COMHAIRLE CONTAE CHILL DARA
Kildare County Council

FÓGRA MAIDIR LE hATHRÚ BEARTAITHE UIMH. 3 AR PHLEAN FORBARTHA CHONTAE CHILL DARA 2023-2029 (ARNA ATHRÚ) CHUN FEIDHM A THABHAIRT DO THREOIRLÍNTE AN AIRE A FOILSÍODH DE RÉIR ALT 28 DEN ACHT UM PLEANÁIL AGUS FORBAIRT 2000 (ARNA LEASÚ)

Tugtar fógra leis seo, de bhun Alt 13 (2)(b) den Acht um Pleanáil agus Forbairt 2000 (arna leasú), go bhfuil Comhairle Contae Chill Dara ag moladh athrú a dhéanamh ar Phlean Forbartha Chontae Chill Dara 2023 – 2029 (arna athrú) (dá ngairtear 'an Plean' feasta). Cuirfear an tAthrú Beartaithe san áireamh sa Ráiteas Scríofa (Imleabhar 1) den Phlean.

Cúis le hAthrú Beartaithe Uimh. 3

Ullmhaíodh an tAthrú seo chun an Plean a ailíniú le Treoirlínte Aireachta a foilsíodh de réir Alt 28 den Acht um Phleanáil agus Forbairt 2000 (arna leasú). Is iad na treoirlínte ábhartha ná:

1. Cur i bhFeidhm NPF: Treoirlínte maidir le Riachtanais Fáis Tithíochta d'Údaráis Phleanála (2025), a foilsíodh chun éifeacht a thabhairt don Chéad Athbhreithniú ar an gCreat Náisiúnta Pleanála (2025), agus
2. Treoirlínte um Fhorbairt Chónaithe Inbhuanaithe agus Lonnaíochtaí Dlútha d'Údaráis Phleanála (2024).

Ábhar an Athraithe Bheartaithe Uimh. 3

Tá leasuithe ar na nithe seo a leanas san áireamh san Athrú seo; Caibidil 1 Réamhrá agus Comhthéacs Straitéiseach, Caibidil 2 Croí-Straitéis agus Straitéis Lonnaíochta, Caibidil 3 Tithíocht, agus Caibidil 15 Caighdeáin Bainistíochta Forbartha an Ráitis Scríofa (Imleabhar 1) den Phlean chun na leasuithe beartais foriomlána seo a leanas a áireamh:

- Méadú ar riachtanas fáis tithíochta Chontae Chill Dara ar feadh na 3 bliana atá fágtha den Phlean, chun go mbeidh sé ag teacht le Cur i bhFeidhm an NPF: Treoirlínte maidir le Riachtanais Fáis Tithíochta d'Údaráis Phleanála (2025).
- Athbhreithniú ar raonta agus critéir dlúis chónaithe le haghaidh forbairtí cónaithe nua, chun go mbeidh siad ar aon dul leis na Treoirlínte um Fhorbairt Cónaithe Inbhuanaithe agus Lonnaíochtaí Dlútha d'Údaráis Phleanála (2024).

Tá an méid seo a leanas ag gabháil leis an Athrú Beartaithe:

- Iniúchadh ar Lonnaíocht agus ar Acmhainn Láithreáin,
- Tuarascáil Scagthástála Measúnachta Cuí (TSMC) de bhun Threoir an AE maidir le Gnáthóga (92/43/CEE), agus
- Tuarascáil Scagthástála um Measúnacht Straitéiseach Comhshaoil (MSC) de bhun na Rialachán um Phleanáil agus Forbairt (Measúnú Straitéiseach Comhshaoil) 2004 – 2011.

Taispeántas an Athraithe Beartaithe Uimh. 3

Is féidir cóip den Athrú Beartaithe Uimh. 3 agus de na doiciméid tacaíochta a iniúchadh **ón gCéadaoin an 29 Deireadh Fómhair go dtí an Déardaoin an 27 Samhain 2025** sna háiteanna seo a leanas:

- Ag tairseach comhairliúcháin Chomhairle Contae Chill Dara - https://consult.kildarecoco.ie/en/browse
- Oifig Pleanála, Oifig Chomhairle Contae Chill Dara, Áras Chill Dara, An Nás, Co. Chill Dara le linn uaireanta oscailte 9:30 a.m. – 4:00 p.m., Luan go hAoine (gan Laethanta Saoire Bainc san áireamh).

Tabhair faoi deara, le do thoil, go mbíonn an tairseach comhairliúcháin https://consult.kildarecoco.ie/en/browse ar oscailt i gcónaí le linn na tréimhse comhairliúcháin reachtúla.

Conas Aighneacht a Dhéanamh

Féadfar aighneachtaí nó breathnuithe a dhéanamh maidir leis an Athrú Beartaithe agus leis an doiciméadacht tacaíochta, lena n-áirítear tuarascálacha comhshaoil, roimh **4pm Déardaoin an 27 Samhain 2025** agus cuirfear san áireamh iad sula ndéanfar an tAthrú. Ba cheart go mbeadh d'ainm agus do sheoladh luaite ar d'aighneacht agus, nuair is cuí, an comhlacht nó an eagraíocht a bhfuil ionadaíocht á déanamh air. Tá fáilte roimh leanaí nó roimh ghrúpaí/chumainn a dhéanann ionadaíocht ar leasanna leanaí aighneachtaí a dhéanamh.

Déan d'aighneacht ar **cheann amháin** de na bealaí seo a leanas:

- Ar líne ag: https://consult.kildarecoco.ie/ga/browse nó
- I scríbhinn chuig: Oifigeach Feidhmiúcháin Sinsearach, An Rannóg Pleanála, Comhairle Contae Chill Dara, Áras Chill Dara, An Nás, Contae Chill Dara.

Ní ghlacfar le haighneachtaí déanacha, aighneachtaí ríomhphoist ná facs.

Foilseofar aighneachtaí ar Thairseach Comhairliúcháin na Comhairle. Tiomsófar tuarascáil ar na haighneachtaí a gheofar agus áireofar ann ainmneacha na ndaoine siúd a rinne aighneachtaí. Foilseofar an tuarascáil sin ar ár suíomh gréasáin. Is féidir mionsonraí maidir le do theidlíochtaí agus d'oibleagáidí príobháideachais faoi RGCS a léamh anseo:

www.kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/.

Spriocdháta d'Aighneachtaí:

Ní MÓR aighneachtaí a bheith faighte faoi 4:00 p.m. Déardaoin an 27 Samhain 2025.

Sínithe: Alan Dunney, Stiúrthóir Seirbhíse -
Pleanáil, Fiontar, Forbairt Eacnamaíochta agus Seirbhísí Éigeandála,
Comhairle Contae Chill Dara.

NOTICE OF PROPOSED VARIATION NO. 3 OF THE KILDARE COUNTY DEVELOPMENT PLAN 2023-2029 (AS VARIED) TO GIVE EFFECT TO MINISTERIAL GUIDELINES PUBLISHED IN ACCORDANCE WITH SECTION 28 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

Notice is hereby given pursuant to Section 13 (2)(b) of the Planning and Development Act 2000 (as amended), that Kildare County Council proposes a variation to the Kildare County Development Plan 2023 – 2029 (as varied) (hereafter referred to as 'the Plan'). The Proposed Variation will be incorporated into the Written Statement (Volume 1) of the Plan.

Reason for Proposed Variation No. 3

This Variation has been prepared to align the Plan with Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended). The relevant guidelines are:

1. NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework First Revision (2025).
2. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

Content of Proposed Variation No. 3

This Variation comprises of amendments to; Chapter 1 Introduction and Strategic Context, Chapter 2 Core Strategy and Settlement Strategy, Chapter 3 Housing, and Chapter 15 Development Management Standards of the Written Statement (Volume 1) of the Plan to include the following overarching policy amendments:

- An increase in County Kildare's housing growth requirement for the remaining 3 years of the Plan, to align with the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).
- Revised residential density ranges and criteria for new residential developments, to align with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

The Proposed Variation is accompanied by:

- A Settlement and Site Capacity Audit.
- An Appropriate Assessment (AA) Screening Report pursuant to the EU Habitats Directive (92/43/EEC).
- A Strategic Environmental Assessment (SEA) Screening Report pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011.

Display of Proposed Variation No. 3

A copy of Proposed Variation No. 3 and supporting documents may be inspected **from Wednesday, 29 October to Thursday, 27 November 2025** at the following locations:

- At Kildare County Council's Consultation portal - https://consult.kildarecoco.ie/en/browse.
- Planning Office, Kildare County Council Office, at the address below, during opening times of 9:30 a.m. – 4:00 p.m., Monday to Friday (excluding Bank Holidays).

Please note, the consultation portal https://consult.kildarecoco.ie/en/browse remains open at all times during the statutory consultation period.

How to Make a Submission

Submissions or observations may be made in respect of the Proposed Variation and supporting documentation, including environmental reports, before **4:00 p.m. Thursday, 27 November 2025** and will be taken into consideration before the making of the Variation. Your name and address should be stated in your submission, and where relevant, the body or organisation represented. Children or groups/associations representing the interests of children are welcome to make submissions.

Please make your submission in **one** of the following ways **only**:

- Online at: https://consult.kildarecoco.ie/en/browse or
- In writing to: Senior Executive Officer, Planning Department, Kildare County Council, at the address below.

Late submissions, e-mail or faxed submissions will not be accepted.

Submissions will be published on the Council's Consultation Portal. A report will be prepared on submissions received and will include the names of those who made submissions. This report will be published on our website. Details of your privacy entitlements and obligations under GDPR can be read here:

www.kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/.

Deadline for Submissions:

Submissions **MUST be received by 4:00 p.m. Thursday, 27 November 2025.**

Signed: Alan Dunney, Director of Service -
Planning, Enterprise, Economic Development and Emergency Services,
Kildare County Council.

KILDARE COUNTY COUNCIL
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