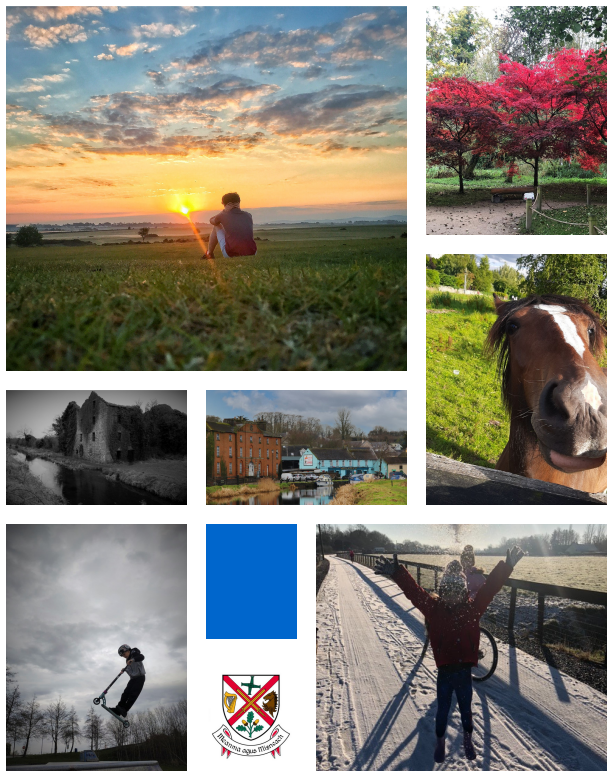


Proposed Material Alterations to Proposed Variation No.2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied)

6th January 2026





**Planning Department
Kildare County Council**



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Section 1

1.1 Introduction

The Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied), (here after referred to as the Draft Plan) was placed on public display from Wednesday 17th September 2025 to Thursday 16th October 2025 inclusive. The Chief Executive's Report on Submissions/Observations received to Proposed Variation No. 2 (Newbridge Settlement Plan) was submitted to the Elected Members of Kildare County Council for their consideration on 11th November 2025.

Having considered the Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) and the Chief Executive's Report, it was resolved by the Members at a Special Meeting of Kildare County Council held on Monday 15th December 2025 to alter the Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied), and these alterations constitute a material alteration to the Draft Plan.

In accordance with Section 13(6) of the Planning and Development Act 2000 (as amended), the Proposed Material Alterations are hereby published for public consultation for a period of 4 weeks.

1.2 How to read the Proposed Material Alterations

The Proposed Material Alterations are referred to as **Proposed Material Alterations No. 1 – No. 65** in Section 2 and are accompanied by associated maps where relevant, and where appropriate with changes cross-referenced.

Where Proposed Material Alterations affect land use zonings, same have been identified on Land Use Zoning Map (Proposed Material Alterations) which is provided in Appendix 1 of this report. Furthermore, where Proposed Material Alterations propose to replace other maps in Appendix A of the Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) these are within Appendix 1 of this report.

The text of the Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) is shown in its normal font. Proposed deletions are shown in ~~red-strikethrough~~ text. Proposed additions are shown as *green italic* text.

Note: Should any of the Proposed Material Alterations listed in Section 2 of this report be adopted into Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied), consequential changes may occur in various sections throughout the Draft Newbridge Settlement Plan and

Appendix A (Maps) including Volume 1 and Volume 2 of the Kildare County Development Plan 2023 – 2029 (as varied) as a result.

Section 3 of the Report provides a list of Non-Material Changes that arose as part of the submissions and observations received on the Draft Plan. This section is presented for information purposes only.

1.3 Environmental Assessments

In accordance with Section 13(6) of the Planning and Development Act 2000 (as amended), it has been determined that a Strategic Environmental Assessment (SEA) is not required for the proposed material alterations, and an Appropriate Assessment (AA) is also not required for the proposed material alterations.

In this regard, the following documents are published for inspection and public consultation:

- *Strategic Environmental Assessment Addendum Report* pursuant to the SEA Directive and Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 containing an assessment of the Proposed Material Alterations.
- *Screening for Appropriate Assessment (AA) Report* pursuant to the EU Habitats Directive (92/43/EEC) and *Planning and Development Act 2000* (as amended) containing an assessment of the Proposed Material Alterations.

1.4 Your Role – Making a Submission/Observation

A copy of the Proposed Material Alterations is on display from Tuesday 6th January until 4 pm on Tuesday 3rd February 2026 during normal opening hours at the following locations:

- On the online public consultation portal at: [Proposed Variation No. 2 - Newbridge Settlement Plan - of the Kildare County Development Plan 2023 - 2029 \(as varied\) | Kildare County Council](#)
- Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, County Kildare W91 X77F

Written submissions or observations should be clearly marked '**Proposed Material Alterations to the Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied)**' and be submitted either via:

- The online public consultation portal at: [Proposed Variation No. 2 - Newbridge Settlement Plan - of the Kildare County Development Plan 2023 - 2029 \(as varied\) | Kildare County Council](#)

OR

- In writing to:
 - Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Naas, County Kildare W91 X77F

Please make your submission in **one** medium only, i.e., online or hard copy. Any submission or observation should state your name and where relevant, the body or organisation represented and also the proposed material amendment(s) number(s). E-mail and fax submissions or late submissions will not be accepted.

All submissions or observations made in respect of the Proposed Material Alterations to Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) and associated documents will form part of the statutory Chief Executive's Report to be presented to the Elected Members. Only submissions or observations made in respect of the Proposed Material Alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the Proposed Material Alterations) will be taken into consideration before the making of any material alteration to the Proposed Variation No. 2. Submissions or observations in relation to any other aspects of the Proposed Variation No. 2 (Newbridge Settlement Plan) **cannot be considered** at this stage in the process.

The Proposed Material Alterations Chief Executive's Report will be published on the online public consultation portal: [Proposed Variation No. 2 - Newbridge Settlement Plan - of the Kildare County Development Plan 2023 - 2029 \(as varied\) | Kildare County Council](#).

Details of your privacy entitlements and obligations under GDPR can be read here: [Data Protection - Kildare County Council](#)

1.5 The Next Steps

Following the above public consultation period, a Chief Executive's Report will be prepared on any submissions or observations received with respect to the Proposed Material Alterations of the Proposed Variation No. 2 and accompanying SEA and AA documents, and this report will be submitted to the Elected Members of Kildare County Council for their consideration. Members shall consider the Proposed Material Alterations and the Chief Executive's Report and shall, no later than a period of 6 weeks after the Chief Executive's Report has been furnished, make or amend the Proposed Variation No. 2 (Newbridge Settlement Plan) as appropriate.

In making Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied), the Elected Members must consider the Proposed Material Alterations to the Proposed Variation No. 2 (Newbridge Settlement Plan), the environmental reports and the Chief Executive's Report on any submissions/observations received and decide whether to make the

Proposed Variation No. 2 (Newbridge Settlement Plan) with or without the Proposed Material Alterations.

Section 13(7) of the Planning and Development Act 2000 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the plan relates;
- The statutory obligations of the local authority; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

In addition, the Elected Members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' (Oct 2021) prepared under the Local Government Act 2001 (as amended), carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 2 Proposed Material Alterations

The Proposed Material Alterations to Variation No. 2 (Newbridge Settlement Plan) are set out hereunder.

Chapter 1 Introduction and Context

No proposed material alterations.

Chapter 2 Vision for Newbridge

No proposed material alterations.

Chapter 3 Compliance with the Kildare County Core Strategy

Proposed Material Alteration No. 1

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.6, Table 3.7 Estimated Residential Development Capacity, amend Section B Revised Housing Targets Core Strategy Allocation, follows:

Section B						
Revised Housing Targets <i>Growth</i> Core Strategy Allocation ¹						
Units allocated to Phase 2 New Residential to prepare for Revised Housing Growth	Cp2 (1)	No	Tier 1	5.91	207	50 dph
	Cp2 (2)	No	Tier 2	5.35 <i>6.19</i>	225 <i>260</i>	60 dph
	Cp2 (3)	No	Tier 2	4.39 <i>3.77</i>	176 <i>151</i>	50 dph
	<i>Cp2 (4)</i>	<i>No</i>	<i>Tier 2</i>	<i>8.41</i>	<i>252</i>	<i>40 dhp</i>
Sub Total:				15.65 <i>24.28</i>	608 <i>870</i> units	
TOTAL:				59.04 <i>62.87</i> ha	1,796 <i>1,984</i> units	

Proposed Material Alteration No. 2

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.6 Estimated Residential Growth in Newbridge 2025 – 2029, amend first line of second paragraph under the section titled Greatconnell Housing Development as follows:

¹ Development of the Phase 2 New Residential lands shall only be carried out in accordance with Objective CSO 1.5.

The full build-out of the residential units will be ~~fully dependent on the completion of the bridge and~~ *delivered in tandem with* the Newbridge Southern Ring Road.

Chapter 11 Implementation, Section 11.1.1, Table 11.1 Greatconnell KDA Design Brief, amend the first line under Connectivity and Movement, as follows:

Vehicular access to this KDA shall be provided via the Newbridge Southern Ring Road (NSRR) which shall be constructed ~~in full~~, in tandem with the phased residential development within the KDA.

Chapter 4 Consolidation and Renewal of Central Newbridge

Proposed Material Alteration No. 3

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.1.2
Newbridge Town Centre Ground Floor Land Use Survey, Amend Footnote 27 as follows:

²⁷This vacancy was calculated using the vacancy rate of convenience, comparison, bulky goods comparison and retail services units in the town centre (see Table 4.1). The survey found that 16 out of 108 confirmed retail units in the town were vacant at the time of survey. It is noted that these figures are different to the figures for overall commercial unit vacancy. Prominent locations are premises including the former Charlie Ryan's Public House and the Keg Public House. Two properties on Cutlery Road are on the KCC Derelict Site Register (17/2/25), including Ref. Nos DS-2007-N03 (*the Old Band Hall or O'Modhráin Hall which recently the subject of a Compulsory Purchase Order*) and DS-2023-16 (*on the junction with Athgarvan/Military Road opposite the water tower*). ~~(the Old Band Hall).~~

Proposed Material Alteration No. 4

Chapter 4 Consolidation and Renewal of Central Newbridge, Town Centre
Consolidation and Renewal Objectives, insert additional objective as follows:

TCO 3.X *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.*

Proposed Material Alteration No. 5

Chapter 4 Consolidation and Renewal of Central Newbridge, Town Centre
Consolidation and Renewal Objectives, insert additional objective as follows;

TCO 3.X *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.*

Proposed Material Alteration No. 6

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.4.3
Newbridge Central SCS Urban Design Framework, insert additional text paragraph one as follows:

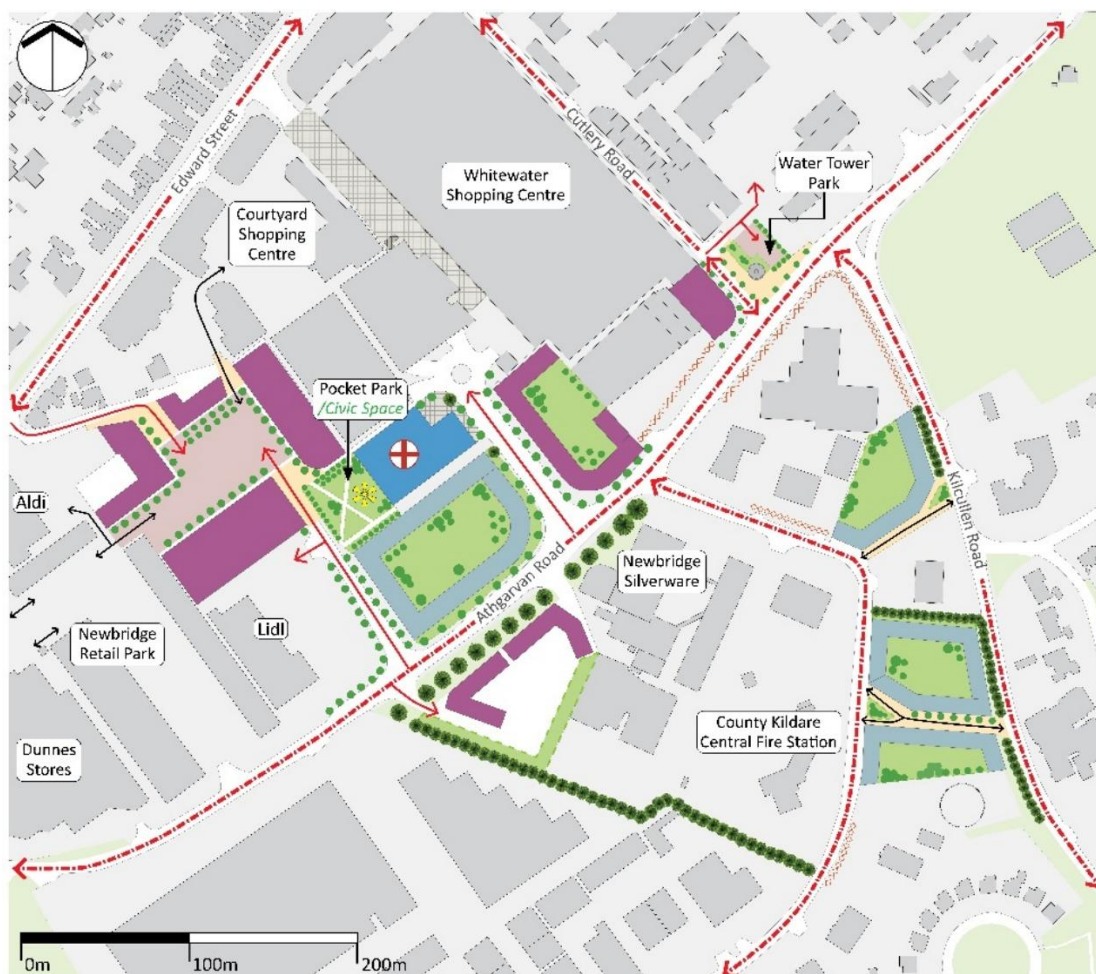
The Urban Design Framework (Figure 4.10) provides for regeneration to be centred around the seven previously discussed opportunity areas, which if redeveloped is envisaged to help create synergies which will kickstart the renewal of adjacent sites within the SCS. *The purpose of the Urban Design Framework 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.*

Proposed Material Alteration No. 7

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.4.3
Newbridge Central SCS Urban Design Framework, amend the second sentence of the second paragraph as follows:

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.

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.4.3
Newbridge Central SCS, insert additional text on Figure 4.10 Urban Design Framework for the Newbridge Central SCS, 'civic space' in relation to the reference to pocket park', as follows:



Chapter 11 Implementation, Table 11.3: Implementation and Infrastructure Delivery Schedule –Central Newbridge and New Residential Lands, Newbridge Central Settlement Consolidation Site, amend as follows:

Open Space		
Develop a series of pocket parks/ <i>civic space</i> , private amenity spaces and playgrounds identified on Figure 4.10	In tandem with new development.	Developer

Proposed Material Alteration No. 8

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.4.3 Newbridge Central SCS Urban Design Framework, insert additional text under paragraph two, as follows:

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 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 Kilcullen Road to the east and southeast.

Proposed Material Alteration No. 9

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.3 Public Realm Quality within the Town Centre, amend Objective TCO 3.2 as follows:

TCO 3.2 Require that all new development enhances the quality of the public realm. This includes the facilitation of *universally designed* ~~a connected~~ network of *connected* streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands.

Proposed Material Alteration No. 10

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.4.3 Newbridge Central SCS Urban Design Framework Objectives, insert additional objective as follows:

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.*

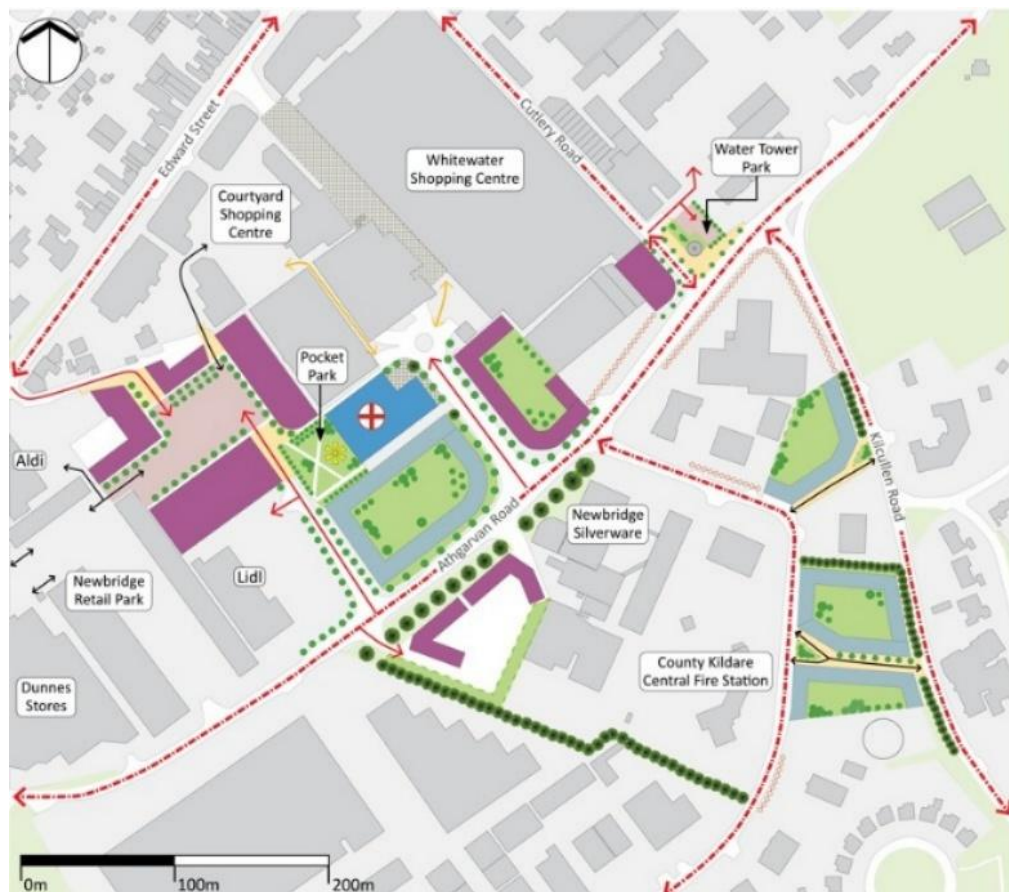
Proposed Material Alteration No. 11

Chapter 4 Consolidation and Renewal of Central Newbridge, Section 4.4.3
Newbridge Central SCS Urban Design Framework Objectives, insert additional objective as follows:

- 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).*

Proposed Material Alteration No. 12

Chapter 4 Consolidation and Renewal of Central Newbridge, Figure 4.10 Urban Design Framework for the Newbridge Central SCS, insert additional pedestrian links (shown in yellow) as follows:



Chapter 5 Economic Development

Proposed Material Alteration No. 13

Chapter 5 Economic Development, Section 5.5.3 Targeted Sectorial Growth, Tourism Objectives, insert additional objective as follows:

EDO 2.5 Support, where appropriate, Into Kildare and Fáilte Ireland in the development of a tourist information centre within the town centre.

Chapter 6 Homes and Communities

Proposed Material Alteration No. 14

Chapter 6 Homes and Communities, Section 6.4.1.3 Health, Healthcare Objectives, amend HCO 4.5 as follows:

- HCO 4.5** Support the provision of *supported living accommodation for young adults*, residential care facilities and services for older people, subject to appropriate siting and universal design considerations, including the redevelopment of the Liffey Lodge into age-friendly housing and the development of lands zoned 'E (2): Community and Education' for the development of individual housing units and/or a nursing home facility to provide for the needs of the elderly.

Proposed Material Alteration No. 15

Chapter 6 Homes and Communities, Section 6.4.4.1 Open Space, Parks and Amenity Space Objectives, amend HCO 5.3 as follows:

- HCO 5.3** Extend and develop a linear park along both sides of the River Liffey from Tankardsgarden to the M7 Motorway and to continue the development of the riverside park system for the purposes of passive recreation ~~and~~ water sports *and angling (where appropriate)* in accordance with the objectives outlined in Liffey Valley Strategy' Towards a Liffey Valley Park (2006), or any superseding plan. *Any detailed design must have regard to riparian habitats outlined in Section 9.5.1.3 and mapped on Map V2-N_9.1.*

Proposed Material Alteration No. 16

Chapter 6 Homes and Communities, Section 6.4.1.4 Open Space, Open Space, Parks and Amenity Space Objectives, amend HCO 5.6 as follows

- HCO 5.6** Investigate the feasibility of providing an *accessible* dog park, *pump track and cricket pitch* within lands designated as F: Open Space and Amenity.

Proposed Material Alteration No. 17

Chapter 6 Homes and Communities, Section 6.4.1.5 Sports and Recreation, Sport and Recreation Objectives, amend Objective HCO 6.1 as follows:

HCO 6.1 Facilitate sports clubs, community groups and educational institutions in the acquisition and/or use of accessible lands for sports and recreation purposes *(including a swimming pool)* and support the delivery of multi-use sports facilities on land zoned as 'F (1): Open Space and Amenity', 'F (2): Open Space and Amenity' ~~and~~ 'F (3): Open Space and Amenity' *and lands zoned 'F (5): Open Space and Amenity'* within the Plan area.

Chapter 6 Homes and Communities, Section 6.4.1.5 Sport and Recreation, Sport and Recreation Objectives, amend Objective HCO 6.4 to include as follows:

HCO 6.4 Actively seek funding from relevant agencies and government sources including the Large-Scale Sports Infrastructure Fund (LSSIF) to secure financial support to develop sports facilities *(including a swimming pool)* on lands zoned 'F (1), F (2) and F (3): Open Space and Amenity' *and other appropriately zoned lands.*

Chapter 11 Implementation, Section 11.3 Land Use Zoning Objectives, Table 11.5, insert Site Specific Objective under 'F: Open Space and Amenity' as follows:

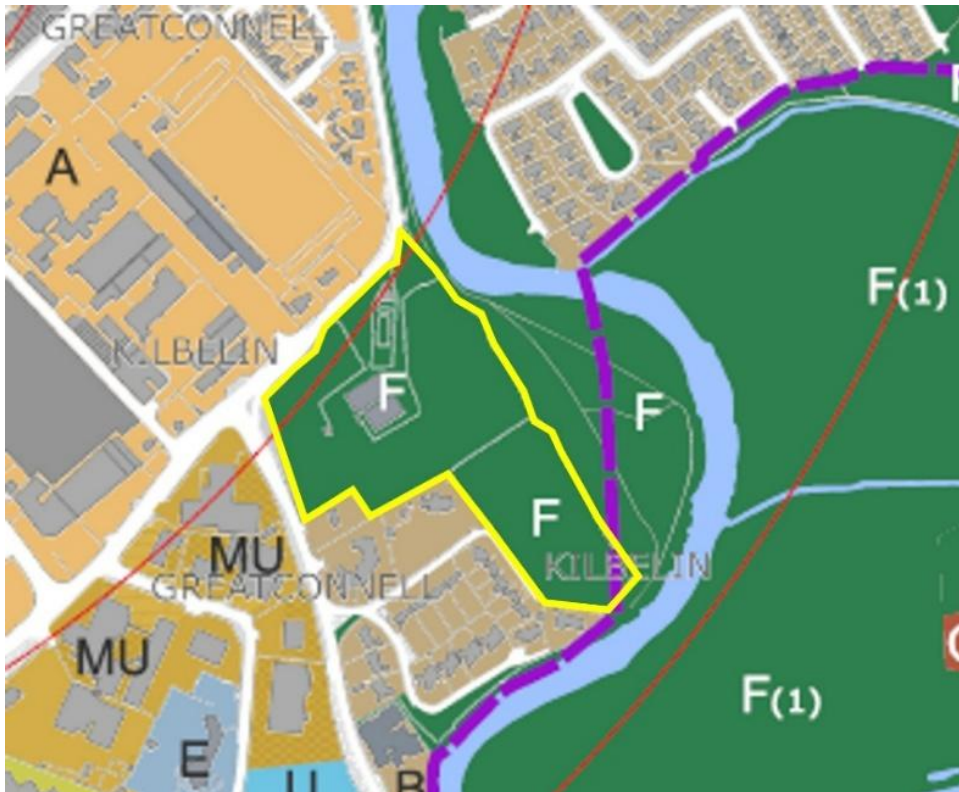
F (5) Designated for the provision of recreational open space and /or sports buildings and for an extension to the Liffey Linear Park on lands not occupied by the Ryston Sports and Leisure Club subject to all necessary environmental assessments.

Chapter 11 Implementation, Table 11.6 Land Use Zoning Matrix, amend footnote 128 as follows:

Footnote 128:

¹²⁸Only open for consideration on lands zoned 'F (1), F (2) ~~and~~ F (3) *and F (5): Open Space and Amenity*'. Refer to Objectives HCO 6.1 and HCO 6.2 under Section 6.4.1.5 which supports sporting facilities.

Map V2-N: 11.1 Land Use Zoning, amend lands outlined in yellow to be identified as 'F (5): Open Space and Amenity'.



Proposed Material Alteration No. 18

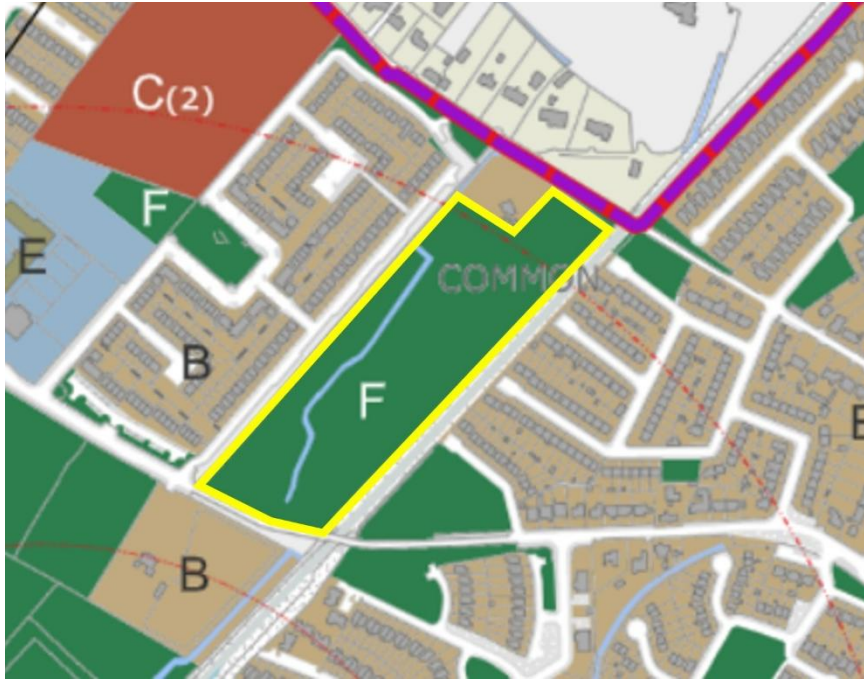
Chapter 6 Homes and Communities, Section 6.4.1.5 Sports and Recreation, Sports and Recreation Objectives, insert the following objective:

HCO 6.6 *Support the provision of a universally designed natural playground within lands zoned 'F (4): Open Space and Amenity' at Roseberry/Rosconnell, having full regard to the sensitivities of the wet grassland habitat as illustrated on Map V2-N:9.1.*

Chapter 11 Implementation, Table 11.5 Land Use Zoning Objectives, insert additional site-specific Objectives under F: Open Space and Amenity as follows:

F (4) *These lands have been designated for the preservation of a wet grassland habitat and the provision of a natural playground facility.*

Map V2-N: 11.1 Land Use Zoning, amend lands outlined in yellow to be identified as 'F (4): Open Space and Amenity'.



Proposed Material Alteration No. 19

Chapter 6 Homes and Communities, Section 6.4.1.6, Social and Community Objectives, insert new objective as follows:

HCO 7.3 *Support the development of a dedicated new Youth Centre on Athgarvan Road that provides a safe, inclusive and accessible environment for young people to learn, connect and grow.*

Proposed Material Alteration No. 20

Chapter 6 Homes and Communities, Section 6.4.1.8 Faith Facilities, Faith Facility Objectives, amend HCO 8.1 as follows:

HCO 8.1 Support and facilitate the extension of St. Conleth's Cemetery on lands zoned 'E: Community and Education immediately south of the existing cemetery, subject to detailed design and environmental assessment, *including investigation of the site's water table levels to determine suitability for burial purposes.*

Chapter 7 Movement and Transportation

Proposed Material Alteration No. 21

Chapter 7 Movement and Transportation, Section 7.3.4 Modal Split Target, insert additional (fifth) paragraph as follows:

According to Census 2022 10.13% of residents travel by public transport for school or work, whereas 18.38% of people walk and 2.29% cycle to work or school. The National Cycle Policy Framework 2020 (update pending) aspire to 10% of all journeys by cycling and this Plan supports this aspiration.

Proposed Material Alteration No. 22

Chapter 7 Movement and Transportation, Section 7.5 Active Travel: Walking, Permeability and Cycling, Active Travel Objectives, update Objective MATO 2.1 as follows:

MATO 2.1 Support and facilitate the implementation of the measures ~~in the Newbridge Area Based Transport Assessment including those detailed~~ in Table 7.1, Map 7.1 Transport and Movement – Walking Measures and Map 7.2 Transport and Movement – Cycling Measures to improve movement through the settlement and promote modal shift from the private car to more sustainable modes in conjunction with the National Transport Authority, and other relevant stakeholders. The indicative measures will form the basis for individual projects. Each project will be subject to a detailed design process, including environmental and/or ecological assessment, where applicable. All measures shall incorporate nature-based solutions to surface water management *and have regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) (or any successor of same) and TII Publications requirements, where relevant.*

Proposed Material Alteration No. 23

Chapter 7 Movement and Transportation, Section 7.5. Active Travel: Walking, Permeability and Cycling, add the following line at the end of the second paragraph:

In line with best practice, where possible pedestrian paths and cycle lanes should be segregated as per the principles of the Design Manual for Urban Roads and Streets (DMURS).

Proposed Material Alteration No. 24

Chapter 7 Movement and Transportation, Table 7.1: Walking Measures and Delivery Timeframe, remove Walk 2 from this table.

Walk 2	New footpath on Ring of Roseberry extending as far as Roseberry Hill	Short-Medium
--------	--	--------------

Amend Map Ref: V2-N_7.1 Transport and Movement Walking Measures to remove Walk 2 (outlined in yellow):



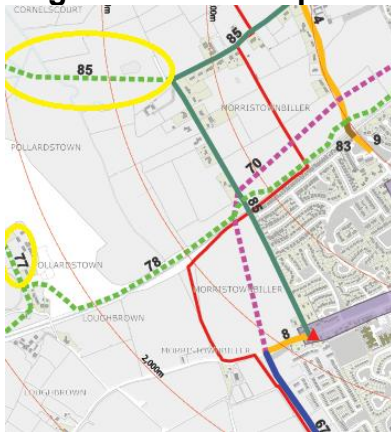
Proposed Material Alteration No. 25

Chapter 7 Movement and Transportation, Section 7.5 Active Travel: Walking, Permeability and Cycling, amend Table 7.1 Walking Measures and Delivery Timeframe as follows:

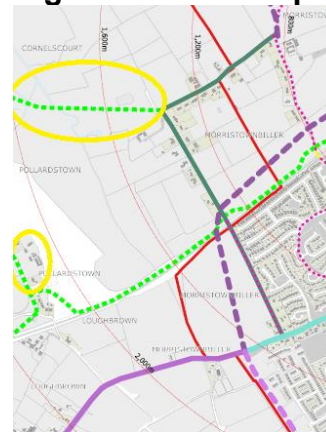
Ref. No.	Measure	Delivery Timeframe
Walk 77	Proposed M7 Greenway /Pollardstown Fen Greenway	Medium Term
Walk 85	Proposed new Quietway on Blackberry Lane and proposed new Greenway on Pollardstown Fen.	Short Term

Amend Map V2-N:7.1 and Map V2-N:7.2 to remove Walk 77 and Walk 85 as highlighted yellow as follows:

Walking Measures - Map V2-N:7.1



Cycling Measures - Map V2-N:7.2



Proposed Material Alteration No. 26

Chapter 7 Movement and Transportation, Section 7.5 Active Travel: Walking, Permeability and Cycling, Active Travel Objectives, insert new objective as follows:

MATO 2.X *Support and facilitate a safe, signalised or raised pedestrian crossing at Barretstown Lawns.*

Proposed Material Alteration No. 27

Chapter 7 Movement and Transportation, Table 7.2: Public Transport Services and Indicative Delivery Timeframe, amend as follows:

Ref. No.	Measure	Delivery Timeframe
PT 1	Provide for a bus priority route on Main Street.	Long Short-Medium Term
PT 10	Work with <i>the NTA Town Bus Service Planning Team and other</i> key stakeholders to <i>to design and deliver</i> explore the feasibility of implementing a Newbridge town bus service. Also ensure that this bus service provides universal access and considers the needs of people with intellectual disabilities. An <i>potential indicative</i> route is proposed for this town bus service, connecting the major trip attractors.	Long Short-Medium Term

Proposed Material Alteration No. 28

Chapter 7 Movement and Transportation, Active Travel Objectives amend Objective MATO 2.3 as follows:

MATO 2.3 Engage with Iarnród Éireann and all relevant landowners to implement greenways north of the rail line and along the western bank of the River Liffey, as detailed in Maps 7.1 and 7.2, subject to detailed engineering design (*ensuring the route of the greenway does not hinder the potential future provision of a four-track rail line*), Environmental Impact Assessment (SEA) and Appropriate Assessment (AA).

Chapter 7 Movement and Transportation, Table 7.1 Walking Measures and Delivery Timeframe, amend as follows:

Ref. No.	Measure	Delivery Timeframe
Walk 78	Proposed Train Line Greenway (<i>in line with Objective MATO 2.3</i>)	Medium Term

Chapter 7 Movement and Transportation, Public Transport Objectives, insert additional objective as follows:

MATO 3.9 *Support and facilitate Iarnród Éireann in expanding the rail line in line with the All-Island Strategic Rail Review which includes the provision of a four-track rail line in Newbridge as part of the wider rail network.*

Proposed Material Alteration No. 29

Chapter 7 Movement and Transportation, Section 7.6.2 Bus, amend text of final sentence, as follows:

Accordingly, the Plan contains Objective MATO 3.4 which seeks to actively engage with the NTA to implement the identified improvements to the local bus service network in Newbridge *of which an indicative proposal for a town bus loop route is as* illustrated on Map 7.3 Transport and Movement – Public Transport.

Chapter 7 Movement and Transportation, Objective MATO 3.4, amend as follows:

MATO 3.4 Support and facilitate the National Transport Authority (NTA) in the delivery of ~~the looped bus route on a town bus service along with ancillary infrastructure (including bus layover and turnaround facilities) at appropriate locations~~ *Map 7.3 Transport and Movement—Public Transport*, to serve both the existing town and the expanding areas of Newbridge including in Rickardstown, Cornelscourt, ~~and~~ Greatconnell, *Crotanstown, Newbridge Industrial Estate and Littleconnell Strategic Employment Area.*

Map V2-N:7.3 Transport and Movement – Public Transport Measures, amend text in the legend as follows:

~~Proposed~~ *Indicative* town loop bus route

Proposed Material Alteration No. 30

Chapter 7 Movement and Transportation, Public Transport Objectives, amend text of Objective MATO 3.5 as follows:

MATO 3.5 Support and facilitate Iarnród Éireann in the further development of Newbridge Train Station, including ancillary supporting infrastructure *(including a changing place toilet)* that improves user experience in terms of shelter, universal access and parking, subject to planning and environmental considerations.

Proposed Material Alteration No. 31

Chapter 7 Movement and Transportation, Section 7.7 Road Infrastructure, include a new paragraph, as follows:

7.7 Road Infrastructure

The National Framework for Investment in Transport (2021) clearly states that further investment on sustainable travel modes should be prioritised over new roads infrastructure. Accordingly, the development of future roads infrastructure will need to demonstrate a clear sustainable travel rationale. The NABTA Road Strategy acknowledges this policy requirement and seeks to ensure that in addition to providing critical access to new development areas, new roads will integrate high quality sustainable travel options that promote and improve connectivity and permeability within the wider town, thereby assisting in the delivery of the 10-minute settlement concept. In this regard, the Road Strategy is designed to fully integrate with the Active Travel and Public Transport Strategies of the NABTA. Furthermore, public transport measure PT 1 which proposes Main Street to incorporate a bus priority route is linked to the delivery of measure PT 10, which relates the provision of a bus service in the town over the short-medium term. These measures are also linked to the development of the Newbridge Southern Ring Road which is also proposed to be delivered over the short to medium term. This is in line with measure ROAD9 of the NTA GDA Transport Strategy 2022-2042 which provides for the delivery of orbital routes to be 'accompanied by, and facilitating, enhanced public transport, cycling and pedestrian facilities in the relevant centre'.

Proposed Material Alteration No. 32

Chapter 7 Movement and Transportation, Road and Parking Objectives amend Objective MATO 4.1 as follows:

- MATO 4.1** (a) Facilitate the implementation of the road and parking measures outlined in Table 7.34 and Map Transport and Movement – Road Network Measures and in Table 7.4.5 and on Map 7.5 Transport and Movement – Parking Measures, in accordance with the DMURS standards for urban roads and streets and *subject to Appropriate Assessment (AA) screening and where applicable Stage 2 Appropriate Assessment. Where* necessary preserve the identified road routes for the future delivery of the proposed roads. All measures shall incorporate nature-based solutions to surface water management.
- (b) *All proposed road measures shall comply (where relevant) with the provisions of Measure ROAD1 – Principles of Road Development and Measure ROAD9 – Regional and Local Roads Policy of the Greater Dublin Area Transport Strategy 2022-2042.*

Proposed Material Alteration No. 33

Chapter 7 Movement and Transportation, Section 7.7.1 Road Measures, amend Table 7.3 as follows:

RD 2B	Proposed new road connection between Ballymany Rd to Green Road –connection to Green Road (combines with committed measure 2A to make the connection to Green Road)	Medium Short Term
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Proposed Material Alteration No. 34

Chapter 7 Movement and Transportation, Section 7.7.2 Parking measures, amend MATO 4.3 as follows:

- MATO 4.3** Support and facilitate the implementation of the preferred car parking measures, as outlined on Map 7.5 Transport and Movement – Parking Measures. *Proposals for largescale car parking should consider, in the first instance, multi storey or underground areas. Largescale surface car parking associated with town centre developments will be discouraged, save in exceptional circumstances.*

Chapter 8 Built Heritage and Archaeology

Proposed Material Alteration No. 35

Insert new Record of Protected Structures objective in Chapter 8 Built Heritage and Archaeology, Section 8.2, as follows:

Record of Protected Structures Objectives

It is an objective of the Kildare County Council to:

- BHO 2.1** *Undertake an assessment of the Watering Gates, the Reading/Recreation Room on the Bord na Móna site and the Pinkeen Bridge, to consider the merit in adding the structure(s) to the Record of Protected Structures in Appendix 6 of the Plan subject to the identification of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest as required under the Planning and Development Act, 2000 (as amended).*

Note: this will alter subsequent numbering of objectives in Chapter 8.

Chapter 9 Green and Blue Infrastructure

No proposed material alterations.

Chapter 10 Infrastructure and Environmental Services

Proposed Material Alteration No. 36

Chapter 10 Infrastructure and Environmental Services, Section 10.2 Water Supply and Wastewater, Water and Wastewater Objectives, insert additional objective as follows:

IEO 1.4 Support Uisce Éireann in addressing maintenance issues relating to public sewer network in the Dara Park area.

Proposed Material Alteration No. 37

Chapter 10 Infrastructure and Environmental Services, Section 10.2 Water Supply and Wastewater, Water and Wastewater Objectives, insert additional objective as follows:

IEO 1.5 Consult with Uisce Éireann and ESB prior to the implementation of any significant public realm works or development within the Newbridge Central Settlement Consolidation Site to avoid and/or mitigate impacts on existing or planned water and wastewater infrastructure.

Proposed Material Alteration No. 38

Chapter 10 Infrastructure and Environmental Services, Section 10.3.2 Groundwater, Surface Water and Ground Water Objectives amend Objective IEO 2.3 as follows:

IEO 2.3 Ensure areas indicated as Nature-Based Management Areas (NBMAs) on Map 10.1: Infrastructure and Environmental Services – Surface Water Management Strategy are reserved free from development and integrated into design proposals for nature-based surface water drainage purposes, subject to Appropriate Assessment (AA) screening and where applicable Stage 2 Appropriate Assessment.

Proposed Material Alteration No. 39

Chapter 10 Infrastructure and Environmental Services, Section 10.4 Flood Risk Management, insert additional paragraph at the end of the Section as follows:

'It is noted that the identification and mapping of flood risk as shown in CFRAM Fluvial Flood Zone Mapping is subject to change, dependent on review by the OPW of the CFRAM Mapping and associated data. The SFRA has been developed using the best available information at the time of publication. However, all planning applications made during the lifetime of the plan should take due consideration of the latest available flood information, which may include flood mapping published following publication of this SFRA.'

Map V2-N:10.2 Strategic Flood Risk Assessment and Map V2-N:10.2a SFRA with Land Use Zoning Underlay insert note as follows:

The identification and mapping of flood risk as shown in CFRAM Fluvial Flood Zone Mapping is subject to change, dependent on review by the OPW of the CFRAM Mapping and associated data. The SFRA has been developed using the best available information at the time of publication. However, all planning applications made during the lifetime of the plan should take due consideration of the latest available flood information, which may include flood mapping published following publication of the Plan and SFRA.

Chapter 11 Implementation

Proposed Material Alteration No. 40

Chapter 11 Implementation, Table 11.1 Greatconnell KDA Design Brief, amended as follows:

Table 11.1 Greatconnell KDA Design Brief

Site area:	14.9 15.5 hectares (C3: New Residential lands)
Built Form and Urban Structure The built form should seek to fully integrate with Wellesley Manor; the established residential estate located directly to the north of the lands. Urban form should be designed around the existing green and blue infrastructure features, <i>whilst also having regard to the findings of the Site-Specific Flood Risk assessment which is required.</i> and should be both permeable and legible. To enable this The size of the street blocks should, as far as practicable, be 80-120 metres in dimension (as per DMURS Guidelines) <i>to enable permeability and legibility.</i> A mix of housing types and styles is required to create legibility and variety in the urban environment. Built form on corner sites shall incorporate dual frontages. Green spaces should also be defined by a strong building edge and overlooked to provide passive supervision and legibility. This is of particular importance for key amenity features such as the Multi-Use Games Area (MUGA) and all playgrounds within the KDA.	
Green and Blue Infrastructure, Open Spaces and Surface Water Drainage (insert after the fifth paragraph) <i>In accordance with Map 10.2 and Map 10.2a part of the site will require a Site-Specific Flood Risk Assessment. In this regard, water compatible uses shall be proposed for the areas prone to flooding.</i>	

Proposed Material Alteration No. 41

Chapter 11 Implementation, Table 11.1 Greatconnell KDA Design Brief, insert additional text after paragraph three as follows:

Public Open Space on lands zoned F: Open Space and Amenity forming an integrated part of this KDA residential development may contribute towards the 15% site area public open space provision, as provided under Section 15.6.6 of the Development Plan, subject to it providing well located, useable open space.

Proposed Material Alteration No. 42

Chapter 11 Implementation, Table 11.3 Implementation and Infrastructure Delivery Schedule – Central Newbridge and New Residential Lands, amend as follows:

Surface Water Drainage		
<p>Flow paths and flood extents within the High-End Future Scenario mapping should be avoided for development and incorporated into landscaping. Any scheme should ensure connection to the existing surface water network. The site is limited to appropriate green field run-off rates. Any additional surface water should be contained within the site.</p>	<p>In tandem with new development.</p>	<p>Developer</p>

Proposed Material Alteration No. 43

Chapter 11 Implementation, Table 11.3 Implementation and Infrastructure Delivery Schedule – Central Newbridge and New Residential Lands, amend the following three sections concerning the Newbridge North New Residential Phase 2 lands as follows:

Cp2 (1): New Residential – Phase 2		
Required Infrastructure	Delivery Schedule	Funding Sources
Movement and Active Travel		
A new road connection from Morristown (L7036) to the R416 Milltown Road (<i>RD 4</i>) as identified on Map 7.4 and RD-4 on Table 7.43. <i>Associated active travel measures associated with RD4.</i>	Long Term – Linked to development taking place and supporting orbital roads.	KCC / NTA / <i>Developer</i>

Cp2 (2): New Residential – Phase 2		
Required Infrastructure	Delivery Schedule	Funding Sources
Movement and Active Travel		
A new <i>footpath</i> on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (<i>Walk 3</i>) as outlined on Map 7.1 and Walk Measure 3 on Table 7.1. <i>A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and on Table 7.3.</i> <i>Associated active travel measures associated with RD4.</i>	Short-Medium <i>Linked to development taking place and supporting orbital roads.</i>	KCC / Developer

Cp2 (3): New Residential – Phase 2		
Required Infrastructure	Delivery Schedule	Funding Sources
Movement and Active Travel		
A new road connection from Morristown (L7036) to the R416 Milltown Road as identified on Map 7.4 and Road Measure RD-4 on Table 7.4.	Long Term – Linked to development taking place and supporting orbital roads.	KCC / NTA

<i>A new footpath on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (Walk 3) as outlined on Map 7.1 and on Table 7.1.</i>		
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Proposed Material Alteration No. 44

Chapter 11 Greatconnell KDA Design Brief, Section 11.3 Land Use Zoning Objectives, amend Table 11.5: Land Use Zoning Objectives as follows:

Q	Enterprise and Employment	<p>To provide for and facilitate an appropriate mix of employment uses including office-based industry, enterprise and incubator units, business, science and technology and institutional uses.</p> <p>The purpose of this zoning is to accommodate Horse Racing Ireland headquarters and to allow for clustering of other office-based industries <u>which are intrinsic to the equine industry.</u></p>
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Proposed Material Alteration No. 45

Chapter 11 Implementation, Section 11.3, amend Table 11.5 Land Use Zoning Objectives, to insert an additional 'Use' within the table as follows:

SR	Strategic Reserve (Residential and Community)	<i>To protect the integrity of the lands to provide for future residential development and community facilities for the strategic expansion of the town, over future plan periods and ensure any development that would prejudice the future orderly expansion of the town will be resisted.</i>
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Proposed Material Alteration No. 46

Chapter 11 Implementation, Section 11.3 Land Use Zoning Objectives, insert new table, after Table 11.5: Land Use Zoning Objectives as follows:

Table 11.6: Zoning Matrix – Definition of Terms

Term	Definition
Zoning Matrix	<i>Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix (Refer to Table 11.7) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The land use zoning matrix is intended to provide guidance to landowners and</i>

	<i>developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful.</i>
<i>Permitted in Principle (Y)</i>	<i>Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives set out in other chapters of this Settlement Plan and the policies, objectives and actions in Volume 1 of the Kildare County Development Plan 2023 – 2029 (as varied).</i>
<i>Open for Consideration (O)</i>	<i>Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.</i>
<i>Not Normally Permitted (N)</i>	<i>Land uses which are indicated as 'Not Normally Permitted' in the Land Use Zoning Matrix (see Table 11.7) are uses which will not be permitted, except in very exceptional circumstances and where it can be demonstrated and justified that the development does not contravene Section 28 Ministerial Guidelines. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the objectives contained in this Plan or that it may be inconsistent with the proper planning and sustainable development of the area.</i>
<i>Other Uses</i>	<i>Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area.</i>
<i>Non-Conforming Uses</i>	<i>Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.</i>
<i>Transitional Areas</i>	<i>While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of</i>

	<i>development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.</i>
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Note: this will result in consequential amendments to table numbering.

Proposed Material Alteration No. 47

Chapter 11 Implementation, Table 11.6: Land Use Zoning Matrix, amend community facilities and/or sports buildings to Y: Permissible in Principle within lands zoned 'L: Leisure and Tourism'.

LAND USE	A: Town Centre	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Industry and Warehousing	I: Agriculture	L: Leisure and Tourism	MU: Mixed Use	N: Neighbourhood Centre	O: Department of Defence	Q: Enterprise and Employment	R: Commercial and Retail	GU: General Business Use	U: Transport and Utilities
Community facilities and/or Sports buildings	Y	O	O	Y ²	O ³	N	N	N Y	Y	N	N	N	Y	O	N

Chapter 11 Implementation, Table 11.6 Land Use Zoning Matrix, include new footnote for the 'Community facilities and/or Sports Buildings' Land Use as follows:

Footnote: 'Sports buildings' may also include uses such as gyms, fitness centres, martial arts facilities, dance studios, yoga/pilates studios.

² Only permissible in principle on sited zoned E (3): Community and Education' and 'E (5): Community and Education'. Refer to Objective HCO 7.1 under Section 6.4.1.6 which supports community centres/halls to said lands.

³ Only open to consideration on lands zoned 'F (1), F (2) and F (3): Open Space'. Refer to Objectives HCO 6.1 and HCO 6.2 under Section 6.4.1.5 which supports sporting facilities.

Appendix A Maps

Proposed Material Alteration No. 48

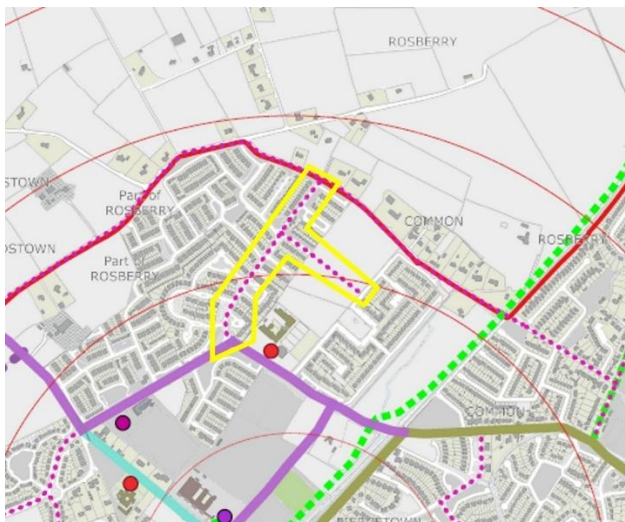
Map V2-N:7.1 Transport and Movement Walking Measures, insert an active travel link through the Bord na Móna site. Transfer routes outlined in black from Map V2-N:7.2 Transport and Movement Cycling Measures onto Map Ref V2-N:7.1 - Transport and Movement Walking Measures.



Amend Map V2-N:7.2 Transport and Movement Cycling Measures (see image above) by relabelling the cycle route from the Bord na Móna site as an active travel link. This will result in a consequential amendment to the legend.

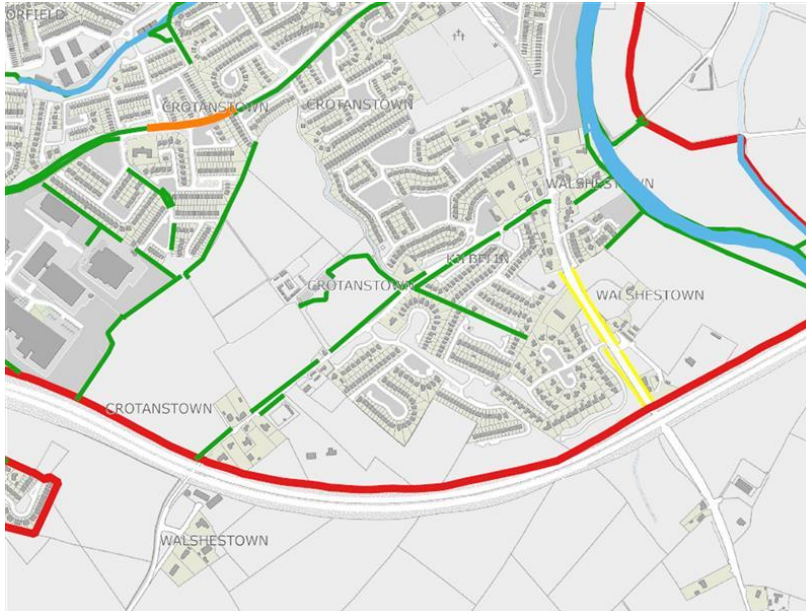
Proposed Material Alteration No. 49

Amend Map. Ref. V2-N:7.2 Transport and Movement Cycling Measures to remove the cycle measure proposed on the secondary road through Roseberry Hill outlined in yellow.



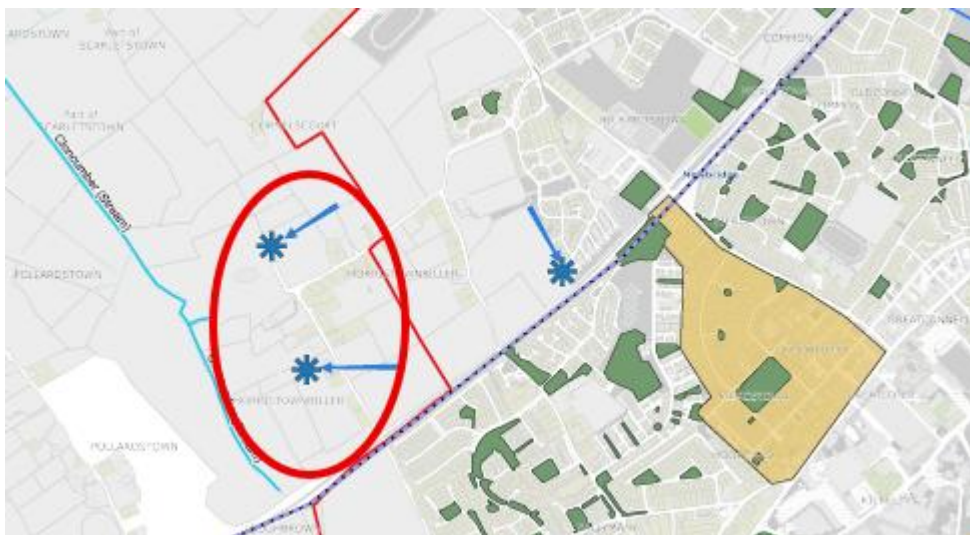
Proposed Material Alteration No. 50

Amend Map Ref: V2-N:9.1 Green and Blue Infrastructure, to include the addition of treelines either side of the R416 in Walshestown as highlighted in yellow as follows:



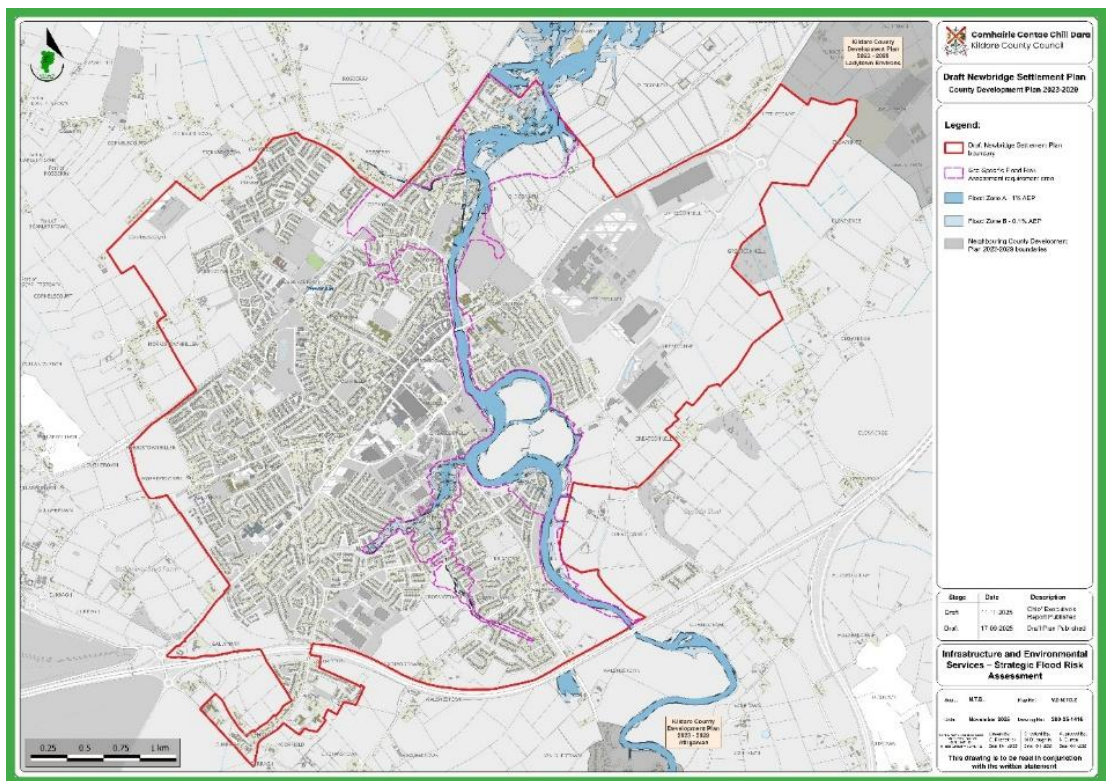
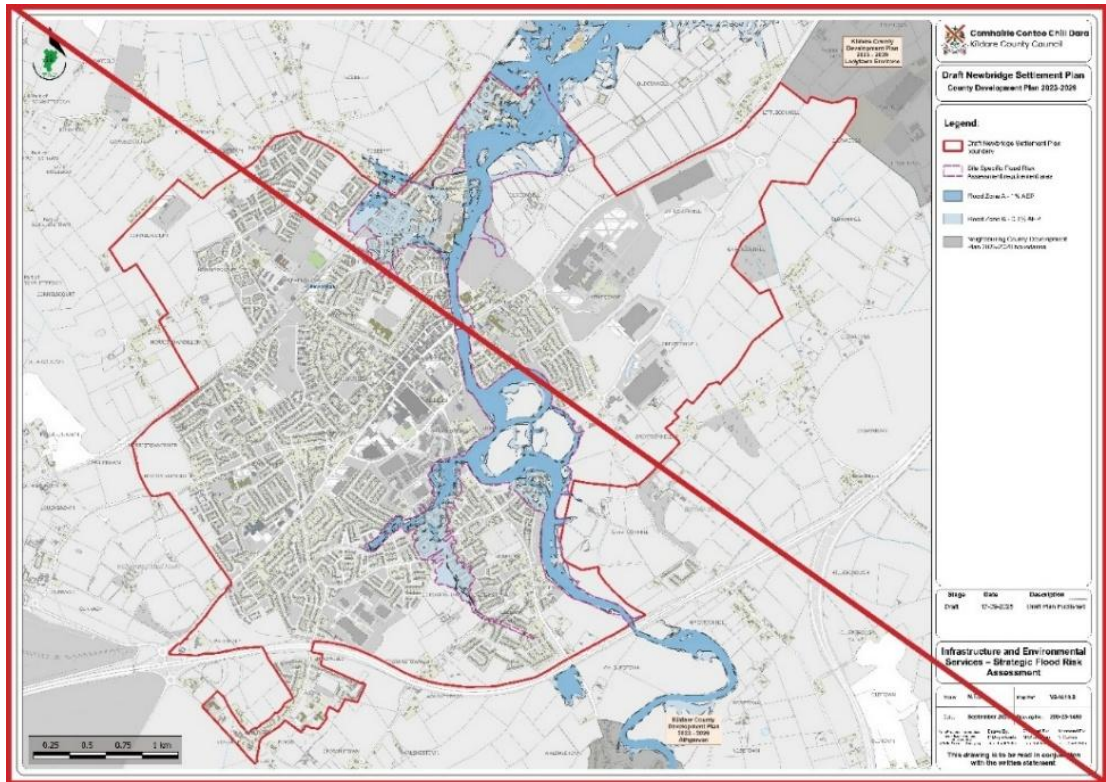
Proposed Material Alteration No. 51

Amend Map Ref: V2-N:10.2 Infrastructure and Environmental Services Surface Water Management Strategy, to remove the two Nature Based Management Areas highlighted below.

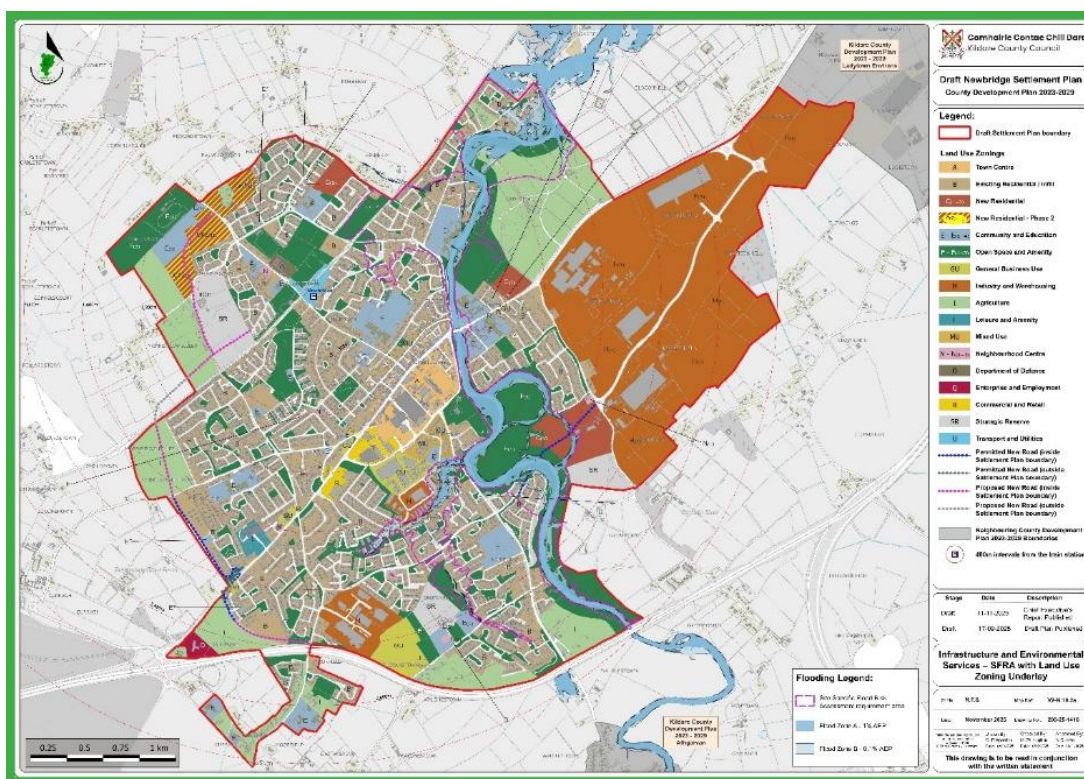


Proposed Material Alteration No. 52

Replace Map Ref: V2-N:10.2 Strategic Flood Risk Assessment, with revised map illustrating CFRAM 'Present Day' flood extents.



Replace Map Ref: V2-N:10.2a SFRA with Land Use Zoning Underlay, with revised map illustrating CFRAM 'Present Day' flood extents.



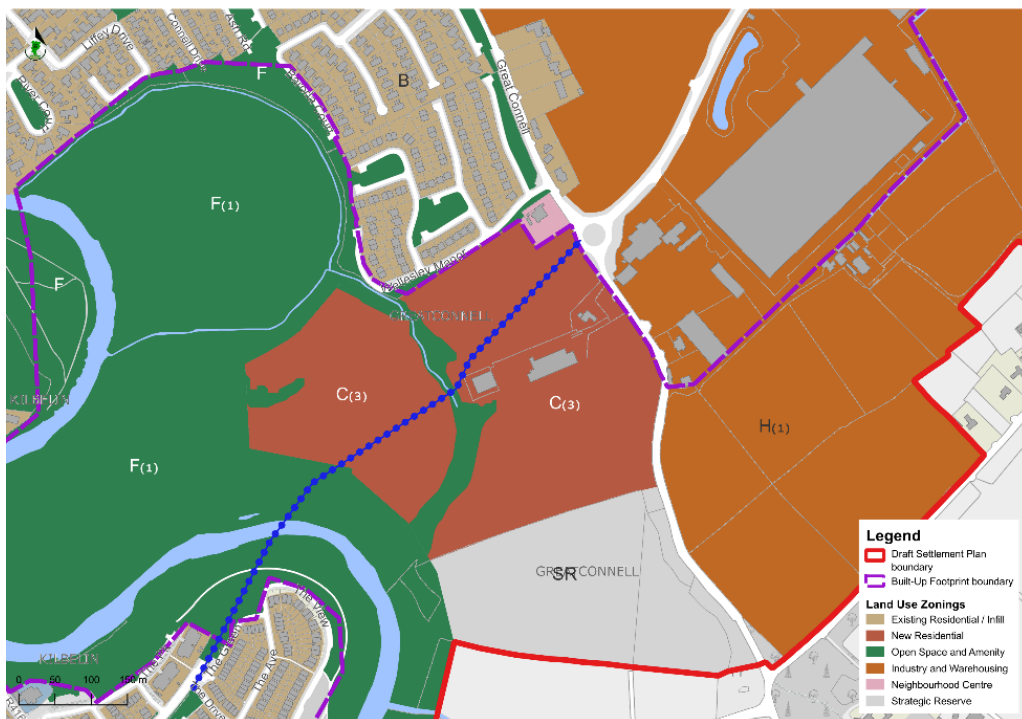
Note: higher resolution copies of these replacement maps are located in Appendix 1.

Proposed Material Alteration No. 53

Amend Map Ref: V2-N:11.1 Land Use Zoning, circa 0.71 hectares (as outlined in yellow) of 'F: Open Space and Amenity' to C: New Residential as follows:



Note: the image below illustrates the altered land use zoning in Greatconnell in the event Proposed Material Alteration No. 53 is adopted.



Note: the following are consequential amendments to the Greatconnell KDA Urban Design Framework as a result of the proposed land use zoning change.

Chapter 11 Implementation, Figure 11.1: Greatconnell KDA Urban Design Framework, delete existing and replace with revised framework, to take account of the present-day flood zone mapping rather than the high-end future scenario mapping as follows (please note it allows for two larger indicative residential blocks immediately north of the permitted bridge):

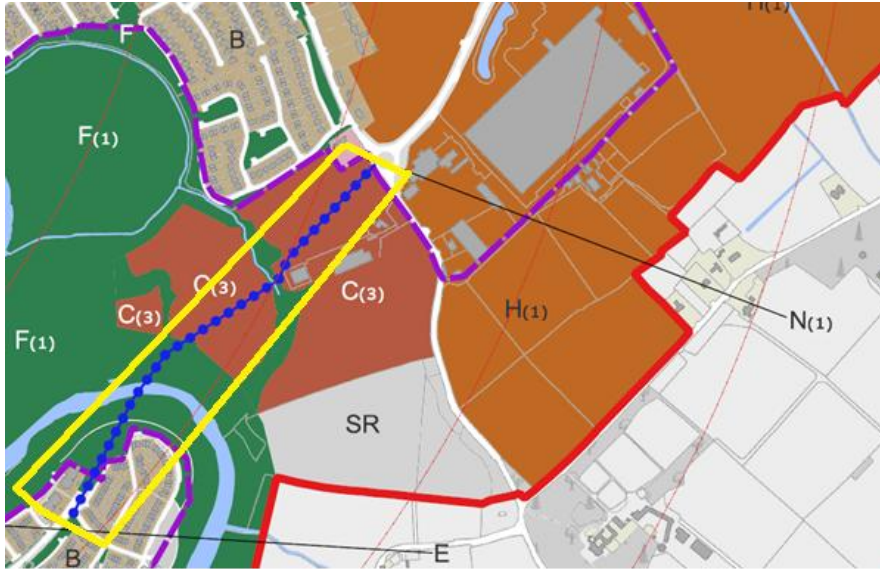


Proposed Material Alterations to Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied)

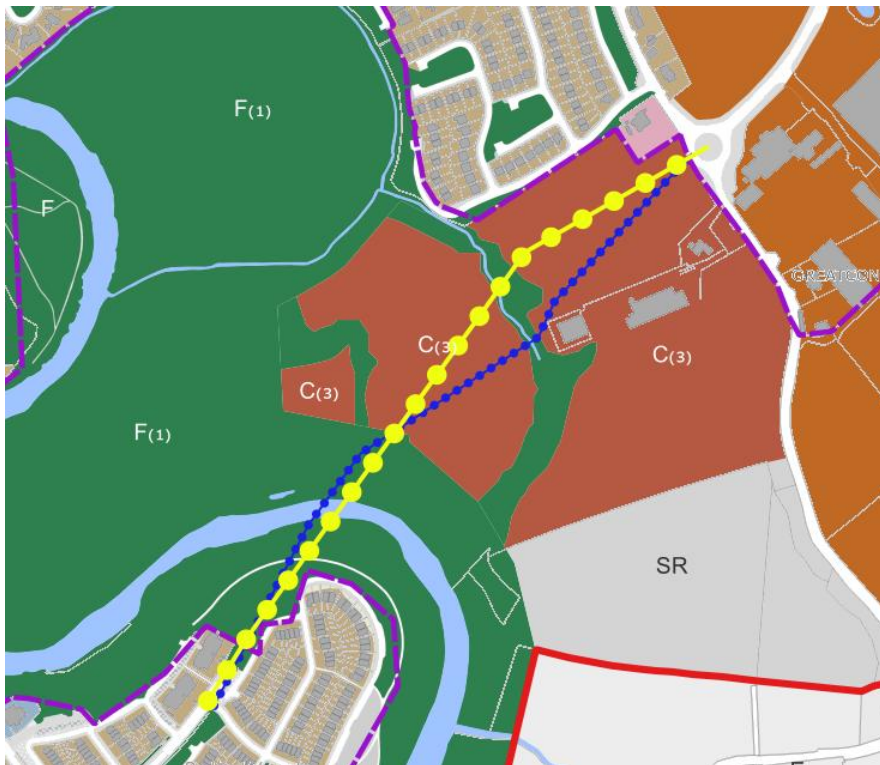


Proposed Material Alteration No. 54

Map Ref: V2-N:11.1 Land Use Zoning, amend alignment of the Newbridge Southern Ring Road within the area highlighted yellow below:

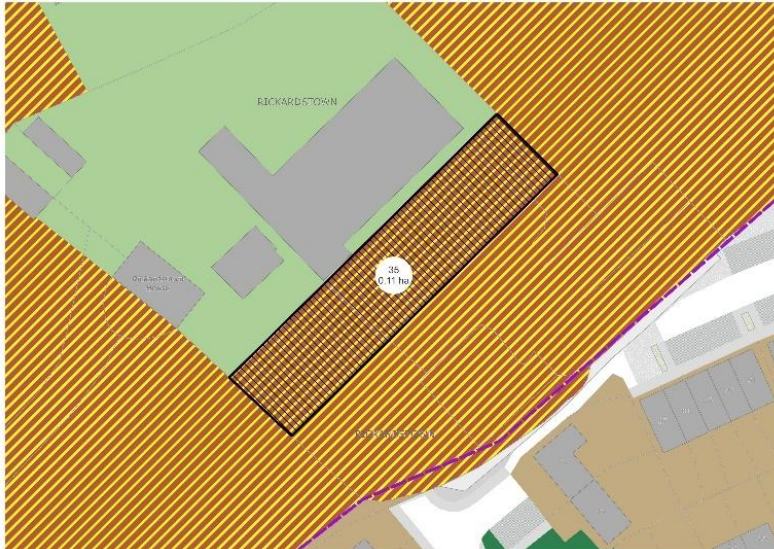


Note: the yellow dotted line in the image below illustrates the amended alignment of the Newbridge Southern Ring Road in the event Proposed Material Alteration No. 54 is adopted.



Proposed Material Alteration No. 55

Map Ref: V2-N:11.1 Land Use Zoning, amend circa 0.11 hectares of land zoned Cp2 (3) New Residential Phase 2 to 'I: Agriculture' as identified in the black hatching as follows:



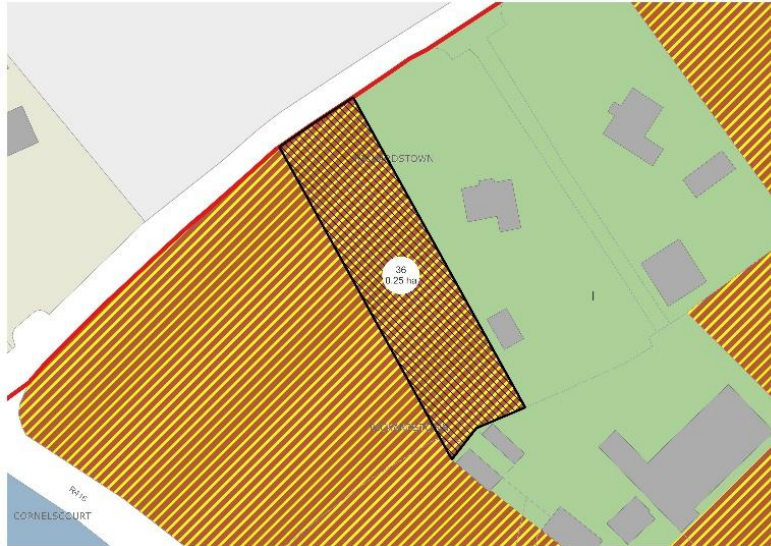
Proposed Material Alteration No. 56

Map Ref: V2-N:11.1 Land Use Zoning, amend circa 0.46 hectares of land zoned 'Cp2 (3) New Residential - Phase 2' to 'I: Agriculture' as identified in black hatching as follows:



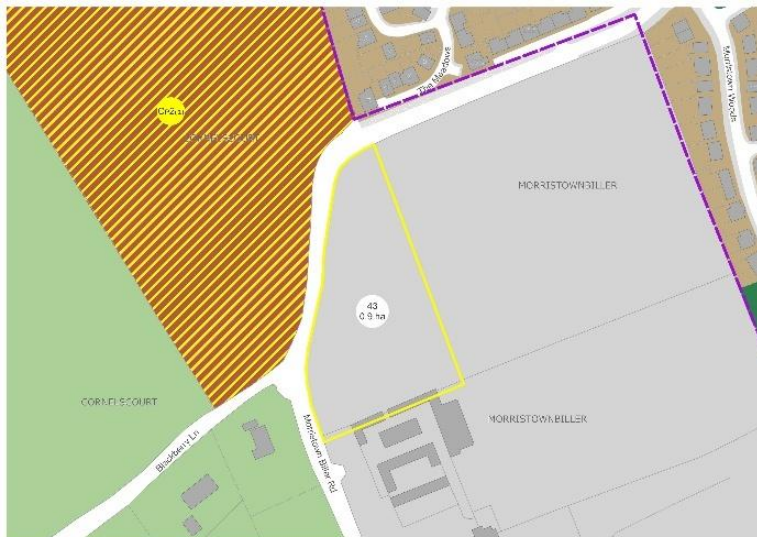
Proposed Material Alteration No. 57

Map Ref: V2-N:11.1 Land Use Zoning, amend circa 0.25 hectares of land zoned 'Cp2 (3): New Residential – Phase 2' to 'I: Agriculture' as identified in black hatching as follows:

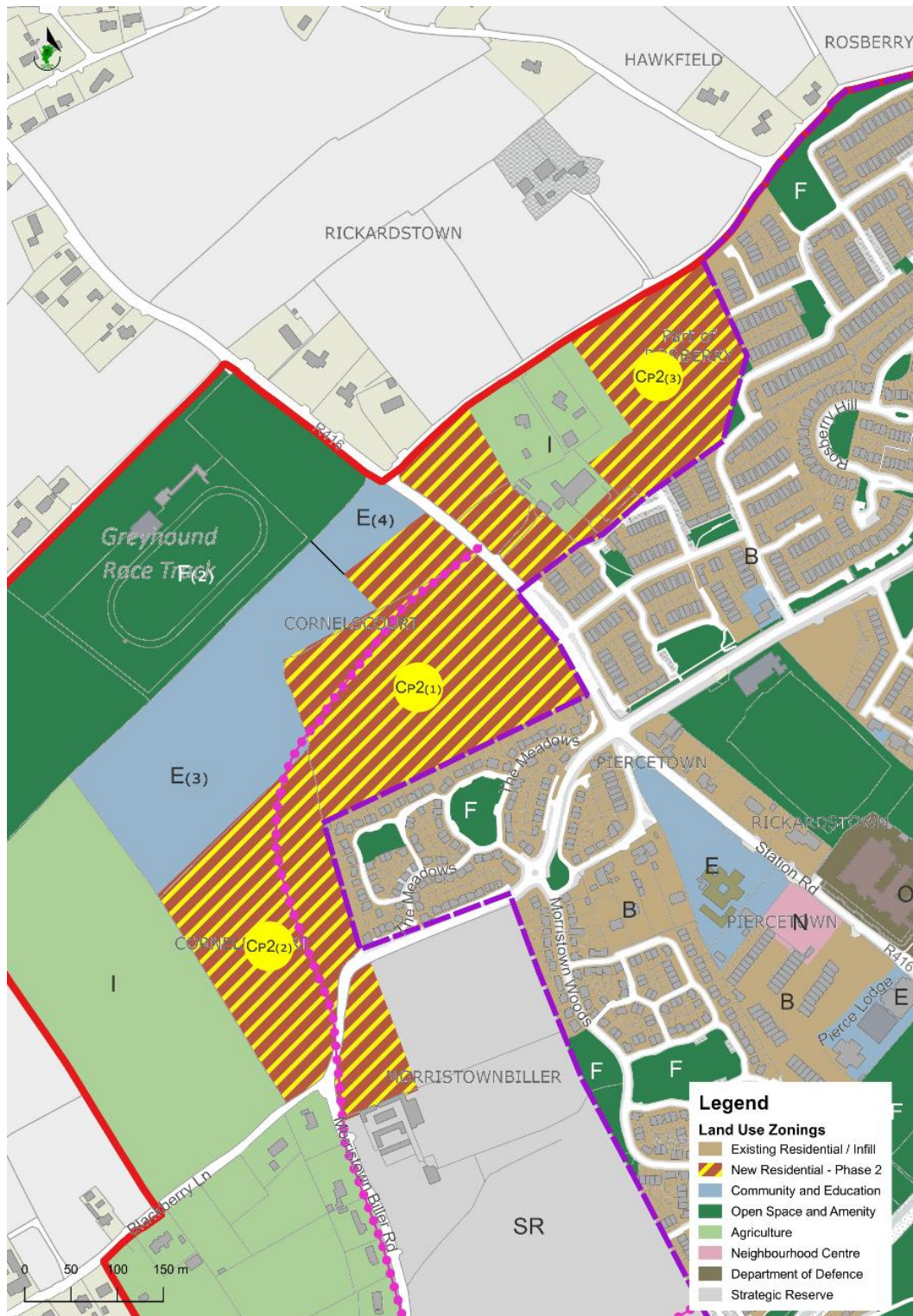


Proposed Material Alteration No. 58

Map Ref: V2-N:11.1 Land Use Zoning, amend circa 0.9 hectares of land zoned 'SR: Strategic Reserve' to 'Cp2 (2) New Residential Phase 2' as identified in yellow as follows:



Note: the image below illustrates the altered land use zoning in Newbridge North in the event Proposed Material Alteration Nos. 55, 56, 57 and 58 are adopted.

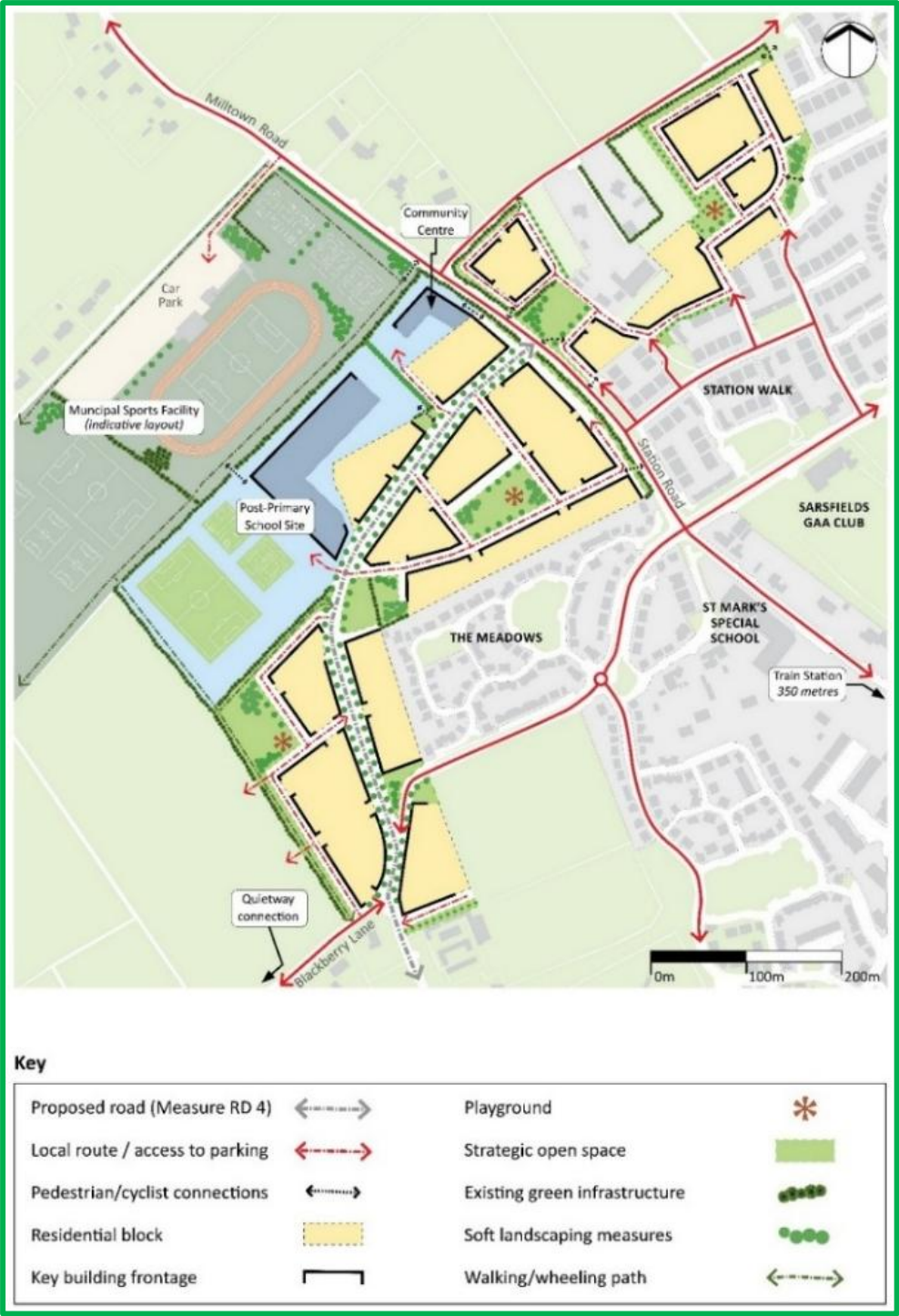


Note: the following are consequential amendments to the Newbridge North KDA Urban Design Framework as result of the proposed land use zoning changes in the event Proposed Material Alteration Nos. 55, 56, 57 and 58 are adopted.

Chapter 11 Implementation, Section 11.1.2 remove Figure 11.2 Newbridge North KDA Urban Design Framework (red box) and replace with a revised Urban Design Framework (green box) as follows:



Proposed Material Alterations to Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied)

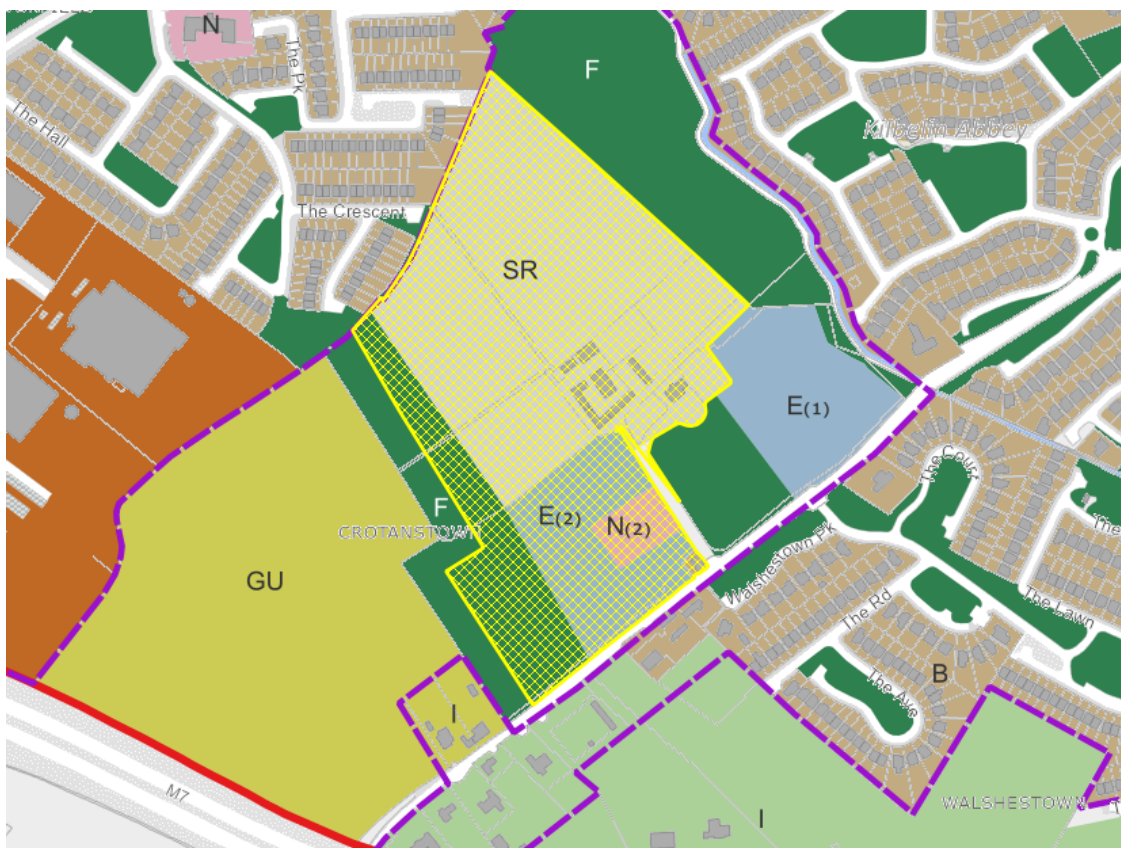


Proposed Material Alteration No. 59

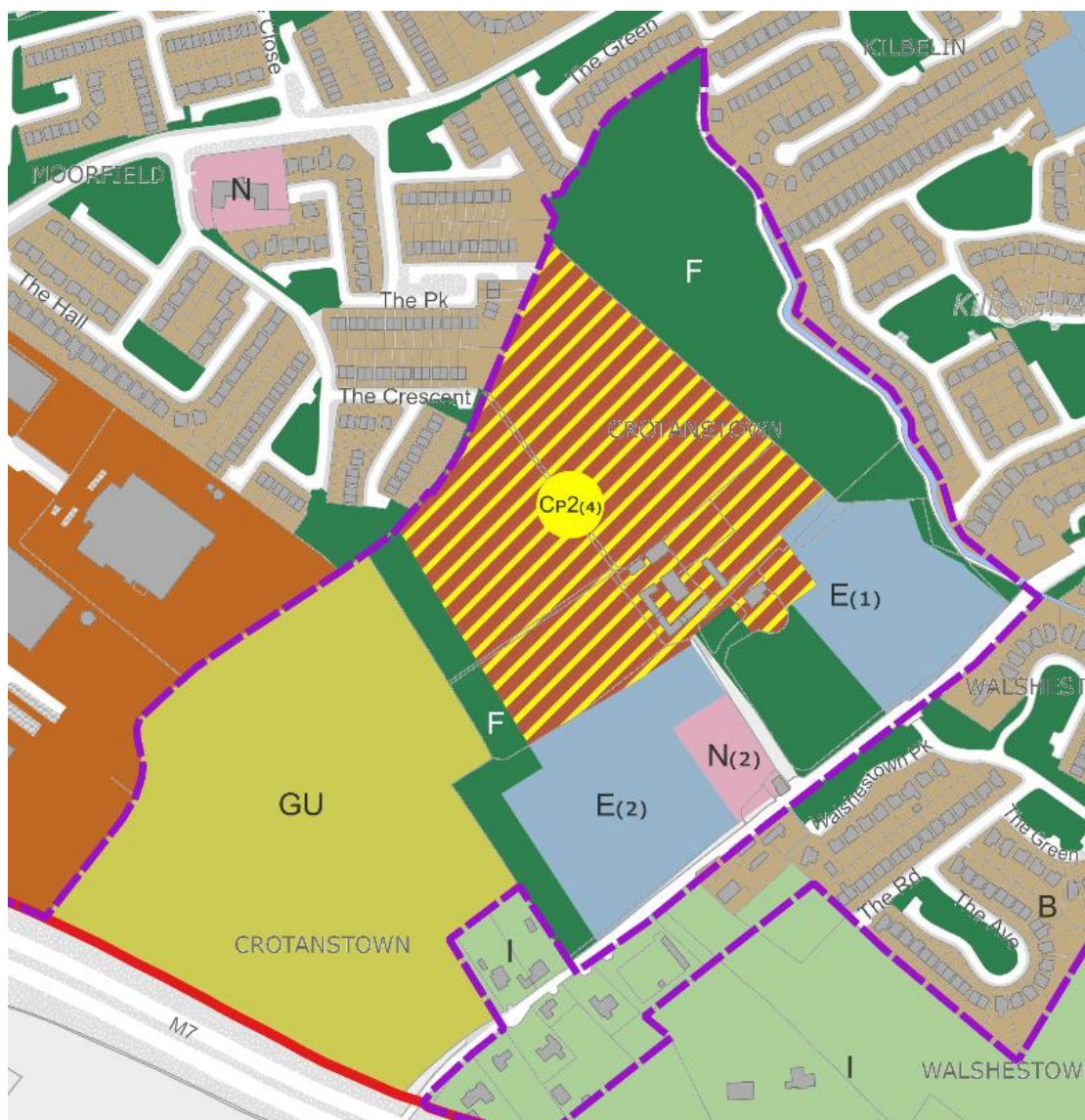
Amend Map Ref: V2-N:11.1 Land Use Zoning with the following changes as outlined in the table below:

Draft Newbridge Settlement Plan		Proposed Material Alteration No. 59	
Land Use Zoning Objective	Area in Ha	Land Use Zoning Objective	Area in Ha
F: Open Space and Amenity (buffer adjoining lands zoned GU: General Business Use)	2.74	F: Open Space and Amenity (buffer adjoining lands zoned GU: General Business Use)	1.15
SR: Strategic Reserve	6.74	Cp2 (4): New Residential – Phase 2	7.24
E (1): Community and Education	1.67	E (1): Community and Education	1.77
E (2): Community and Education	1.56	E (2): Community and Education	2.31
N (2): Neighbourhood Centre	0.3	N (2): Neighbourhood Centre	0.45

The location of these amendments are shaded in yellow below:



Note: the image below illustrates the altered land use zoning in Crotanstown in the event Proposed Material Alteration No. 59 is adopted.



Note: the following Crotanstown KDA Urban Design Framework is consequential amendment as result of the proposed land use zoning changes.

11.1.3 Crotanstown Key Development Area

Table 11.3: Crotanstown KDA Design Brief

Site area:	<p>9.19 ha: General Business (GU)</p> <p>7.24 ha: New Residential – Phase 2 (Cp4)</p> <p>4.08 ha: Community and Education (E)</p> <p>6.22 ha: Open Space and Amenity (F) (including buffer zone)</p> <p>0.45 ha: Neighbourhood Centre (N)</p>
Indicative net density – dwelling per hectare (dph):	40 dph: New Residential – Phase 2 (Cp4)

Estimated residential yield:	252 units
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Vision

To provide for a sustainable urban extension that consolidates the existing urban structure and fosters economic development through the expansion of the IDA Newbridge Business Park to the south, alongside the creation of a compact, well-connected residential neighbourhood. The neighbourhood will be supported by a range of high-quality social infrastructure, including a primary school, housing for older people, a community centre, a neighbourhood centre, a local park, and a crèche.

Built Form and Urban Structure

The built form for the residential, community and education uses should seek to integrate with the surrounding established residential neighbourhoods (The Park and the Crescent to the north, Kilbelin Abbey to the east and Kellsborough House). The urban form should provide permeability with block sizes being, as far as practicable, between 80-120 metres in dimension (as per DMURS). Building frontages should overlook to public spaces, open space, permeable links and local routes to provide passive surveillance.

The built form shall respect the existing green and blue infrastructure through the provision of a local park with key permeable links and amenity features like a GAA pitch, Multi-Use Games Area (MUGA) pitches, playground and leisure areas.

The primary school shall be linked to the local park to allow for community facilities to be complimentary to each other for the benefit of the community. The new neighbourhood centre should be integrated into the main local road with active travel access to Walshestown Road to create a new centrality that serves the community.

New developments should provide a variety of high-quality design typologies to cater for a diverse range of residents while also creating a pleasant urban environment with high quality landscape and amenity areas.

The general business blocks should integrate and create an extension of the existing IDA Newbridge Business Park.

Connectivity and Movement

Vehicular access to the KDA should be via Walshestown Road (L7043 Local Road). Active travel to the primary school shall be incentivised with the provision of improved connectivity and the redesign of Walshestown Road as per DMURS (updated 2019) as far as the M7 Motorway bridge.

Access to the primary school (staff access), community centre, neighbourhood centre and housing for the elderly and/or nursing home facility shall be off the Walshestown Road via existing access.

The KDA shall provide a pedestrian and cycle friendly environment with connections to the amenities within the site. The KDA should also provide for key active travel connections with the residential areas to the north (the Crescent and the Parks).

Vehicular access to the general business area shall be via Green Road (through Newbridge Business Park). A permeability link should be provided between the extended business park and Walshelstown Road to the south to provide for active travel access.

Green and Blue Infrastructure, Open Spaces and Surface Water Drainage

Natural features on the site such as existing hedgerows, treelines and mature trees should be retained as far as practicable to protect the existing biodiversity and ecological networks within the KDA. These features will also provide a sense of place, provide visual appeal and improve the overall wellbeing of the community.

The new landscape design of the KDA should enhance the long-term potential of biodiversity within open spaces and complement the existing natural features.

The local park should be designed with high quality finishes, sports pitches, leisure/resting spaces and playgrounds. The design should integrate waterbodies and existing natural features, prioritising nature-based solutions for water and flood management within the KDA. Proposals should be aligned with the Newbridge Surface Water Management Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objectives IEO 2.2 and IEO 2.3 of the Plan. The local park should maximise connections within the larger green and blue infrastructure network.

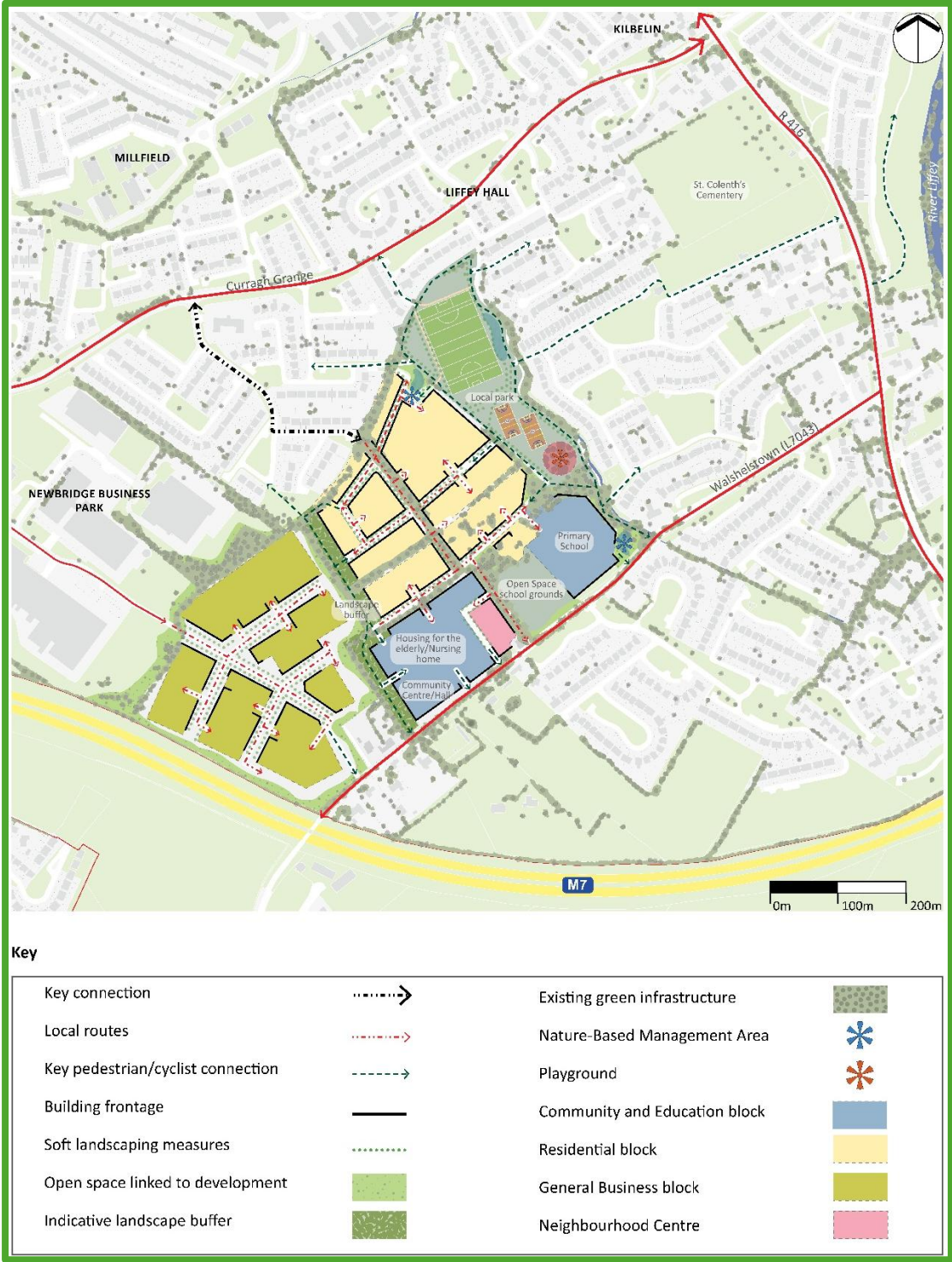
The landscape buffer adjacent to the residential area and community uses shall serve as a transitional zone, providing visual and acoustic separation from the general business blocks. It should also function as an amenity space incorporating Sustainable Drainage Systems (SuDS) to manage surface water effectively. The buffer should enhance local biodiversity through increased native tree planting and pollinator-friendly vegetation, in accordance with Objective GBIO 2.3.

Boundaries and Entrance Treatments

All entrance treatments to the KDA should be clear with a sense of arrival from the layout of the built form.

The primary school should respect the existing landscape setting of Kellsborough House grounds and provide a high-quality boundary treatment with minimum intervention. All boundaries and interface areas should avoid a closed-off or walled-in character. Overall, boundary and entrance treatments should be aligned with Section 15.4.5 of Volume 1.

Figure 11.3: Crotanstown KDA Urban Design Framework



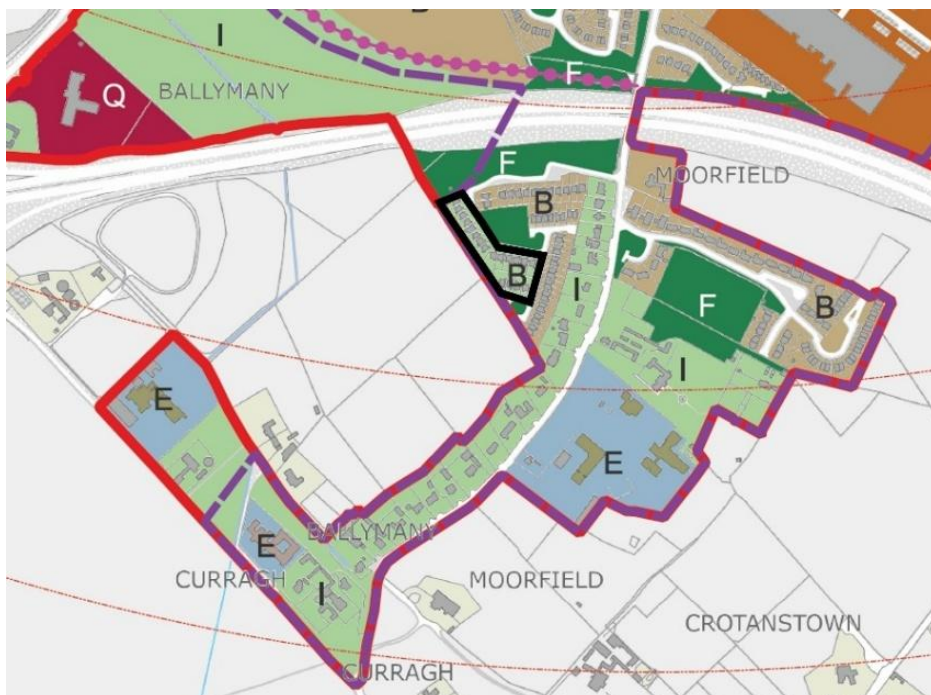
Proposed Material Alteration No. 60

Amend Map Ref: V2-N:11.1 Land Use Zoning by amending the zoning objective for the site outlined in yellow below from 'U: Transport and Utilities' to 'B: Existing Residential/Infill'.



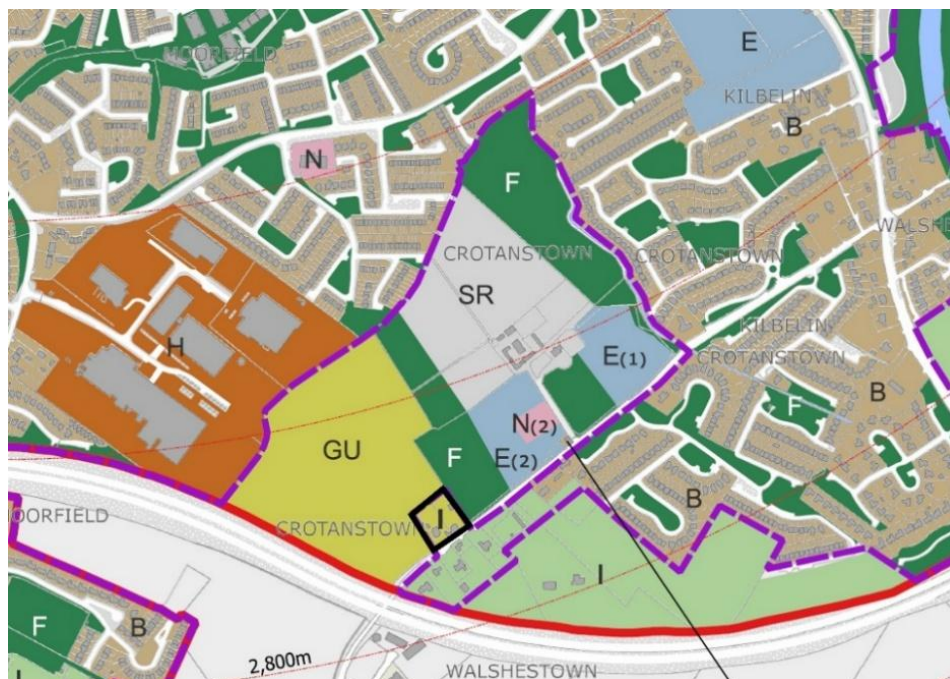
Proposed Material Alteration No. 61

Map Ref: V2 – N:11.1 Land Use Zoning, amend the zoning of Greenmount Park from 'I: Agriculture' to 'B: Existing Residential' within the area outlined in black as follows:



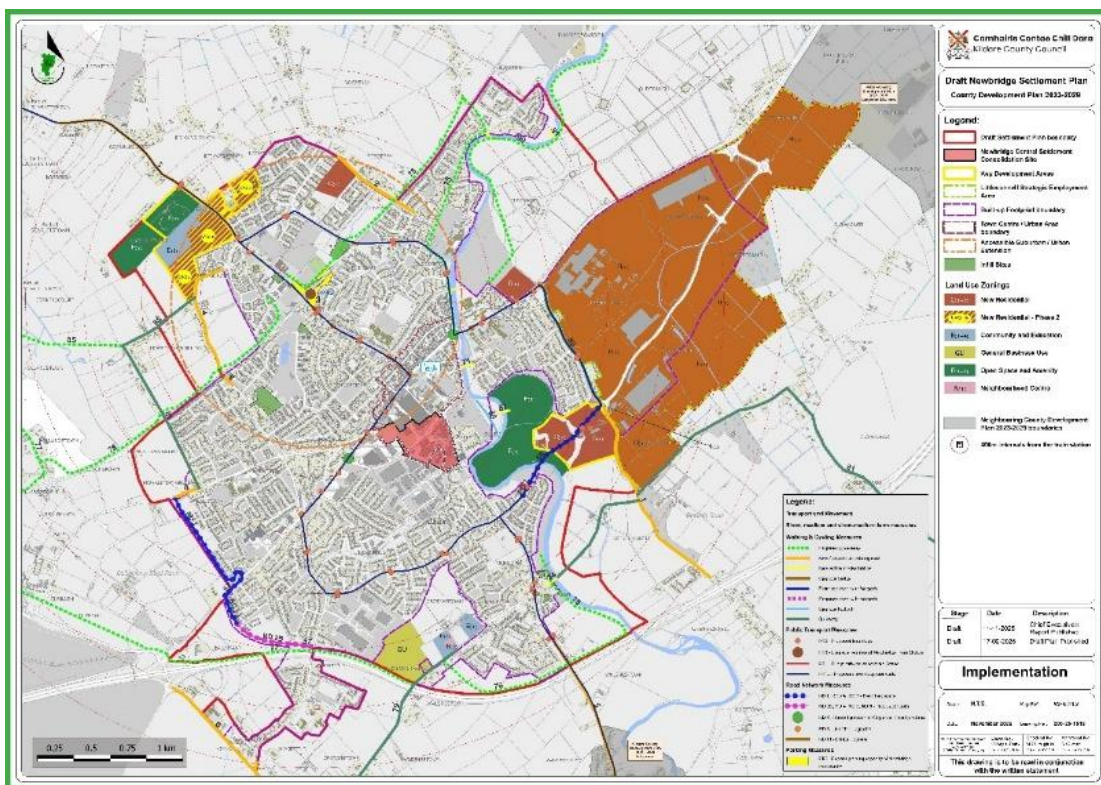
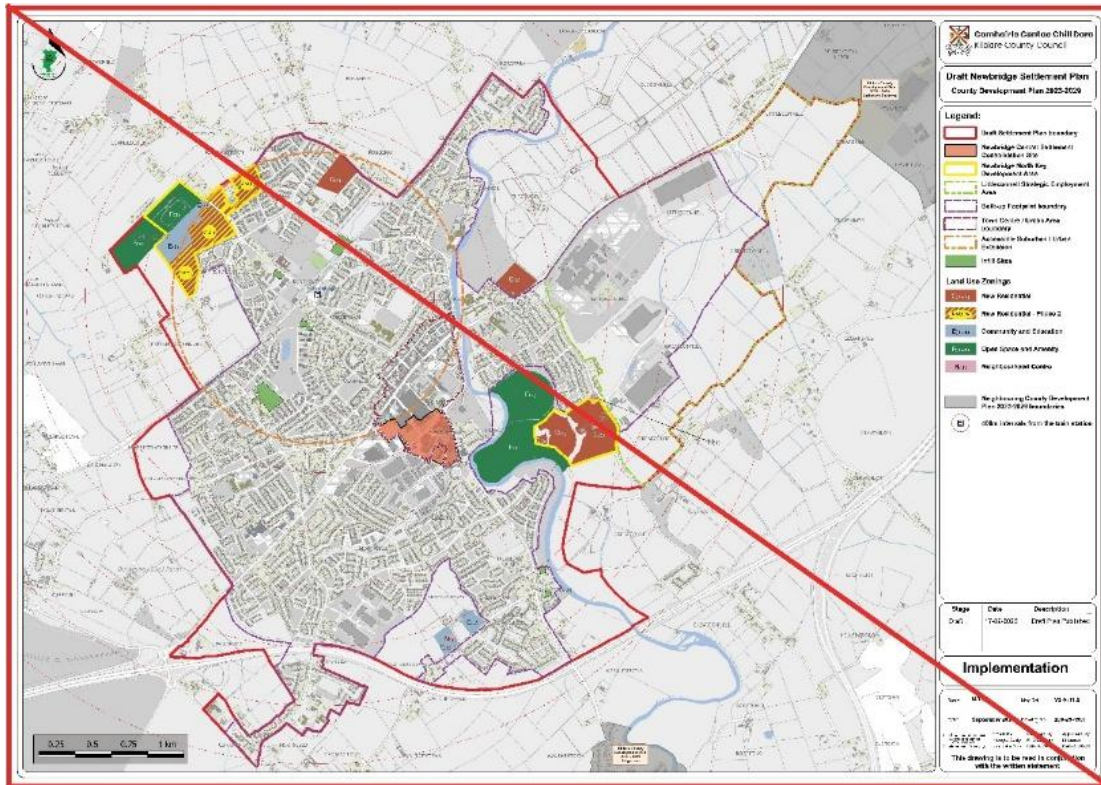
Proposed Material Alteration No. 62

Map Ref: V2 – N:11.1 Land Use Zoning, amend the zoning from 'GU: General Business Use' to 'I: Agriculture' within the area outlined in black as follows:



Proposed Material Alteration No. 63

Map Ref V2 – N:11.2 Implementation, replace the existing map with the following:



Note: a higher resolution copy of this replacement map is located in Appendix 1.

Proposed Variation No. 2 Amendments to Volume 1 and Volume 2 Kildare County Development Plan 2023 - 2029 (as varied)

Proposed Material Alteration No. 64

Kildare County Development Plan 2023 – 2029 (as varied), Volume 2, Section V2
2.7 Ladytown Environs, amend the second row of Table 2.5 as follows:

I	Agricultural	The purpose of this zoning is to ensure that further encroachment of development towards Newbridge in particular but also towards Naas is avoided in the interests of compact growth. Within this zone, agricultural uses will be retained and the appropriate extension of existing dwellings will be permitted. Further new housing shall not be permitted within this zone <i>except where the applicant is engaged in farming and where the dwelling is located on family land.</i>
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Strategic Flood Risk Assessment of the Kildare County Development Plan 2023 - 2029 (As Varied) (Variation No. 2)

Proposed Material Alteration No. 65

The following text is to be updated in Section 1.3 of the Strategic Flood Risk Assessment (SFRA):

For the areas where existing flood mapping was not available, indicative flood zones were generated using additional data including the mapped Drainage District Benefitting Area or from flows estimated from the OPW's Flood Studies Update (FSU) methodology, river geometry extracted from a LiDAR Digital Terrain Model (DTM) using GIS software, water levels produced using a 1-D hydraulic modelling software and the flood extents mapped on the LiDAR DTM using GIS software.

Part 1 of Table 3-4 in Section 3.7 of the SFRA is to be amended as follows:

Justification Test for Development Plans
<p>1. The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p> <p><i>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</i></p>

The following text is to be included in Section 4.2.7 of the SFRA:

'Appendix B of the FRM Guidelines Technical Appendices, provides further technical information on considerations for mitigation measures to design against flood risk. Such considerations include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.'

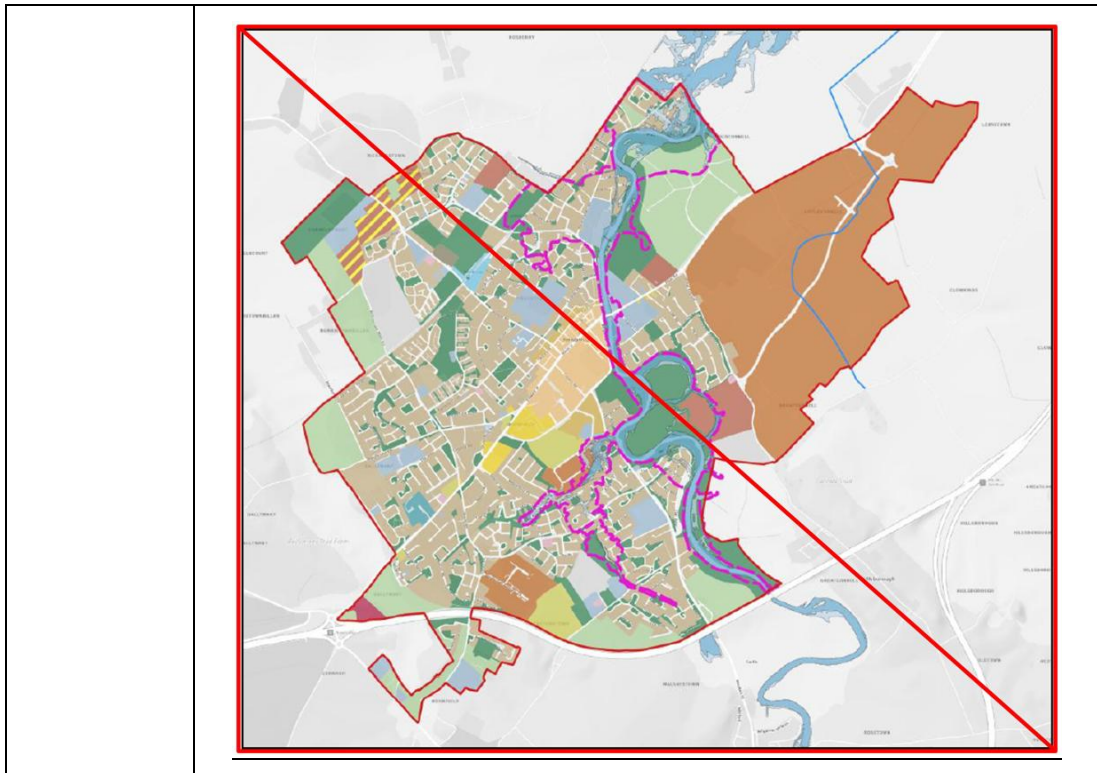
The following text is to be included as a bullet point in Section 5.3:

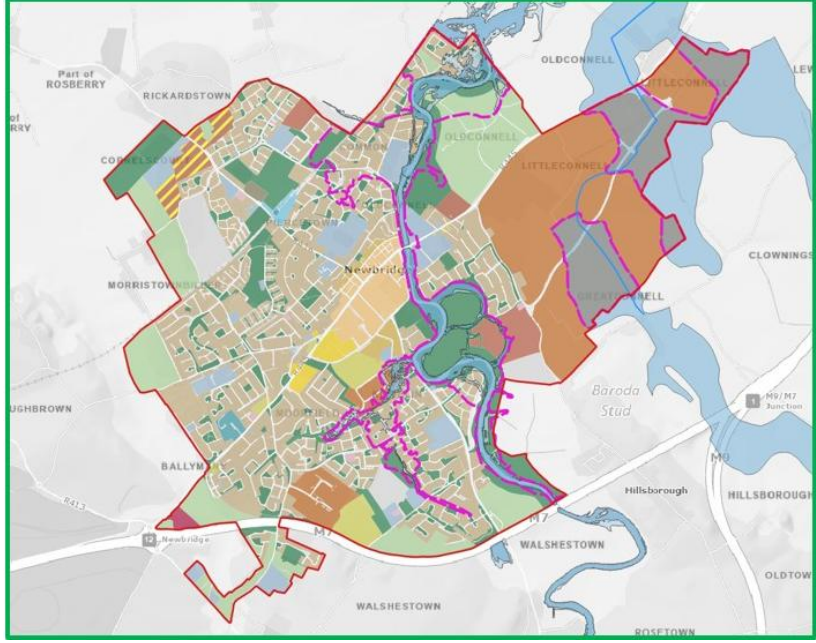
'Historical planning application information and associated documentation available for review at the [KCC Online Planning Enquiry System](#).'

The following text is to be included in Section 5.6.2 of the SFRA:

'It is noted that the identification and mapping of flood risk as shown in CFRAM Fluvial Flood Zone Mapping is subject to change, dependent on review by the OPW of the CFRAM Mapping and associated data. This SFRA has been developed using the best available information at the time of publication. However, all planning applications made during the lifetime of the plan should take due consideration of the latest available flood information, which may include flood mapping published following publication of this SFRA.'

The following replacement images and text is to be included in Section 7.1.2 of the SFRA:

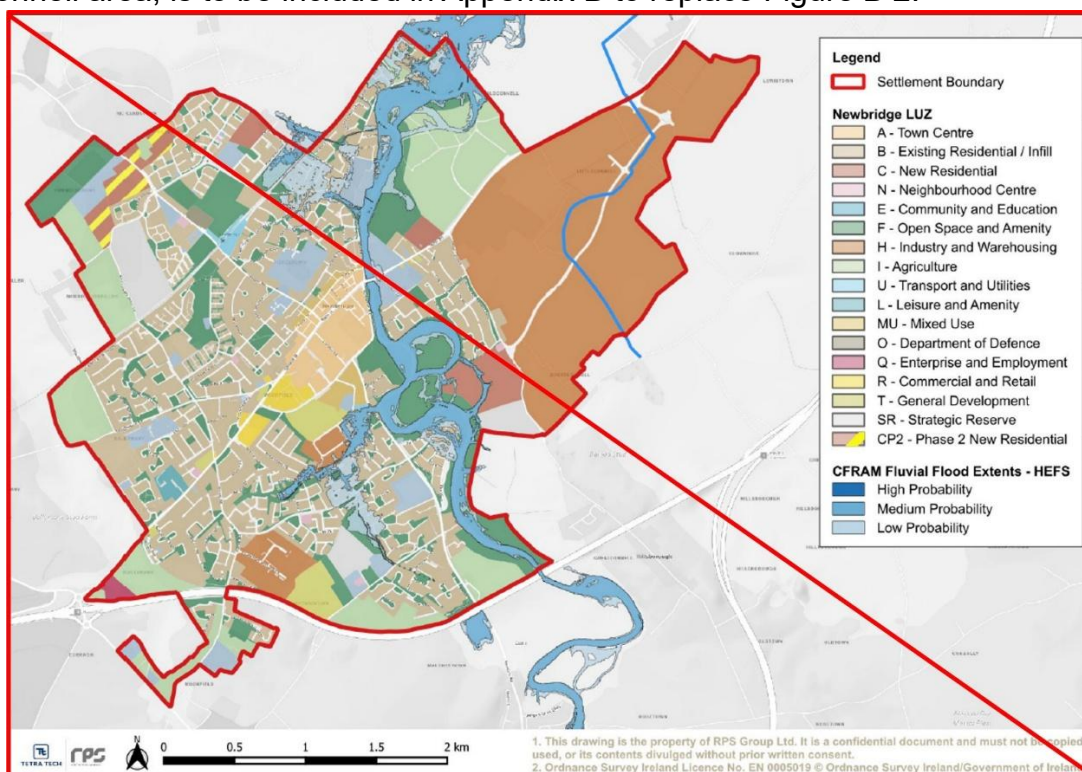


	
<p>Flood Risk Review</p>	<p><u>Fluvial Flooding</u></p> <p>A review of the CFRAM flood zones in Newbridge highlighted several areas which have zonings within flood risk areas. These include highly vulnerable zonings which require a Justification Test to validate the appropriateness of the zoning. Lands classified as Existing Residential (including portions of Old Connell Weir, Barrettstown Meadows, Riverside Park, Mill Lane, College Grove, Barrettstown Lawns, Barrettstown Roads, Ring of Roseberry, Ailesbury Park, Abbey Manor, Belin Wood, Kilbelin Park, Liffey Hall, Moorefield Park, Millfield, Curragh Grange, Kilbelin Abbey, Belmont Green, Walshestown Abbey, Walshestown Park, and Walshestown Crossroads residential estates) are located in Flood Zones A and B. Lands classified as Community and Education, Industry and Warehousing, and Transport and Utilities zoning (including portions of Newbridge College, Patrician Primary School, Patrician Secondary School, and Newbridge Industrial Estate) are located in Flood Zones A and B.</p> <p><i>Where CFRAM Fluvial Flood Mapping is not available for the Littleconnell watercourse, this flood risk assessment has evaluated Site-Specific Flood Risk Assessments submitted with granted planning permissions within the area and reviewed the Drainage District Benefitting Land mapping to assess flood risk. Hydraulic analysis within the SSFRAs has demonstrated that the watercourse channel flowing through Littleconnell has sufficient capacity to contain the 1% AEP flows with an allowance for climate change. It is therefore considered appropriate that Flood Zone A is contained within the banks of the watercourse.</i></p> <p><i>The Drainage District channel is maintained by Kildare County Council and maintenance measures are noted to have been implemented along Naas Road alleviating flood risk previously recurring at this location. However, despite ongoing maintenance and management by Kildare County Council, a precautionary approach in accordance with the Planning Principles in Section 3.1 of The Guidelines has been adopted to reflect the uncertainty in flooding datasets and risk assessment techniques within this area. As such, all lands within the Drainage District benefitting area have been classified Flood Zone B with a moderate level of flood risk. Lands in this area are zoned for Industry and Warehousing which is considered 'less vulnerable' to flooding and the Justification Test</i></p>

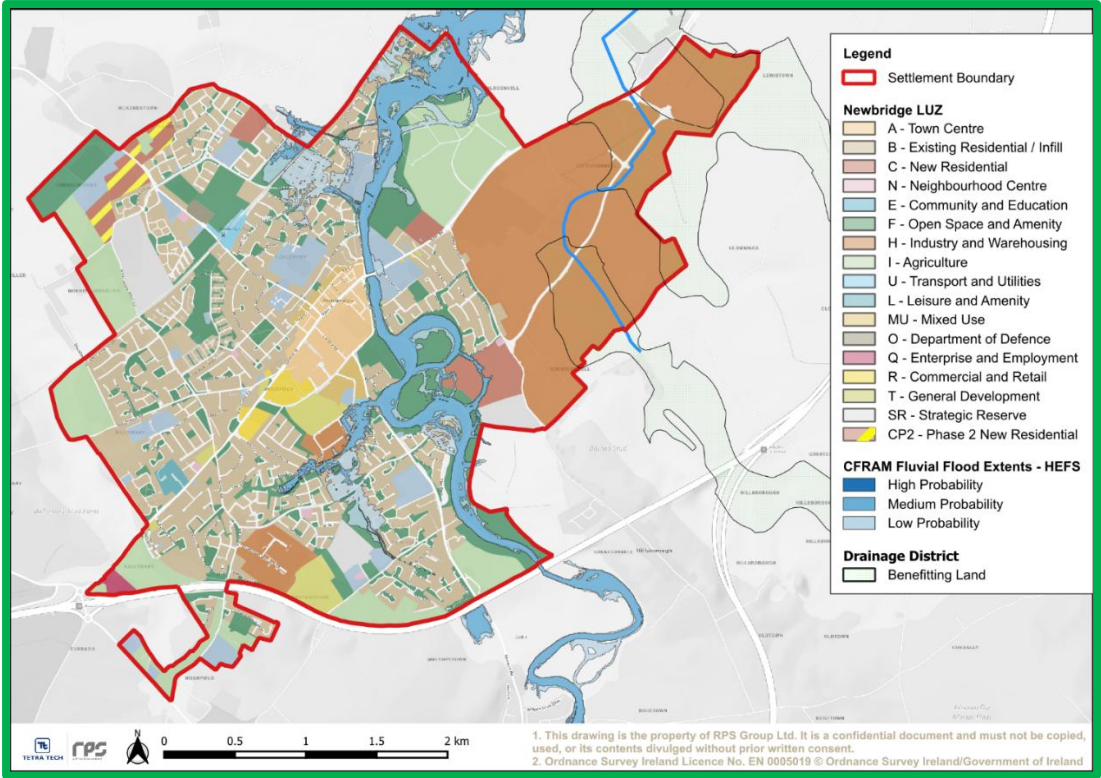
	<i>is not required. However, a site-specific FRA will still be required for all development in these areas.</i>
Flood Risk Mitigation	<p><i>Within the Settlement Plan, flood risk is managed via a range of structural and non-structural measures to adequately manage flood risk to development and to demonstrate the use or development will not cause unacceptable adverse impacts elsewhere.</i></p> <ul style="list-style-type: none"> • <i>Locations of New Development Zoning are limited to areas that are appropriate for development without need of the justification test</i> • <i>All planning applications are required to:</i> <ul style="list-style-type: none"> ○ <i>be developed in accordance with the KCC CDP Chapter 6 surface water and drainage policies and objectives (including the Kildare Sustainable Drainage Systems Guidance Document, 2024)</i> ○ <i>undertake a Surface Water Management Plan (SWMP) to mitigate any potential pluvial flood risk and must align with the relevant proposed drainage strategy outlined within the Newbridge Settlement Plan Surface Water Management Strategy.</i> • <i>No new development within areas sensitive to climate change wherever possible</i> • <i>No future development of areas in an urban settlement that are at moderate or high risk for flooding, except for minor development in existing significantly developed areas.</i> <ul style="list-style-type: none"> ○ <i>Minor development must meet the criteria of Revised Section 5.28 – page 52 of The Guidelines as per Planning Guidelines Circular PL 2/2014</i> ○ <i>Minor Development must not:</i> <ul style="list-style-type: none"> ▪ <i>Introduce significant additional number of people into flood risk areas</i> ▪ <i>Obstruct important flow paths</i> ▪ <i>Entail storage of hazardous substances</i> ○ <i>Minor Development must:</i> <ul style="list-style-type: none"> ▪ <i>Be subject to a Site-Specific FRA</i> ▪ <i>Design for Residual Flood Risk in accordance with Section 4 of Appendix B of the Guidelines through consideration of:</i> <ul style="list-style-type: none"> • <i>Stormwater drainage network design exceedance</i> • <i>Raising Floor levels above expected flood levels</i> • <i>Flood resilient internal layouts</i> • <i>Flood resistant construction methods</i> • <i>Flood resilient construction methods</i> • <i>Safe Access and Egress</i>
Conclusion	<p><i>There is a requirement to carry out an SSFRA for any proposed new residential developments which shall ensure that the sequential approach is followed at site-specific level and also that inappropriate development is not permitted in flood zones.</i></p> <p>The extent of the areas where an SSFRA must be carried out as part of planning applications has been delineated. The delineated area provides a conservative approach to flood risk and requires all property impacted by the 0.1%AEP High End Future Scenario to complete an SSFRA. SSFRAs should address all types of flood risk, mitigation measures, residual flood risk and the sequential approach to assign appropriate land use with respect to vulnerability of the proposed development type. All planning applications are required to be developed in accordance with the</p>

	<p>KCC CDP Chapter 6 surface water and drainage policies and objectives (including the Kildare Sustainable Drainage Systems Guidance Document, 2024) to undertake a Surface Water Management Plan (SWMP) to mitigate any potential pluvial flood risk and must. The SWMP must align with the relevant proposed drainage strategy outlined within the Newbridge Settlement Plan Surface Water Management Strategy.</p> <p>Based on the criteria in the Guidelines, the Development Plan Justification Test is required to assess if the Existing Residential, Community and Education, Industry and Warehousing, and Agriculture zonings in this area is still suitable.</p> <p>A Justification Test <i>was</i> carried out by KCC and found that it is considered appropriate to retain the existing and proposed zonings. The Justification Tests <i>is are</i> included in Appendix C.</p> <p><i>It is noted that CFRAM mapping in the region south of Newbridge is subject to review due to a change in hydraulic conditions in this region. As part of the review process changes in CFRAM fluvial flood extents in this region may occur.</i></p> <p>There is a requirement to carry out an SSFRA for any proposed new residential developments which shall ensure the sequential approach is followed at site-specific level and also development is not permitted in flood zones.</p>
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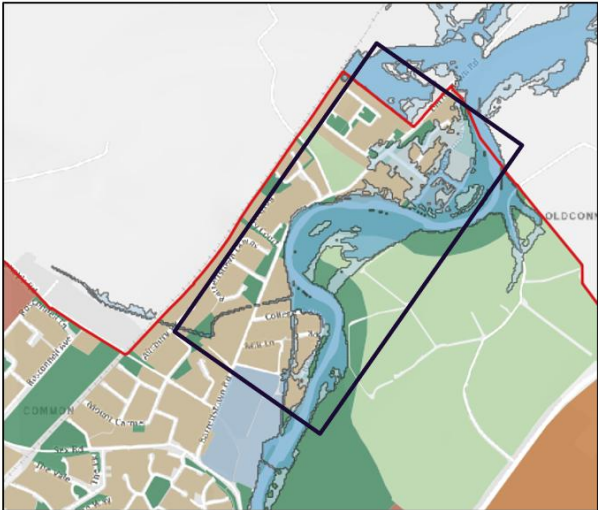
The following updated map, which includes Drainage District Benefitting Land for the Littleconnell area, is to be included in Appendix B to replace Figure B 2:



Proposed Material Alterations to Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied)



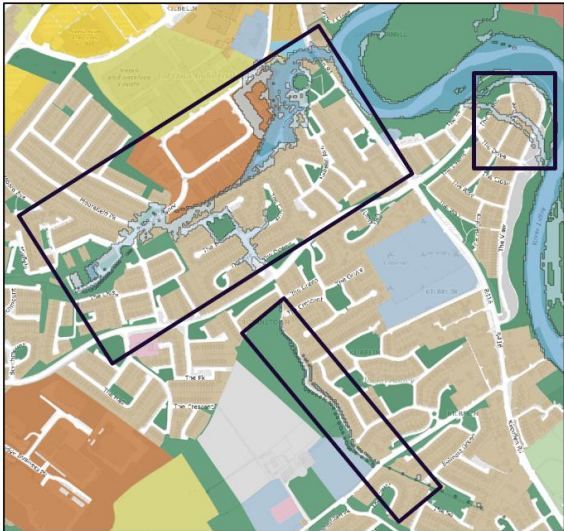
The Justification Tests in Appendix C are to be updated to include additional text as follows:

Kildare County Development Plan 2023-2029	Newbridge: B – Existing Residential / Infill
	
<p><i>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning</i></p>	<p><i>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the</i></p>

<i>Directives provisions of the Planning and Development Act, 2000, as amended.</i>	<i>National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i>
<i>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</i>	<i>Land Zoned: - B – Existing Residential / Infill, Zoning is required to maintain the proper planning and development of Newbridge.</i>
<i>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</i>	<i>Yes. The land in the north of Newbridge zoned as existing residential / infill, comprises of the existing Old Connell Weir, Barrettstown Meadows, Riverside Park, Mill Lane, College Grove, Barrettstown Lawns, Barrettstown Roads, Ring of Roseberry, Ailesbury Park, and Abbey Manor residential estates.</i>
<i>(ii) Comprises significant previously developed and / or underutilized lands,</i>	<i>Yes. See (i) above. The lands identified are significantly previously developed.</i>
<i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i>	<i>No. The land zoned as existing residential / infill in the north of Newbridge is not located within or adjacent to the core of the settlement. In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B.</i>
<i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i>	<i>Yes. The existing residential / infill lands are already developed.</i>
<i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of</i>	<i>The existing residential / infill zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any</i>

<p><i>flooding within or adjoining the core of the urban settlement.</i></p>	<p><i>development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.</i></p>
<p><i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.</i></p>	<p><i>A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</i></p> <p><i>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>• The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);</i> <i>• The flood risk management policies outlined in the KCC CDP 2023-2029; and</i> <i>• The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.</i> <p><i>Also, all planning applications are required to be developed in accordance with the</i></p>

	<p><i>KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</i></p> <p><i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.</i></p> <p><i>Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p>
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Kildare County Development Plan 2023-2029	Newbridge: B – Existing Residential / Infill
	
<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p>	<p>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF.</p> <p>Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</p>
<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</p>	<p>Land Zoned:</p> <ul style="list-style-type: none"> - B – Existing Residential / Infill, Zoning is required to maintain the proper planning and development of Newbridge.
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. The land in the south of Newbridge zoned as existing residential / infill comprises of the existing Belin Wood, Kilbelin Park, Liffey Hall, Moorefield Park, Millfield, Curragh Grange, Kilbelin Abbey,</p>

	<i>Belmont Green, Walshestown Abbey, Walshestown Park, and Walshestown Crossroads residential estates.</i>
<i>(ii) Comprises significant previously developed and / or underutilized lands,</i>	<i>Yes. See (i) above. The lands identified are significantly previously developed.</i>
<i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i>	<i>No. The land zoned as existing residential / infill in the south of Newbridge is not located within or adjacent to the core of the settlement. In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B.</i>
<i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i>	<i>Yes. The existing residential / infill lands are already developed.</i>
<i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i>	<i>The existing residential / infill zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.</i>
<i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the</i>	<i>A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</i>

proposed development and the local context and should be described in the relevant flood risk assessment.

All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:

- The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);*
- The flood risk management policies outlined in the KCC CDP 2023-2029; and*
- The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.*

Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.

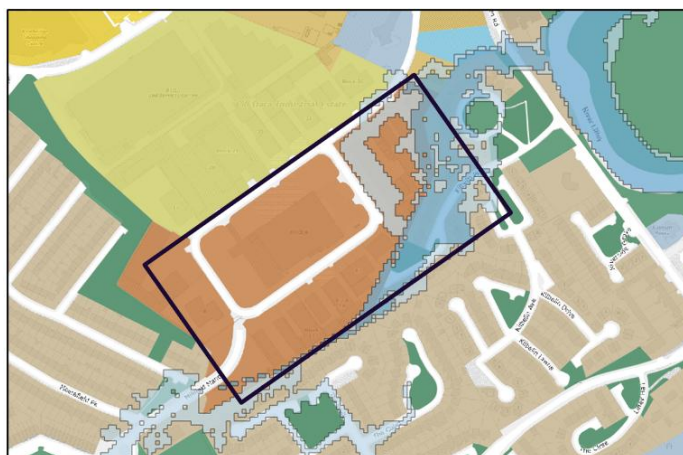
In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.

Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have

	<p><i>adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p>
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Kildare County Development Plan 2023-2029

Newbridge: H – Industry and Warehousing,



The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around

	<i>the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i>
<i>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</i>	<i>Land Zoned:</i> - H – Industry and Warehousing, Zoning is required to maintain the proper planning and development of Newbridge.
<i>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</i>	<i>Yes. The land in the south of Newbridge zoned as industry and warehousing, comprises of the Newbridge Industrial Estate.</i>
<i>(ii) Comprises significant previously developed and / or underutilized lands,</i>	<i>Yes. See (i) above. The lands identified are significantly previously developed.</i>
<i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i>	<i>No. The land zoned as Industry and Warehousing in the south of Newbridge is not located within or adjacent to the core of the settlement.</i> <i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” can also be located in Flood Zones A and B.</i>
<i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i>	<i>Yes. The existing industry and warehousing lands are already developed.</i>
<i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i>	<i>The industry and warehousing zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.</i>

A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.

A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.

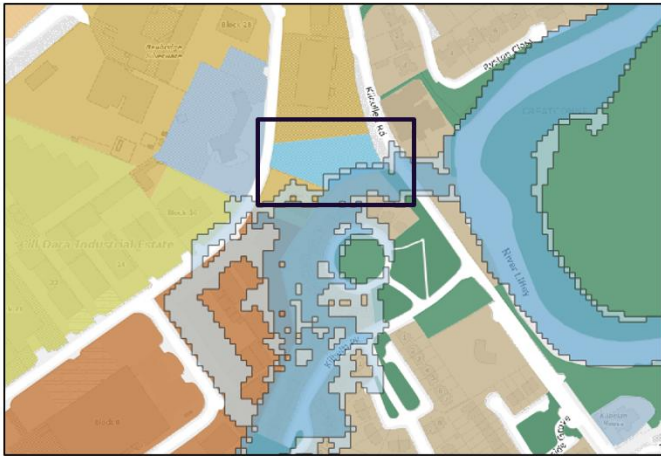
All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:

- The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);*
- The flood risk management policies outlined in the KCC CDP 2023-2029; and*
- The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.*

Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.

In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014,

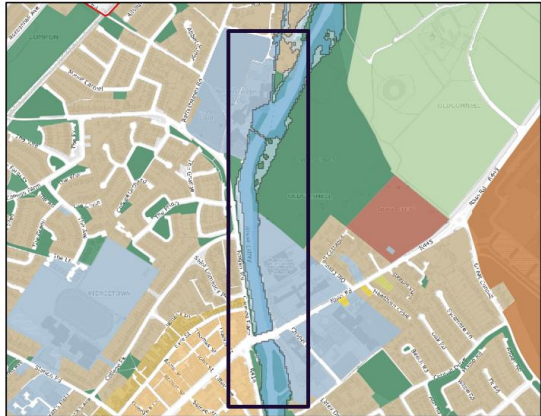
	<p><i>existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.</i></p> <p><i>Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p>
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Kildare County Development Plan 2023-2029	Newbridge: U – Transport and Utilities,
	
<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p>	<p><i>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i></p>
<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</p>	<p>Land Zoned:</p> <ul style="list-style-type: none"> - U – Transport and Utilities, <p><i>Zoning is required to maintain the proper planning and development of Newbridge.</i></p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p><i>Yes. The land in the south of Newbridge zoned as transport and utilities comprises of a wastewater pumping station by the Newbridge Industrial Estate.</i></p>

<i>(ii) Comprises significant previously developed and / or underutilized lands,</i>	<i>Yes. See (i) above. The lands identified are significantly previously developed.</i>
<i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i>	<i>No. The land zoned as transport and utilities in the east of Newbridge is not located within or adjacent to the core of the settlement.</i> <i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” can also be located in Flood Zones A and B.</i>
<i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i>	<i>Yes. The existing transport and utilities lands are already developed.</i>
<i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i>	<i>The transport and utilities zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.</i>
<i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.</i>	<i>A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</i> <i>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their</i>

	<p><i>planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>• The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);</i> <i>• The flood risk management policies outlined in the KCC CDP 2023-2029; and</i> <i>• The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.</i> <p><i>Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</i></p> <p><i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.</i></p> <p><i>Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should</i></p>
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	<p><i>include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p>
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Kildare County Development Plan 2023-2029	Newbridge: E – Community and Education
	
<p><i>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</i></p>	<p><i>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i></p>

<i>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</i>	<i>Land Zoned:</i> - E – Community and Education, Zoning is required to maintain the proper planning and development of Newbridge.
<i>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</i>	Yes. The land zoned as community and education in the north of Newbridge comprises of the existing Newbridge College, Patrician Primary School, and Patrician Secondary School.
<i>(ii) Comprises significant previously developed and / or underutilized lands,</i>	Yes. See (i) above. The lands identified are significantly previously developed.
<i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i>	Yes. The land zoned as Community and Education in the north of Newbridge is located adjacent to the core of the settlement.
<i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i>	Yes. The existing community and education lands are already developed.
<i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i>	The community and education zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.
<i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of</i>	A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The

levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.

requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.

All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1% AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:

- The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);*
- The flood risk management policies outlined in the KCC CDP 2023-2029; and*
- The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.*

Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.

In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.

Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA

	<p><i>should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p>
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The Justification Test used in Appendix C of the SFRA is to be amended as follows:

Kildare County Development Plan 2023-2029	
<p>The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p> <p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p>	

The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:	
(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,	
(ii) Comprises significant previously developed and / or underutilized lands,	
(iii) Is within or adjoining the core of an established or designated urban settlement,	
(iv) Will be essential in achieving compact and sustainable urban growth, and	
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	
A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and	

the local context and should be described in the relevant flood risk assessment.	
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Section 3 List of Non-Material Changes

Non-Material Change No. 1

Amend reference to the names of the following roads throughout the Plan and Appendices:

- To replace all reference to 'Athgarvan Road' with 'Athgarvan / Military Road'
- To amend all reference to 'Kilcullen Road' with 'R416'
- To amend all references to 'Sexes Road' with 'Sexes Road / Friary Road'

Note: The above proposed amendments will require consequential amendments to other sections of the Plan including (inter alia) Chapter 4, Chapter 5 and Chapter 7.

Non-Material Change No. 2

Amend Chapter 7, Section 7.5 Active Travel: Walking, Permeability and Cycling, to provide additional text at the end of the second paragraph as follows:

This Plan supports the implementation of a wide variety of active travel measures detailed in the Newbridge Area Based Transport Assessment, several of which are shown on Map 7.1 Transport and Movement – Walking Measures and Map 7.2 Transport and Movement – Cycling Measures.

Several active travel measures are illustrated both within and beyond the Plan boundary. Measures shown outside the boundary are included for context and informational purposes only.

Non-Material Change No. 3

Amend Chapter 7 Movement and Transport, Section 7.5 Active Travel: Walking, permeability and Cycling, insert the following note after Table 7.1: Walking Measures and Delivery Timeframe as follows:

Note: Measures Walk 71, 72, 74- 82, 85, 87 and 90-92 in Table 7.1 above are also relevant to the proposed cycling network outlined in Map 7.2, as they comprise of active modes bridges and greenways which cyclists as well as pedestrians can use. Some of these measures where relevant are also included on Map 7.3 in for the proposes of illustrating the entirety of the proposed cycle network in Newbridge.

Non-Material Change No. 4

Map Ref: V2-N:9.1 Green and Blue Infrastructure, delete the second reference to Draft Settlement Plan boundary.

Legend



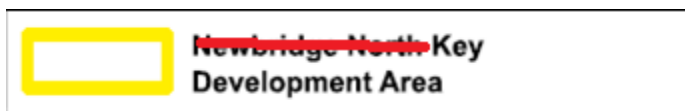
Draft Settlement Plan boundary

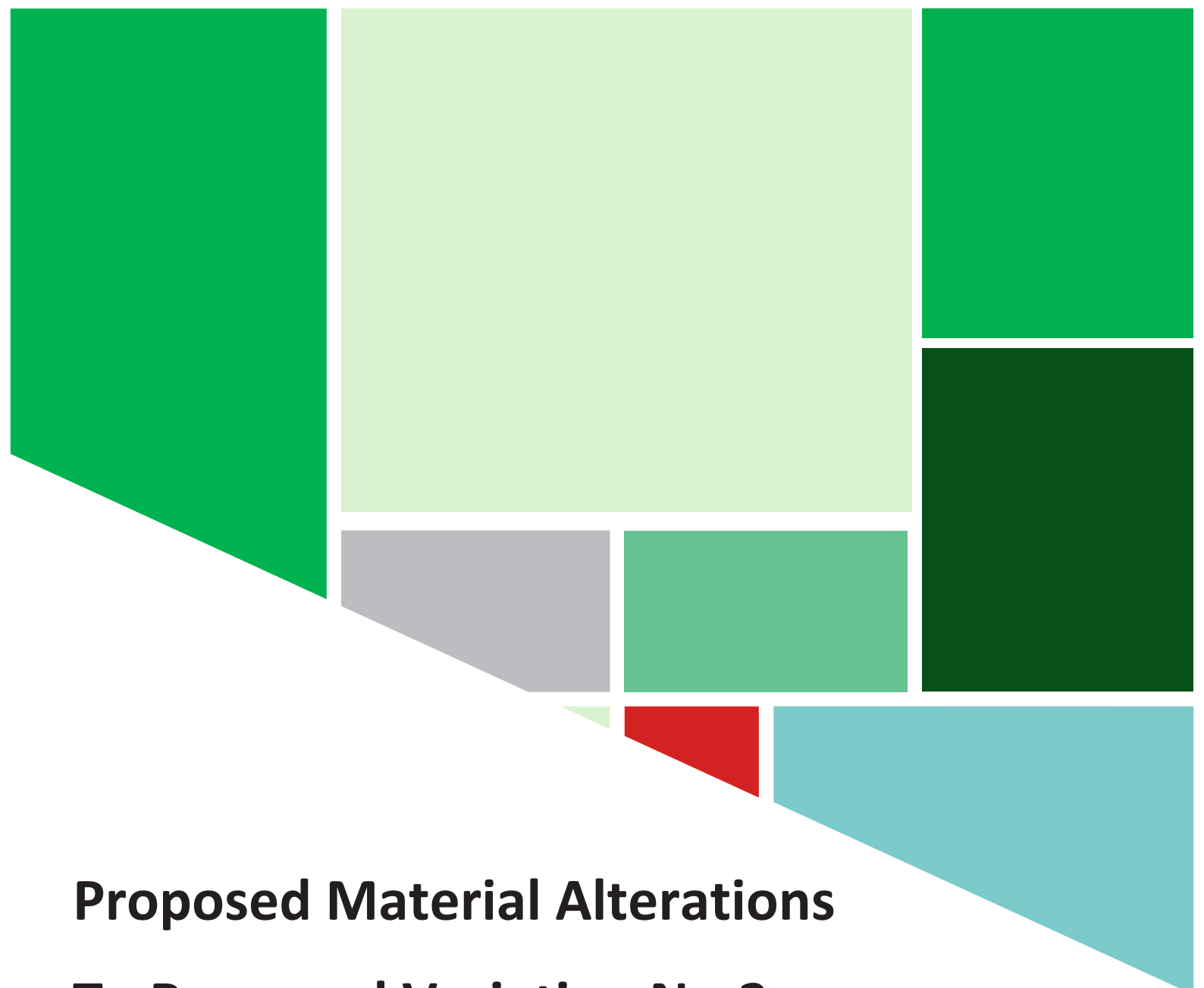


Draft Settlement Plan boundary

Non-Material Change No. 5

Map Ref: V2 – N:11.2 Implementation, delete reference to Newbridge North on the
legend to ~~Newbridge North~~ Key Development Areas.





Proposed Material Alterations To Proposed Variation No.2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied)

Appendix 1: Maps

6th January 2026

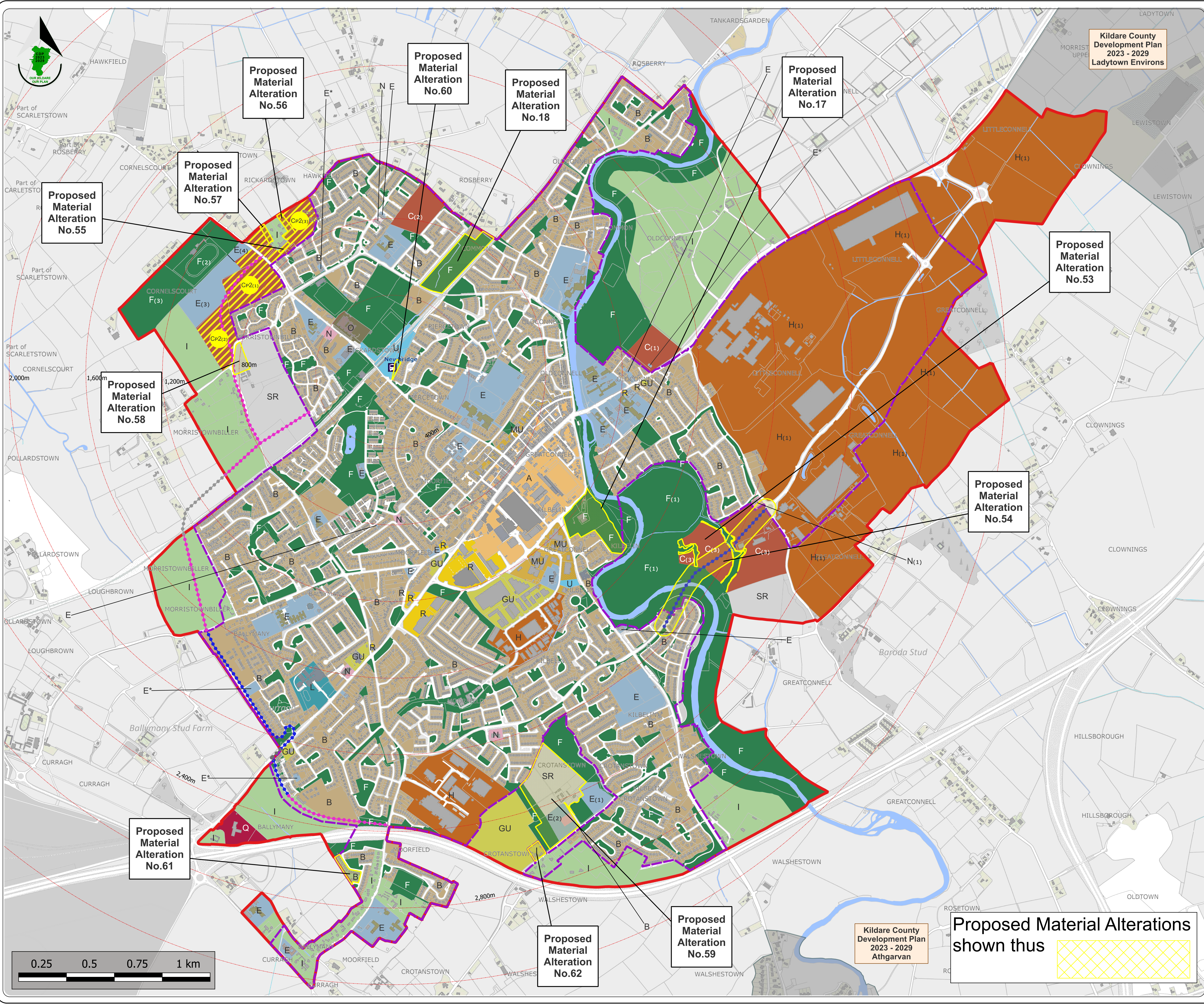



Comhairle Contae Chill Dara
Kildare County Council

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**Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W91 X77F**





Comhairle Contae Chill Dara
Kildare County Council

Draft Newbridge Settlement Plan
County Development Plan 2023-2029

Legend:

Draft Settlement Plan boundary

Built-Up Footprint boundary

Land Use Zonings

A

Town Centre

B

Existing Residential / Infill

C(1-3)

New Residential

Cp2(1-3)

New Residential - Phase 2

E - E(1-4)

Community and Education

F - F(1-3)

Open Space and Amenity

GU

General Business Use

H

Industry and Warehousing

I

Agriculture

L

Leisure and Amenity

MU

Mixed Use

N - N(1-2)

Neighbourhood Centre

O

Department of Defence

Q

Enterprise and Employment

R

Commercial and Retail

SR

Strategic Reserve

U

Transport and Utilities

Permitted New Road (inside Settlement Plan boundary)

Permitted New Road (outside Settlement Plan boundary)

Proposed New Road (inside Settlement Plan boundary)

Proposed New Road (outside Settlement Plan boundary)

Neighbouring County Development Plan 2023-2029 Boundaries

400m intervals from the train station

Stage	Date	Description
Draft	17-09-2025	Draft Plan Published
Material Alterations	06-01-2026	Proposed Material Alterations Published

Land Use Zoning
(Proposed Material Alterations)

Scale: N.T.S.

Map Ref: V2-N:11.1

Date: December 2025

Drawing No.: 200-25-1524

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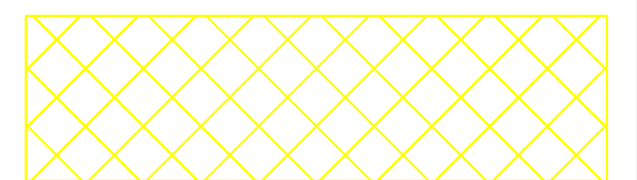
Drawn By: C Fitzpatrick
Date: 17/12/2025

Checked By: M O'Loughlin
Date: 17/12/2025

Approved By: N Curran
Date: 17/12/2025

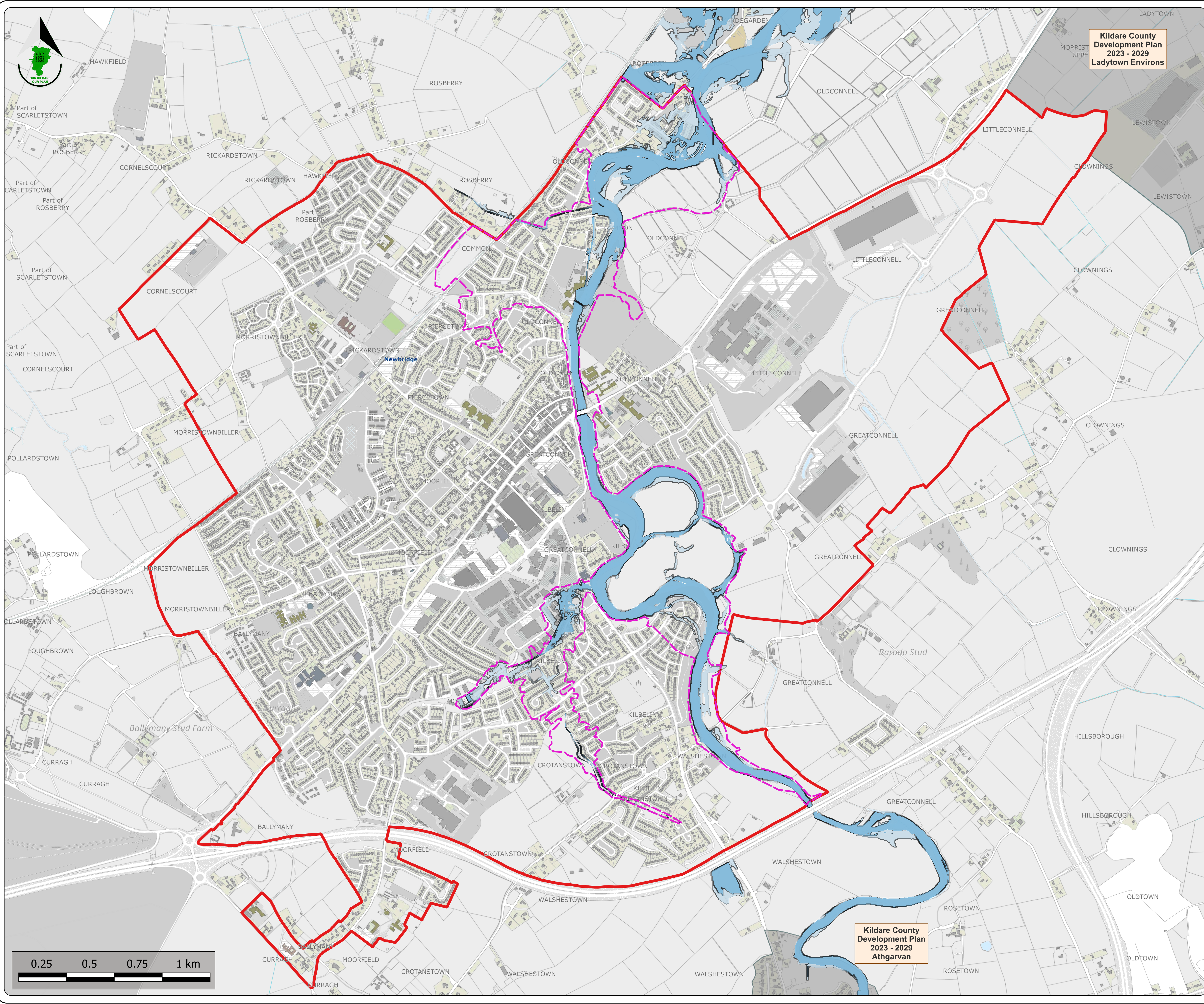
This drawing is to be read in conjunction with the written statement


Proposed Material Alterations shown thus



Kildare County
Development Plan
2023 - 2029
Ladytown Environs

Kildare County
Development Plan
2023 - 2029
Athgarvan








Comhairle Contae Chill Dara
Kildare County Council


Draft Newbridge Settlement Plan
County Development Plan 2023-2029


Legend:

 Draft Newbridge Settlement Plan boundary

 Site Specific Flood Risk Assessment requirement area

 Flood Zone A - 1% AEP

 Flood Zone B - 0.1% AEP

 Neighbouring County Development Plan 2023-2029 boundaries

**Proposed
Material
Alteration
No. 52**

Stage	Date	Description
Draft	17-09-2025	Draft Plan Published
Material Alterations	06-01-2026	Proposed Material Alterations Published

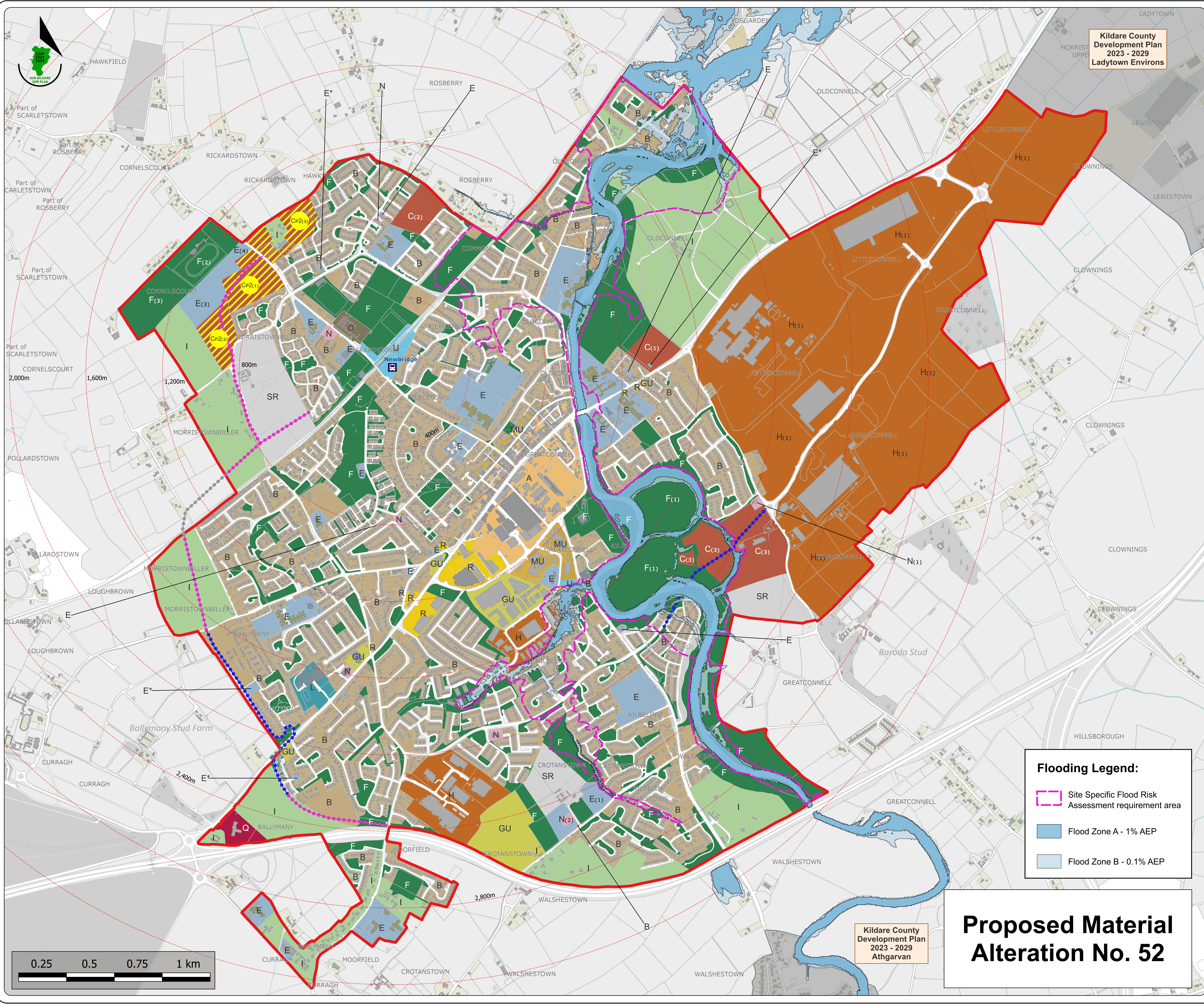
Infrastructure and Environmental Services – Strategic Flood Risk Assessment

Scale: N.T.S.	Map Ref: V2-N:10.2
Date: December 2025	Drawing No.: 200-25-1524
<small>Taite Eireann data reproduced under license number CYAL50441409 © Taite Eireann – Surveying.</small>	<small>Drawn By: C Fitzpatrick Date: 17/12/2025</small>
<small>Checked By: M O'Loughlin Date: 17/12/2025</small>	<small>Approved By: N Curran Date: 17/12/2025</small>

This drawing is to be read in conjunction with the written statement


Kildare County
Development Plan
2023 - 2029
Ladytown Environs

Kildare County
Development Plan
2023 - 2029
Athgarvan





Draft Newbridge Settlement Plan
County Development Plan 2023-2029


Legend:

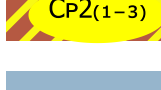
 Draft Settlement Plan boundary

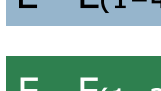
Land Use Zonings


 A Town Centre


 B Existing Residential / Infill

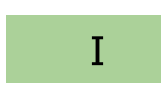
 C(1-3) New Residential


 Cp2(1-3) New Residential - Phase 2

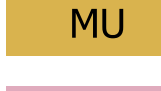
 E - E(1-4) Community and Education

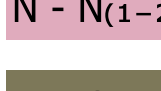
 F - F(1-3) Open Space and Amenity


 GU General Business Use


 H Industry and Warehousing


 I Agriculture


 L Leisure and Amenity


 MU Mixed Use


 N - N(1-2) Neighbourhood Centre


 O Department of Defence


 Q Enterprise and Employment


 R Commercial and Retail


 SR Strategic Reserve


 U Transport and Utilities


 Permitted New Road (inside Settlement Plan boundary)

 Permitted New Road (outside Settlement Plan boundary)


 Proposed New Road (inside Settlement Plan boundary)


 Proposed New Road (outside Settlement Plan boundary)


 Neighbouring County Development Plan 2023-2029 Boundaries

 400m intervals from the train station

Flooding Legend:

 Site Specific Flood Risk Assessment requirement area

 Flood Zone A - 1% AEP

 Flood Zone B - 0.1% AEP

Stage	Date	Description
Draft	17-09-2025	Draft Plan Published
Material Alterations	06-01-2026	Proposed Material Alterations Published

Infrastructure and Environmental Services – SFRA with Land Use Zoning Underlay - Current Scenario








Scale: N.T.S.	Map Ref: V2-N:10.2a
Date: December 2025	Drawing No.: 200-25-1524
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Checked By: M O'Loughlin Date: 17/12/2025	Approved By: N Curran Date: 17/12/2025
This drawing is to be read in conjunction with the written statement	

Proposed Material Alteration No. 52

**Kildare County
Development Plan
2023 - 2029**
Athgarvan



Legend:

-  Draft Settlement Plan boundary
-  Newbridge Central Settlement Consolidation Site
-  Key Development Areas
-  Littleconnell Strategic Employment Area
-  Built-up Footprint boundary
-  Town Centre / Urban Area boundary
-  Accessible Suburban / Urban Extension

Land Use Zonings

- | | |
|----------------------|---------------------------|
| C ₍₁₋₃₎ | New Residential |
| Cp2 ₍₁₋₃₎ | New Residential - Phase 2 |
| E ₍₁₋₄₎ | Community and Education |
| GU | General Business Use |
| F ₍₁₋₃₎ | Open Space and Amenity |
| N ₍₁₎ | Neighbourhood Centre |

 Neighbouring County Development Plan 2023-2029 boundaries

 400m intervals from the train station

**As per
Proposed
Material
Alteration
No. 63**

Stage	Date	Description
Draft	17-09-2025	Draft Plan Published
Draft	11-11-2025	Chief Executive's Report Published
Material Alterations	06-01-2026	Proposed Material Alterations Published

Implementation

Scale: N.T.S.	Map Ref: V2-N:11.2
Date: December 2025	Drawing No.: 200-25-1525

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**This drawing is to be read in conjunction
with the written statement**

