

**Kildare County Council**

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

Strategic Environmental 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

**Ove Arup & Partners Ireland Limited**  
50 Ringsend Road  
Dublin 4  
D04 T6X0  
Ireland  
[arup.com](https://www.arup.com)

Contents

---

1.	Introduction	1
2.	SEA Screening of the Proposed Material Alterations	2
3.	Conclusion	7

# 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 a SEA Screening with regards to the proposed second Variation. SEA Screening is the process for determining whether a particular plan - or Variation to a plan - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. The assessment of the proposed second Variation found that it would not be likely to result in significant environmental effects and that SEA was not required.

Pursuant to Section 13 (6) of the Planning and Development Act 2000 (as amended), KCC have now 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 environmental effects, and whether further assessment is required.

The assessment of the proposed Material Alterations (PMAs) is set out in this Addendum to the SEA Screening Report with respect to the proposed second Variation. 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 Variation No.2. 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

## 2. SEA 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). **Table 2.1** contains the findings of the SEA Screening of the Proposed Material Alterations in line with the methodologies applied in the Screening for SEA submitted on the proposed Variation No.2, and in alignment with the relevant criteria set out in Schedule 2A, ‘Criteria for Determining Whether a Plan is Likely to Have Significant Effects on the Environment.’

**Table 2.1 SEA Screening of PMAs**

Material Alteration Reference	Proposed Material Alteration Summary (Refer to Chief Executive’s Report for full detail on each PMA)	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
PMA 1	Text amendments to the estimated residential yield of sites in Table 3.7 (Estimated Residential Development Capacity ).	No- relates to minor text amendments	No
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- relates to minor text amendments	No
PMA 3	Text Amendments: Updates to derelict site references in Newbridge Town Centre.	No- relates to minor text amendments	No
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>	Yes- New Objective This objective aligns with provisions UD O8 and UD A4 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.	No
PMA 5	<b>Objective Inserted: 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.</b>	Yes- New Objective 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.	No
PMA 6	Text Amendments: Urban Design Framework—flexibility in design, alternative proposals for opportunity sites, passive surveillance, permeability.	No- relates to minor text amendments	No
PMA 7	Text Amendments: Residential development to south, pocket park/civic space and Primary Care Centre to north; map annotation updates.	No- relates to minor text amendments	No
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- relates to minor text amendments	No

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
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>	Yes- New Objective This objective aligns with provisions UD O8 and UD A4 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.	No
PMA 11	<b>Objective Inserted: (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</b>	Yes- New Objective This objective aligns with provisions 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.	No
PMA 12	Text Amendments: Insert additional pedestrian links (shown in yellow) on Urban Design Framework map.	No- relates to minor text amendments	No
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>	Yes- New Objective This objective aligns with provision RE O104 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.	No
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
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
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
PMA 17	Text Amendments and new site-specific objective: Facilitate sports clubs and multi-use sports facilities, including swimming pool, on various Open Space and Amenity zoned lands; seek funding for sports facilities.	Yes- New Site-Specific Objective which would permit sports facilities on land designated on lands zoned f(5) This objective aligns with provisions including SC O2, SC P2, SC O20, LR O80, LR O89 and LR O92 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and	No

		mitigated by the existing CDP and assessed as part of the associated SEA and AA.	
PMA 18	<b>Objective Inserted: 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</b>	Yes- New Objective This objective aligns with provisions LR P5, LR O80, LR O82, LR O86 and LR O87 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.	No
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>	Yes- New Objective This objective aligns with provisions LR P5 and LR O85 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.	No
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
PMA 21	Text Amendments: Insert modal split statistics and support for cycling aspiration in line with National Cycle Policy Framework.	No- relates to minor text amendments	No
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
PMA 23	Text Amendments: Best practice for segregated pedestrian/cycle paths per DMURS.	No- relates to minor text amendments	No
PMA 24	Text Amendments: Remove Walk 2 from walking measures and maps.	No- relates to minor text amendments	No
PMA 25	Text Amendments: Amend walking measures and delivery timeframes; remove certain parts of greenway and quietway proposals.	No- relates to minor text amendments	No
PMA 26	<b>Objective Inserted: Support and facilitate a safe, signalised or raised pedestrian crossing at Barretstown Lawns.</b>	Yes- New Objective This objective aligns with provisions of 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.  PMA also relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No
PMA 27	Text Amendments: Amend public transport measures and delivery timeframes; design and deliver Newbridge town bus service with universal access.	No- relates to minor text amendments	No
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</b>	Yes- New Objective This objective aligns with provisions TM O50, TM O52, 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	No

	<b>Review which includes the provision of a four-track rail line in Newbridge as part of the wider rail network.</b>		
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
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
PMA 31	Text Amendments: Prioritise sustainable travel modes over new roads; integrate roads with active travel and public transport strategies.	No- relates to minor text amendments	No
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
PMA 33	Text Amendments: Amend road connection delivery timeframe (Ballymany Rd to Green Road).	No- relates to minor text amendments	No
PMA 34	Text Amendments: Amend car parking measures; discourage large-scale surface parking except in exceptional circumstances.	No- relates to minor text amendments	No
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>	Yes- New Objective This objective aligns with provision AH A10 in the Kildare CDP 2023-2029 (as varied). No – aligns with provisions already in place as part of 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.	No
PMA 36	<b>Objective Inserted: Support Uisce Éireann in addressing maintenance issues relating to public sewer network in the Dara Park area.</b>	Yes- New Objective This objective aligns with provision IN O1 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.	No
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>	Yes- New Objective This objective aligns with provisions IN O13 and IN O4 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.	No
PMA 38	<b>Objective Inserted: 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</b> subject to Appropriate Assessment (AA) screening and where applicable Stage 2 Appropriate Assessment.	No—PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No

PMA 39	Text Amendments: Flood risk mapping subject to change; planning applications must consider latest flood information.	No- relates to minor text amendments	No
PMA 40	Text Amendments: Amend Greatconnell KDA Design Brief—site area, built form, flood risk assessment, public open space provision.	No- relates to minor text amendments	No
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- relates to minor text amendments	No
PMA 42	Text Amendments: Amend surface water drainage requirements for new development.	No- relates to minor text amendments	No
PMA 43	Text Amendments: Amend infrastructure and delivery schedules for New Residential Phase 2 lands.	No- relates to minor text amendments	No
PMA 44	Text Amendments: Amend land use zoning objectives for Enterprise and Employment.	No- relates to minor text amendments	No
PMA 45	Text Amendments: Insert additional ‘Strategic Reserve (Residential and Community)’ use in zoning objectives.	No- relates to minor text amendments	No
PMA 46	Text Amendments: Insert Zoning Matrix—Definition of Terms table.	No- relates to minor text amendments	No
PMA 47	Text Amendments: Amend Land Use Zoning Matrix—community facilities/sports buildings permissible in Leisure and Tourism zone; add footnote.	No- relates to minor text amendments	No
<sup>1</sup> PMA 64	Text Amendments: Amend Ladytown Environs zoning objectives for agricultural uses.	No- relates to minor text amendments	No
PMA 65	Text Amendments: Amend SFRA text and tables for flood risk assessment and justification tests.	No- relates to minor text amendments	No

---

<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

The purpose of the report is to evaluate the requirement for SEA to be undertaken on the Proposed Material Alterations to the proposed Variation No. 2 of the Kildare CDP 2023-2029 (as varied). The assessment has found that none of the Proposed Material Alterations are likely to result in significant environmental effects. Therefore, on the basis of the above assessment, including consideration of the criteria as set out in Schedule 2A of the Planning and Development Regulations 2011 (as amended), the Proposed Material Alterations to Variation No 2. to the Kildare CDP 2023-2029 (as varied) does not require SEA.