

# Volume 2A

## Kilcullen Settlement Plan





# Contents

- 1. Context .....4
  - 1.1 Settlement Overview .....5
- 2. Compliance with the Kildare County Core Strategy .....7
  - 2.1 Function, Scale and Population of Kilcullen .....7
  - 2.2 Future Population and Housing Targets .....7
  - 2.3 Extant Planning Permissions.....9
  - 2.4 Social Housing Requirement .....10
  - 2.5 Delivering Compact Growth.....11
  - 2.6 Tiered Approach to Land Zoning.....13
  - 2.7 Projecting Residential Yield .....13
- 3. Development Objectives .....16
  - V2 2.7.1 Town Centre .....16
  - V2 2.7.2 Regeneration/Public Realm .....17
  - V2 2.7.3 Tourism Development .....18
  - V2 2.7.4 Education, Social and Community Infrastructure .....19
  - V2 2.7.5 Residential.....20
  - V2 2.7.6 Economic Development.....21
  - V2 2.7.7 Retail Development .....21
  - V2 2.7.8 Water Supply .....22
  - V2 2.7.9 Wastewater.....22
  - V2 2.7.11 Pollution Control and Waste Services .....24
  - V2 2.7.12 Architectural and Archaeological .....24
  - V2 2.7.13 Natural Heritage .....24



V2 2.7.14 Infrastructure .....	25
V2 2.7.15 Movement and Transport.....	26
Appendix A – Land Use Objective Maps.....	30



## 1. Context

Kilcullen derives its name from Cill Cuillinn, the Church of the Holly and was an important crossing point of the River Liffey from Medieval times. The town officially known, mapped and recorded as Kilcullen Bridge developed after 1319 when a bridge was constructed across the River Liffey. Even as late as the 18th century the new settlement was mainly on the eastern bank of the Liffey. The town further expanded in the early 19th century and in 1837 the official town area comprised one principal street of 112 buildings chiefly on the western bank of the Liffey. The town developed along the street leading to the bridge which expanded to the north and south in the 19th and 20th Century. The town expanded west of the town centre in the latter part of the 20th century with the development of the Mart Site on the Newbridge Road and the Link Business Park on the Naas Road north of the town. Today, Kilcullen is a busy and diverse town with a mix of services including shops, restaurants, cafes, bars and community facilities.

The most recent residential developments in the town have been developed to the north of the town along the Naas Road at Cairnhill Meadows and the first phase of the Riverside development to the east of the town at Kilcullenbridge adjacent the River Liffey. Kilcullen Business Campus was developed south of the town centre in the last decade while the Link Business Park was developed to the north of the town.

There are a number of natural and man-made constraints which have influenced the historic development of the town. These include the River Liffey flowing south east to north west of the town and Castlemartin Demesne and the M9 to the west of the town. Beyond the immediate areas within the town boundary lies Dun Ailinne to the south, an ancient ceremonial site on the hill of Knockaulin, Brannockstown to the east, Athgarvan and The Curragh to the west and Naas to the north. This settlement plan and the objectives outlined is cognisant of the local context, its environmental landscape and topography in which the town is located.



## 1.1 Settlement Overview

<b>Population</b>	3,815 (2022 Census) an increase of 2.83% from 2016 (3,710)
<b>Housing Stock</b>	1429 houses (1368 occupied; 61 vacant – 2022 Census)
<b>Physical Infrastructure</b>	<b>Water</b> - Water Supply in Kilcullen is supplied by the Ballymore Eustace Plant. Kilcullen has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.
	<b>Wastewater</b> - Kilcullen is connected to the ULVSS (Osberstown WWTP), which has sufficient capacity to accommodate any additional growth over the life of this Plan.
<b>Social Infrastructure</b>	<b><u>Schools</u></b> Cross and Passion College (current enrolment of 831; currently at capacity), Scoil Bhríde National School (current enrolment of 645, close to full capacity).
	<b><u>Religious</u></b> R.C. Church of Sacred Heart and Saint Brigid, C.O.I. St. John's Church (which is located circa 1km south of the Kilcullen town boundary).
	<b><u>Sporting Facilities / Community Facilities</u></b> Tennis Club, Canoe Club, GAA Club, Boxing Club, Soccer Club, Badminton Club, Scout Den, Pitch and Putt Club, Town Hall, Camphill Community Centre, Library, Parish Centre, KARE, Montessori School, Kildare Coalition of Supported Employment, Community Childcare and Education Centre, Yoga & Pilates studio, Garda Station, Health Centre, Teach na Daoine, Playground, Community Centre, Dun Ailinne Interpretive Park.
	<b><u>Retail</u></b> Convenience shops, Service Stations.
	<b><u>Other</u></b> Pharmacies, Hairdressers / Barbers, Beauty Shops, Saddlery & Country wear Shop, Laundrettes, Hardware Shop, Bookshop, Taxi Cabs, Hot Food Take-Aways, Financial Services, Consulting Engineers & Architectural Services, Solicitors, Public Houses, Off Licences, Restaurants, Car Sales & Repair, Dental & Doctor Services, Cafes, Pound Shop, Estate Agents, Optometrists, Physiotherapy Practices, Medical Practitioners, Repair of



	Footwear & Leather Goods, Charity Shops, Tech Services, Butchers, Bookies, Hotel, Cattle Mart.
<b>Pedestrian Priority</b>	<b>Cycleways / Footpaths</b> Footpath network throughout most of the town. No footpath connecting the Lui Na Greine housing development and the LINK Kilcullen Business Park. No cycleways currently in Kilcullen.
<b>Sustainable Travel</b>	<b>Public Transport</b> Regular daily bus service to Dublin, Naas, Carlow and Athy (Service number 130/130a/880). There are also bus services to Newbridge (route 129). No train service, the nearest train station is Newbridge, which is circa 7.5km from Kilcullen town centre.
<b>Natural Heritage</b>	The River Liffey flows through the town of Kilcullen. The Liffey Bank above Athgarvan proposed Natural Heritage Area is located circa 2 km to the north-west (pNHA, Site code 001396) of the Kilcullen town boundary and the Curragh proposed Natural Heritage Area is located circa 2.5 km to the west (pNHA Site code 000392).
<b>Archaeological Heritage</b>	5 items within the boundary of the town are listed on the Register of Monuments and Places (RMP). There are also several RMPs just outside the town boundary (See Heritage Map). Please refer to Appendix 5 of the CDP for the full RMP.
<b>Built Heritage</b>	<p>7 structures within the boundary of the town are listed in the county's Record of Protected Structures (RPS) and 30 structures are listed in the NIAH. There are also several Protected and NIAH structures located just outside the town boundary (See Heritage and Town centre Maps). Please refer to Appendix 6 of the CDP for the full RPS.</p> <p>The Main Street of Kilcullen displays a strong urban character interspersing architectural heritage of significance on the NIAH with buildings of local significance. In order to protect this character, the main street has been identified as a candidate Architectural Conservation Area for designation when resources allow, including the identification of boundary and Statement of Character. Policies and objectives regarding the protection of architectural heritage are contained in Volume 1, Chapter 11 of the KCDP 2023-2029.</p>



## 2. Compliance with the Kildare County Core Strategy

### 2.1 Function, Scale and Population of Kilcullen

The Kildare County Development Plan 2023 – 2029 has designated Kilcullen as a Town, which is defined as providing local service and employment functions in close proximity to higher order urban areas. It is envisaged the town will continue to improve economic offering through small scale industries, traditional natural resource assets including food, energy and tourism. According to Census 2022, Kilcullen has a population of 3,815 persons within the defined CSO Area (Figure 3-1 refers). The population of the town in 2016 was 3,710, 3,473 in 2011 and 2,985 in 2006. However, because of the COVID-19 Pandemic the Census was delayed until April 2022 and the updated population figures at the settlement level were not available prior to the adoption of the Kildare County Development Plan 2023-2029.

### 2.2 Future Population and Housing Targets

The County Development Plan Core Strategy allocates 2.5% of the county housing and population target to the town of Kilcullen. This results in a target increase of 629 persons for the period of Q1 2023 to Q4 2028 with a housing target of 229 units and a residential zoned land requirement of 8ha for the same period (Table 2-1, refers). It is an objective of the Council under Objective CS O1 of the County Development Plan that the future growth and spatial development of County Kildare is in accordance with the population and housing allocations contained in the Core Strategy. Therefore, the Settlement Plan for Kilcullen must comply with the housing unit targets of the higher-level plan.



**Table 2.1 – Core Strategy Table of the Kildare County Development Plan 2023-2029**

Settlement Type	Settlement Name	Census 2016 Population	Settlements percentage per total County population	2021 Population Estimate (based on % growth from 2011-2016) <sup>9</sup>	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density (UPH)
Towns	Kilcullen	3,710	1.70%	3925	2.50%	629	229	8	35-40

Source: Kildare County Development Plan 2023-2029

**Table 2.2 - Updated Core Strategy Table of the Kildare County Development Plan 2023-2029**

Settlement Type	Settlement Name	Census 2016 Population	Settlements percentage per total County population	2021 Population Estimate (based on % growth from 2011-2016) <sup>9</sup>	Census 2022 population	Settlements percentage per total County population	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density (UPH)
Towns	Kilcullen	3,710	1.70%	3925	3,815	1.53%	2.50%	629	229	8	35-40

The *Kildare County Development Plan 2023-2029* (CDP) was adopted on the 9th of December 2022 and came into effect on the 28th of January 2023. The *Kilcullen Settlement Plan* is a statutory variation of the Kildare County Development Plan 2023-2029 and will be incorporated into Volume 2 of the CDP as *Volume 2A, Kilcullen Settlement Plan*.



**Table 2.3 - Population and Housing Targets for the Kilcullen Town Plan 2023-2028**

Census 2022 Pop <sup>1</sup>	2023 - 2028 population target	2023 - 2028 housing target	Annualised housing target end of Q4 2028	Annualised Pop target end of Q4 2028
3815	629	229	38 <sup>2</sup>	105 <sup>3</sup>

## 2.3 Extant Planning Permissions

The Development Plan: Guidelines for Planning Authorities (2022) are explicit in how extant (live) planning permissions should be considered in the context of the Core Strategy, as follows:

A site with a planning permission that **has yet to commence** may be regarded as having equivalent potential to any other zoned and serviced site for core strategy calculation purposes.

A site with a planning permission that **has commenced**, should not be wholly excluded from core strategy calculation purposes unless almost fully built out. A reasonable estimate should be made of housing delivery from the permission that is likely to occur during the plan period. This should be informed by recent levels of housing output and local market absorption rates on a whole settlement basis, also allowing for a progressive increase in output.

During a site survey of Kilcullen in October 2023 there were no active construction sites within the town. A follow up site inspection of the town in September 2024 ascertained that one site at Riverside Manor (pl. ref. 22312861) has recently commenced construction for a total of 101 new residential units. It is important to note that housing completions to the end of 2021 have already been taken into consideration in the preparation of the Core Strategy in line with the Housing Supply Target Methodology for Development Planning (2020). The following Table 2-4 outlines the extant permissions which will be delivered during the period 2023-2029.

**Table 2-4 Significant Extant Planning Permissions**

Residential Scheme	Units for Delivery 2023-2028
Riverside (Housing phase of application has commenced, Apartment complex has not yet commenced)	118

<sup>1</sup> As per the CSO defined settlement boundary Census 2022.

<sup>2</sup> Annualised growth (229/6 years).

<sup>3</sup> Annualised population growth 38 units \*2.75 (occupancy rate across the county as per Census 2022).



## 2.4 Social Housing Requirement

A Housing Needs Demand Assessment (HNDA) has been prepared in tandem with the Kildare County Development Plan 2023-2029. The HNDA estimates future housing need and demand across the county and was prepared in conjunction with both the Planning and Housing Departments within Kildare County Council. The HNDA also informed the Housing Delivery Action Plan prepared by the Council and submitted to the Department of Housing, Local Government and Heritage as a key action under Housing for All. Under the HNDA the town of Kilcullen is stated as a first area of choice for 142 social housing applicants / cases on the housing list. This figure rose to 195 applicants/cases by March 2024.

Further examination of the social housing list revealed that from those who have Kilcullen as a first preference 40 applicants / cases are already resident within the town and represent an unmet housing demand from existing population within the town.

As discussed above there is one planning permission at the early stages of development with delivery for 2023-2029, from which a number of Part V social housing units will be delivered which will address a portion of the unmet social housing requirement.

**Table 2-5 Part V Pipeline Units**

<b>Development</b>	<b>Part V Units</b>
<b>Riverside</b>	12

Having regard to Section 4.4.3 of the Development Plan Guidelines for Planning Authorities (2022) it is considered that given the unmet social housing demand for Kilcullen that additional housing provision in respect of the housing supply targets are necessary for Kilcullen. The Core Strategy of the Kildare County Development Plan 2023-2029 did not provide for additional provision at the higher plan level, as the main settlements in County Kildare are zoned at local area plan level.

**Table 2-6 Additional Provision**

	<b>Units</b>
<b>Annualised Growth 2023-2028</b>	229
<b>Additional Provision of 25%</b>	57
<b>Total</b>	286



## 2.5 Delivering Compact Growth

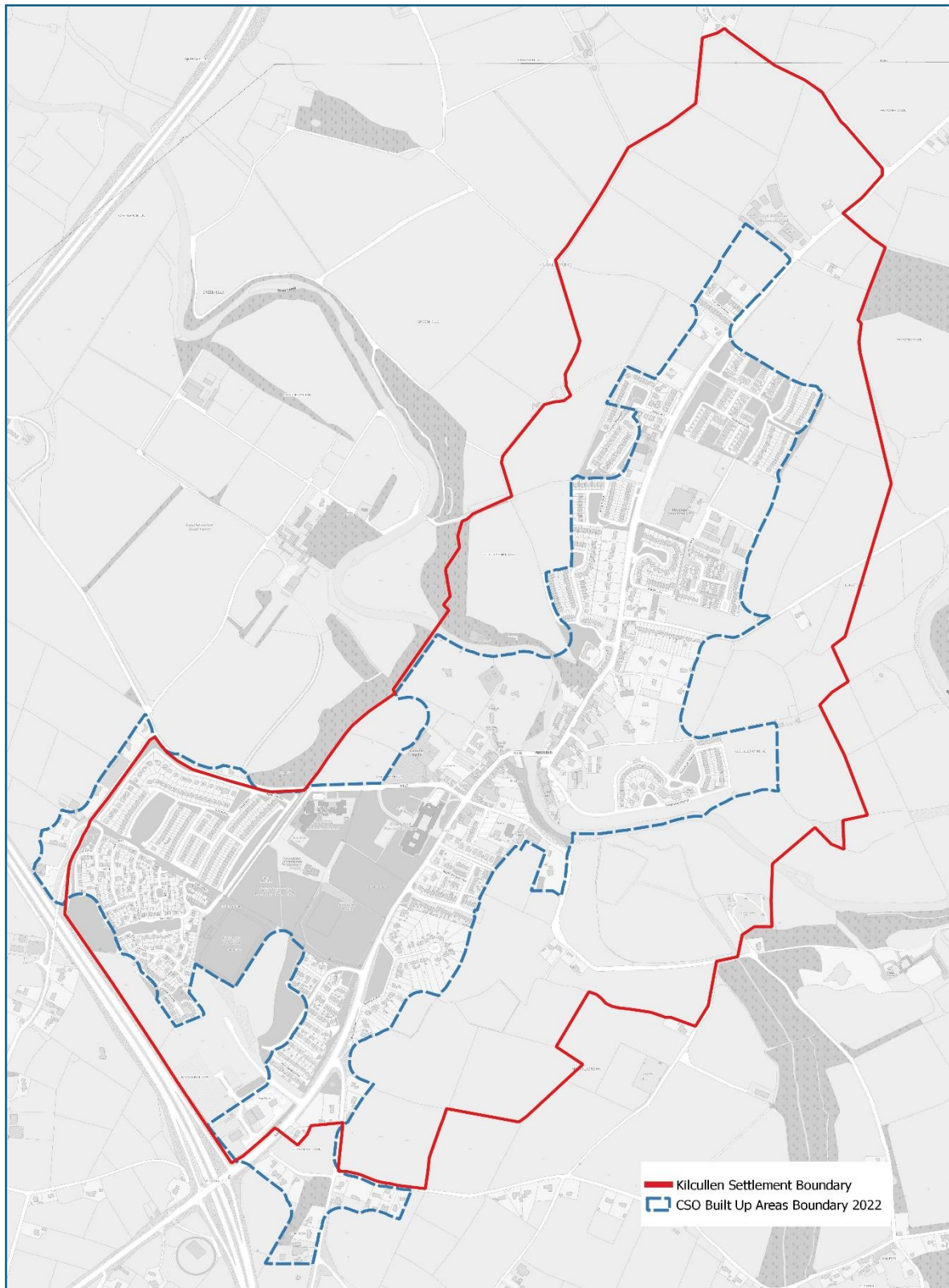
The National Planning Framework (NPF) states that all urban settlements contain many potential development areas, centrally located, that are suitable and capable of re-use. A priority of national planning policy is to ensure that these sites are utilised ensuring consolidation and effective density is achieved throughout our urban areas, rather than the historical patterns of urban sprawl development. Accordingly, under objective 3c of the NPF at least 30% of all new housing units must be delivered within the existing built up urban footprint of the town (Figure 2-1 refers). It is an objective of the County Development Plan to promote compact growth and the renewal of towns and villages through the development of underutilised town centres and brownfield sites, maintaining a 'live' baseline dataset and to monitor the delivery of population growth on existing zoned and serviced lands to achieve the sustainable compact growth targets of 30% of all new housing within the existing urban footprint of settlements (CS O5, refers).

To deliver compact growth within the Kilcullen Settlement Plan a greater proportion of residential development will be focused on urban infill, in particular the regeneration and revitalisation of the town centre urban sites of (i) Newbridge Road (Mart Site) (2.27ha) (ii) Market Square Road north (1.2ha) (iii) New Abbey Road (1.9ha) and (iv) Naas Road (0.8ha). Please refer to table 3.7 below and Land Use Zoning map.

Therefore, given the importance of these sites for the delivery of sustainable compact growth the Plan has designated two of the sites above as Opportunity Sites, see land use zoning map.



Figure 2.1 - Defined Built-Up Area Boundary and Plan Boundary





## **2.6 Tiered Approach to Land Zoning**

Appendix 3 of the National Planning Framework (NPF) requires land use plans to adopt a Tiered Approach to Zoning (TAZ). The Development Plan Guidelines (2022) provides details of a Settlement Capacity Audit (SCA) methodology which accords with Appendix 3 of the NPF outlining the evidence basis for implementing a two-tier approach to land zoning. The land zoned for residential and employment purposes in the Kilcullen Settlement Plan is grounded in the knowledge that appropriate services are available to enable development within the Plan period. Under the Development Plan Guidelines (2022) lands that cannot be serviced during the lifetime of the Plan cannot be zoned for development.

## **2.7 Projecting Residential Yield**

To provide the clarity and transparency necessary to ensure the effective delivery of compact growth, in accordance with Regional Policy Objectives 3.1, 3.2 and 9.8, need to quantify the potential residential yield of all zoned residential land, including land zoned for a mix of residential and other uses. This will ensure that such provision aligns with the quantity of land necessary to accommodate housing supply targets and to ensure consistency with the Core Strategy of the County Development Plan. This is supported by the Development Plan Guidelines (2022) which states that broad assumptions regarding the residential yield to be delivered on substantial individual sites is required, together with estimates of smaller-scale infill housing growth, such that a robust estimate of the overall development potential can be formulated.

There is one site in Kilcullen with an active planning permission for residential development to be completed and delivered during the lifetime of the Plan. Table 2-7 has been informed by the relevant planning permission on site with extant (live) permissions.



**Table 2-7 Residential Development Capacity Audit**

Site Ref.	Location	Site Area (Ha.)	Site in Built-up area (CSO boundary)	Residential Yield	Net Density
N/A	Infill Sites within CSO Built-Up Area	-	Yes	14 <sup>4</sup>	35-40
C (1)	*Riverside	2.49	Yes	<b>92</b> (part of the site permitted under 22312861 is zoned Town centre (Site ref A1). Currently 9 Units complete	40*
C (2)	New Abbey Road	4.3	No	121 (as per site layout under current application ref. 2461327)	35-40
C (3)	Market Square Road south	2.14	Yes	86	35-40
C (4)	Nicholastown	1.97	No	78	35-40
C (5)	Kilcullenbridge	1.8	Yes	72	35-40
	<b>Total</b>	<b>12.7</b>		<b>449</b>	
SS	Naas Road	8.68	No	86	10
A (1)	*Riverside	0.23	Yes	17 (this site was permitted under 22312861 and is zoned Town centre)	78*
A (2)	Newbridge Road (Mart Site)	2.27	Yes	78	35-40
A (3)	Market Square Road north	1.2	Yes	42	35-40
A (4)	New Abbey Road	1.9	Partially (most of it is outside the CSO) BUA)	59 (as per site layout under current live application ref. 2461327)	35-40
A (5)	Naas Road	0.8	Yes	28	35-40
	<b>Total</b>	<b>6.37</b>		<b>224</b>	
	<b>Overall Total</b>			<b>759</b>	

**\* Permitted Development.**

**Notes:**

<sup>4</sup> Allocation of 5% of the allocated units for Kilcullen for various sites within the Town Centre and Existing Residential / Infill lands land use zonings for potential yield from infill development. This includes the additional surplus (25%) total figure of 286 table 3.6 (additional provision).



*Assumption: The stated residential yield is based on the gross site area. The net site area residential yield (net yield) would be c.75% of the stated residential yield.*

BUA Yield - Under objective 3c of the NPF at least 30% of all new housing units must be delivered within the existing urban footprint of the town. The total yield to cover 30% is 86 units. The above table 2.7 indicates sufficient capacity to deliver the required amount of units from outlined sites and zoned land available.



### 3. Development Objectives

The Kilcullen Settlement Plan will be incorporated into the framework set out in Vol. 2 of the County Development Plan, this plan aims to ensure the town develops as a thriving area where people want to live as well as having a key economic and social function for its community. The following objectives aim to support the sustainable growth of the town, support appropriate economic opportunities and build on the towns unique character and natural assets. Associated land use objective maps are included in Appendix A.

In preparation of this plan, the *Kilcullen Design Statement* (2023)<sup>5</sup> has provided a valuable reference into the local community's vision and aspirations for the town, including its regeneration and sustainable development going forward. The principles and actions outlined in this design statement has informed the development objectives set out below in the Kilcullen Settlement Plan.

#### V2 2.7.1 Town Centre

It is an objective of the Council to;

**ST KL1** Ensure that new development compliments the form and scale of existing older/traditional buildings in the town.

**ST KL2** Encourage and promote development within the town centre, which is of a high standard of architectural design, and where appropriate is of contemporary architectural design, has an appropriate mix of uses, enhances the built environment, and delivers a high-quality public realm.

**ST KL3** Promote Active Travel infrastructure and consider the removal of on-street car-parking on both sides of Main Street where appropriate and suitable alternative parking can be provided.

**ST KL4** Actively encourage the rehabilitation, restoration, and re-use of vacant, derelict, and underutilised properties in the town centre.

**ST KL5** Actively encourage the provision of shops and services to consolidate and strengthen the role of Kilcullen in meeting the

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<sup>5</sup> The Kilcullen Design Statement, researched and written by Paul Hogarth Company was commissioned by Kilcullen Community Action (KCA) in 2021 with funding from Kildare LEADER Partnership and Kildare County Council.



needs of its population and its hinterland.

**ST KL6** Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

**ST KL7** Relieve traffic congestion within the town centre by improving permeability.

- Upgrade and improve the junction of the R448 and R415 by employing an adaptive traffic control system, which would provide for the safe movement of pedestrians and Vulnerable Road Users (VRUs).

**ST KL8** Strengthen the Main Street by encouraging a diversity of shops and businesses to improve the vitality of the town centre.

**ST KL9** Improve the quality of the town’s streetscape by:

- Promoting and encouraging high quality shopfront design.
- Encouraging the retention, sensitive repair, and re-use of traditional shopfronts.
- Reducing visual clutter by removing existing and preventing the introduction of poor-quality signage.

**ST KL10** Seek to limit the presence of non-active retail frontages on the Main Street.

## **V2 2.7.2 Regeneration/Public Realm**

It is an objective of the Council to;

**ST KL11** Improve the quality of Kilcullen Main Street with new paving, mature trees, streetlamps, high-quality seating, street furniture, community notice boards and the reduction in on-street car-parking where alternative locations have been identified and underground cabling where possible to mark the importance of this area as the heart of the town centre. (see Town Centre Map).

**ST KL12** To leverage funding from relevant national or other appropriate sources to support the development of projects/proposals which will serve to improve the public realm and other civic spaces within the town, including the Market Square and Bentley’s Lane Regeneration Plan. Note: Bentley’s Lane is in private ownership.

**ST KL13** Improve the town entry points at the Gateway locations (See Town Centre Map) to strengthen Kilcullen’s identity to provide a better overall first impression of the town.



**ST KL14** Survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Kilcullen as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion on the Register of Derelict Sites.

**ST KL15** (i) Require that any planning applications for the development of the Opportunity site (See OP1 on LUZ Map and Town Centre Map) at the existing Mart site and adjoining lands on the Newbridge Road consist of proposals which include a landmark mixed use / retail development, creating a strong frontage at this town centre location.

(ii) This significant town centre site will be contingent on a masterplan and phasing arrangement being prepared by the landowner(s) and agreed in writing with the Planning Department of Kildare County Council.

(iii) To require the preparation of a town centre car parking strategy to demonstrate that sufficient car parking provision is made on site or at alternative locations in the town to protect the primacy of the town centre.

**ST KL16** (i) Require that any planning application at the Opportunity site (See OP2 on LUZ Map and Town Centre Map) includes a landmark mixed-use development, which shall consolidate this town centre location thereby creating a strong presence at this infill location. Consideration should be given to the provision of car parking during the preparation of the masterplan, and through the development management process.

(ii) This significant town centre site will be contingent on a masterplan and phasing arrangement being prepared by the landowner(s) and agreed in writing with the Planning Department of Kildare County Council.

### **V2 2.7.3 Tourism Development**

It is an objective of the Council to;

**ST KL17** Maximise the potential of the River Liffey for tourism and recreational purposes by improving public access to the river, including the provision of a linear park (in conjunction with the relevant statutory authorities) and subject to appropriate environmental and ecological assessments.

**ST KL18** (i) Improve the promotion and marketing of Kilcullen as a tourism destination (in particular attractions such as Dun Ailinne / Camphill Farm / River Liffey) and its close proximity to the Curragh.

(ii) Investigate the feasibility of developing a greenway / cycle way connecting the town with the Corbally branch of the Grand Canal and other tourist attractions such as Dun Ailinne and the Curragh.

(iii) Investigate the feasibility of a Thoroughbred Trail, which connects Kilcullen to equestrian facilities in the immediate vicinity.



**ST KL19** To support the introduction of consistent town branding at the town entry points in the form of high-quality signage, in order to strengthen Kilcullen's identity as a tourist destination.

#### **V2 2.7.4 Education, Social and Community Infrastructure**

It is an objective of the Council to;

**ST K20** Sensitively develop the River Liffey riverside in conjunction with all relevant statutory and non-statutory bodies to include the following:

- (i) A linear park.
- (ii) High quality formal and informal seating arrangements.
- (iii) Investigate the provision of a high-quality cycling and pedestrian route along the riverside.
- (iv) The maintenance and planting of a mixture of semi mature and mature native tree species for the length of the linear park, both formally and informally; and
- (v) In the event of lighting being proposed along the river corridor, an Ecological Impact Assessment (and Appropriate Assessment where necessary) including bat and otter surveys should be conducted by specialists and the recommendations of the specialist studies shall be implemented where appropriate. This shall be done in consultation with NPWS and in line with advances in knowledge into the impact of lighting on bats and other species and to reflect advances in technology in the lighting industry.

**ST KL21** Facilitate and co-operate in the provision of community services including, local services, youth facilities, sports, schools, creches and other education and childcare facilities in tandem and in the vicinity of all new and existing residential development.

**ST KL22** Facilitate the provision of a BMX and Skateboarding Park on F: Open Space and Amenity Lands adjacent to the existing Kilcullen GAA pitches (please refer to Maps attached) or on appropriately zoned land.

**ST KL23** Facilitate the improvement and expansion of GP facilities, health centres, local clinics, nursing homes, Garda service, library facilities and sports facilities in Kilcullen.

**ST KL24** Encourage recreational / amenity / community facilities in Kilcullen to be multi-functional, fully accessible, and not used exclusively by any one group.



**ST KL25** Investigate the feasibility of constructing pedestrian bridges across the River Liffey at the canoe club and north of Kilcullen bridge (see Mobility Map) subject to appropriate environmental assessments.

**ST KL26** Support the Camphill Community Farm, café and shop as a notable attraction in the town.

**ST KL27** Facilitate the improvement and expansion of educational, sports, recreational and cultural facilities for St. Brigid's Primary School and the Cross and Passion College Secondary School. Land Use Zoning E(1) has been identified to facilitate the expansion and delivery of educational and community services for the town when required.

**ST KL28** Facilitate the development of a teen play facility on appropriately zoned lands in the town, subject to funding.

**ST KL29** Facilitate and support the provision of a new youth hub centre/ suitable space at an appropriate and accessible location benefitting from a suitable Land Use Zoning Objective (LUZO).

## **V2 2.7.5 Residential**

It is an objective of the council to;

**ST KL30** Require the submission of a design statement for any scheme for 20 units or more or where deemed necessary by the planning authority. The design statement should clearly describe how the proposal relates to the site and its context. The following must be addressed in a design statement:

- (i) New development shall contribute to the formation of a compact settlement by being designed to integrate successfully with the existing settlement.
- (ii) Linkages to the town centre, public transport and other facilities must be provided.
- (iii) It must be demonstrated that the development reinforces the existing town centre.
- (iv) Local views into and out of the scheme must be recognised and reinforced through any development scheme.
- (v) There must be a response to local character without necessarily repeating adjacent forms and details. This shall include referencing the elements of the area that give character and a sense of place such as urban grain, historic core, buildings of architectural merit and local characteristics (e.g. local materials, building lines, walls, building heights, rivers, streams, trees / hedgerows and other local built/landscape features);
- (vi) Existing buildings, landform and ecological features should be noted on drawings.
- (vii) Proposals to contribute to the overall open space network of the settlement must be clearly set out.



- (viii) There must be a demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place; and
- (ix) The drawings and statement should illustrate why a particular design solution was arrived at for a particular site and how the design responds to the ecology, topography, and features (both natural and man-made) existing on site and immediately adjacent to the site.

**ST KL31** Support the development of age-friendly housing in Kilcullen, particularly on lands located within town centre or on lands proximate to the town centre, subject to appropriate siting and design considerations. Proposals should recognise the best practice model and delivery of such services for older people at McAuley Place, Naas.

### **V2 2.7.6 Economic Development**

It is an objective of the council to;

**ST KL32** Promote Kilcullen as a local employment centre where investment can be focused on creating additional employment opportunities that will sustain the town and its local hinterland.

**ST KL33** Accommodate a compatible mix of employment uses within the town centre.

**ST KL34** Promote the Link Business Park (Q lands) on the Naas Road and the Kilcullen Business Campus (H) south of the town centre as appropriate locations to develop employment uses appropriate to its land use zoning.

### **V2 2.7.7 Retail Development**

It is an objective of the council to;

**ST KL35** Encourage and facilitate the continued development of a combined and unique heritage, retailing and tourism experience within the town and to encourage strong linkages between these attractions.

**ST KL36** Work with all stakeholders in further promoting the asset of Kilcullen's townscape and location on the River Liffey.



**ST KL37** To reinforce and support the Main Street and Core Retail Area<sup>6</sup> of the town as the priority location for future retail development, ensuring quality of design and integration/linkage within the existing urban form/layout being fundamental pre-requisites.

**ST KL38** To recognise and support the continued operation of independent retailers within Kilcullen Town Centre and to acknowledge the value of this aspect of retail provision including saddlers, butchers etc. as an intrinsic part of town's identity.

### V2 2.7.8 Water Supply

It is an objective of the council to;

**ST KL39** Ensure that all new developments in Kilcullen utilise and connect to existing water infrastructure.

### V2 2.7.9 Wastewater

It is an objective of the council to;

**ST KL40** Ensure the changeover from septic tanks to collection networks in all cases where this is feasible (subject to connection agreements with Irish Water) and that all new developments utilise and connect to the public wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Kilcullen area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's a Code of Practice; Wastewater Treatment and Disposal Systems Serving Single Houses (P.E < 10), (EPA, 2009), as may be amended, will be required.

**ST KL41** Preserve free from development the wayleaves of all public sewers.

**ST KL42** Minimise surface water infiltration into the foul sewerage system.

**ST KL43** Investigate the feasibility of constructing a second wastewater rising main from Kilcullen to Newbridge.

**ST KL44** Continue to work with Uisce Eireann and support the provision of new or upgrading infrastructure when deemed necessary.

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<sup>6</sup> Kilcullen Core Retail area is defined in Map V1 – 8.5 in Chapter 8 Urban Centres & Retail, Kildare County Development Plan 2023-2029



## V2 2.7.10 Surface Water Drainage and Flood Alleviation

It is an objective of the council to;

**ST KL45** Implement the policies and objectives of the recently adopted 'Sustainable Urban Drainage Systems Guidance Document' for Co. Kildare.

**ST KL46** Require, for development proposals in lands identified in the Strategic Flood Risk Assessment (see Flood Risk Map), a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, demonstrating compliance with the Flood Risk Management Guidelines (2009) or any updated version of these guidelines, paying particular attention to avoidance of known flood risk, avoidance of development in flood plains, residual flood risks and any proposed site-specific flood management measures.

**ST KL47** Only consider underground retention solutions when all other options have been exhausted and this has been demonstrated. Underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution.

**ST KL48** Require surface water drainage plans to have regard to the policies and objectives of the Habitat and Green Infrastructure Mapping (see Green Infrastructure Map).

**ST KL49** Carry out a conditioned survey of the surface water culverts in Kilcullen to assess their current state.

**ST KL50** Apply the general policies, objectives and actions contained in Chapter 6 (Infrastructure & Environmental Services) of the Kildare County Development Plan (or as maybe amended) for the purpose of ensuring that flood risk management is fully integrated into the Kilcullen Settlement Plan and future development proposals in the town.

**ST KL51** Ensure all development proposals along the River Liffey Corridor comply with Chapter 12: Biodiversity and Green Infrastructure (notably BI O41 and Table 12.4), The Planning System and Flood Risk Management (OPW, 2009) and 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020)

**ST KL52** Collaborate and support Uisce Éireann and other inter agency service departments with the preparation and implementation of future Storm Water Separation Programs / Drainage Area Plans for Kilcullen where feasible.



### V2 2.7.11 Pollution Control and Waste Services

It is an objective of the council to;

**ST KL53** Require the provision of litter bins on or directly adjoining the premises of all neighbourhood facilities in Kilcullen.

### V2 2.7.12 Architectural and Archaeological

It is an objective of the council to;

**ST KL54** Ensure that views to / from the Bridge over the River Liffey shall be protected (See Heritage and Town Centre Maps).

**ST KL55** Resist the demolition of vernacular structures of architectural, historical, cultural, and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Kilcullen.

**ST KL56** To designate an Architectural Conservation Area (ACA) to protect the historic urban core of Kilcullen through the preparation of a detailed assessment, analysis and report, and to resist the demolition of and conserve/enhance buildings of significance identified through the NIAH in advance of any ACA designation within twelve months of the adoption of this plan.

### V2 2.7.13 Natural Heritage

It is an objective of the council to;

**ST KL57** Protect the following trees / groups of trees (See Heritage Map)

- (i) On open space in Moanbane Park.
- (ii) Along the Naas Road from the town boundary to the town centre.
- (iii) Along the entrance to Bishop Rogan Park.
- (iv) Within the grounds of Hillside house including the green area in front of Hillside House.
- (v) In the riparian zone along the River Liffey within the town boundary.
- (vi) In the grounds of Cross and Passion College
  - Along Convent view road.
  - Along the Newbridge Road.
- (vii) In the grounds of the Parochial House and the Catholic Church.



- (viii) In the grounds of the Kilcullen Community Centre and along the entrance avenue.
- (ix) In the grounds of St. Brigid's National School.
- (x) From the motorway bridge towards the town to Avondale Drive.
- (xi) All mature trees within residential developments.
- (xii) Mature Beech Tree on New Abbey Road (R413) adjacent River Lodge House (See Heritage Map for Location).

**ST KL58** Generally, prohibit development where it is likely that damage would be caused to trees listed above or to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged.

**ST KL59** Require all new developments to contribute to the protection and enhancement of existing green infrastructure assets, as identified on Map (Green Infrastructure), through the protection of existing green infrastructure and through the provision of new green infrastructure as part of any planning application.

**ST KL60** Seek the provision of linkages between larger areas of green infrastructure (particularly areas of public open space) where appropriate.

**ST KL61** Ensure key green infrastructure, identified on Map (Green Infrastructure), and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.

**ST KL62** Work with the local biodiversity group(s) to protect and maintain the key areas of green infrastructure as identified in the Kilcullen Local Biodiversity Action Plan 2021 – 2025 or any successor to same.

## **V2 2.7.14 Infrastructure**

**ST KL63** It is an objective of the council to liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead powerlines in Kilcullen town centre in tandem with other work programmes, such as road resurfacing and footpath construction works.

**ST KL64** Support, encourage and co-operate with the Kilcullen Community Action Group in the preparation of an energy masterplan for the community and in the delivery of infrastructure and services, which assist in the development of a Sustainable Energy Community for Kilcullen.



## V2 2.7.15 Movement and Transport

It is an objective of the Council to;

**ST KL65** Develop proposals that promote walking and cycling modes in Kilcullen by ensuring consistency with the relevant measures contained in the Greater Dublin Area Transport Strategy 2022-2042 (or as amended) during the period of this plan.

**ST KL66** Monitor traffic movements within the town and provide passive traffic calming measures at appropriate locations as the need arises.

**ST KL67** Ensure regular maintenance of walking and cycling routes and ensure that all roads in new developments are designed in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets 2013 and the Cycle Design Manual 2023 (CDM).

**ST KL68** Develop a network of cycle routes throughout the town by carrying out a cycle network study, which seeks to remove on-street carparking and determine appropriate cycle routes.

**ST KL69** Provide a footpath network by improving pedestrian facilities through the refurbishment of footpaths, construction of new footpaths and the provision of appropriate crossing facilities as required.

**ST KL70** Ensure site layout proposals for new developments detail present and possible future connections to pedestrian/cycle links and improve permeability between existing and proposed developments including adjacent developments thereby facilitating the '10 – minute settlement' concept.

**ST KL71** Implement the policies and objectives of the recently adopted 'Permeability Guidelines – Reconnecting our Communities' document for Co. Kildare.

**ST KL72** Carry out a quality audit of the existing pedestrian and cycle infrastructure within Kilcullen to ensure a reduction in on-street carparking, universal accessibility and that infrastructure is designed in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets, the NTA Cycle Design Manual and other relevant standards.

**ST KL73** Ensure that the design and layout of new developments enables, facilities and encourages the use of sustainable travel modes.



**ST KL74** Prepare Traffic Management Plans for new developments and seek to identify filtered permeability<sup>7</sup> measures including, home zones<sup>8</sup> and low-traffic neighbourhoods<sup>9</sup>, which would reduce greenhouse gas emissions and promote a more sustainable, connected way of life.

**ST KL75** Implement a scheme of traffic measures on the R448 Naas Road, including the narrowing of carriageways, which shall reduce vehicular speeds on the approach to the town from Naas.

**ST KL76** Ensure that the strategic function of the M9 and the associated junction no. 2 is safeguarded through adherence to national policy as set out in the Spatial Planning and National Road guidelines for Planning Authorities (2012).

**ST KL77** Implement footpath and traffic calming measures to housing estates within the town, where practicable.

**ST KL78** Retain and improve existing pedestrian links and connectivity between the different areas of the town.

**ST KL79** Provide appropriate public lighting and facilities for people with disabilities throughout the footpath network.

**ST KL80** Provide footpaths / cycleways and public lighting at the following locations.

- (a) On the R448 Naas Road from the town centre to the Link Business Park.
- (b) On the L6081 Sunnyhill Road.
- (c) On the R448, connecting Kilcullen to the Old Kilcullen Round Tower.

**ST KL81** Examine the route needed for a relief road to the east of the town from the R448 Naas Road to the R448 Athy Road, as shown indicatively on the Mobility Map.

- (i) Examine route options for such a road and to investigate the feasibility of providing same having regard to environmental, archaeological and conservation considerations, and the feasibility of constructing a crossing of the river Liffey.

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<sup>7</sup> Filtered permeability is an urban planning concept that “filters out” through car traffic on selected streets to create a more attractive environment for walking and cycling, while maintaining accessibility for inhabitants, deliveries or emergencies (Integrated Cycling Planning guide 2021-2027, European Union)

<sup>8</sup> A Home zone is street or group of streets designed to meet the needs of pedestrians, cyclists, children and residents and where the dominance of the car is reduced.

<sup>9</sup> Low traffic neighbourhoods comprise groups of residential streets, bordered by distributor roads, where “through” motor vehicle traffic is either discouraged or removed entirely.



- (ii) Preserve the preferred route option free from development.
- (iii) Seek the construction of this road, including a new crossing of the river Liffey and a new junction with the L6074 Logstown Road.
- (iv) It is a requirement that site C(2) New Abbey Road and Site C(4) Nicholastown New Residential lands are connected by a new street corridor that integrates these two developments. The new street corridor may form part of a wider relief road in the future, should this project be supported by a business case. The street corridor will reflect the indicative relief road route identified as far as practical (See Map V2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.

**ST KL82** Seek the construction of the following new greenways and streets as identified on the Mobility Map and to preserve the routes of these greenways and streets free from development:

- (a) From the R448 at (Kilcullen Business Campus) (i) to the R448 at the Liffey Bridge (Camphill) (iii) including a new junction with the R413 at the community centre entrance (ii).
- (b) From the R448 on the Main Street (iv) to the existing access street in Riversdale Manor (v).

**ST KL83** Carry out improvement works on those roads and streets identified for road and street upgrades on the Mobility Map in accordance with the principles and standards of the Design Manual for Urban Roads and Bridges.

**ST KL84** Re-align, widen and / or improve the road network as necessary at the following locations:

- (a) The R413 Newbridge Road opposite the Castlemartin Stud Farm.
- (b) The bend on the L6074 Logstown Road.
- (c) Sections of the Newabbey Road R413.
- (d) Sections of the Sunnyhill Road L6081.

**ST KL85** Implement safety and / or capacity improvements as necessary at the following junctions:

- (a) The R448 and R413 junction.
- (b) The R448 and Riverside Manor junction.

**ST KL86** Implement improvement works at the junction between the R448 and M9.

**ST KL87** To work with the National Transport Authority (NTA) to identify within 12 months of the adoption of the Settlement Plan, a suitable location to facilitate a bus turning point in the town that can support existing Local Link and public transport service



providers. Locations such as business campus north and south of the town should be considered.

**ST KL88** To consider alternative town centre parking solutions and investigate the feasibility of such proposals with the preparation of a parking strategy for the town.

**ST KL89** Collaborate with the National Transport Authority (NTA) and Transport for Ireland (TFI) Local Link Service providers to improve existing bus stop facilities and supporting infrastructure, including the identification of alternative bus stop facilities which can become fully accessible.

**ST KL90** To prepare all necessary evidence-based assessments in advance of progressing item 'Y' in Table 5.4 'Priority Road and Bridge Projects' of Chapter 5, Volume 1, Kildare County Development Plan 2023-2029.

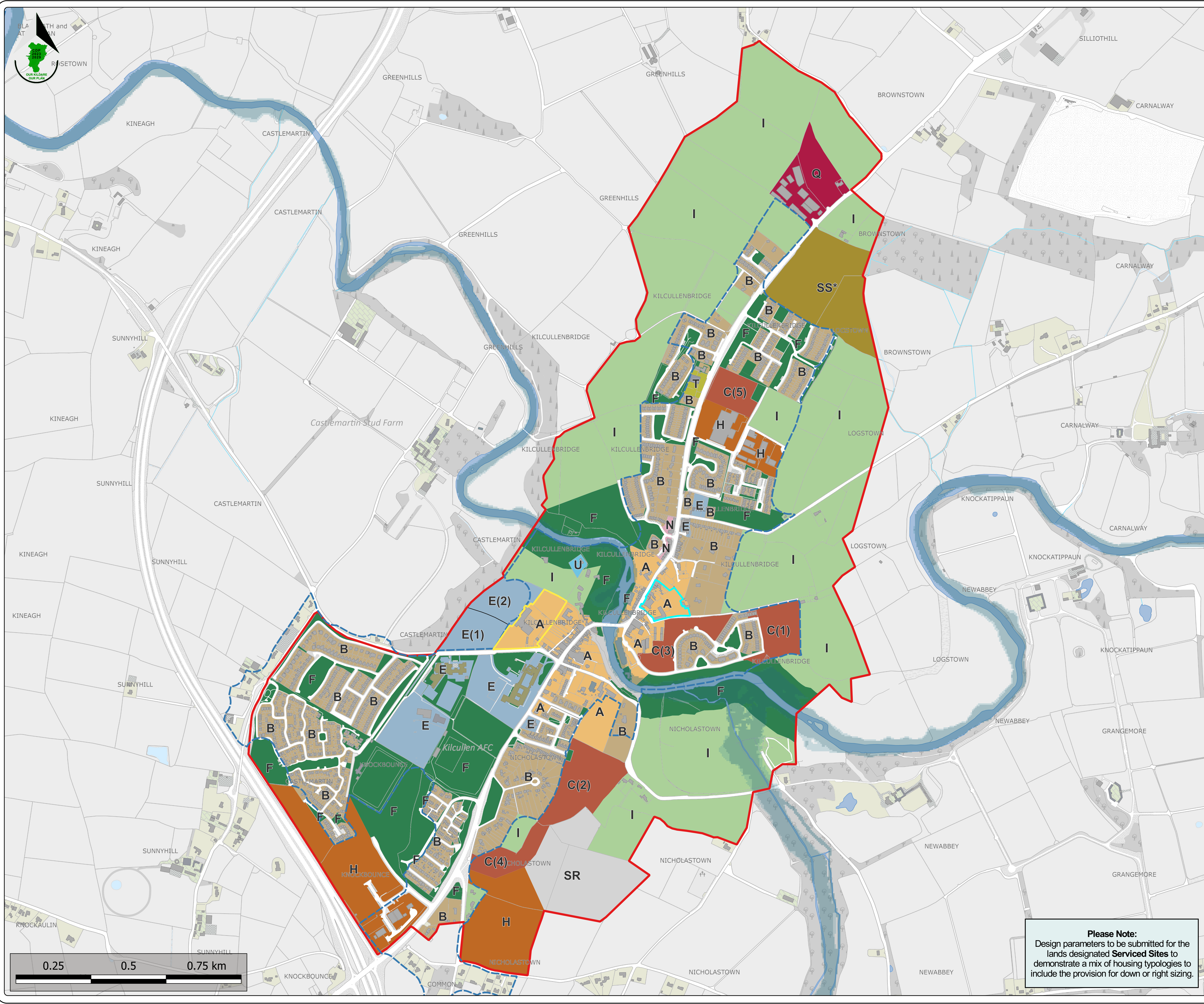
**ST KL91** Support the provision of charging infrastructure for electric vehicles (EVs) on public and private land in accordance with County Development Plan standards.



**Appendix A – Land Use Objective Maps**

<b>Kilcullen</b>	V2A-1 (for the land use zoning map)
	V2A-2 (for the town centre objectives map)
	V2A-3 (for the mobility map)
	V2A-4 (for the flood risk map)
	V2A-5 (for the green infrastructure map)
	V2A-6 (for the heritage map)





# Kilcullen

## County Development Plan 2023 - 2029

**Legend:**

 Kilcullen Settlement Boundary

 CSO Built Up Areas 2022

**Opportunity Sites**

 Opportunity Site 1

 Opportunity Site 2

**Land Use Zoning**

 **A** Town Centre

 **B** Existing / Infill Residential

 **C** New Residential

 **E** Community and Education

 **F** Open Space and Amenity

 **H** Industry and Warehousing

 **I** Agricultural

 **N** Neighbourhood Centre

 **Q** Enterprise and Employment

 **SS\*** Service Sites

 **T** General Development

 **U** Utilities and Services

 **SR** Strategic Reserve

**Flood Zones**

 Flood Zone A

 Flood Zone B

**Please Note:**  
Where zonings are obscured on this map, please refer to the layer  
**'KCC Land Use Zoning'**  
on the map page at  
<https://webgeo.kildarecoco.ie/planningenquiry>

Stage	Date	Description
Adopted	31-03-2025	Variation to the County Development Plan adopted by the elected members

## Land Use Zoning


Scale: <b>N.T.S.</b>	Map Ref: <b>V2A-1</b>
Date: <b>March 2025</b>	Drawing No.: <b>200-25-1487</b>
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<small>Checked By: M O'Loughlin Date: 31/03/2025</small>	<small>Approved By: J Ward Date: 31/03/2025</small>
<b>This drawing is to be read in conjunction with the written statement</b>	


**Please Note:**  
Design parameters to be submitted for the lands designated **Serviced Sites** to demonstrate a mix of housing typologies to include the provision for down or right sizing.





Kilcullen

County Development Plan  
2023 - 2029

- Legend:
- 


Kilcullen Settlement Boundary
- 


National Inventory of Architectural Heritage
- 

Tree and Woodland Preservation Objective
- 


Scenic Viewpoint - Kilcullen Bridge (Ref: RL11)

Opportunity Sites

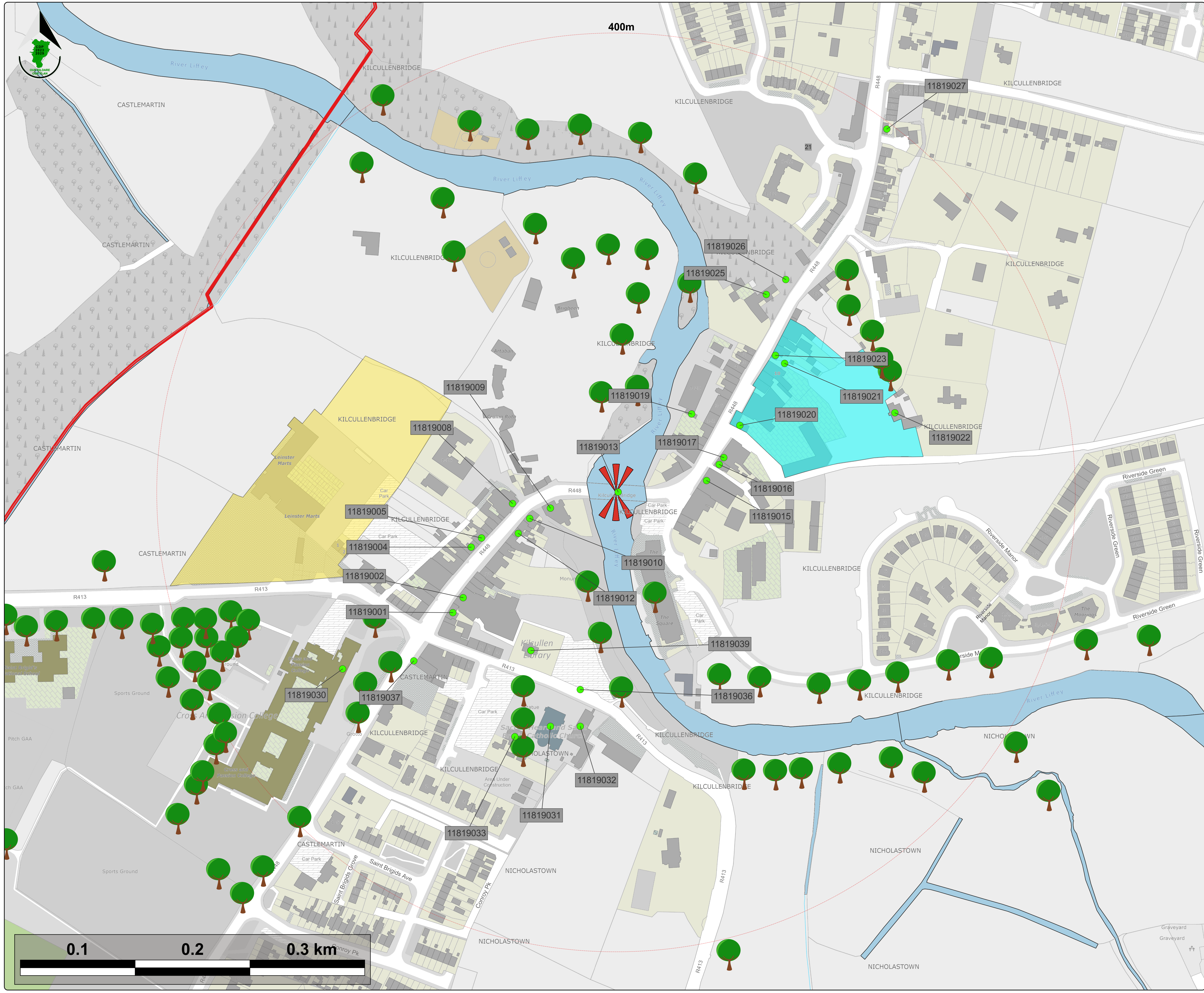
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Opportunity Site 1
- 

Opportunity Site 2



Walking Distance from Town Centre  
400m - 5 minute walk

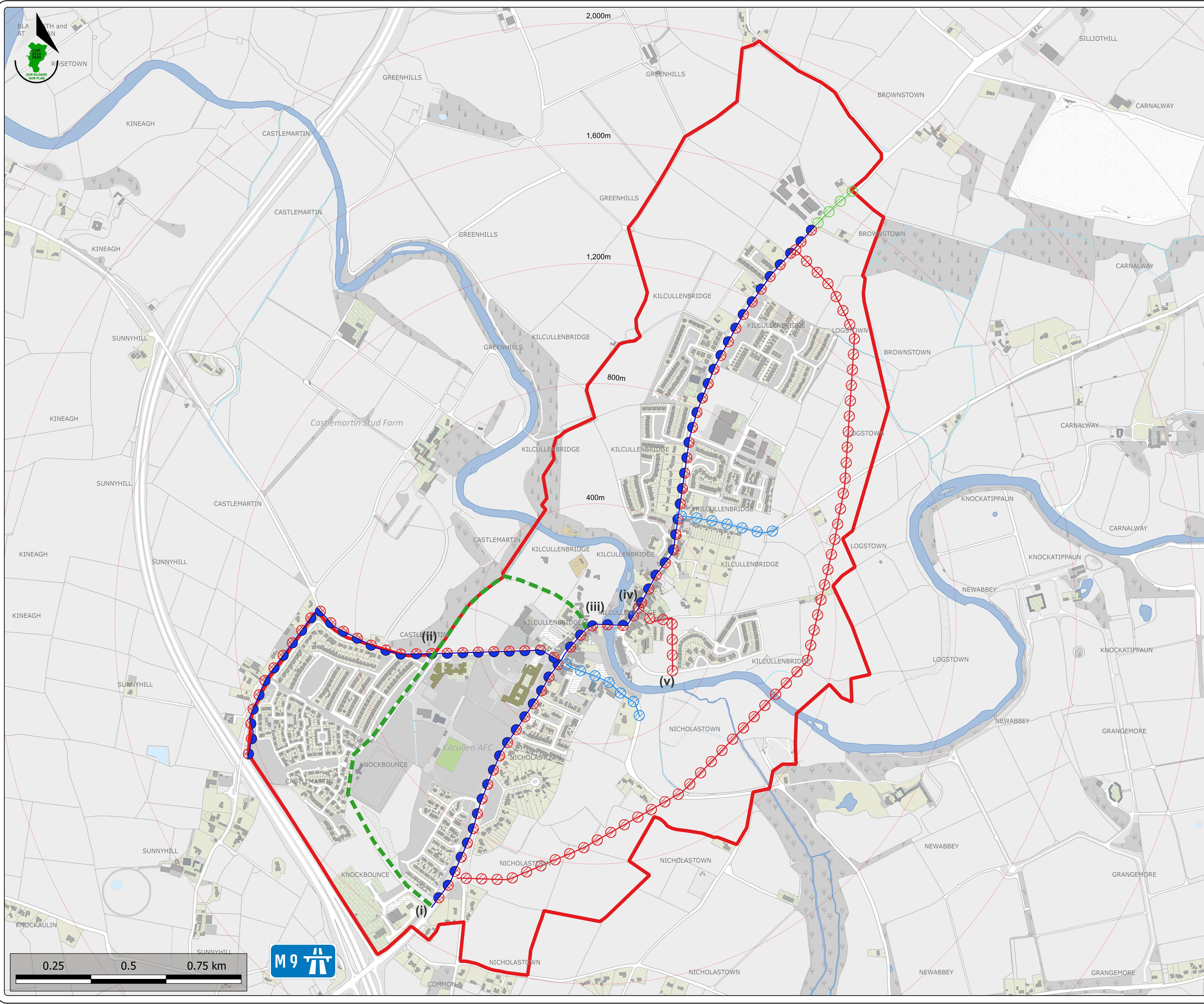



Stage	Date	Description
Adopted	31-03-2025	Variation to the County Development Plan adopted by the elected members

Town Centre

Scale: <b>N.T.S.</b>	Map Ref: <b>V2A-2</b>		
Date: <b>March 2025</b>	Drawing No.: <b>200-25-1489</b>		
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<b>This drawing is to be read in conjunction with the written statement</b>			















**Comhairle Contae Chill Dara**  
Kildare County Council

# Kilcullen

## County Development Plan 2023 - 2029

**Legend:**

-  Kilcullen Settlement Boundary
-  Street / Road Objective
-  Streetscape Improvement Works
-  Street / Road Improvements
-  Roads / Cycleway / Footpath Objective
-  Greenway
-  River Liffey
-  Walking distance from Town Centre
  - 400m - 5 minutes
  - 800m - 10 minutes
  - 1200m - 15 minutes

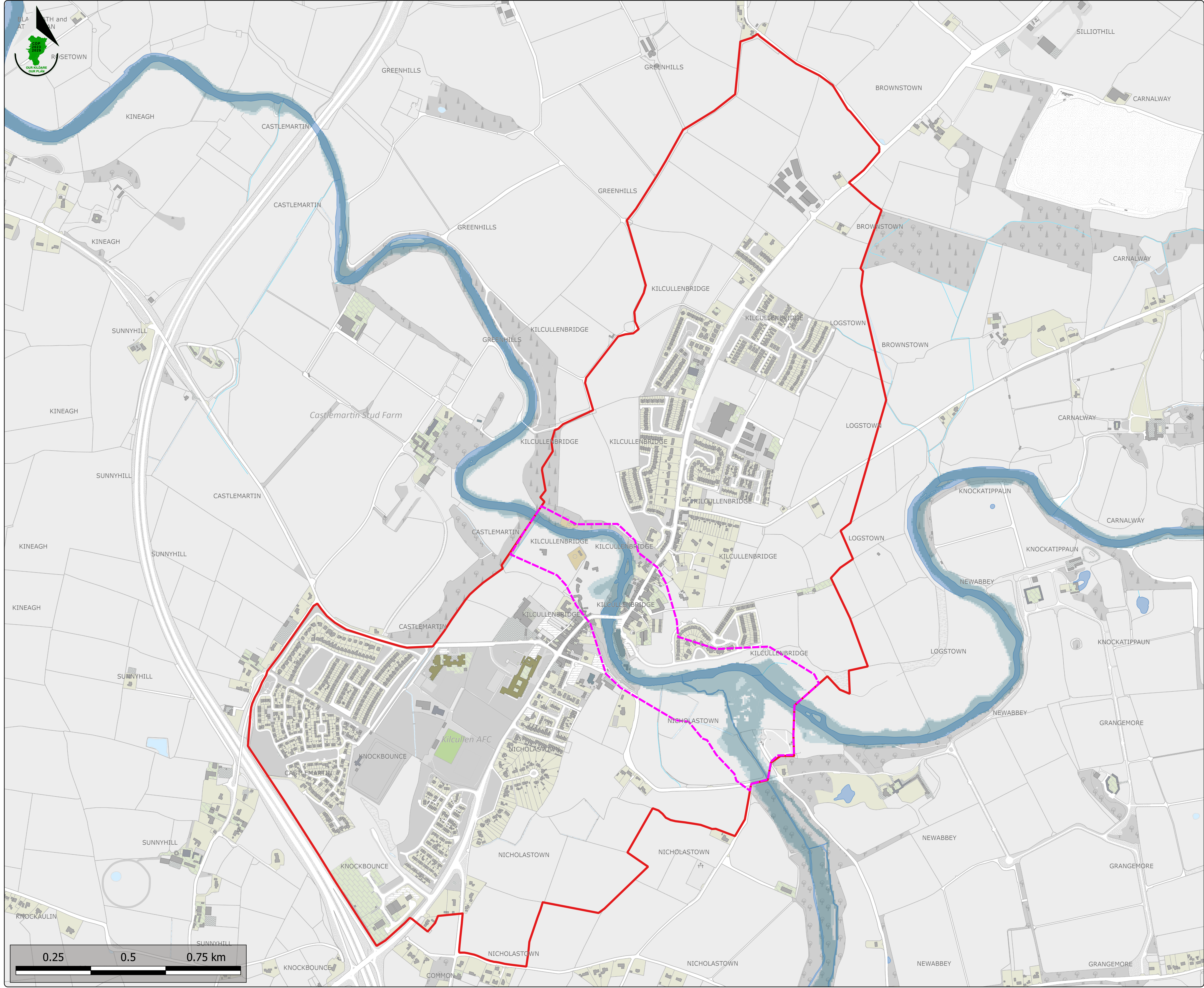
Stage	Date	Description
Adopted	31-03-2025	Variation to the County Development Plan adopted by the elected members


### Mobility Objectives

Scale: <b>N.T.S.</b>	Map Ref: <b>V2A-3</b>			
Date: <b>March 2025</b>	Drawing No.: <b>200-25-1491</b>			
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# Kilcullen

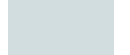
## County Development Plan 2023 - 2029

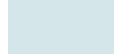
**Legend:**

 Kilcullen Settlement Boundary

 Site Specific Flood Risk Assessment Zones

**Flood Zones**

 Flood Zone A

 Flood Zone B

**Please Note:**  
Development proposals for lands included in the Site-Specific Flood Risk Assessment Zone are to be the subject of site-specific Flood Risk Assessments appropriate to the type and scale of the development being proposed

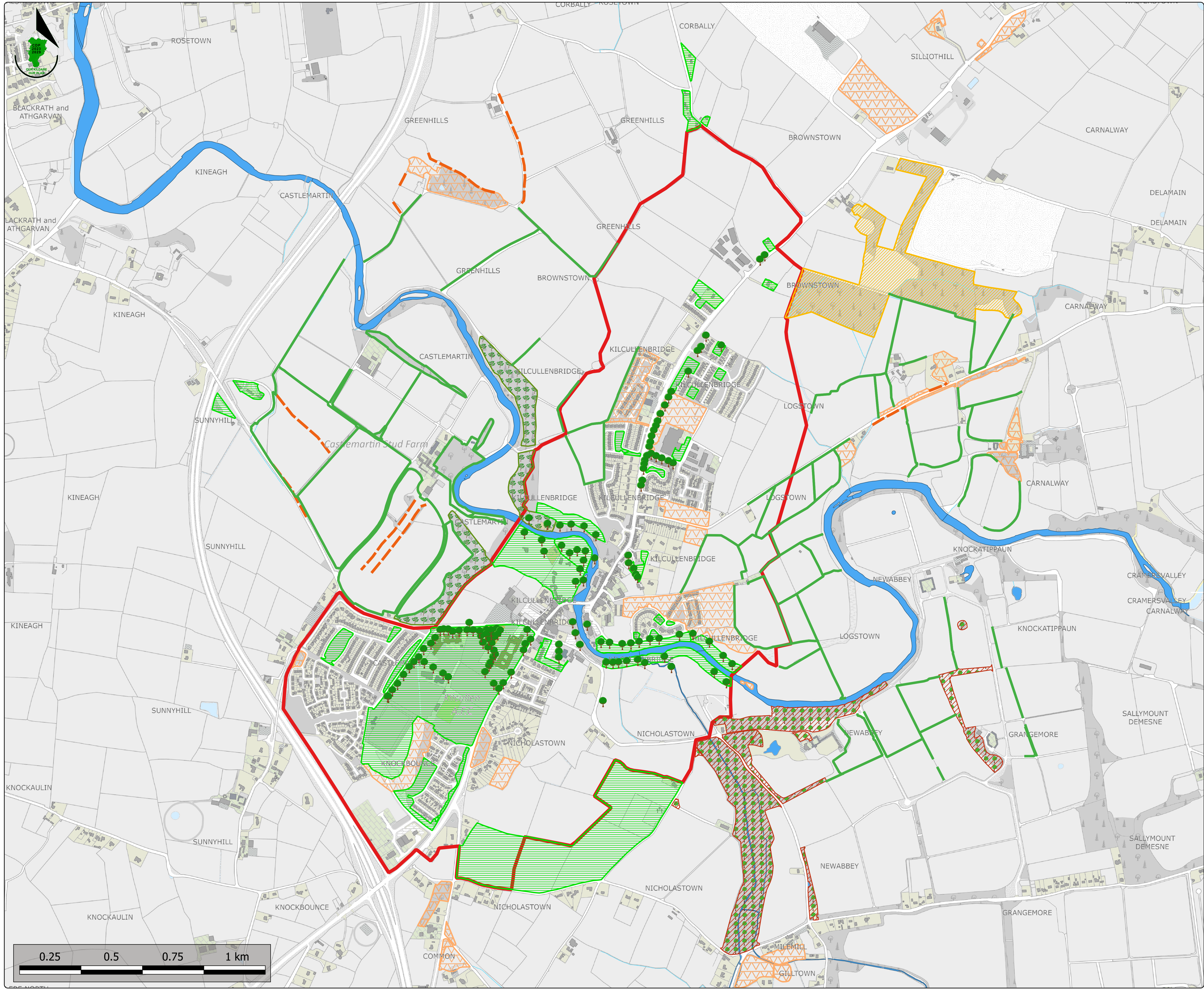
Stage	Date	Description
Adopted	31-03-2025	Variation to the County Development Plan adopted by the elected members


### Strategic Flood Risk Assessment

Scale:	N.T.S.	Map Ref:	V2A-4
Date:	March 2025	Drawing No.:	200-25-1487
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Kildare County Council

# Kilcullen

## County Development Plan 2023 - 2029

**Legend:**

-  Kilcullen Settlement Boundary
-  River Liffey
-  Key Hedgerows
-  Key Treelines
-  Logstown Fen
-  Woodlands at Newabbey
-  Castlemartin House Woodlands
-  Stepping Stones
-  Recreation and Amenity Spaces

Stage	Date	Description
Adopted	31-03-2025	Variation to the County Development Plan adopted by the elected members

### Green Infrastructure







Scale: <b>N.T.S.</b>	Map Ref: <b>V2A-5</b>			
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**This drawing is to be read in conjunction with the written statement**





**Legend:**

-  Kilcullen Settlement Boundary
-  Record of Monuments and Places
-  Record of Protected Structures
-  Scenic Viewpoints
-  Tree and Woodland Preservation Objective
-  River Liffey

Stage	Date	Description
Adopted	31-03-2025	Variation to the County Development Plan adopted by the elected members

## Natural and Built Heritage

Scale: <b>N.T.S.</b>	Map Ref: <b>V2A-6</b>		
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