop machinery including bench lathes and drills have been removed from concrete base. Oil staining on ground observed in several areas within workshop. Fluorescent lighting throughout. Concrete columns and concrete block walls. Workshop has steel-framed corrugated asbestos sheet roof. Addition to workshop (25yr's ago) has corrugated aluminium + plastic sheet roofing. Storage Shed: at west side of yard, block construction, corrugated aluminium sheet roof, used to store road sweeping equipment. Shipping Container: 40-foot shipping container at northwest of yard, used for equipment storage. 2 No. Portacabin Offices: Located at western site boundary, west side of former salt storage area. Not in use. Previous staff offices. Appear in good condition from exterior. Interior not inspected.

Environmental Site Audit - Checklist and Questionnaire

RPS Project No.: 631-IE002738

Environmental Management	Detail / Notes / Comments
Internal Processes and External Activities	No active processes (internal or external) currently on the site. No active maintenance works as site is in a decommissioning phase. Site is largely in use as storage of old equipment, a small number of vehicles (trucks, vans, road sweepers), and small quantities of materials (road signs, road barriers, aggregates – gravel/stone/sand, PVC water piping). Emissions are only via foul sewer (offices/canteen/bathroom) and stormwater runoff (sheet flow) across external yard.
Client Contacts, Roles, Years of Tenure	See cover page. Triona Casey and Ken Hall of Kildare County Council are the site contacts.
Annual Turnover (if required)	n/a
Staff Numbers / Shifts Times of Operation / Planning Restrictions	Maintenance Depot open to staff from 8am to 6pm, Mon-Fri. Office hours are the same. Full time staff approx. 6 No. on-site. No known planning restrictions.
Site History, Previous Owners	First in use as Newbridge Waterworks, from 1905 to c.1933. Second use as Irish Ropes manufacturing facility from circa 1933 to 1960. In use by Kildare County Council from 1960 to 2025 (present day) as roads maintenance workshop (vehicles, heavy machinery, equipment), offices and depot/storage yard.

Environmental Site Audit - Checklist and Questionnaire

RPS Project No.: 631-IE002738

Environmental Management	Detail / Notes / Comments
Site Utilities (Gas, Elec, Water [Foul Sewer, Mains Supply, Stormwater], Telecoms, Oil Storage, Steam, Wastewater, CHP units, cross boundary pipelines (septics, mains, filter media treatment, soakaways, pits, sumps).	Mains water – supplied by public Uisce Eireann mains supply. Stormwater – site drains to west and southwest via sheet flow. Interceptor stormwater drain runs east to west across centre of site. Runoff appears to exit the site at the southwest corner – flowing under a site gate to the Athgarvan Rd, and to storm drains in the public road. There have been reported issues with runoff here from Kildare CoCo. No site drainage maps or utility plans were provided. Open grate catch pit adjacent to west of workshop – flows to petrol interceptor located at west of site. Foul sewer - Connected to UE foul sewer network. Gas – No confirmed gas mains on the site. Heating – Oil-fired heating system, boiler contained within main building. Old style system. Wastewater treatment – none on-site. 3 No. in-filled pits within workshop identified. These were old vehicle inspection pits. In-filled with gravel/stone/concrete. Telecoms – site has ESB power/phone and a broadband connection.

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Environmental Management	Detail / Notes / Comments
Back-up generators and fuel storage (diesel/petrol/heavy oil/natural gas/other)	No back-up generators observed. Fuel Storage Tanks: 1 No. Aboveground Storage Tank (AST) – Heating Oil – c.1,200 litre – left side entrance gate – no bund – good condition. 1 No. Underground Storage Tank (UST) - Petrol – Unknown Size – Decommissioned in-situ – disused, unknown condition - located adjacent to tank farm circa 20m SW main entrance gate. 3 No. AST – 2 No. Diesel + 1 No. Green Diesel – c.5,000 litre – steel tanks -tank farm inside entrance gate – no bunds, poor condition, staining, no interceptors, no protection. Pump and tubing exposed at GL. 1 No. AST – diesel – rectangular steel tank – tank farm - removed during audit, c.4,500 litre. 1 No. AST – diesel – FRP upright cylinder tank - tank farm - removed during audit, c. 5,000 litre. 1 No. AST – heating oil – c.1,200 litre - Area 4 UE exterior yard – plastic tank, no bund, on concrete blocks. 1 No. AST – diesel – FRP Rectangular tank – adjacent to storage shed, west side of yard - 1,200 litre – no bund. NO BUNDS ON ANY TANKS. Other Hydrocarbon Sources: 2 No. oil dispensers in workshop building (lubricating oils? Unknown). 3 No. hydraulic vehicle lifts in workshop. 3 No. inspection pits infilled 20yrs ago – in workshop. 2 No. old style 110kV transformers in workshop.
Heating and cooling equipment (boilers/condensers/heat pumps, roof or ground mounted)	1 No. ground level oil-fired boiler – good condition. Workshop building.

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Environmental Management	Detail / Notes / Comments
Other key site infrastructure – Electrical sub-stations, transformers, cellars, in-ground structures, over-head pylons / cables.	2 No. 100kV transformers in workshop. Space heating fan for workshop. Large old-style circuit board in workshops, still in good condition but potential fire hazard. 3 No. infilled inspection pits in workshop. 1 No. exterior catch pit in wash-down area.
Site Water Abstractions / Water Use / Wells	No water abstraction – mains supply. No information re water use – likely low demand for offices/toilets only. No wells on-site.
Site Lease / Ownership Details & Key Date Changes / Length of Ownership – evidence of pre-existing conditions	Site owned and operated by Kildare CoCo from c.1960.
Other businesses on-site / sub-leases / clause arrangements for environmental liability.	Uisce Eireann offices on northern side of main building. Also UE ext. storage yard. Site all historically owned by the Council. No UE processes.
Adjacent Properties – North / South / East / West	North = Whitewater Shopping Centre / multistorey car parks / vacant site to northwest. South = Athgarvan Rd, with commercial developments beyond. East = Newbridge Shopping Centre / Odeon Cinema / Mr. Price, with commercial development beyond. West = Vacant site to northwest, Lidl to west, commercial beyond.

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Environmental Management	Detail / Notes / Comments
Adjacent property use, owner/operator	As per above. Commercial properties in the main.
Site Layout Plans	No layout or building plans provided by client. Site layout figure to be included in report.
Site Drainage Plan – Foul and Surface Water /OW Separators	No site drainage plan available. No CCTV or surveys available. Site connected to local municipal foul sewer network. 3 no. foul sewer manhole covers on SW corner of site, partially exposed via historic excavation. Site drains via sheet flow to southwest corner. One interceptor drain in workshop – outflow unconfirmed. 1 No. catch pit on west side of workshop – washdown area. Drains to O/W interceptor on west of site. 1 No. interceptor drain on former salt storage area.
Site Flooding History / Site Flood Protection Measures	No history of flooding. Kildare staff reported runoff from site to Athgarvan Rd (southwest) has impacted traffic in past. No mitigation measures observed.

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Environmental Management	Detail / Notes / Comments
Asbestos Survey / Management Plan / Evidence of Removal and Key Dates (if required)	Asbestos visual survey undertaken in 2015. Nothing since then. No samples analysed at this time. Workshop building has known asbestos corrugated sheet roof. Other potential sources of ACM include: - Drop ceiling tiles, laminate floor mastics, boiler piping insulation. - Asbestos a significant issue for demolition.
Previous Ground Investigations / Site Investigations / 3 rd Party Environmental Audit Reports	Two previous site assessments undertaken in 2015 by RPS and Atkins. No ground investigations have been carried out. Kildare staff reported that GI data likely available from construction of adjacent sites – e.g., Whitewater Shopping Centre + Lidl Supermarket. Geophysics likely required to determine size/depth of pits and UTS.
Environmental Responsibility / Management – Organogram / Lead Roles	Kildare CoCo Roads / Transport Dept. No details re Environmental Management System. Site condition indicative of historic ad-hoc management.

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Environmental Management	Detail / Notes / Comments
Environmental Management Systems – Policy, Aspects-Impacts, Legal Reg, Objectives –Targets, Controls, Procedures, Env Risk Assessments for High Risk Activities, Communications, Training, Review & Audit (int/ext). Corrective actions – list and actions / evidence of closure.	No details re EMS provided.
Budget for Environmental Matters – Outline Financial Provisions (if required)	n/a
Nuisance Matters – Official / Unofficial – Both on-site and off-site disputes (light, dust, noise, traffic, odour).	Surface water runoff from the site – potential negative impacts to adjacent Athgarvan Rd. No noise. Potential for dust from large area of hardstanding / former salt storage area. No traffic impacts. No odour.
Recorded Pollution Events / Spills / Incidents – known on-site and off-site.	No known or reported pollution events.

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Environmental Management	Detail / Notes / Comments
Bunds / Spill Kits / Release Prevention and Control measures	No bunds for any ASTs observed. No spill kits observed. Waste oil drums not stored on spill trays, not labelled, ad-hoc storage. No interceptor drains around ASTs or refuelling areas.
Env Prosecutions, Enforcements, Warnings, Notices	None reported.
Known Fires – On-site / off-site – dates	None reported.

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Environmental Management	Detail / Notes / Comments
Known Fly-tipping / Env Vandalism	None observed or reported. KCC staff reported historic break-ins prior to security upgrade (new palisade fencing).
Licences, Consents and Permits – Environmental – Process	Not a licenced facility. No known or reported env. permits. No active processes observed which may require licence – apart from fuel storage.
Licences, Consents & Permits – Water discharge – Trade Effluent / Controlled Waters	No trade effluent or discharge consents. One no. oil-water interceptor on west side of site.

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Environmental Management	Detail / Notes / Comments
Licences, Consents & Permits – Waste – Carriers, Process, Duty of Care, Appropriate Classification & Waste Hierarchy, Treatment – Shredding/Baling & Exemptions. Haz & Non Haz	- 1 No. general waste skip in workshop. Mixed waste. Old scrap metal / wood / cardboard. - Stockpile of waste soil / stone / aggregate / concrete at southwest of site. - 2 No. waste (empty?) heating oil tanks (west side workshop Ext) - C. 30 No. 20-litre waste oil drums / coolant / hydraulic oil (west side workshop Ext) - Sodium Hypochlorite 15% sol. - Empty 20L drums in Ext storage yard, NW site, CAS No. 7681-52-9. Used in water purification and disinfection processes. Not covered or banded.
Licences, Consents & Permits – Air – Spray booths, Solvent Qty, Solvent Plans – Evidence of Calculations	Historic paint spray area on North side of workshop. No current solvent storage observed. No licences etc.
Registers – Producer Responsibility – Packaging Waste Volume Calcs >£50T and >£2m t/o	Check fuel storage requirements – likely sub-threshold at current levels.

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Environmental Management	Detail / Notes / Comments
Registers – PCBs	2 No. small old-style transformers – wall mounted inside workshop building. Appear in good condition. Site historic use for storage of equipment and machinery with use of lubricants, paints, solvents etc likely to have residual levels of PCBs.
Registers – Ozone Depleting Substances & Chilling Demand / Refrigerant use & phase out	n/a
Registers – Radioactive Sources	n/a

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Environmental Management	Detail / Notes / Comments
Registers – COMAH or Hazardous Substance Consent	Fuel and low volumes of gas (cylinders of acetylene for welding) storage only.
Waste – types Hazardous and Non-Hazardous Volumes / Quantities / Contractors / Frequency Collection / Receptacle Types	See above – 1 No. waste skip, waste oil drums, waste heating oil tanks, waste soil/stone/aggregate/concrete.
Bulk Storage – Chemicals and Fuels / Oils	See above re fuel storage tanks – all current fuel storage is above ground. Diesel, Green Diesel, Heating oil.

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Environmental Management	Detail / Notes / Comments
Waste Electrical Equipment (WEEE)	No significant quantities observed.
Batteries	n/a
ROHS and metal levels / conformance	n/a

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Environmental Management	Detail / Notes / Comments
REACH – Establish chemical import levels MSDS/COSHH updated since 2008/9?	n/a
Materials Use– Stored Raw Materials – Quantities and areas of Storage & Condition / Signage	Site now largely decommissioned. Materials storage limited. Ad-hoc storage, not bunded or protected. No chemicals storage other than fuels/oils.

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Health and Safety	Detail / Notes / Comments
Company Outline – H&S Management, Committees, Culture, Systems, Responsibility & Roles – Evidence of Competence, Record Keeping	n/a
H&S Policy, Procedures, Risk Assessments, Safe Systems of Work, Training Certificates & Records	n/a
H&S Manual – coverage of areas	n/a

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Health and Safety	Detail / Notes / Comments
H&S Training – coverage of areas	n/a
First Aiders, Fire Wardens & Certification. Shift Coverage	n/a
Accident RIDDOR Records – Last 3 years. Documented improvement / key issues	n/a

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Health and Safety	Detail / Notes / Comments
Near Misses, Illness-Sickness and Absenteeism Rates, Staff Turnover	n/a
HSE Inspections, Audits, Enforcements, Notices, Complaints and H&S Claims – Internal Personnel and External	No known HSE complaints or reported incidents.
Certification / Testing: Lifting / Hydraulic Equipment	n/a

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Health and Safety	Detail / Notes / Comments
Certification / Testing: Air Filtration / Local Exhaust Ventilation (LEV)	n/a
Environmental Area Documents: Workplace risk assessments, safety with chemicals	n/a
Documents: Training records – for first aiders, inductions, fire wardens, H&S operatives, forklift drivers, manual handling, toolbox talks etc	n/a

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Health and Safety	Detail / Notes / Comments
Fire Drills – Last Held / Procedures	n/a
Flammable / Volatile Storage Areas – DSEAR required?	n/a
Transportation of goods – own vehicles or third party? Dangerous Goods?	n/a

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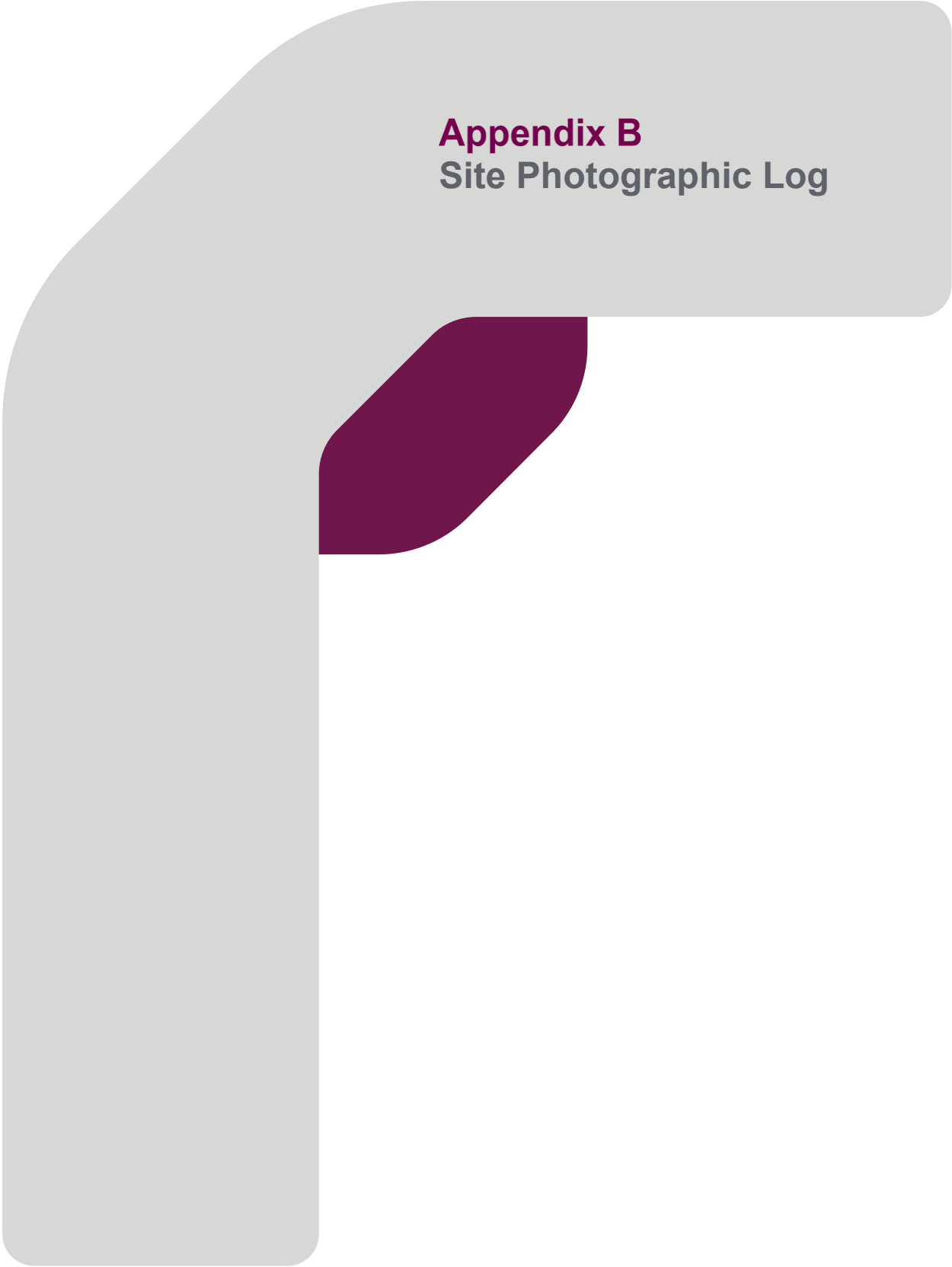
Health and Safety	Detail / Notes / Comments
Legionella assessment	n/a
Skin sensitisers	n/a
Radiation sources	n/a
ACM clearance, survey, management plan, evidence	No evidence of ACM mgmt. plan. Will be required for demolition stage.



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Health and Safety	Detail / Notes / Comments
Previous H&S Audit reports	See 2015 reports by Atkins and RPS.

A large, light grey L-shaped graphic with rounded corners. A smaller, maroon-colored shape with rounded corners is positioned within the inner corner of the L-shape, partially overlapping the grey area.

Appendix B

Site Photographic Log

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Site Photographic Log



Image 1: View of central, south and western areas of the site, from northern boundary, facing south. Workshop building visible on left, Athgarvan road visible in



Image 2: View of western portion of site, from northern boundary, facing south. External storage yard and vehicle storage visible on right, commercial property beyond.



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Image 3: View of main workshop building at northeast of site, from northern boundary, facing southeast. External Water Dept. storage yard visible in foreground.



Image 4: View of west of main workshop building, from northern boundary, facing southeast. Waste oil tanks and drums visible in foreground.



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Image 5: View of vacant properties adjacent to the northwest of the site, from northern boundary, facing west. Newbridge Retail Park visible in background.



Image 6: View of main site entrance gate via Athgarvan Road. High security palisade site boundary fencing visible.



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Image 7: View of historical 'Newbridge Waterworks 1905' signage at site entrance.



Image 8: View of southeast of workshop building, from entrance road, facing northwest. Concrete block wall construction and sawtooth corrugated roofing visible.



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Image 9: View of heating oil aboveground storage tank (AST) adjacent to main site entrance gate, approx. 1,200-litre volume, steel construction.



Image 10: View of southeast of workshop building with 3 No. aboveground storage tanks and fuel pump visible. Tanks each approx. 5,000-litre, 2 No. diesel (right), 1 No. green diesel.



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Image 11: View of 2 No. diesel AST (5,000-litre approx) south of workshop building, facing west. Tanks of steel construction, un-bunded, un-protected, ground staining evident.



Image 12: View of green diesel AST (5,000-litre approx.) located south of workshop, facing west. Concrete plinth visible at base, un-bunded, ground staining observed.

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Image 13: View of green diesel AST and concrete block tank plinth south of workshop, facing south. 1 No. 4,500-litre approx. AST (diesel) removed from plinth during audit.



Image 14: View of 1 No. 1,200-litre approx. AST (diesel) adjacent to storage shed at western site boundary, facing west. No bunding, ground staining observed.



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Image 15: View of 1 No. 1,200-litre approx. AST (heating oil) located in Water Dept exterior yard, northern site boundary, facing northwest. Un-banded, on concrete block base.



Image 16: View of waste material located adjacent to northwest of workshop. 2 No. disused oil storage tanks and various 20-litre oil containers observed.



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Image 17: View of northwest of site, facing southwest. Catch-pit visible on left in former wash-down area. Broken concrete and asphalt ground surface typical of site exterior.



Image 18: View of waste material stockpiled at southern corner of site, facing south. Soil, stone, concrete, aggregate, sand, plastic piping and metal visible.



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Image 19: View of southern portion of site, from southwest corner, facing northeast. Gravel/broken asphalt yard in foreground, salt storage area in background.



Image 20: View of former salt storage area at southeast of site, facing east. 3 No. empty uncovered storage bays visible in background on concrete hardstanding.



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Image 21: View of interior of workshop building, facing north. Offices visible on right. Previous machining work area visible in centre.



Image 22: View of interior of workshop, facing east. Roller shutter doors visible in background, disused lathes in centre awaiting removal, waste skip visible on right.



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Image 23: View of workshop interior, eastern side, facing north. Roller shutter doors visible on left, 2 No. hydraulic vehicle inspection lifts visible on right, concrete floor



Image 24: View of concrete scar at location of infilled former inspection pit in workshop. 3 No. infilled inspection pits are located within workshop.



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Image 25: View of electrical fuse boxes and circuit breaker panels on south interior wall of workshop building.



Image 26: View of store room located to north side of main workshop area, block walls, steel framed roof with corrugated aluminium sheeting.



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Image 27: View of small stores room located on south side of main workshop, concrete flooring, block walls, steel roof beams supported by narrow diameter circular metal



Image 28: View of oil-fired boiler in separate boiler room located at northeast of main workshop.



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Image 29: View of interior wall mounted oil / fuel dispensers and gauges located on east side of workshop.



Image 30: View of typical office space on eastern side of main building. Laminate wood flooring, plastered block walls and ceiling, fluorescent lighting throughout.



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Image 31: View of Uisce Eireann interior store room, adjacent to UE offices at north of site. Painted concrete/screen flooring, plastered block walls, wood panel ceilings.



Image 32: View of ceiling in workshop kitchen / canteen, with water damage and mold visible on drop ceiling tiles and painted block walls.

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Image 33: View of interior corridor between workshop (left side) and Kildare County Council offices (right side). Polished concrete flooring, painted block walls, glass partition.



Image 34: View of disused workbench in main workshop with staining of concrete ground surface visible.



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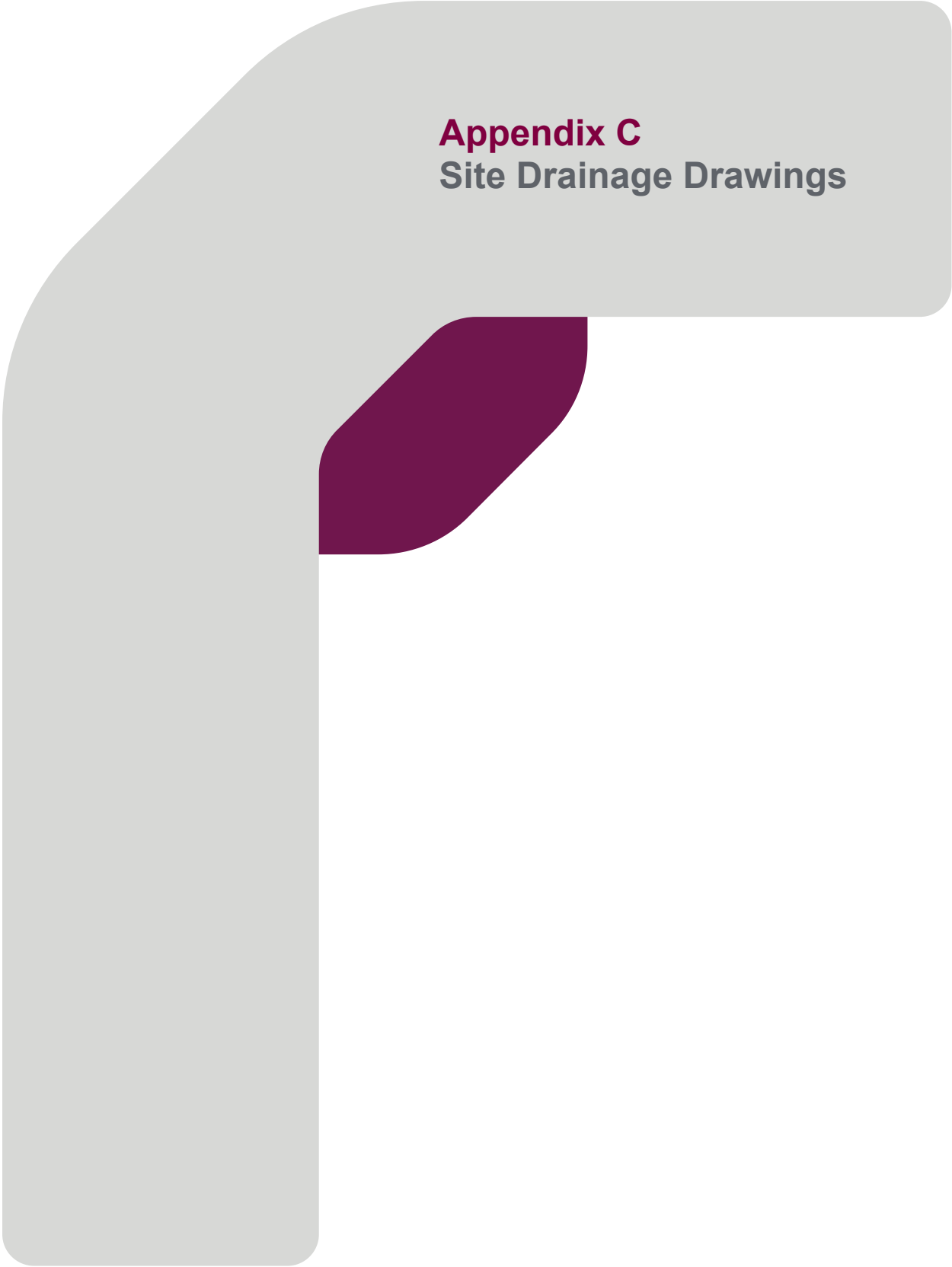
Image 35: View of main workshop, from western side, facing northeast. Hydraulic lifts visible on left, clear roofing panels and steel cross-beams also visible.



Image 36: View of roof of workshop building, from western entrance, facing north. Roof construction consists of steel beams supported on concrete columns.



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Appendix C **Site Drainage Drawings**

StormWaterNetwork

Surface Water Mains

- Surface Gravity Mains
- Surface Gravity Mains Private
- Surface Water Pressurised Mains
- Surface Water Pressurised Mains Private

WaterDistributionNetwork

Water Pipes

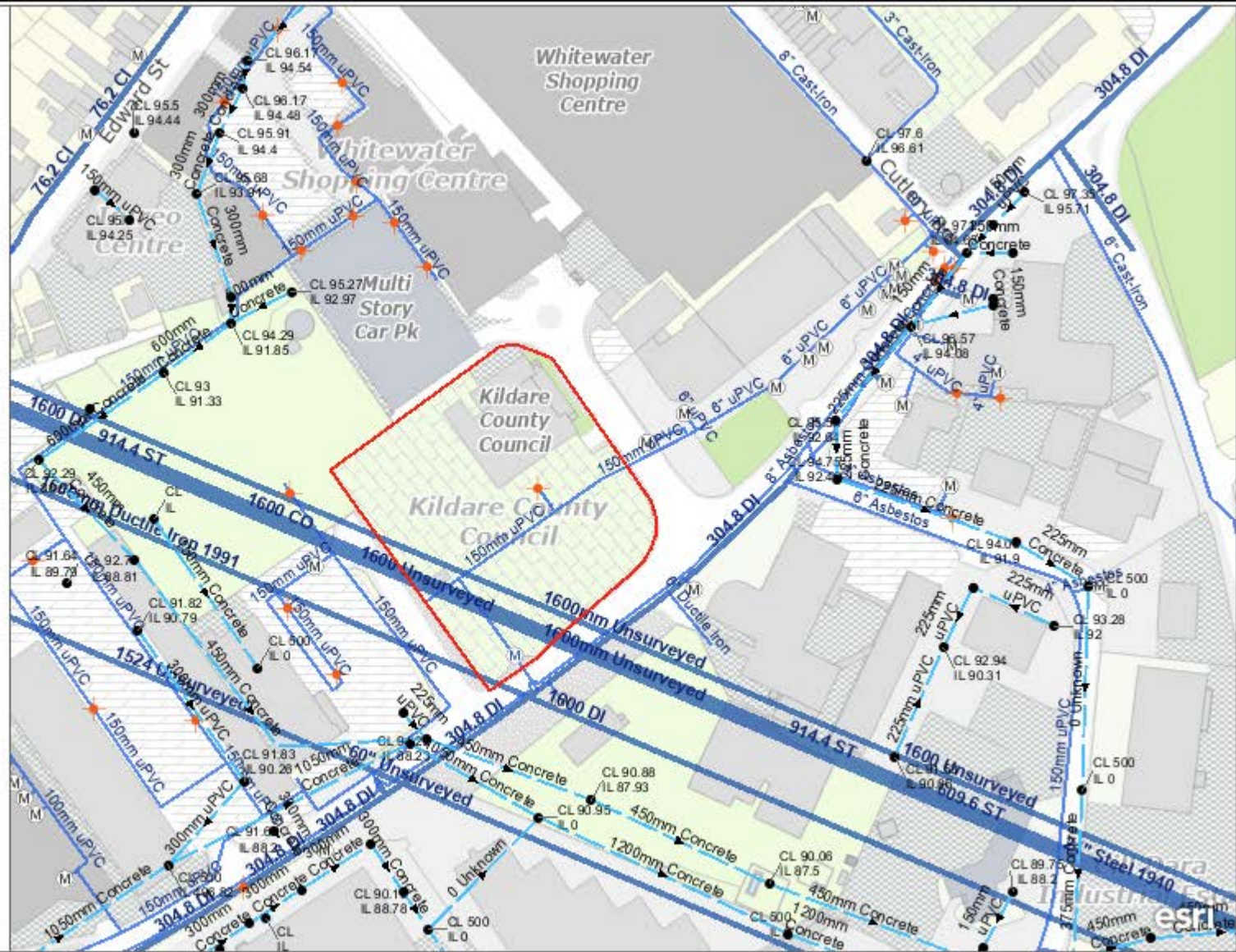
Water Distribution Mains

Owned By

- Irish Water
- Private

Trunk Water Mains

- Irish Water
- Private



StormWaterNetwork

Surface Water Mains

- Surface Gravity Mains
- Surface Gravity Mains Private
- Surface Water Pressurised Mains
- Surface Water Pressurised Mains Private

WaterDistributionNetwork

Water Pipes

Water Distribution Mains

Owned By

- Irish Water
- Private

Trunk Water Mains

- Irish Water
- Private

