

**Kildare County Council**

# Variation No. 2 to the Kildare County Development Plan 2023-2029 (as varied)

Appropriate Assessment Screening Addendum

Reference: 307619-00

Issue | 16 December 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 307619-00

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# 1. Introduction

Kildare County Council (KCC) published the Kildare County Development Plan (CDP) 2023-2029 in January 2023. The CDP is the key strategy document which structures the proper planning and sustainable development of land-use across County Kildare over the six-year statutory time period of the plan. The CDP consists of two volumes:

- Volume 1 Written Statement - The Written Statement constitutes the main body of the document which comprises the Vision, Core Strategy, development management standards and the overarching policies and objectives of the Plan.
- Volume 2 Part 1: Small Towns and Environs Plans and Part 2: Villages Plans and Rural Settlements provides a coherent planning framework for the small towns, environs of Ladytown and Blessington, villages, and rural settlements across the county. The Strategy includes land use zoning maps and specific objectives which are underpinned by the strategic vision and the overarching guiding principles of the Kildare CDP.

In March 2025, the first variation to the Kildare CDP 2023-2029 was adopted, the purpose of which was to incorporate a land use plan for the town of Kilcullen into the Kildare CDP 2023-2029. The first variation set out a planning framework for Kilcullen, in the form of a ‘Settlement Plan.’

KCC is currently preparing a second Variation to the Kildare CDP 2023-2029 (as varied). The purpose of the proposed second Variation is to incorporate a land use plan for the town of Newbridge into Volume 2 of the Kildare CDP 2023-2029 (as varied). This will ensure that a planning framework is in place for Newbridge, in the form of a ‘Settlement Plan.’

Arup was commissioned by KCC to prepare a report for the purposes of Appropriate Assessment (AA) Screening with regards to the proposed second Variation. AA Screening is the process for determining the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. These sites are protected by National and European Law and are called ‘Natura 2000 Sites’. The AA Screening undertaken on the proposed second Variation likewise determined that no AA is required in relation to the proposed second Variation.

Pursuant to Planning & Development Act 2024, Part 6 Chapter 2 Appropriate Assessment of Plans), KCC have prepared Proposed Material Alterations to the Proposed second Variation. Thus, further consideration is required to determine whether any of the Proposed Material Alterations are likely to give rise to Likely Significant Effects (LSEs) on Natura 2000 sites.

The assessment of the proposed Material Alterations is set out in this Addendum to the AA Screening Report. This Addendum should be read in conjunction with the SEA Environmental Report and the Natura Impact Statement (NIS) of the Kildare County Development Plan, as well as the SEA and AA Screening of the Proposed second Variation. All mitigation measures proposed as part of the SEA Environmental Report and NIS of the Kildare County Development Plan 2023-2029 (as varied) (CDP) will be applied to all Proposed Material Alterations, to minimize any potential for environmental impacts

## 2. AA Screening of the Proposed Material Alterations

The Proposed Material Alterations (PMAs) to the Proposed Variation No.2 provides new objectives, text amendments and text removal in addition to amendments to maps contained within the proposed Variation No.2 (Newbridge Settlement Plan). The PMAs have been assessed below in **Table 2.1** in line with the methodologies applied in the Screening for AA submitted on the Proposed Variation No. 2. The PMAs have been reviewed for sources of impact and pathways for effect.

**Table 2.1 AA Screening of PMAs**

Material Alteration Reference	Proposed Material Alteration Summary (Refer to Chief Executives Report for full detail on each PMA)	Potential Source of Impacts	Pathway	Receptor	Potential for LSE (Likely Significant Effects?)
PMA 1	Text amendments to the estimated residential yield of sites in Table 3.7 (Estimated Residential Development Capacity)	No potential impacts anticipated arising from this PMA- relates to minor amendments in housing delivery	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 2	Text Amendments: Residential unit delivery to be in tandem with the Newbridge Southern Ring Road; vehicular access via NSRR to be constructed in tandem with phased development.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 3	Text Amendments: Updates derelict site references in Newbridge Town Centre.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 4	<b>Objective Inserted: 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.</b>	No- For the purposes of this assessment, it is considered that this objective relates to supporting this initiative only.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 5	<b>Objective Inserted: Support and facilitate the delivery of enhanced pedestrian access to the Courtyard</b>	Yes, potential for changes in water quality, or to water bodies as a result of potential construction activities	Hydrological connectivity, geohydrological	Pollardstown Fen SAC, Moud's	Potential for LSE does not exist considering

	<b>Shopping Centre from Military Road and the pedestrian area between the Whitewater Shopping Centre and Military Road.</b>	This objective aligns with provisions UD O1, TM O7, TM A20, and TM P9 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.	connectivity and functionally linked land in proximity to European Sites.	Bog SAC and Wicklow SAC.	the embedded protective policies and mitigation measures set out in the existing CDP and associated AA.
PMA 6	Text Amendments: Urban Design Framework—flexibility in design, alternative proposals for opportunity sites, passive surveillance, permeability.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 7	Text Amendments: Residential development to south, pocket park/civic space and Primary Care Centre to north; map annotation updates.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 8	Text Amendments: Regeneration of Site 2 (Machinery Yard) is critical; Primary Care Centre location flexibility; alternative community use if not located in Site 2; details for Sites 3–7.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 9	Text Amendments: Objective TCO 3.2—require universally designed, connected network of streets and spaces prioritizing pedestrians and cyclists.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 10	<b>Objective Inserted: 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.</b>	No- For the purposes of this assessment, it is considered that this objective relates to engagement only	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 11	<b>Objective Inserted: Deliver a public swimming pool as part of the overall redevelopment of the former Machinery Yard site (in the ownership of Kildare County</b>	Yes, potential for impacts arising from this objective could result in habitat loss, degradation/fragmentation and/or potential species disturbance/displacement, changes in	Hydrological connectivity, geohydrological connectivity and functionally linked	Pollardstown Fen SAC, Moud's Bog SAC and Wicklow SAC.	Potential for LSE does not exist considering the embedded protective policies and mitigation measures set out

	<b>Council) as part of the Central Newbridge Settlement Consolidated Site. If not feasible, consider lands to the east in the Newbridge North Key Development Area (KDA) for a swimming pool.</b>	water quality, or to water bodies as a result of potential construction activities  This objective aligns with provisions of SC O28 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.	land in proximity to European Sites.		in the existing CDP and associated AA.
PMA 12	Text Amendments: Insert additional pedestrian links (shown in yellow) on Urban Design Framework map.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 13	<b>Objective Inserted: Support, where appropriate, Into Kildare and Fáilte Ireland in the development of a tourist information centre within the town centre.</b>	No- For the purposes of this assessment, it is considered that this objective relates to supporting these organisations only.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 14	Text Amendments: Support the provision of supported living accommodation for young adults, residential care for older people, redevelopment of Liffey Lodge, and development of lands for elderly housing/nursing home.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 15	Text Amendments: Extend and develop linear park along River Liffey for recreation, water sports, and angling, with habitat protection.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 16	Text Amendments: Investigate feasibility of accessible dog park, pump track, and cricket pitch within Open Space and Amenity lands.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 17	Text Amendments: Facilitate sports clubs and multi-use sports facilities, including swimming pool, on various Open Space and Amenity zoned lands; seek funding for sports facilities.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 18	<b>Objective and site-specific objective Inserted: Support the provision of a universally designed natural</b>	No- For the purposes of this assessment it is assumed that this relates to design specification and considerations only	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are

	<b>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</b>				anticipated to arise from this PMA
PMA 19	<b>Objective Inserted: 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.</b>	<p>Yes, potential for impacts arising from this objective could result in habitat loss, degradation/fragmentation and/or potential species disturbance/displacement, changes in water quality, or to water bodies as a result of potential construction activities</p> <p>This objective aligns with provisions of SC O28 and SC O29 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p>	Hydrological connectivity, geohydrological connectivity and functionally linked land in proximity to European Sites.	Pollardstown Fen SAC, Moud’s Bog SAC and Wicklow SAC.	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 20	Text Amendments: Support and facilitate extension of St. Conleth’s Cemetery, including investigation of water table levels.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 21	Text Amendments: Insert modal split statistics and support for cycling aspiration in line with National Cycle Policy Framework.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 22	Text Amendments: Support and facilitate implementation of walking and cycling measures, nature-based solutions, and compliance with planning guidelines on national roads.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 23	Text Amendments: Best practice for segregated pedestrian/cycle paths per DMURS.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 24	Text Amendments: Remove Walk 2 from walking measures and maps.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are

					anticipated to arise from this PMA
PMA 25	Text Amendments: Amend walking measures and delivery timeframes; remove certain greenway and quietway proposals.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 26	<b>Objective Inserted: Support and facilitate a safe, signalised or raised pedestrian crossing at Barretstown Lawns.</b>	No, no potential impacts anticipated arising from this objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 27	Text Amendments: Amend public transport measures and delivery timeframes; design and deliver Newbridge town bus service with universal access.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 28	Text Amendments: Engage with Iarnród Éireann for greenways and ensure future rail provision is not hindered. <b>Objective Inserted: 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.</b>	Yes, potential for impacts arising from this objective could result in habitat loss, degradation/fragmentation and/or potential species disturbance/displacement as a result of potential construction or operational activities  This objective aligns with provisions, TM O33, TM O50, TM O52, TM O60, TM O90 and TM O97 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA	Hydrological connectivity, geohydrological connectivity and functionally linked land in proximity to European Sites.	Pollardstown Fen SAC, Moud's Bog SAC and Wicklow SAC.	Potential for LSE does not exist considering the embedded protective policies and mitigation measures set out in the existing CDP and associated AA.  It is also noted that the All Island Strategic Rail Review was subject to SEA and AA.
PMA 29	Text Amendments: Amend bus service network proposals and objectives.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 30	Text Amendments: Support further development of Newbridge Train Station, including changing place toilet.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA

PMA 31	Text Amendments: Prioritise sustainable travel modes over new roads; integrate roads with active travel and public transport strategies.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 32	Text Amendments: Amend road and parking objectives, compliance with DMURS, measures in the GDA Transport Strategy and nature-based solutions.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 33	Text Amendments: Amend road connection delivery timeframe (Ballymany Rd to Green Road).	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 34	Text Amendments: Amend car parking measures; discourage large-scale surface parking except in exceptional circumstances.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 35	<b>Objective Inserted: 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.</b>	No- for the purposes of this assessment it is considered that this objective relates to the undertaking of the assessment only.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 36	<b>Objective Inserted: Support Uisce Éireann in addressing maintenance issues relating to public sewer network in the Dara Park area.</b>	No- For the purposes of this assessment, it is considered that this objective relates to supporting Uisce Éireann only.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 37	<b>Objective Inserted: Consult with Uisce Éireann and ESB prior to significant public realm works or development within the Newbridge Central Settlement Consolidation Site.</b>	No- For the purposes of this assessment, it is considered that this objective relates to consulting with Uisce Éireann only.	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 38	Text Amendment: Ensure areas indicated as Nature-Based Management Areas (NBMAs) are reserved free from development and integrated into design proposals for nature-based surface water drainage purposes subject to Appropriate Assessment (AA)	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	No

	screening and where applicable Stage 2 Appropriate Assessment.				
PMA 39	Text Amendments: Flood risk mapping subject to change; planning applications must consider latest flood information.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 40	Text Amendments: Amend Greatconnell KDA Design Brief—site area, built form, flood risk assessment, public open space provision.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 41	Text Amendments: Public open space on F-zoned lands at the Greatconnell KDA may contribute to 15% site area provision if well located and usable.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 42	Text Amendments: Amend surface water drainage requirements for new development.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 43	Text Amendments: Amend infrastructure and delivery schedules for New Residential Phase 2 lands.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 44	Text Amendments: Amend land use zoning objectives for Enterprise and Employment.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 45	Text Amendments: Insert additional ‘Strategic Reserve (Residential and Community)’ use in zoning objectives.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 46	Text Amendments: Insert Zoning Matrix—Definition of Terms table.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 47	Text Amendments: Amend Land Use Zoning Matrix—community facilities/sports buildings permissible in Leisure and Tourism zone; add footnote.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA

<sup>1</sup> PMA 64	Text Amendments: Amend Ladytown Environs zoning objective for agricultural uses.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA
PMA 65	Text Amendments: Amend SFRA text and tables for flood risk assessment and justification tests.	No potential impacts anticipated arising from this PMA- relates to minor text amendments	No connectivity.	N/A	Potential for LSE does not exist as no potential impacts are anticipated to arise from this PMA

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<sup>1</sup> <sup>1</sup>Note: Map amendments are excluded from this assessment. Any proposed changes to land-use zonings are considered to be inherent in the proposed objectives, which have been assessed. All mitigation measures proposed as part of the SEA Environmental Report and NIS of the Kildare County Development Plan 2023-2029 (as varied) (CDP) will be applied to all proposed Material Alterations, to minimise any potential for environmental impacts

### 3. Conclusion

A series of Proposed Material Alterations has been put forward to the Proposed Variation No.2 – Newbridge Settlement Plan of Kildare County Development Plan 2023-2029 (as varied). A Screening for AA has been carried out in line with Part 6 of the Planning and Development Act 2024 in line with the methodology carried out in the Screening for AA of the Proposed Variation No 2. It is recommended that this report is read in conjunction with the Screening for AA of the Proposed Variation No.2. Following review of the PMAs it has been determined the potential for likely significant effects on European sites arising from the implementation of the PMAs, alone or in combination with other projects or plans, would not arise.

In reaching this conclusion, the nature of the proposed PMAs and their potential relationship with all European sites within the ZoI, and their conservation objectives, have been fully considered. Therefore, it is the professional opinion of the authors of this report that the Proposed Material Alterations to the Proposed Variation No.2 – Newbridge Settlement Plan of Kildare County Development Plan 2023-2029 (as varied) do not require an Appropriate Assessment.