

# **Proposed Material Alterations to Proposed Variation No. 3 of the Kildare County Development Plan 2023–2029 (as varied)**

**6<sup>th</sup> February 2026**



Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



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This report has been prepared by  
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## **Table of Contents**

Section 1 .....	3
1.1 Introduction .....	3
1.2 How to read the Proposed Material Alterations .....	3
1.3 Environmental Assessments .....	4
1.4 Your Role – Making a Submission/Observation .....	4
1.5 The Next Steps .....	5
Section 2 Proposed Material Alterations .....	7
2.1 Proposed Material Alterations to the originally Proposed Amendments to Volume 1 of the Kildare County Development Plan .....	7
Proposed Material Alteration No. 1 .....	7
Proposed Material Alteration No. 2 .....	10
Proposed Material Alteration No. 3 .....	12
Proposed Material Alteration No. 4 .....	14
Proposed Material Alteration No. 5 .....	14
Proposed Material Alteration No. 6 .....	16
Proposed Material Alteration No. 7 .....	16
Proposed Material Alteration No. 8 .....	17
2.2 Other Material Alterations to Volume 1 of the Kildare County Development Plan to be included in Variation No. 3 .....	18
Proposed Material Alteration No. 9 .....	18
Proposed Material Alteration No. 10 .....	18
Proposed Material Alteration No. 11 .....	19
2.3 Other Material Alterations to Volume 2 of the Kildare County Development Plan to be included in Variation No. 3 (including Land Use Zoning Amendments) .....	21
Proposed Material Alteration No. 12 .....	21
Proposed Material Alteration No. 13 .....	23
Proposed Material Alteration No. 14 .....	24
Proposed Material Alteration No. 15 .....	26
Proposed Material Alteration No. 16 .....	28
Proposed Material Alteration No. 17 .....	29
Proposed Material Alteration No. 18 .....	31
Proposed Material Alteration No. 19 .....	32
Proposed Material Alteration No. 20 .....	34
Proposed Material Alteration No. 21 .....	36

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)

Proposed Material Alteration No. 22.....	38
Proposed Material Alteration No. 23.....	39
Proposed Material Alteration No. 24.....	41
Proposed Material Alteration No. 25.....	42
Proposed Material Alteration No. 26.....	43
Proposed Material Alteration No. 27.....	44
Proposed Material Alteration No. 28.....	45
Proposed Material Alteration No. 29.....	48
Proposed Material Alteration No. 30.....	50
Section 3     List of Non-Material Changes .....	52
Non-Material Change No. 1 .....	52
Non-Material Change No. 2 .....	52

## Section 1

### 1.1 Introduction

Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) was placed on public display from Wednesday 29<sup>th</sup> October 2025 to Thursday 27<sup>th</sup> November 2025 inclusive.

The Chief Executive's Report on Submissions/Observations received to Proposed Variation No. 3 was submitted to the Elected Members of Kildare County Council for their consideration on Friday 19<sup>th</sup> December 2025.

Having considered the Proposed Variation No. 3 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 26<sup>th</sup> January 2026 to alter the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied), and these alterations constitute a material alteration to the Proposed Variation.

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 four weeks.

**Note:** Should any of the Proposed Material Alterations of this report be adopted into Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied), consequential changes may occur throughout Volume 1 and Volume 2 of the Kildare County Development Plan 2023 – 2029 (as varied) as a result. These changes will be integrated into Variation No. 3 once adopted.

### 1.2 How to read the Proposed Material Alterations

The Proposed Material Alterations are referred to as **Proposed Material Alterations No. 1 – No. 30** in Section 2 and are accompanied by associated maps (where relevant) and with changes cross-referenced where appropriate.

Section 2.1 contains the Proposed Material Alterations which affect the Proposed Amendments to Volume 1 of the Kildare County Development Plan, as contained in Proposed Variation No. 3 originally published on the 29<sup>th</sup> October 2025.

Section 2.2 contains the Proposed Material Alterations which result in new Proposed Amendments to Volume 1 of the Kildare County Development Plan, which have been incorporated into Proposed Variation No. 3.

Section 2.3 contains the Proposed Material Alterations which result in new Proposed Amendments to Volume 2 of the Kildare County Development Plan, which have been incorporated into Proposed Variation No. 3. Where such Proposed Material

Alterations affect land use zonings and designations contained in Volume 2 of the Kildare County Development Plan, the same have been identified on Land Use Zoning Maps (Proposed Material Alterations).

The Proposed Amendments to the Kildare County Development Plan, as originally contained in Variation No. 3 published on the 29<sup>th</sup> October 2025, comprised of:

- The existing text of the Kildare County Development Plan in black;
- Deletions in ~~striketrough red~~; and,
- Proposed amendments or new text in *italics green*.

The Proposed Material Alterations comprise of deletions shown in ~~italies striketrough blue~~ and recommended new text shown in *italics purple*.

Section 3 of the Report provides a list of Non-Material Changes that arose as part of the submissions and observations received on Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied). 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 Friday 6<sup>th</sup> February until 4 pm on Monday 9<sup>th</sup> March 2026 during normal opening hours at the following locations:

- On the online public consultation portal at: <https://consult.kildarecoco.ie/en>
- 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. 3 of the Kildare County Development Plan 2023 - 2029 (as varied)**' and be submitted either via:

- The online public consultation portal at: <https://consult.kildarecoco.ie/en>
- 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. 3 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 Proposed Variation No. 3.

Submissions or observations in relation to any other aspects of Proposed Variation No. 3 **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: <https://consult.kildarecoco.ie/en>

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 Proposed Variation No. 3 and accompanying SEA, AA and SFRA 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 six weeks after the Chief Executive's Report has been furnished, make or amend Proposed Variation No. 3 as appropriate.

In making Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied), the Elected Members must consider the Proposed Material Alterations to Proposed Variation No. 3, the environmental reports and the Chief

Executive's Report on any submissions/observations received and decide whether to make Proposed Variation No. 3 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*' (October 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 Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) are set out hereunder and numbered sequentially, comprising the following:

- Proposed Material Alterations to the originally Proposed Amendments (Amendment Nos. 1-31) to Volume 1 of the Kildare County Development Plan 2023-2029 (as varied).
- Other Proposed Material Alterations to Volume 1 of the Kildare County Development Plan 2023 – 2029 (as varied).
- Proposed Material Alterations to Volume 2 of the Kildare County Development Plan 2023 – 2029 (as varied), including land use zonings.

### 2.1 Proposed Material Alterations to the originally Proposed Amendments to Volume 1 of the Kildare County Development Plan

#### Proposed Material Alteration No. 1

Revise Proposed Amendment No. 12, as follows:

#### ***Kildare County Council's Approach to New Housing Growth Requirements (2025)***

*It is proposed to accommodate the Government's revised housing targets for County Kildare in a targeted, plan-led approach so that additional housing may be delivered in the short, medium and long term in accordance with the provisions of the Ministerial Guidelines.*

*The updated housing growth requirements for County Kildare are presented in two tables, which are separate and in addition to Table 2.8 Core Strategy Table, as follows:*

- Table 2.8A Core Strategy Supplementary Table for revised National Housing Growth Requirements 2025: Short and Medium Term*
- Table 2.8B Core Strategy Supplementary Table for revised National Housing Growth Requirements 2025: Short to Long term Strategic Development Sites*

*Where specific sites are identified in Tables 2.8A and 2.8B, accompanying maps are provided for reference purposes (see Maps Vol 1-2-3 V3 2.1 to 2-9 V3 2.6 inclusive).*

*The delivery mechanisms by which additional housing growth will be facilitated are as follows:*

- The allocation of additional housing growth to the settlements of Naas, Newbridge and Kildare Town, through the release of lands zoned Phase 2 in Local Area Plans (LAP) / Settlement Plans for Naas (New Residential Phase*

- 2), Newbridge (New Residential – Phase 2) and Kildare Town (Phase 2 New Residential) by way of a Core Strategy objective to allow planning applications to be considered in the short term.
2. The allocation of additional housing growth to the settlements of Monasterevin, Kilcock and Sallins, which will also ~~to~~ inform the preparation of new Settlement Plans in 2026 for inclusion in Volume 2 of the County Development Plan.
  3. The allocation of additional housing growth to Athy and Celbridge, together with the identification of strategic sites in Athy and Celbridge for future housing delivery to ~~be integrated into~~ inform new settlement plans in 2026/2027; ~~4. The zoning for which of the strategic sites will be determined during the plan making process having regard to strategic flood risk assessment and other environmental assessments.~~
  4. The progression of strategic sites in the short term to medium, which given their scale, also form long-term Urban Development Zones (UDZ), as provided for in the Planning and Development Act 2024, at two locations as follows:
    - Northwest Quadrant, Naas. A variation to integrate the completed Masterplan (in progress) and related zoning provisions and objectives into the County Development Plan will be published in 2026, prior to the commencement of the UDZ process.
    - Confey, Leixlip. A variation to integrate the masterplan and related zoning provisions and objectives into the County Development Plan will be published in 2026, prior to the commencement of the UDZ process.
  5. To provide for and drive equitable, balanced and proportionate delivery and growth across the county, and given the extent of undeveloped zoned lands in the Villages of approximately 35 ha and Settlement Expansion areas in Rural Settlements it is proposed to amend Table 2.8 to remove the 2023-2028 housing target of 366 and 137 units respectively. This mechanism will release capacity for over 1,000 units (estimated delivery capacity) on undeveloped lands in Villages and Rural Settlements and will assist in revitalising and reenergising rural communities across County Kildare. The development of these lands will be subject to the objectives of the County Development Plan (SC O16, SC O17 and SC O18) as they relate to the delivery of commensurate social infrastructure and design and density parameters as outlined in Table 3.1.
  6. Include additional Core Strategy objectives in Chapter 2 to address continuity in housing supply across all settlements. In this regard, the objectives will, notwithstanding the housing growth allocated to that settlement, make provision for the release of any lands which have the benefit of a residential zoning (“B” or “C” in relevant land use zoning maps), where it can be demonstrated to the satisfaction of the Planning Authority that the lands are readily serviced or serviceable through upgrades to infrastructure as part of

*any application on the lands and where the proposal addresses any identified social infrastructure deficit in the respective settlement.*

*Kildare County Council will have regard to the provisions\* of any expired Local Area Plan when considering proposals for new development until such time as that plan is replaced, revoked or integrated into the County Development Plan.*

*\* 'Provisions' refers to all aspects of the plan including Land Use Zoning objectives but excluding Core Strategy allocation which is contained in the County Development Plan.*

## Proposed Material Alteration No. 2

Revise Proposed Amendment No. 13, as follows:

**Table 2.8 – Core Strategy Table** (relevant extract of)

Settlement Type <sup>810</sup>	Settlement Name	Census 2016-2022 Population	Settlements percentage per total County population	2024 Population Estimate (based on % growth from 2011-2016) <sup>9</sup>	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density Range (UPH DPH) – Compact Settlement Guidelines (2024)
Villages <sup>12</sup>	Athgarvan (1176 1,193), Allenwood (984 1,685), Ballitore (793 667), Ballymore Eustace (873 689), Caragh (966 1,006), Coill Dubh (746), and Coolearagh (377 1,476), Crookstown (405 122), Johnstown (1,005 1,320), Johnstownbridge (683 677), Kildangan (317 546), Kilmeague (1082 1,054), Moone (127 137), Narraghmore (378 375), Robertstown (707 771), Straffan (853 1,158), Suncroft (746 491), Timolin (136 154)	9,984 13,521	4.80% 5.46%	10562	4.70%	1006	366		
Rural Settlement <sup>12</sup>	Allen (94 149), Ardclough (220 285), Ballyshannon (111 107), Brannockstown (217 235), Broadford (50), Brownstown (883 817), Calverstown (699 652), Clogherinkoe (196 214), Cutbush (278 297), Kilberry (400 361), Kilkea (105 122), Kilmead (309 372), Kilteel (214 262),	3,310 5,958	1.40% 2.40%	3502	1.50%	377	137		

<sup>810</sup> Objective V GO 4 (Volume 2) is to generally control the scale of individual development proposals to 10-15% of the existing housing stock of any village or rural settlement over the lifetime of the Plan in accordance with the Sustainable Residential Development in Urban Areas Guidelines (2009). Furthermore, Objective V GO 9 (Volume 2) is to restrict growth in a village/rural settlement where necessary physical and social infrastructure cannot be delivered. In the absence of the necessary physical or social infrastructure, the projected growth for that development centre may be allocated to other serviced settlements within the same Municipal District or adjoining Municipal District or to serviced towns within the upper range of the settlement hierarchy. Kildare County Council's delivery mechanisms to facilitate additional housing growth in Section 2.11 regarding Villages and Rural Settlements, together with the Core Strategy Objectives in this Chapter, supersede Objectives V GO 1, V GO 4 and V GO 9 of Volume 2 of the Kildare County Development Plan 2023-2029. Regard shall be given to the density guidance contained in Section 3.7 of this Plan. Given Kildare County Council's continued focus on balanced and affordable housing delivery across the entire county of Kildare, activity and delivery across residential lands in all settlements will be actively monitored over the remaining period of this County Development Plan. Where balanced housing delivery is not realised in these Village and Rural Settlements, alternative lands will be identified and considered in the forthcoming County Development Plan review.

Settlement Type <sup>8,10</sup>	Settlement Name	Census <del>2016</del> 2022 Population	Settlements percentage per total County population	2024 Population Estimate (based on % growth from 2011-2016) <sup>9</sup>	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density Range (UPH DPH) – Compact Settlement Guidelines (2024)
	Lackagh/ Mountrice ( <del>99</del> 98), Maganey/ Levitstown ( <del>88</del> 95), Milltown ( <del>344</del> 372), Nurney ( <del>497</del> 497), Rathcoffey ( <del>274</del> 371), Staplestown ( <del>446</del> 128), Two Mile House ( <del>460</del> 474) Newtown (140)								

### Proposed Material Alteration No. 3

Revise Proposed Amendment No. 14, as follows:

**Table 2.8A - Core Strategy Supplementary Table for revised National Housing Growth Requirements (2025) [to be read in conjunction with Table 2.8 and Table 2.8B]**

Settlement Type	Settlement Name	Potential Additional Dwellings for Settlements	Location / Site Name	Within Built Up Area (BUA)	Zoning Status	Tier 1 / 2	Approx. Gross Residential Area in hectares		Approx. Net Dwelling Density per Hectare	Delivery Mechanism
Key Town	Naas <a href="#">Map V3-2.1</a>	455	Kilcullen Road. ( <a href="#">Map V3-2.1</a> )	No	'New Residential Phase 2' in Naas LAP 2021-2027	Tier 1	5.2 ha	Total 16.0 ha	35	Allocation to be read in conjunction with Table 2.8
			Blessington / Tipper Road ( <a href="#">Map V3-2.1</a> )	Yes		Tier 2	10.8 ha			Objective CS O29
Self-Sustaining Growth Town	Newbridge	850	TBD*	TBD*	'New Residential – Phase 2' in Newbridge Settlement Plan	Tier 1 / 2*	TBD*		TBD*	Allocation to be read in conjunction with Table 2.8
	Kildare Town <a href="#">Map V3-2.2</a>	886	Ruanbeg ( <a href="#">Map V3-2.2</a> )	No	'Phase 2 New Residential' in Kildare Town LAP 2023-2029	Tier 2 <sup>15</sup>	16.9 ha	Total 26.5 ha	37	Allocation to be read in conjunction with Table 2.8
			Southgreen ( <a href="#">Map V3-2.2</a> )	Partial		Tier 2	5.16 ha			Objective CS O29
			Dunmurry Road ( <a href="#">Map V3-2.2</a> )	No		Tier 2	1.8 ha			
			Green Road South ( <a href="#">Map V3-2.2</a> )	No		Tier 2	1.14 ha			
			An Talamh Bán ( <a href="#">Map V3-2.2</a> )	No		Tier 2	1.5 ha			
	Leixlip <a href="#">Map V3-2.6</a>	450	Phase 1a as per Confey Masterplan - Leixlip LAP 2020-2023 (as extended)	No	'New Residential' and 'Mixed Use' in Leixlip LAP 2020-2023 (as extended)	Tier 2	46.5 ha		As per the Confey Masterplan - Leixlip LAP 2020-2023 (as extended)	Allocation to be read in conjunction with Table 2.8
	Leixlip LAP, County Development Plan Variation and Urban Development Zone									
Athy <a href="#">Map V3-2.3</a>	480	Athy including Chanterlands ( <a href="#">Map V3-2.3</a> )	Partial	'Strategic Reserve' in Athy LAP 2021-2027	Tier 2 <sup>15</sup>	18.25 ha		31	Allocation to be read in conjunction with Table 2.8	
Objectives CS O30 and CS O31										
Self-Sustaining Town	Celbridge <a href="#">Map V3-2.4</a>	2,000	Celbridge including Simmonstown ( <a href="#">Map V3-2.4</a> ) and Ballyoulster ( <a href="#">Map V3-2.4</a> )	No	'New Residential' in Celbridge LAP 2017-2023	Tier 2 <sup>15</sup>	73 ha approx. – to be confirmed at Settlement Plan level.		37	Allocation to be read in conjunction with Table 2.8
Objectives CS O30 and CS O31										

<sup>14</sup> It is noted that the Draft Newbridge Settlement Plan was published for public consultation on the 17<sup>th</sup> September 2025 as part of Proposed Variation No. 2 of the Kildare County Development Plan 2023-2029. Objective CS O29 provides for the release of lands zoned 'New Residential – Phase 2' in the adopted Newbridge Settlement Plan.

<sup>15</sup> Refer to the Settlement and Site Capacity Audit prepared as a supporting document to proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) in relation to Ruanbeg, Southgreen, Chanterlands, Simmonstown and Ballyoulster.

	<b>Kilcock</b>	250 500	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8  Objective CS O31
	<b>Monasterevin</b>	250	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8  Objective CS O31
	<b>Clane</b>	251 (to be delivered in tandem with the phased development of the town park (Zoning Map 13.1 and footnote 2 page 73 of the Clane LAP refers).	Lands zoned 'C: New Residential / Infill' in the Clane LAP 2017 – 2023.	Varies	'New Residential / Infill in the Clane LAP 2017 – 2023.	Tier 1 / Tier 2	As per the Clane LAP 2017 – 2023.	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8  Objective CS O31
<b>Towns</b>	<b>Sallins</b>	250 500	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8  Objective CS O31
	<b>Blessington Environs</b>	100	Lands zoned 'C: New Residential' as per Volume 2 of the County Development Plan.	No	'C: New Residential'	Tier 1 / Tier 2	As per Volume 2 of County Development Plan.	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8
<b>Total:</b>		5,421 6,722							

\*To be determined through Settlement Plans for Newbridge, Kilcock, Monasterevin and Sallins.

**Table 2.8B: Core Strategy Supplementary Table for revised National Housing Growth Requirements (2025) Short to Long Term Strategic and Sustainable Development Sites Additional Provision [to be read in conjunction with Table 2.8 and Table 2.8BA]**

Settlement Type	Settlement Name	Location	Zoning Status	Tier 1 / Tier 2	Gross Residential Area in hectares	Potential Additional Dwelling	Net Density Dwellings per Hectare	Delivery Mechanism
<b>Key Town</b>	<b>Naas</b> Map V3-2.5	Northwest Quadrant	'Strategic Reserve' in Naas LAP 2021-2027 <sup>16</sup>	Tier 2	112 ha (not yet zoned)	1,294 543 <sup>17</sup>	Approx. 40 – to be confirmed at Masterplan level	Northwest Quadrant Masterplan / County Development Plan Variation and Urban Development Zone
<b>Self-Sustaining Growth Town</b>	<b>Leixlip</b> Map V3-2.6	Confey	'New Residential' and 'Mixed Use' in Leixlip LAP 2020-2023 (as extended) <sup>16</sup>	Tier 2	46.5 ha	1,111 611 <sup>18</sup>	As per the Confey Masterplan - Leixlip LAP 2020-2023 (as extended)	County Development Plan Variation and Urban Development Zone
<b>Total:</b>						2,405 1,204		

<sup>16</sup> The lands identified in these maps (i.e. for Northwest Quadrant, Naas and Confey, Leixlip) will include a range of land use zonings, not just residential, and will be brought forward through The Confey Masterplan and existing related zoning provisions and objectives will be incorporated into the County Development Plan by variation in 2026. The masterplan for the Northwest Quadrant in Naas (currently being prepared), together with associated land use zoning provisions and objectives will be incorporated into the County Development Plan by Variation in 2026. These lands will also be subject to the Udz process in due course.

<sup>17</sup> Whilst 1,294 543 residential units are allocated to the Northwest Quadrant in Naas in this Variation, it is indicatively estimated that approximately 4,000 new homes will be delivered at full build out of the Masterplan lands. Further additional units will be allocated through a further variation process or through the next County Development Plan and potentially detailed through the Urban Development Zone (UDZ) process under the Planning and Development Act 2024.

<sup>18</sup> This allocation of 1,111 611 units equates to the combined delivery of Phases 1A, 1B and 2 of the indicative phasing of the Confey Masterplan, as per Variation No. 1 of the Leixlip LAP 2020-2023 (as extended). In addition to Tables 2.8, 2.8A and 2.8B, further housing may be allocated to Confey through a further variation process or through the UDZ process in due course subject to the delivery of DART + West and Transport Orientated Development.

#### **Proposed Material Alteration No. 4**

Revise Proposed Amendment No. 15 to insert a new paragraph at the end of Section 2.12 of the County Development Plan, as follows:

*As part of the review of this Plan, and prior to the publication of the Draft new Kildare County Development Plan, the Council will undertake an evidence-based audit of all rural nodes listed in Table 2.6 of this Plan with a view to determining whether any node could be upgraded to rural settlement status in the settlement hierarchy. This review will have regard to the anticipated National Planning Statement on Rural Housing, the publication of which is an Action of the Government's Action Plan on Housing Supply and Targeting Homelessness. The audit will have also have regard to infrastructural services in particular the consideration of standalone wastewater treatment solutions in line with the foregoing Action Plan, with a view to preparing a policy for services in this regard.*

#### **Proposed Material Alteration No. 5**

Revise Proposed Amendment No. 16 to amend proposed objectives CS O27, CS O29, CS O31 and CS O32, and to insert new proposed objectives CS O33 and CS O34, as follows:

<b>CS O27</b>	<i>Work in close partnership with the Department of Education to support the timely planning and delivery of new schools including Special Education Needs (SEN) provision where additional accommodation is required across the county, so that educational infrastructure meets the needs of a growing population and contributes to the long term social and economic wellbeing of the community. It is a priority of the Council that the triple school campus at Ballyoulster, Celbridge is delivered during the life of this Plan.</i>
<b>CS O29</b>	<p><i>Facilitate the sequential development of urban areas by releasing the lands zoned 'Phase 2' specified in Table 2.8A so that appropriate residential developments and ancillary uses may be progressed. The lands to which this objective refers to are:</i></p> <ul style="list-style-type: none"> <li><i>(i) Land zoned 'New Residential Phase 2' in the Naas Local Area Plan 2021-2027 on the Kilcullen Road and the Blessington / Tipper Road as identified in Map V3-2.1,</i></li> <li><i>(ii) Land zoned 'New Residential - Phase 2' in the Newbridge Settlement Plan<sup>22</sup>, and</i></li> <li><i>(iii) Land zoned 'Phase 2 New Residential' in the Kildare Town Local Area Plan 2023-2029 at Southgreen, Ruanbeg, Dunmurray Road, Green Road South and An Talamh Ban identified in Map V3-2.2.</i></li> </ul> <p><i>For development management purposes, the uses which are permitted in principle, open for consideration and not normally permitted shall be taken to be those as listed under the 'New Residential' zoning objective contained in the Land Use Zoning Matrix</i></p>

	<p><i>of the relevant Local Area Plan. This objective does not relate to land identified as 'Phase 2' or 'Strategic Reserve' in any other settlement.</i></p> <p><i>Developments on these lands are required to deliver appropriate densities and a balanced range of housing typologies that respond to the specific area in which they are located (e.g. area of high amenity, edge of settlement etc), subject to agreement with the Planning Authority. Accordingly, applicants will be required to submit an audit of existing densities and dwelling typologies in the settlement for consideration.</i></p>
<b>CS 031</b>	<p><i>Prepare settlement plans for Monasterevin, Kilcock and Sallins to include the additional housing growth requirement included in Table 2.8 and Table 2.8A on serviced or serviceable lands to be informed by infrastructural and environmental assessments and publish Draft Settlement Plans for these towns as Variations to the County Development Plan in Q1/Q2 2026. Settlement Plans for Celbridge and Clane will also be prepared and integrated into the County Development Plan by way of a statutory variation, including the additional housing growth requirement included in Table 2.8 and 2.8A on serviced lands to be informed by infrastructural and environmental assessments.</i></p>
<b>CS 032</b>	<p><i>Initiate the process for the designation of candidate Urban Development Zones (UDZ), in accordance with the provisions of the Planning and Development Act 2024 (once commenced), at the following locations as included in Table 2.8B:</i></p> <ul style="list-style-type: none"> <li><i>(i) Northwest Quadrant, Naas as identified in Map V3-2.5, and</i></li> <li><i>(ii) Confey, Leixlip as identified in Map V3-2.6.</i></li> </ul> <p><i>Prior to the initiation of the UDZ process, <del>On completion of the Northwest Quadrant Masterplan,</del> a County Development Plan Variation <del>may</del> will be brought forward to integrate the Northwest Quadrant Masterplan, related zoning provisions and objectives into Volume 2 the County Development Plan in 2026. prior to the commencement of the UDZ process.</i></p> <p><i><del>A subsequent</del> Prior to the initiation of the UDZ process, a County Development Plan Variation will be brought forward to integrate the Confey Masterplan, related zoning provisions and objectives into Volume 2 of the County Development Plan in 2026 to safeguard the planning framework for Confey providing continuity between the current Local Area Plan and the future UDZ process.</i></p>
<b>CS 033</b>	<p><i>Ensure continuity and facilitate housing delivery across all settlements through the favourable consideration of proposals for housing on lands which have the benefit of a residential zoning ("B" or "C" in relevant land use zoning maps and Settlement Expansion lands), where it can be demonstrated to the satisfaction of the Planning Authority that the lands are readily serviced or serviceable through existing infrastructure</i></p>

	<i>or upgrades to infrastructure as part of any application on the lands and where the proposal addresses the delivery of affordable housing and any identified social infrastructure deficit in the respective settlement in accordance with Objectives SC O15 and SC O17 of this Plan.</i>
<b>CS O34</b>	<i>Where planning applications are received for housing developments on appropriately zoned lands the Planning Authority will, in accordance with SC O15, and SC O17 of this Plan and the provisions of Section 86(7) of the Planning and Development Act, 2024 require in all instances that a Social Infrastructure Audit is prepared to accompany the planning application and that commensurate and pro-rata social infrastructure is proposed and delivered in tandem with the provision of new housing (Note: This will supersede SC O16 of the Plan as it relates to schemes of 20 units or greater)</i>

### **Proposed Material Alteration No. 6**

Further amend the sixth paragraph of Section 3.10 of the County Development Plan in Proposed Amendment No. 20, as follows:

The mix of ~~house~~ *housing* types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups and people at different stages of the life cycle; *the need for lifetime adaptability and accessibility, ensuring housing stock can respond to changing demographic needs over time*; the existing social mix in the area; the need to cater for specialist groups such as older or disabled people and the saleability of different types of housing. A neighborhood with a good mix of unit types should include ~~houses and apartments of~~ *a range of housing types of* different sizes. *Where it can be demonstrated that an imbalance of housing typologies exists within a settlement, lower densities may be considered on a case-by-case basis.*

### **Proposed Material Alteration No. 7**

Further amend proposed Table 3.4 (a) in Proposed Amendment No. 22, as follows:

<b><i>Applicant Category</i></b>	<b><i>Serviced Sites Local Need Criteria</i></b>
<b><i>Category C – Rural Resident as part of a Serviced Site development.</i></b>	<b><i>On designated ‘Serviced Sites’ provided for in Volume 2 of the County Development Plan only</i></b>
<b><i>A person who has resided in a rural area in County Kildare*</i></b>	<b><i>The Applicant must demonstrate:</i></b> <b><i>1. They have resided in a rural area of County Kildare for a period of at least 10 (consecutive) years, and</i></b>

<p><i>* For the purposes of this category, these persons are defined as those being from outside of the defined boundaries of the Key Towns, Self-Sustaining Growth Towns, Self Sustaining Towns and the Blessington Environs <del>higher order settlements</del> in the County Settlement Hierarchy (i.e. Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns) as defined by Kildare County Council in respective Local Area Plans, or Settlement Plans in Volume 2 of the County Development Plan.</i></p> <p><i>For clarity, these persons also include those persons living in the designated Towns, Villages and Rural Settlements in the County Settlement Hierarchy.</i></p>	<ol style="list-style-type: none"> <li><i>2. The dwelling(s) <del>applicant's home, in which they have resided for 10 years,</del> is / are within 10km of the designated serviced site, and</i></li> <li><i>3. That the proposed house will be the principal private residence of the applicant (applications will be subject to a standard occupancy condition).</i></li> </ol>
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### **Proposed Material Alteration No. 8**

Amend the bullet point regarding SuDS in Proposed Amendment No. 28 (Section 15.6.6 of the County Development Plan), as follows:

- SuDS are ~~not generally acceptable as a form of public open space provision, except where they recognised for their potential to~~ contribute in a significant and positive way to the design and quality of open space. Where the Council considers that this is the case, ~~in general a maximum of generally~~ 10% of the open space provision shall be taken up by SuDS, ~~subject to agreement with the planning authority and in consideration of the overall quality, quantum and function of the open space.~~

## 2.2 Other Material Alterations to Volume 1 of the Kildare County Development Plan to be included in Variation No. 3

### Proposed Material Alteration No. 9

Insert a new Proposed Amendment No. 32 to Proposed Variation No. 3, as follows:

<b>Amendment No. 32</b> Insert a new paragraph at the end of Section 2.8 and amend Table 2.6 to reflect the movement of Newtown from a Rural Node to a Rural Settlement.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Page(s)</b>
Chapter 2: Core Strategy and Settlement Strategy	2.8	27

Insert a new paragraph at the end of Section 2.8, as follows:

*Arising from Variation No. 3 of the Kildare County Development Plan 2023-2029, Newtown (previously a rural node) was moved up the settlement hierarchy to become a rural settlement.*

Amend Table 2.6, as follows:

<b>Nodes</b>
Cadamstown, Carbury, Castlemitchell, Clongorey/Blacktrench, Killina, Kilshanroe, Maddenstown, <del>Newtown</del> , Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan

### Proposed Material Alteration No. 10

Insert a new Proposed Amendment No. 33 to Proposed Variation No. 3, as follows:

<b>Amendment No. 33</b> Amend HO P26 and the note regarding Single Rural Dwelling Density in Section 3.14 to exclude built up areas in the calculation area.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Page(s)</b>
Chapter 3: Housing	3.14	85-86

Include a new additional bullet point in Policy HO P26 and amend the associated note regarding Single Rural Dwelling Density, as follows:

<b>HO P26</b>	<ul style="list-style-type: none"> <li><i>For the purposes of the application of this toolkit, “built-up” areas will be taken as the defined settlement boundary as per maps in Volume 2 of the KCDP and any relevant LAPs for the time being of their existence.</i></li> </ul>
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**Note:** In calculating the Single Rural Dwelling Density, key landscape features shall be excluded from the calculation area, for example, if the application site adjoins a large area of important habitat such as a natural peatland or extensive cut-away bog,

a Natural Heritage Area, a Special Area of Conservation, a Special Protection Area or notable open landscape such as the Curragh, Punchestown Racecourse, Pollardstown Fen, Mouds Bog or a large protected demesne landscape (such as Castletown House or Carton House), such areas may be excluded from the calculation area and the Single Rural Dwelling Density will be applied on a pro-rata basis for the remainder of the 1 square kilometre catchment area<sup>10</sup>. This is to avoid a more intense proliferation of one-off housing immediately adjoining key landscape and habitat features or a much higher density of development emerging immediately adjoining such key landscape features which might erode the intrinsic rural character, amenity value or environmental quality of the landscape. A clearly defined urban area ~~may~~ will be omitted from the calculations (applying a pro-rata density on the balance of area within the square kilometre buffer), however, where extensive sprawl and ribbon development extends from an urban centre or village, then these units – if they fall within the circle – may be used in the calculation of the rural residential density. ~~If the circle/area passes through the curtilage of a residential site, then it is included within the calculation.~~

### **Proposed Material Alteration No. 11**

Insert a new Proposed Amendment No. 34 to Proposed Variation No. 3, as follows:

<b>Amendment No. 34</b>		
Amend Objective BI O26		
<b>Chapter</b>	<b>Section(s)</b>	<b>Page(s)</b>
Chapter 12: Biodiversity & Green Infrastructure	12.9	399

Revise Objective BI O26, as follows:

<b>BI O26</b>	<p><del>Prevent, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, same must be clearly and satisfactorily demonstrated to the Planning Authority. In any event, removal shall be kept to an absolute minimum and there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants of a local provenance and origin should be used for any such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority and may result in an outright refusal.</del></p> <p>Avoid, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, there shall be a requirement for mitigation planting comprising a hedge of similar length, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants should be used</p>
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	<i>for such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority.</i>
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## 2.3 Other Material Alterations to Volume 2 of the Kildare County Development Plan to be included in Variation No. 3 (including Land Use Zoning Amendments)

### Proposed Material Alteration No. 12

Insert a new Proposed Amendment No. 35 to Proposed Variation No. 3, as follows:

<b>Amendment No. 35</b> Amend the Castledermot Land Use Zoning Map (Map Ref. V2-1.1A) and insert new objectives to Sections V2 2.2.6 and Section V2 2.2.7 of the Castledermot Small Town Plan.		
Chapter	Section(s)	Map
Volume 2	V2 2.2.6 and V2 2.2.7	Map V2-1.1A

Amend the Castledermot Land Use Zoning Map (Map Ref. V2-1.1A) to:

- Replace part of an existing F: Open Space and Amenity land use zoning with a C: New Residential land use zoning, indicated as C\* on Map V2-1.1A. The map overleaf illustrates the lands to be changed from F to C zoning in solid yellow line, denoted by 'C\*' in red text on map.
- Insert a new F: Open Space and Amenity land use zoning, indicated as F\* on Map V2-1.1A. Incorporate consequential alterations to Map V2-1.1A, including revisions to the Small Town Boundary and the Flood Risk Assessment Boundary. The map overleaf illustrates the lands to be inserted as F zoning in dashed dark blue line, denoted by 'F\*' in red text on map.

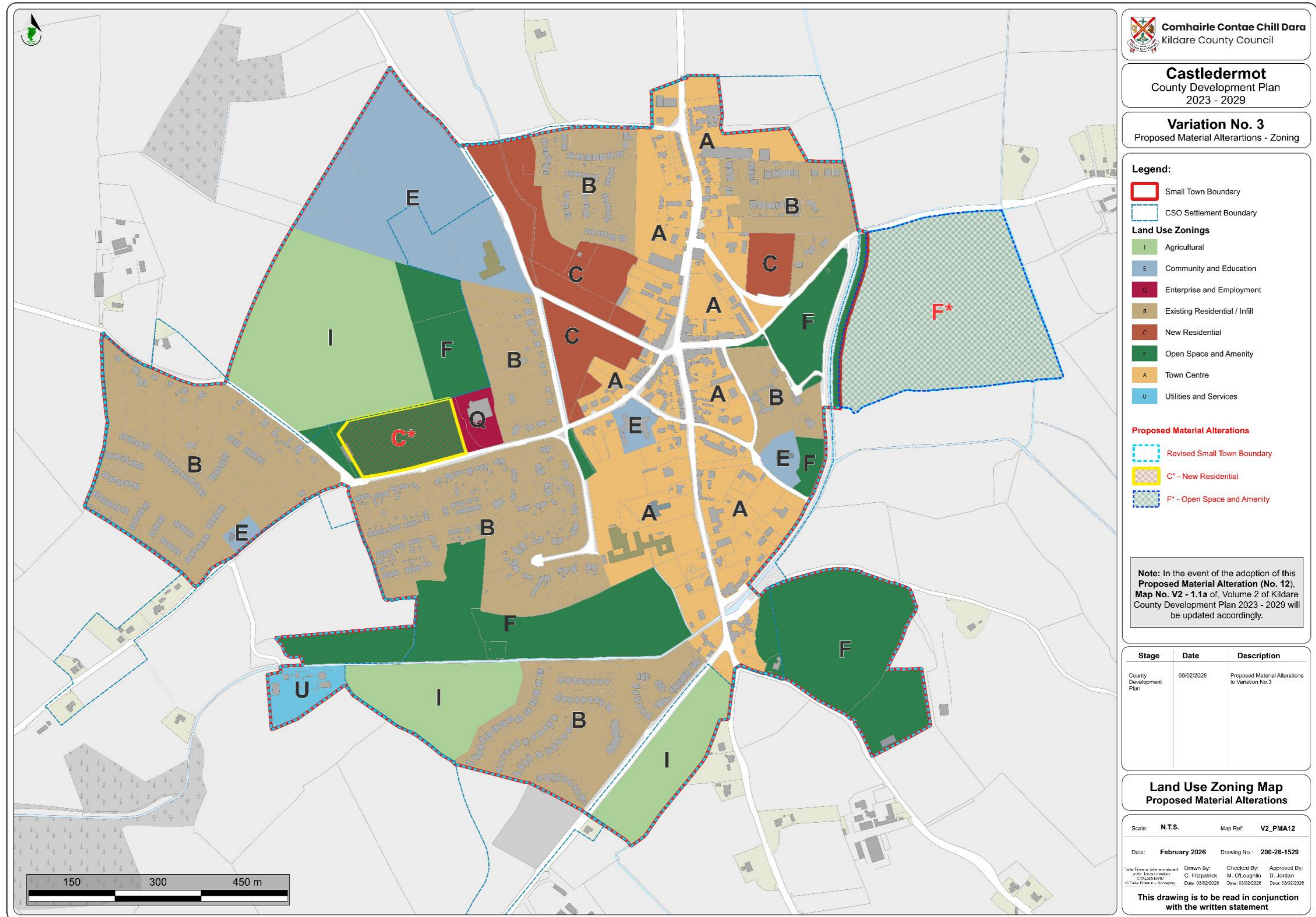
Insert a new objective under Section V2 2.2.6 Surface Water for Castledermot to state, as follows:

***ST CX** Ensure that development proposals for lands identified as C\* and F\* in Castledermot on Map V2-1.1A shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.*

Insert a new objective under Section V2 2.2.7 Site Specific Objective for Castledermot to state as follows:

***ST CY** It is an objective of the Council to ensure that development proposals for lands identified as 'C\*' in Castledermot on Map V2-1.1A shall incorporate access to the lands zoned F: Open Space and Amenity directly adjacent to the northeast boundary of the site. This access shall be fully integrated into the design and landscaping scheme of any new residential development on the site*

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)

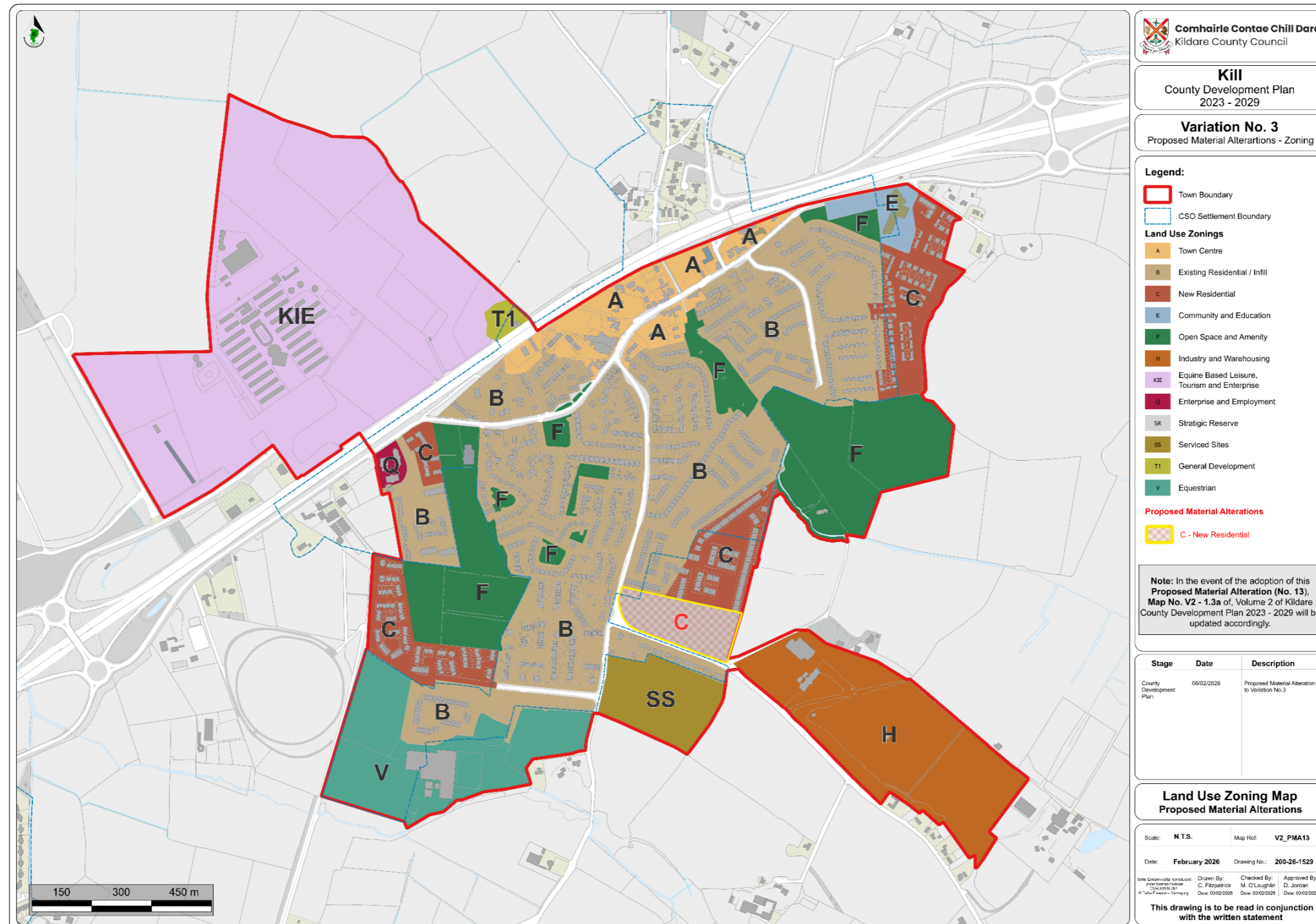


### Proposed Material Alteration No. 13

Insert a new Proposed Amendment No. 36 to Proposed Variation No. 3, as follows:

Amendment No. 36		
Amend the Kill Land Use Zoning Map (Map Ref. V2– 3.1a).		
Chapter	Section(s)	Map
Volume 2		Map V2– 3.1a

Revise the Kill Land Use Zoning Map (Map Ref. V2– 3.1a) to amend the lands zoned as SR: Strategic Reserve to C: New Residential. See lands outlined below in solid yellow line on map below, denoted by 'C' in red text on map.



## **Proposed Material Alteration No. 14**

Insert a new Proposed Amendment No. 37 to Proposed Variation No. 3, as follows:

<b>Amendment No. 37</b> Amend the Athgarvan Land Use Zoning Map (Map Ref. V2-3.2a) and amend Objective ST A10 of the Athgarvan Village Plan.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2	V2 3.8.3	Map V2-3.2a

Revise the Athgarvan Land Use Zoning Map (Map Ref. V2-3.2a) to:

- Replace an existing E: Community and Educational land use zoning with a C: New Residential land use zoning on Map V2-3.2a. These lands are illustrated in the solid yellow line on the map overleaf, denoted by ‘C\*’ in red text on map.
- Insert a new E: Community and Educational land use zoning on Map V2-3.2a. Incorporate consequential alterations to Map V2-3.2a, including revisions to the Village Boundary. These lands are illustrated in the purple outline on the map overleaf, denoted by ‘E’ in red text on map.

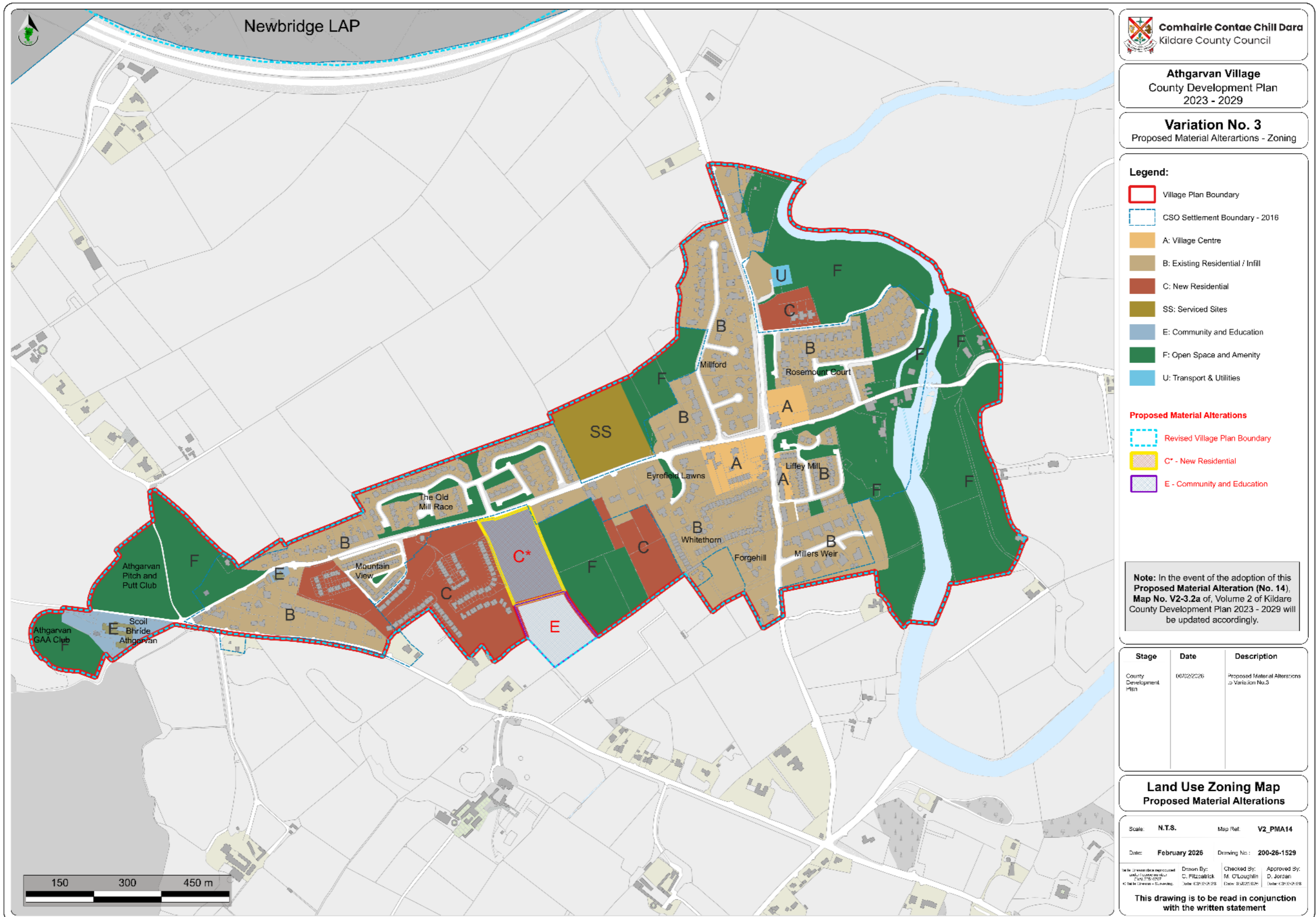
Amend objective ST A10 of the Athgarvan Village Plan, as follows:

**ST A10** ~~Provide for~~ *Require* the ~~delivery development~~ of a children’s playground, ~~subject to the availability of appropriate sites and funding and Playing Pitches on the lands zoned F: Open Space and Amenity to the east of the Blackrath Vale housing development to the south of the L2032 (Curragh Road) in tandem with the development of lands adjoining lands zoned “C”.~~

*To ensure a coherent and comprehensive approach to the future development of these lands, any application for development on the “C” zoned lands to the east of the Blackrath Vale housing development to the south of the L2032 (Curragh Road) must be accompanied by a “development framework” which encompasses the “F” zoned lands and both adjoining “C” zoned lands. This “development framework” will:*

- o Ensure that the proposed development will not prejudice the delivery of development on the other “F” or “C” zoned lands,*
- o Impact on existing residential amenity.*
- o Seek to facilitate the activation of the entire “development framework” area, with arrangements or otherwise detailed to the Planning Authority for agreement.*

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



## **Proposed Material Alteration No. 15**

Insert a new Proposed Amendment No. 38 to Proposed Variation No. 3, as follows:

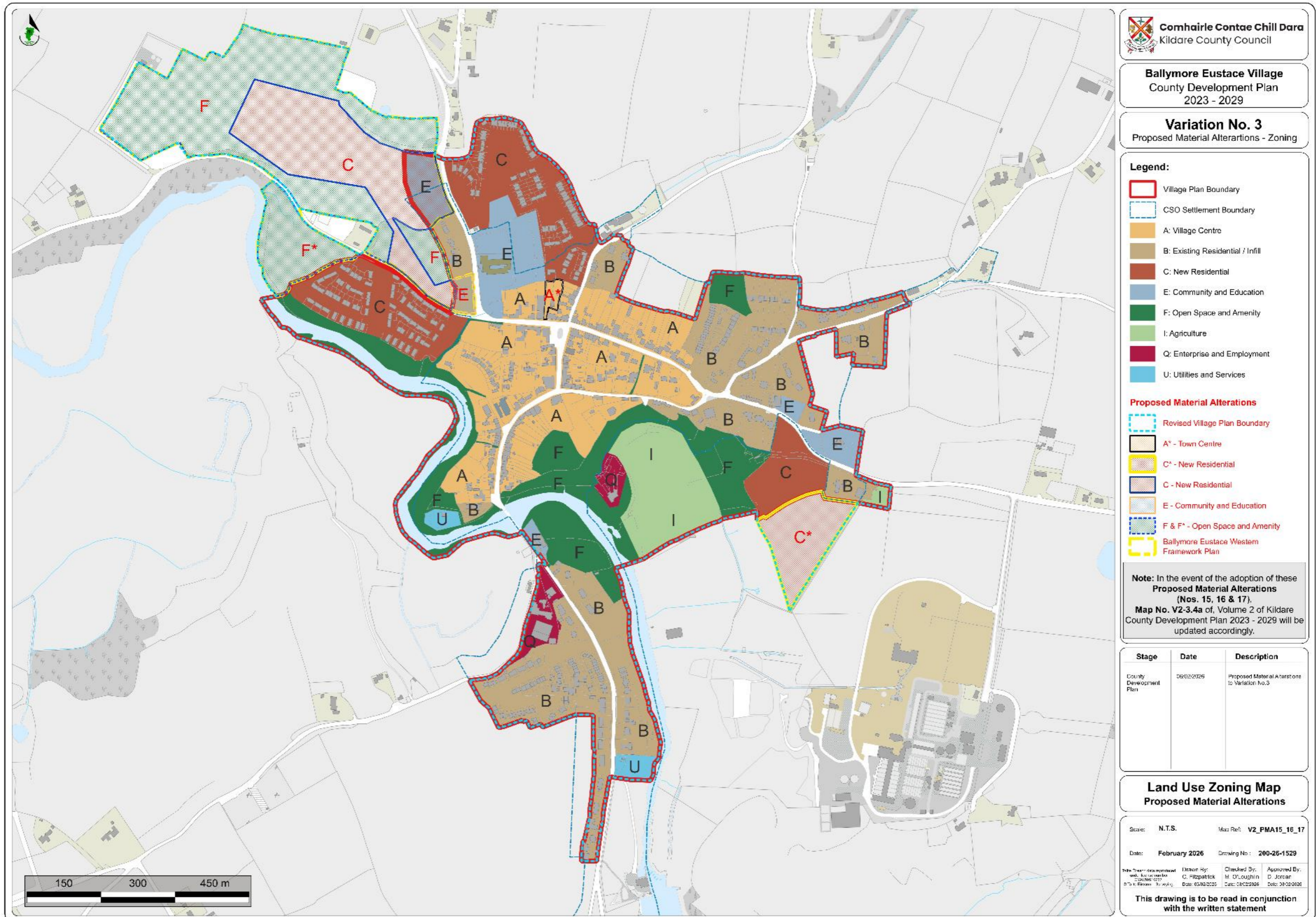
<b>Amendment No. 38</b> Amend the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) and amend the objectives contained in the Ballymore Eustace Village Plan.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2	V2 3.10.3	Map V2-3.4a

Revise the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) to extend the existing C: New Residential land use zoning to the southeast of the Village (to incorporate the lands outlined in solid yellow line on map overleaf) and to replace the aforementioned 'C' indication with C\* (indicated in red text in the map overleaf). Incorporate consequential alterations to Map V2-3.4a, including revisions to the Village boundary.

Amend objective V BE12 under Section V2 3.10.3 of the Ballymore Eustace Village Plan, as follows:

**V BE12** The development of the ~~4.8ha~~ 'C\*' New Residential site shall include the integration of the existing 5km looped walk in Ballymore Eustace, *in particular the delivery of a car park for the looped walk together with* a site-specific archaeological impact assessment and *the* retention and integration of existing trees into any proposed development.

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)

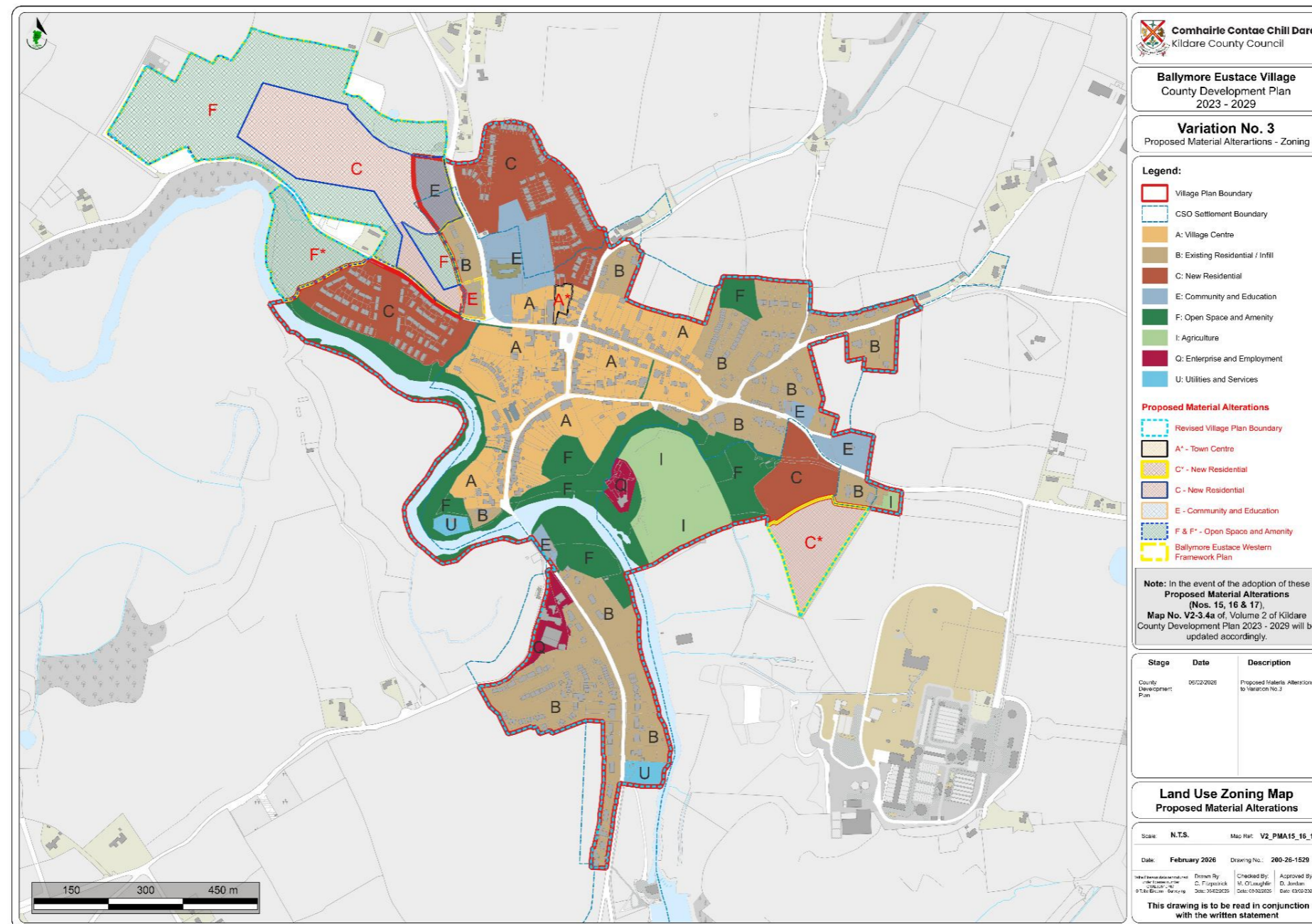


## Proposed Material Alteration No. 16

Insert a new Proposed Amendment No. 39 to Proposed Variation No. 3, as follows:

<b>Amendment No. 39</b> Amend the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) and amend the objectives contained in the Ballymore Eustace Village Plan.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2	V2 3.10.1	Map V2-3.4a

Revise the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) to identify the lands with a black outline (illustrated in map below) and denoted as 'A\*' (illustrated in red text on the map below)



Insert a new objective under Section V2 3.10.1 Village Centre / Regeneration in the Village Plan for Ballymore Eustace to state, as follows:

**V BEX** It is an objective to deliver age friendly and right-sizing housing on the Council lands identified as A\* and outlined in black on Map V2-3.4a.

## **Proposed Material Alteration No. 17**

Insert a new Proposed Amendment No. 40 to Proposed Variation No. 3, as follows:

<b>Amendment No. 40</b> Amend the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) and amend the objectives contained in the Ballymore Eustace Village Plan.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2	V2 3.10.6	Map V2-3.4a

Revise the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) to:

- Incorporate additional C: New Residential land use zoning outlined by solid blue line and denoted by 'C' in red text on the map overleaf.
- Incorporate additional F: Open Space and Amenity land use zoning outlined by hashed blue line and denoted by 'F' in red text on the map overleaf.
- Incorporate a F\*: Open Space and Amenity land use zoning on the lands outlined by hashed blue line and denoted by 'F\*' in red text on the map overleaf.
- Incorporate additional E: Community and Education land use zoning as outlined by solid orange line and denoted by 'E' in red text on the map overleaf.
- Provide an outline of the area containing the above land use zonings within a dashed yellow line as outlined on the map overleaf.
- Amend the Village boundary, together with the legend of the map to indicate that the lands encompassed by the dashed yellow line require a development framework.

Insert a new objective in Section V2 3.10.6 Surface Water, as follows:

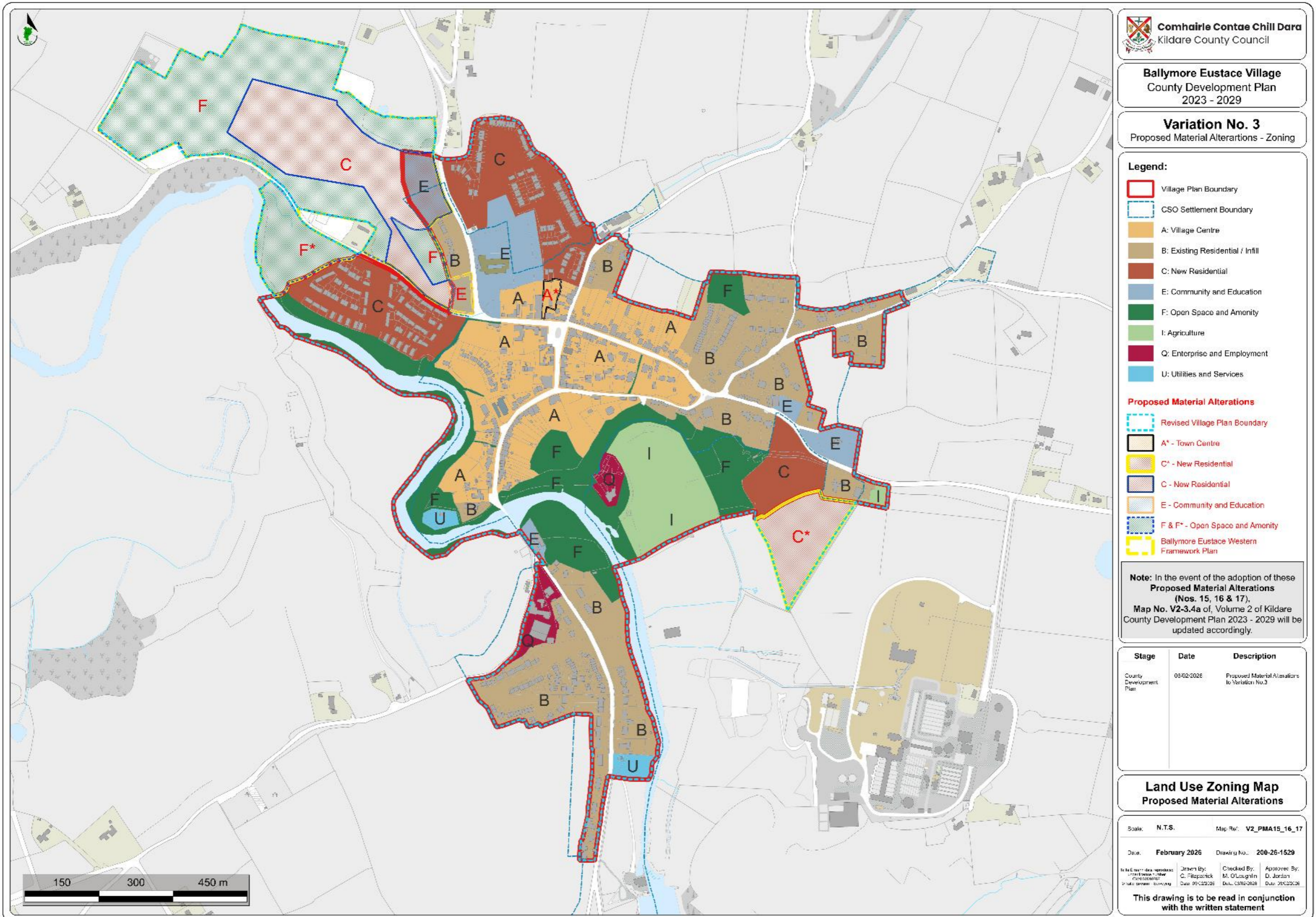
***V BEY** It is an objective of the Council to ensure that development proposals for lands identified as F\* shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.*

Insert a new Section and objective to the Village Plan for Ballymore Eustace, as follows:

### **V2 3.10.7 Western Framework Plan**

***V BEZ** To ensure a coherent and comprehensive approach to the future development of these lands, any application with respect to the lands outlined in dashed yellow on Map V2-3.4a must be accompanied by a “development framework” which ensures that the development does not prejudice the delivery of remaining parts or impact on existing residential amenity and shall include the provision of a community centre and playground.*

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



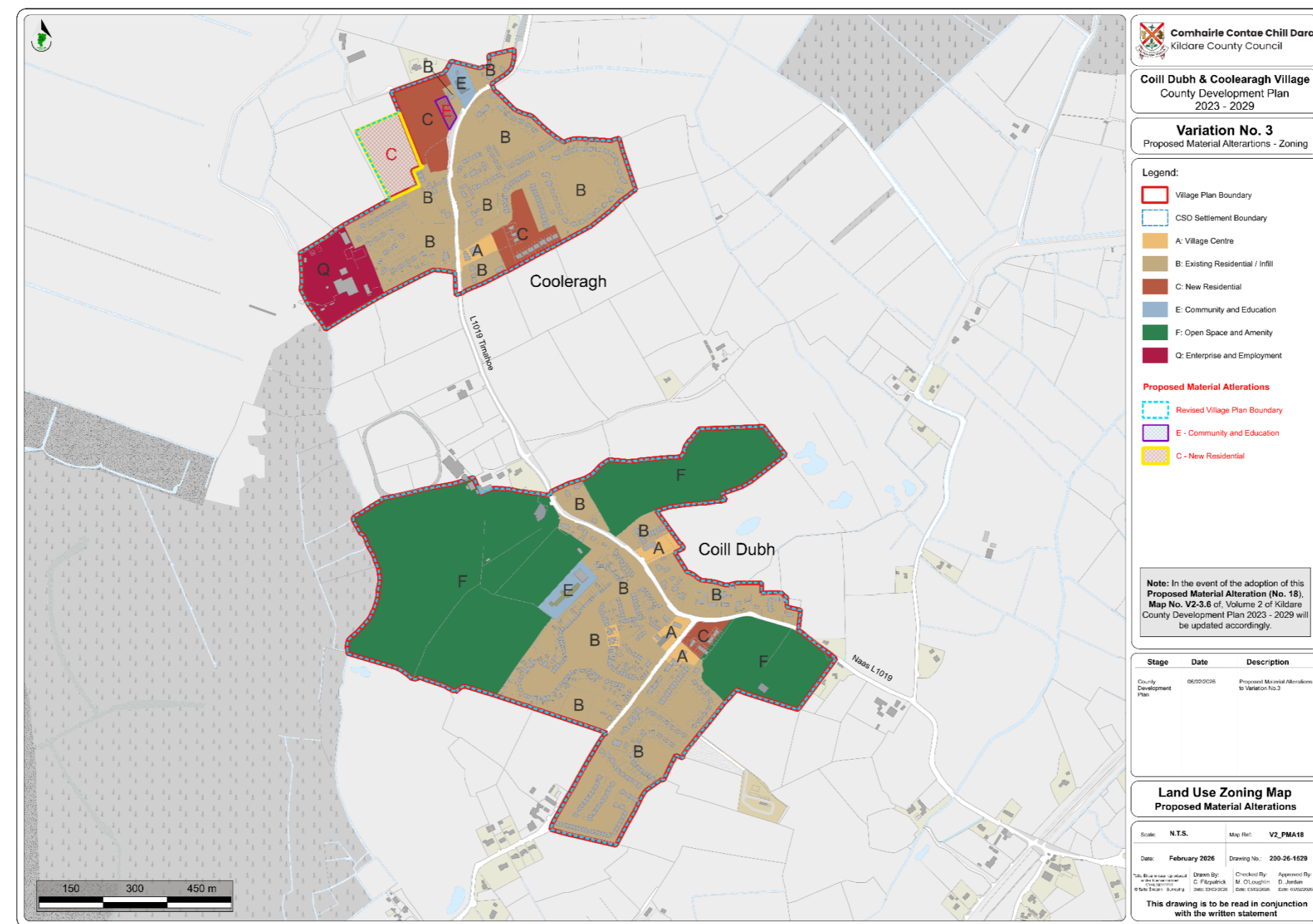
## Proposed Material Alteration No. 18

Insert a new Proposed Amendment No. 41 to Proposed Variation No. 3, as follows:

<b>Amendment No. 41</b> Amend the Cooleragh-Coill Dubh Land Use Zoning Map (Map Ref. V2-3.6)		
Chapter	Section(s)	Map
Volume 2	N/A	Map V2-3.6

Revise the Cooleragh-Coill Dubh Land Use Zoning Map (Map Ref. V2-3.6) to:

- Include an additional C: New Residential as outlined by solid yellow line on the map below and denoted by 'C' in red text on the map, together with associated amendments to the Village boundary.
- Replace part of an existing C: New Residential land use zoning with an E: Community and Educational land use zoning, as outlined by solid purple line on map below and denoted by 'E' in red text on map.



### **Proposed Material Alteration No. 19**

Insert a new Proposed Amendment No. 42 to Proposed Variation No. 3, as follows:

<b>Amendment No. 42</b> Amend the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) and include new objectives in Section V2 3.9.6 of the Village Plan.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2	V2 3.9.6 - Johnstown	Map V2-3.8

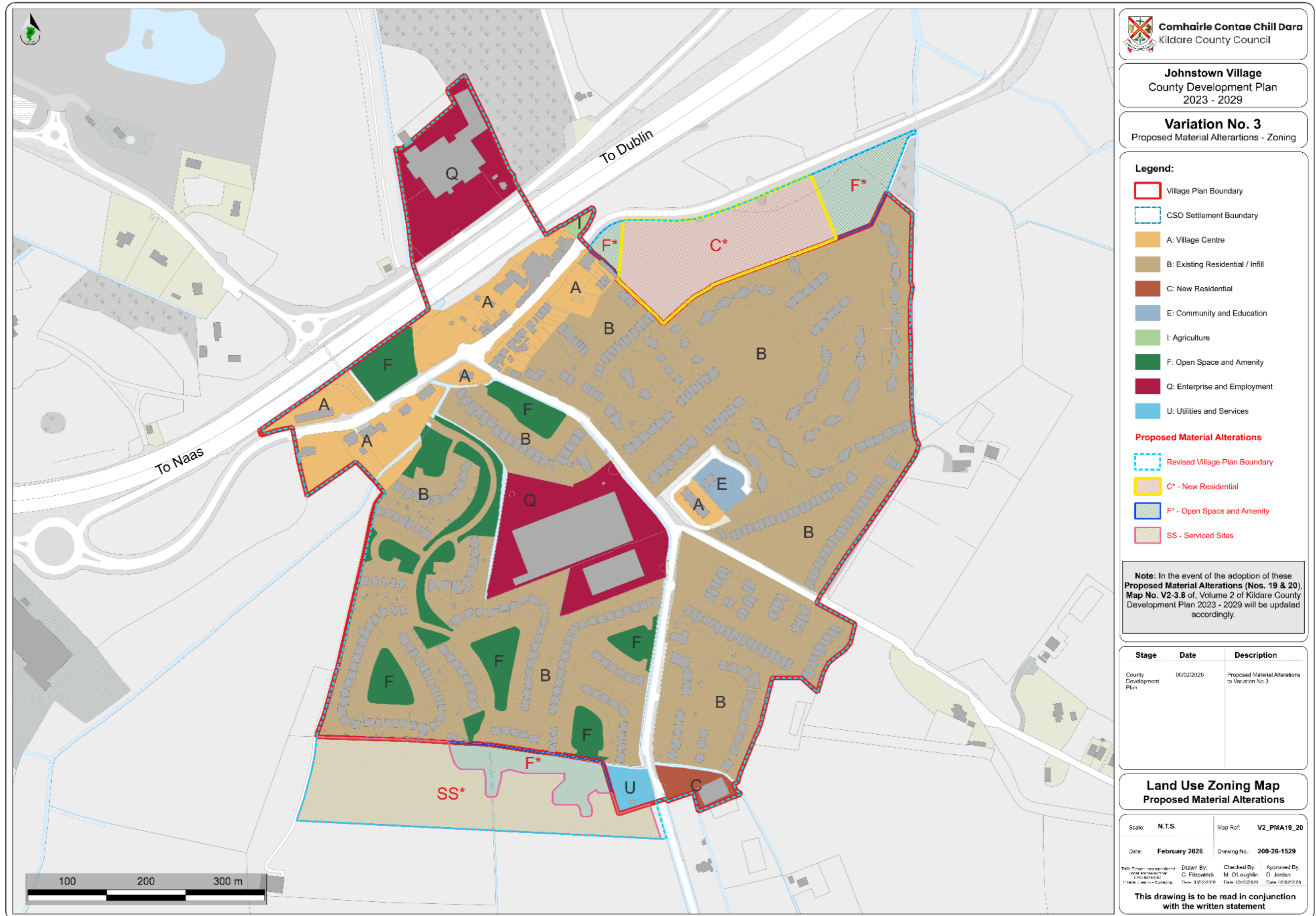
Revise the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) to:

- Insert a new C: New Residential land use zoning, indicated as C\* on Map V2-3.8, on lands outlined with a solid yellow line and denoted by 'C\*' in red text on the map overleaf.
- Insert 2 no. new F: Open Space and Amenity land use zonings (as F\*) on either side of the new C\* zoning, as outlined by the solid blue line and denoted by 'F\*' in red text on the map overleaf.
- Include associated amendments to the village boundary.

Insert a new objective under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown to state, as follows:

***V JTX** It is an objective of the Council to ensure that development proposals for lands identified as C\* and F\* to the north of Johnstown on Map V2-3.8 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed. Such site-specific flood risk assessment(s) are to include consideration of climate change, including available data showing climate change flood extents in the vicinity of the lands.*

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



## **Proposed Material Alteration No. 20**

Insert a new Proposed Amendment No. 43 to Proposed Variation No. 3, as follows:

<b>Amendment No. 43</b> Amend the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) and include new objectives in Section V2 3.9.6 of the Village Plan.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2	V2 3.9.6 - Johnstown	Map V2-3.8

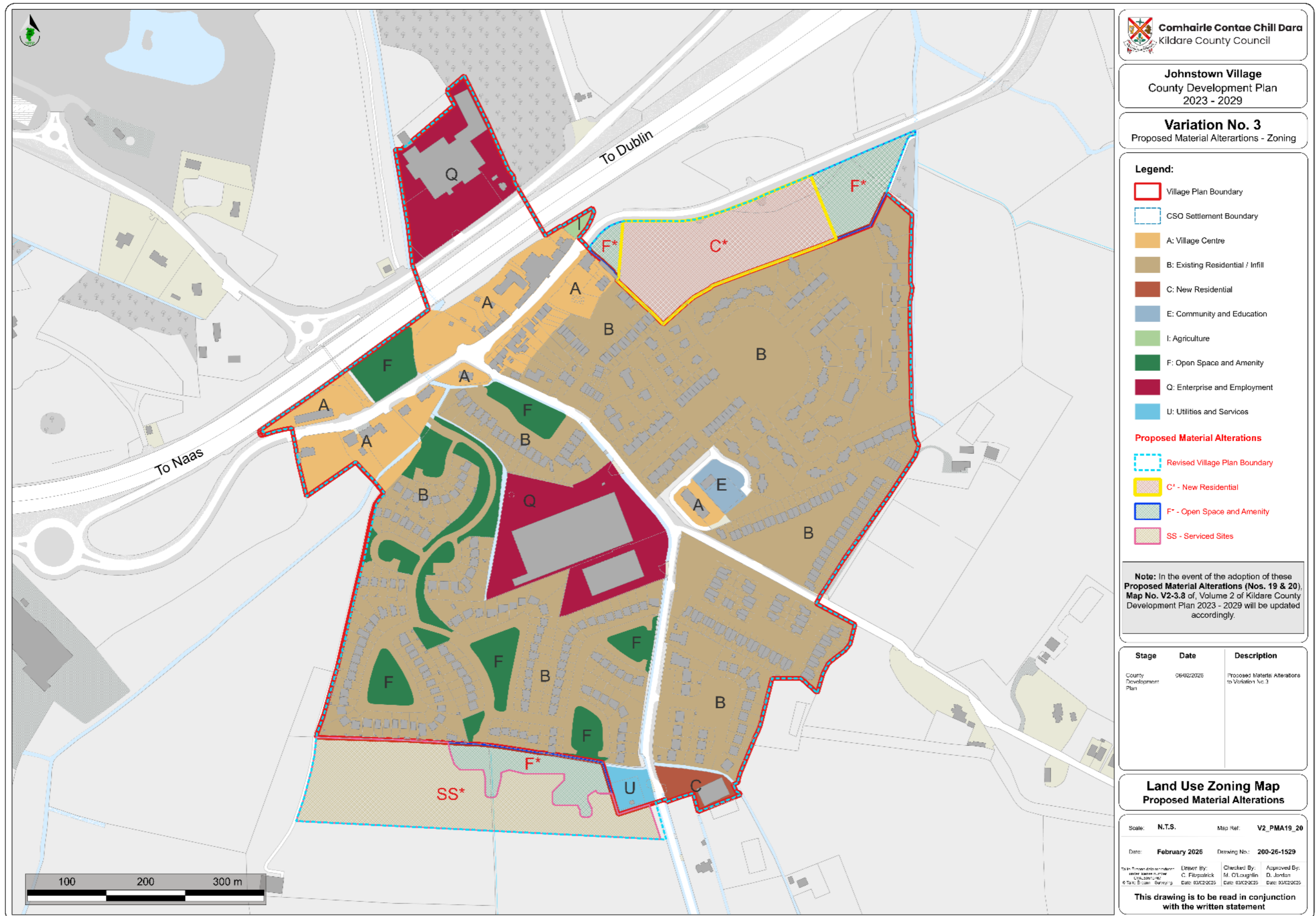
Revise the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) to:

- Insert a new SS: Serviced Sites land use zoning on the lands outlined by the solid purple line and denoted by 'SS' in red text on the map overleaf.
- Insert a new F: Open Space and Amenity land use zoning adjoining the new SS zoning and indicate these lands as F\*, as outlined in a solid dark blue line and denoted by 'F\*' in red text on the map overleaf.
- Include associated amendments to the village boundary.

Insert a new objective under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown, as follows:

***V JTY** It is an objective of the Council to ensure that development proposals for lands identified as SS\* and F\* to the south of Johnstown on Map V2-3.8 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed. Such site-specific flood risk assessment(s) are to include consideration of climate change, including available data showing climate change flood extents in the vicinity of the lands.*

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



## **Proposed Material Alteration No. 21**

Insert a new Proposed Amendment No. 44 to Proposed Variation No. 3, as follows:

<b>Amendment No. 44</b> Amend the Kildangan Land Use Zoning Map (Map Ref. V2-3.10) and revise the objectives of the Village Plan.		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2	V2 3.16.2 and V2 3.16.6	V2-3.10

Revise the Kildangan Land Use Zoning Map (Map Ref. V2-3.10) to:

- Insert new C: New Residential land use zonings (C\*) on the lands outlined by a solid yellow line and denoted 'C\*' in red text on the map overleaf.
- Insert a new F: Open Space and Amenity land use zoning (F\*) outlined by a solid dark blue line and denoted 'F\*' in red text on map overleaf.
- Include associated amendments to the village boundary.

Amend objective V KD2 in Section V2 3.16.2 of the Kildangan Village Plan, as follows:

***V KD2 Investigate the feasibility of providing a public park/amenity area and playground at an appropriate location within the village, including on lands zoned F\* on Map V2-3.10.***

Insert a new objective to Section V2 3.16.6 Surface Water of the Kildangan Village Plan, as follows:

***V KDX It is an objective of the Council to ensure that development proposals for lands identified by C\* on Map V2-3.10 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed. Such site-specific flood risk assessment(s) are to include consideration of the potential effects of climate change and indicatively modelled watercourse(s) in the vicinity of the lands.***

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



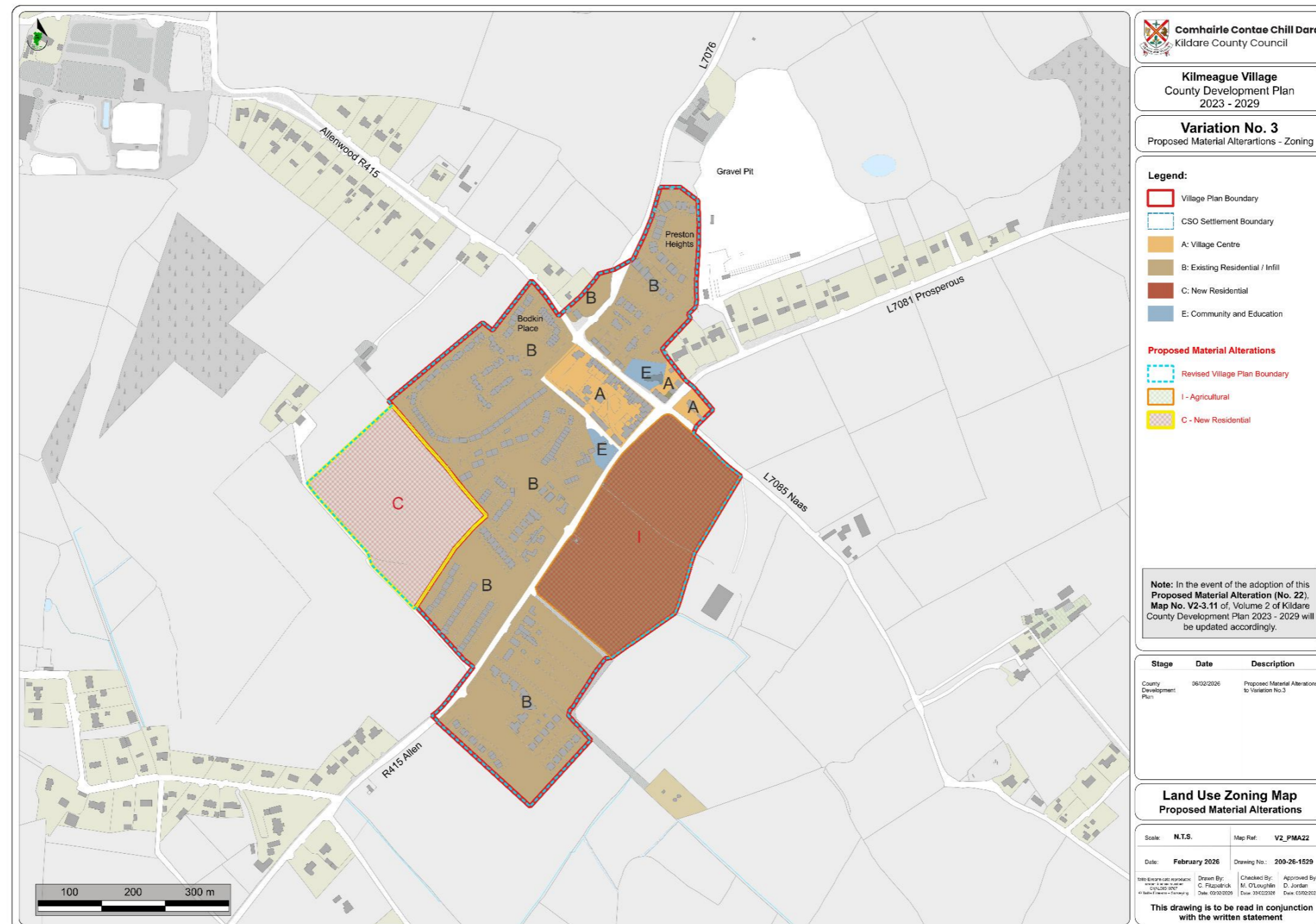
## Proposed Material Alteration No. 22

Insert a new Proposed Amendment No. 45 to Proposed Variation No. 3, as follows:

<b>Amendment No. 45</b> Amend the Kilmeague Land Use Zoning Map (Map Ref. V2-3.11).		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2		V2-3.11

Revise the Kilmeague Land Use Zoning Map (Map Ref. V2-3.11) to:

- Insert a new C: New Residential land use zoning on the lands outlined in solid yellow line on map below and denoted by 'C' in red text on map.
- Change the existing C: New Residential land use zoning to an I: Agriculture land use zoning on lands outlined by solid orange line on map below and denoted by 'I' in red text on map.



**Proposed Material Alteration No. 23**

Insert a new Proposed Amendment No. 46 to Proposed Variation No. 3, as follows:

<b>Amendment No. 46</b> Amend the Robertstown Land Use Zoning Map (Map Ref. V2 – 3.14a).		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2		V2-3.11

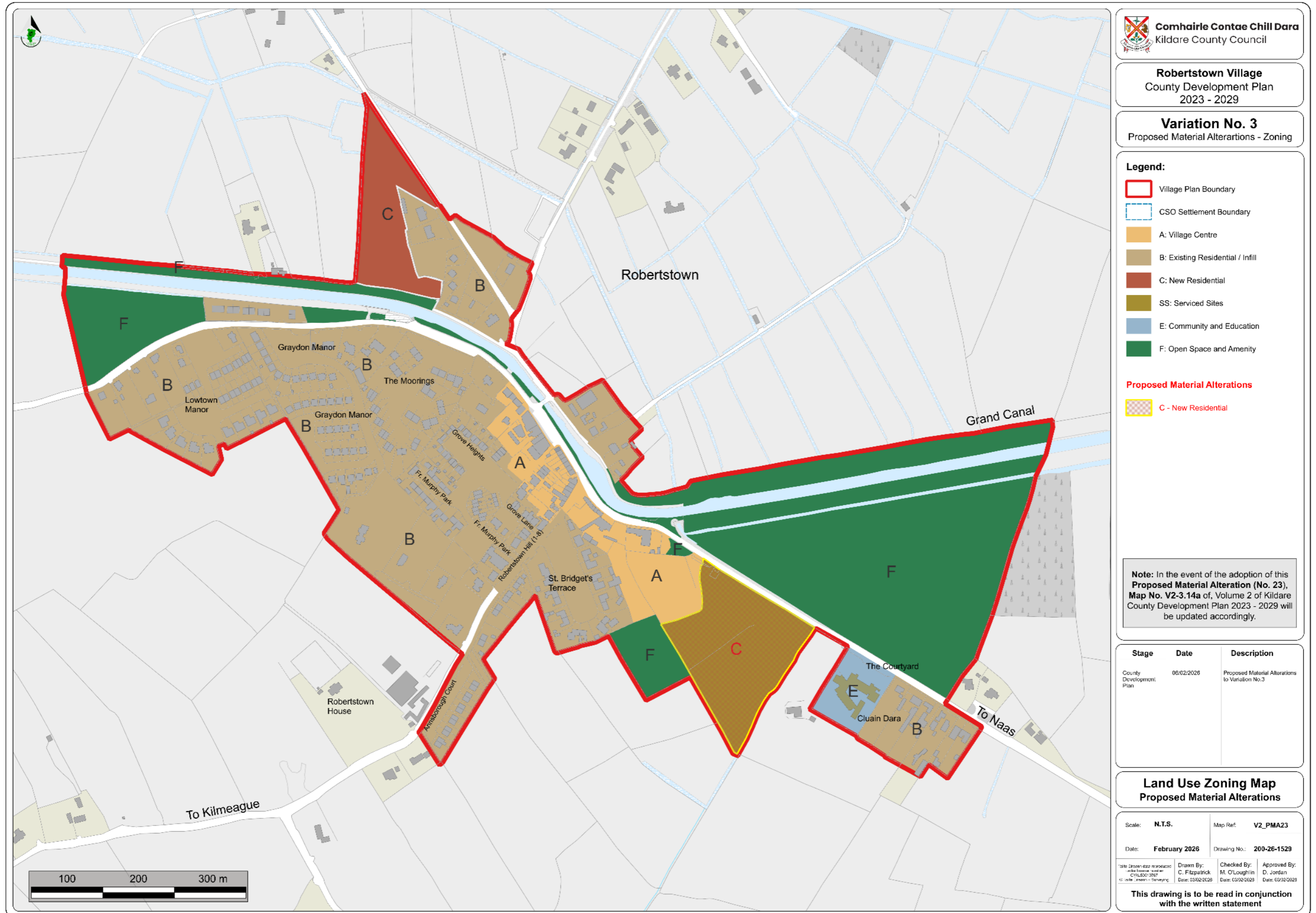
Revise the Robertstown Land Use Zoning Map (Map Ref. V2 – 3.14a) to change the existing SS: Serviced Sites land use zoning to C: New Residential on lands outlined in solid yellow line and denoted by 'C' in red text on the map overleaf.

Insert a new Section and objective to the Robertstown Village Plan, as follows:

**V2 3.20.7     Surface Water**

*V RX It is an objective of the Council to ensure that development proposals for C zoned lands to the south of the Grand Canal shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed, with consideration given to the Canal in the vicinity of the lands.*

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



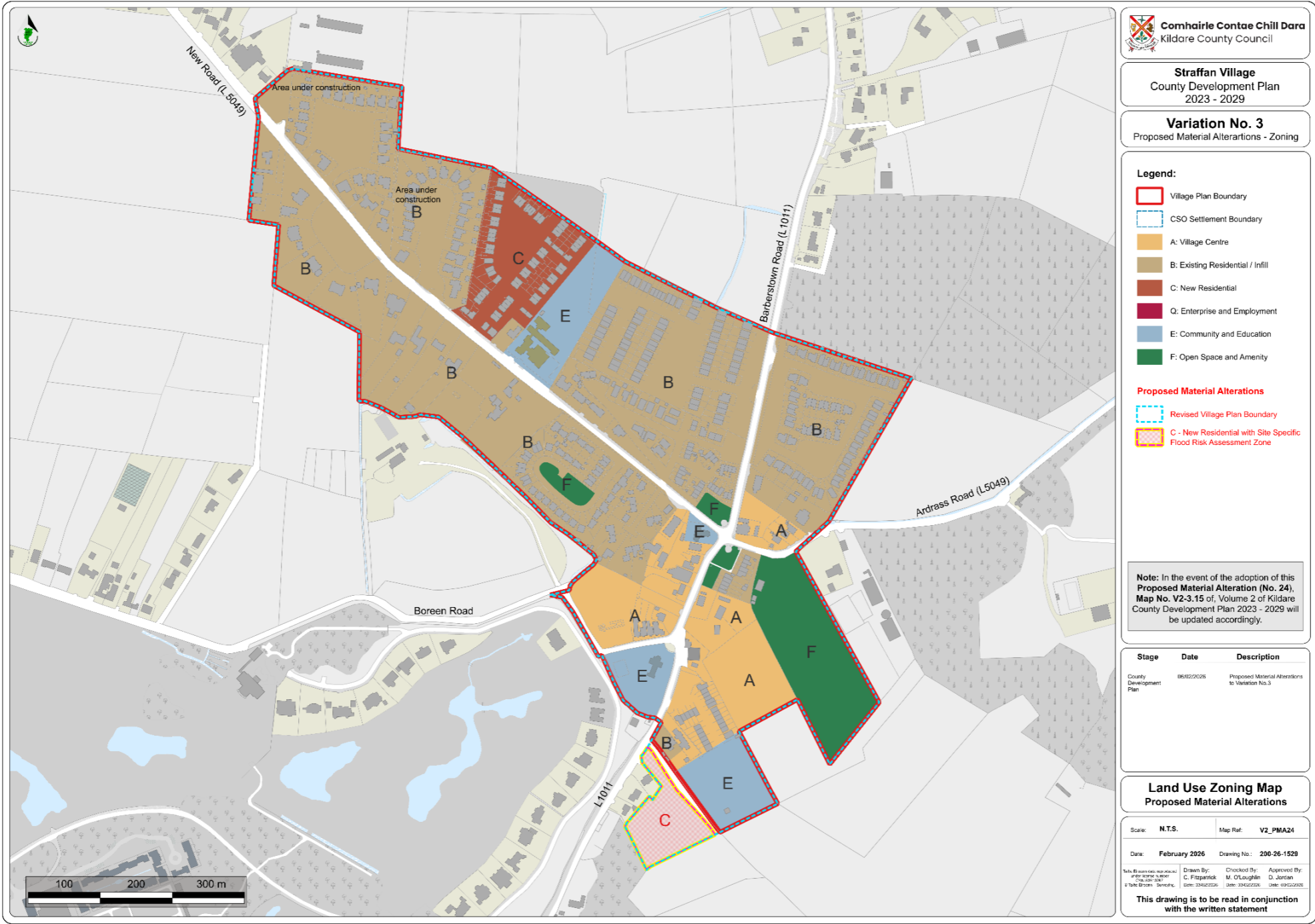
**Proposed Material Alteration No. 24**

Insert a new Proposed Amendment No. 47 to Proposed Variation No. 3, as follows:

Amendment No. 47		
Amend the Straffan Land Use Zoning Map (Map Ref. V2-3.15).		
Chapter	Section(s)	Map
Volume 2		V2-3.15

Revise the Straffan Land Use Zoning Map (Map Ref. V2-3.15) to:

- a) Insert a new C: New Residential land use zoning, on the lands outlined by solid yellow line on map below and denoted by 'C' in red text on map.
- b) Amend the Straffan Land Use Zoning Map (Map Ref. V2-3.15) to indicate that development on the lands referred to above be subject to a site-specific flood risk assessment.

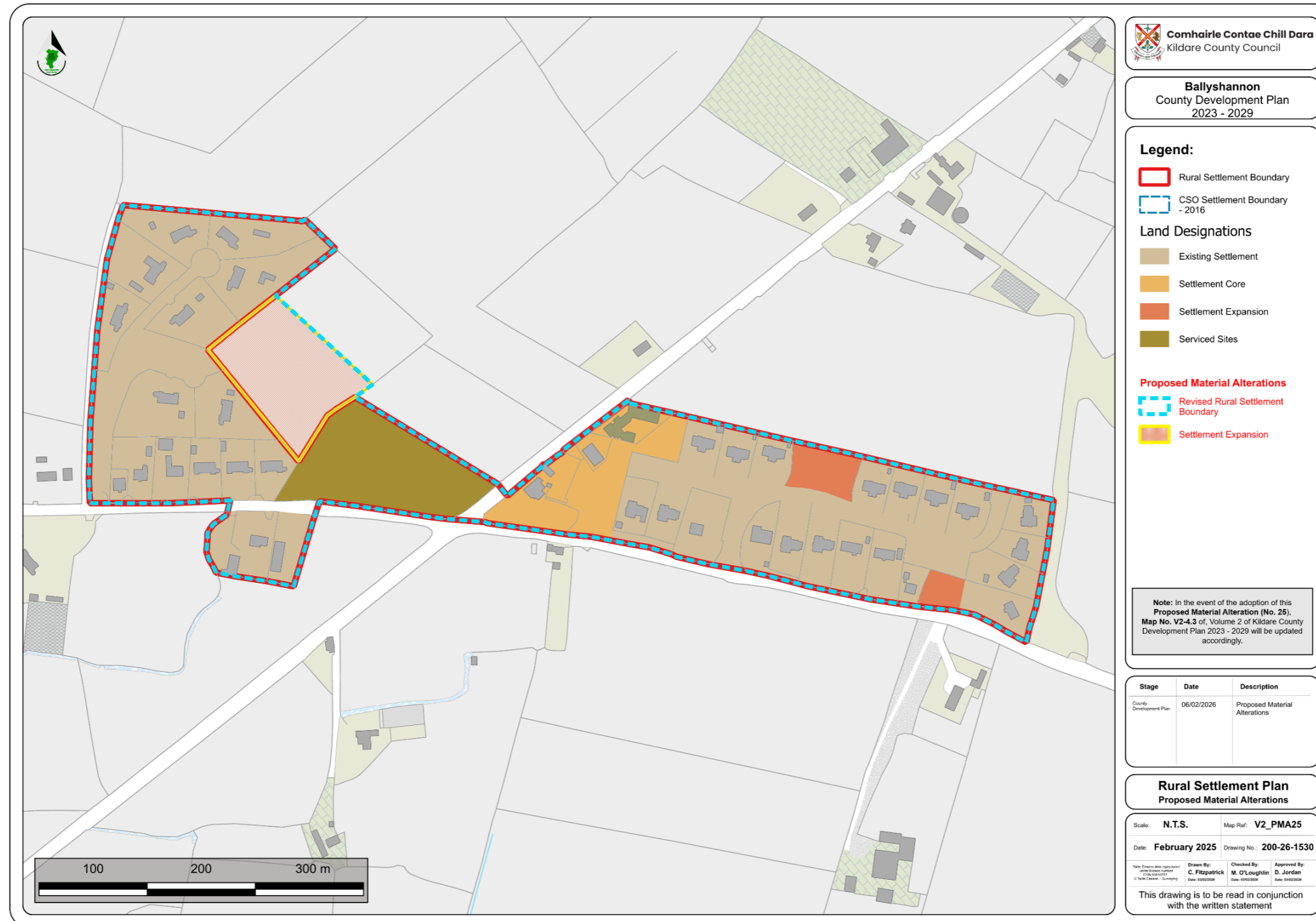


## Proposed Material Alteration No. 25

Insert a new Proposed Amendment No. 48 to Proposed Variation No. 3, as follows:

<b>Amendment No. 48</b> Amend the Ballyshannon Rural Settlement Map (Map Ref. V2 - 4.3).		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2		V2 - 4.3

Revise the Ballyshannon Rural Settlement Map (Map Ref. V2 - 4.3) to designate the lands outlined in solid yellow line on map below as Settlement Expansion.

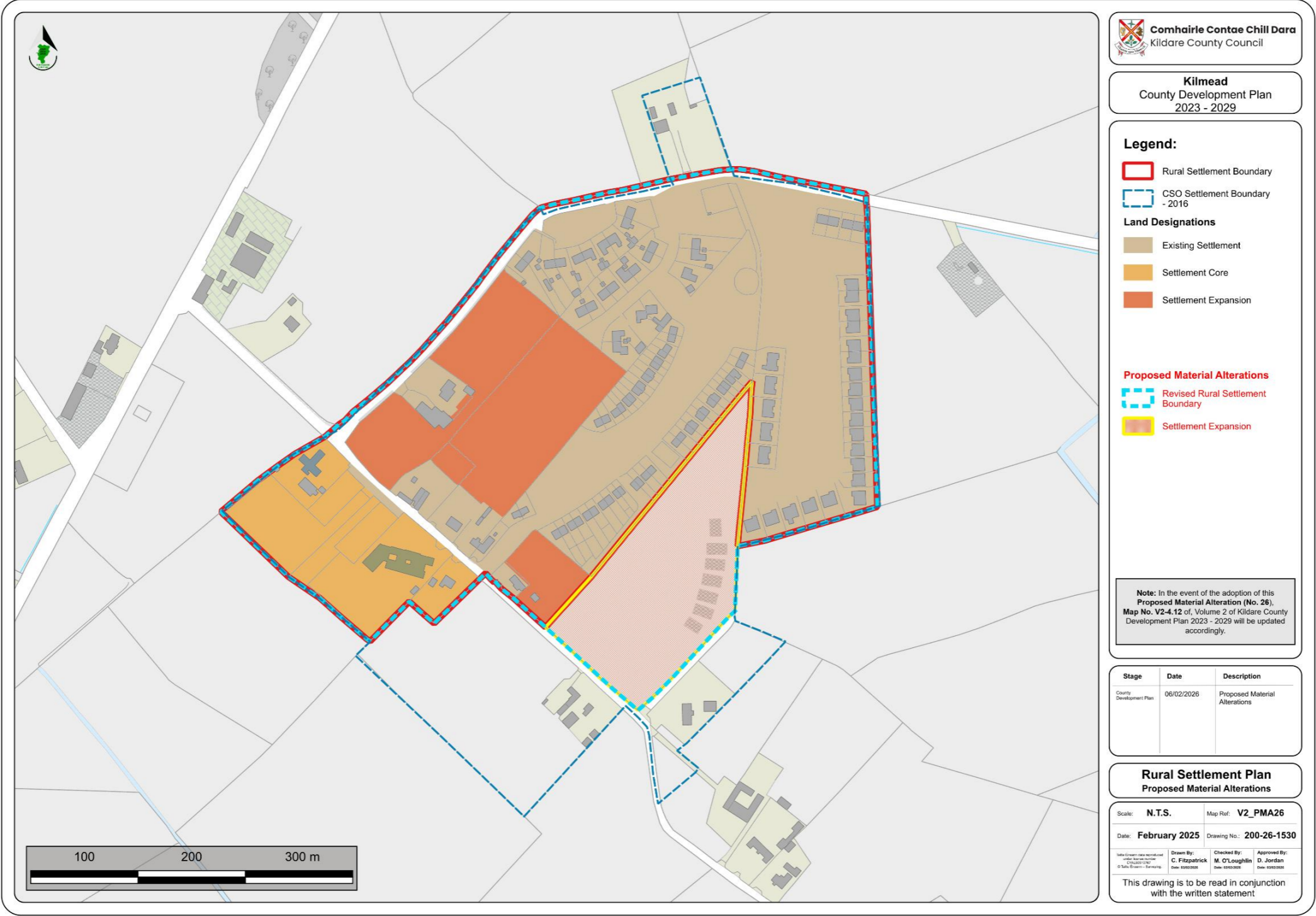


**Proposed Material Alteration No. 26**

Insert a new Proposed Amendment No. 49 to Proposed Variation No. 3, as follows:

Amendment No. 49		
Amend the Kilmead Rural Settlement Map (Map Ref. V2 – 4.12).		
Chapter	Section(s)	Map
Volume 2		V2 – 4.12

Amend the Kilmead Rural Settlement Map (Map Ref. V2 – 4.12) to designate the lands outlined in solid yellow line on map below as Settlement Expansion.

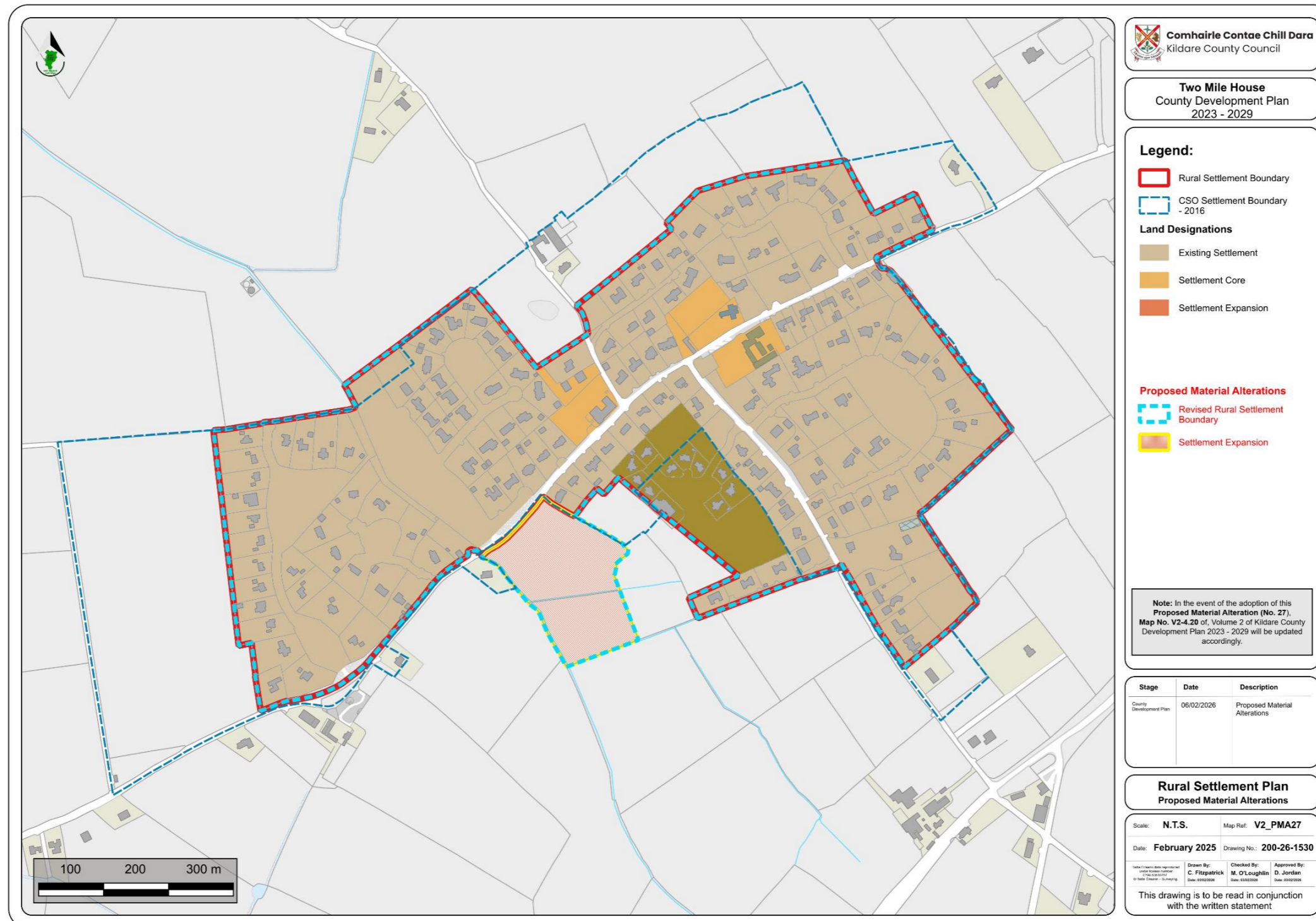


## Proposed Material Alteration No. 27

Insert a new Proposed Amendment No. 50 to Proposed Variation No. 3, as follows:

<b>Amendment No. 50</b> Amend the Two Mile House Rural Settlement Map (Map Ref. V2 – 4.20).		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2		V2 – 4.20

Amend the Two Mile House Rural Settlement Map (Map Ref. V2 – 4.20) to designate the lands outlined in solid yellow on map below as Settlement Expansion.



**Proposed Material Alteration No. 28**

Insert a new Proposed Amendment No. 51 to Proposed Variation No. 3, as follows:

Amendment No. 51 Amend Volume 2 to reflect the designation of Newtown as a Rural Settlement		
Chapter	Section(s)	Map
Volume 2	Table 1.1 Table 3.1 V2 3.3 Table 3.7 V2 3.4 Table 3.9 V2 3.27	New Map

Revise Table 1.1, as follows:

Settlement Category	Designated Settlement
Rural Settlements	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh/Mountrice, Maganey/ Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .
Rural Nodes	Cadamstown, Carbury, Castlemitchell, Clongorey/Blacktrench, Killina, Kilshancoe, Maddenstown, <i>Newtown</i> , Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan.

Revise Table 3.1, as follows:

Settlements ( <i>20</i> <i>21</i> )	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka, Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh / Mountrice, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .
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Revise the fourth sentence of Section V2 3.3, as follows:

Each of the *20 21* no. Rural Settlements is subject to a development strategy (refer to V2 3.21).

Revise Table 3.7 as follows:

Settlements ( <del>20</del> 21)	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka, Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh / Mountrice, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .
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Amend the text of Section V2 3.24 to:

- Replace reference to ~~20~~-designated Rural Settlements with 21 designated Rural Settlements throughout the section.
- Replace the map reference ~~Ref V2 – 4.20~~ with *Ref V2 – 4.21*.

Insert the following at the end of Table 3.9:

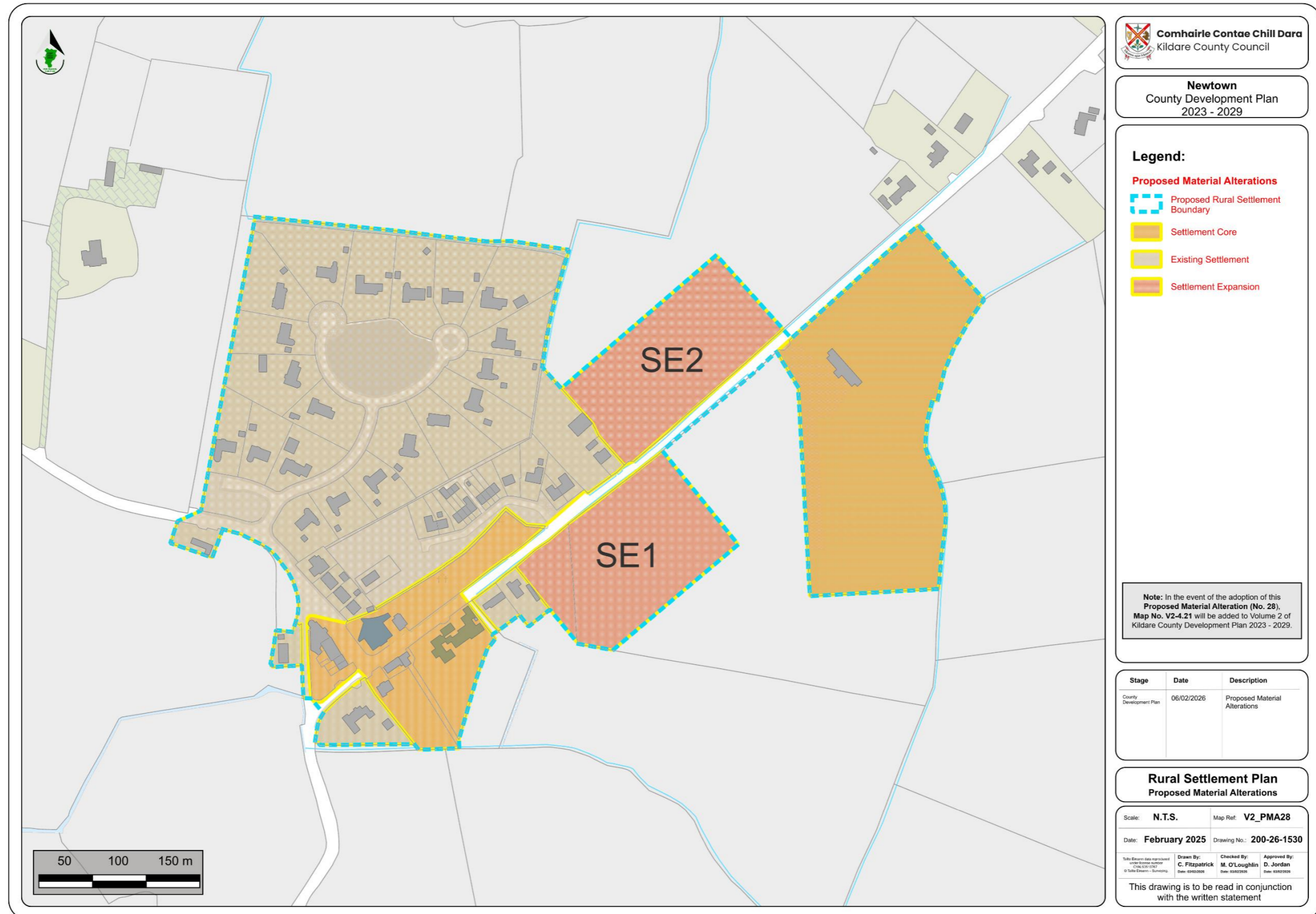
<i>Newtown</i>	<i>Development proposals for lands in Newtown, including for those designated Settlement Expansion may be subject of a site-specific flood risk assessment appropriate to the type and scale of the development being proposed. Such site-specific flood risk assessment(s) should include consideration of nearby unmodelled watercourses and the potential effects of climate change. Applicants are required to engage with the planning authority at the earliest opportunity in this regard.</i>	<i>Map Ref V2 – 4.21</i>
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Insert the following at the end of the table in Section V2 3.27:

<i>Newtown</i>	<i>V2 – 4.21</i>
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Insert a new Newtown Rural Settlement Map (Map Ref. V2 – 4.21) which provides for the following:

- The Settlement Core as illustrated below in orange shading on map below;
- The Existing Settlement as illustrated below in beige shading on map below;
- 2 no. Settlement Expansion sites, illustrated in darker orange shading and denoted as 'SE1' and 'SE2' on map below.
- A note which states that *'Particular consideration shall be given to the design quality of developments in Newtown and the views from approaches to the settlement, including the southern approach in all instances'*.



### **Proposed Material Alteration No. 29**

Insert a new Proposed Amendment No. 52 to Proposed Variation No. 3, as follows:

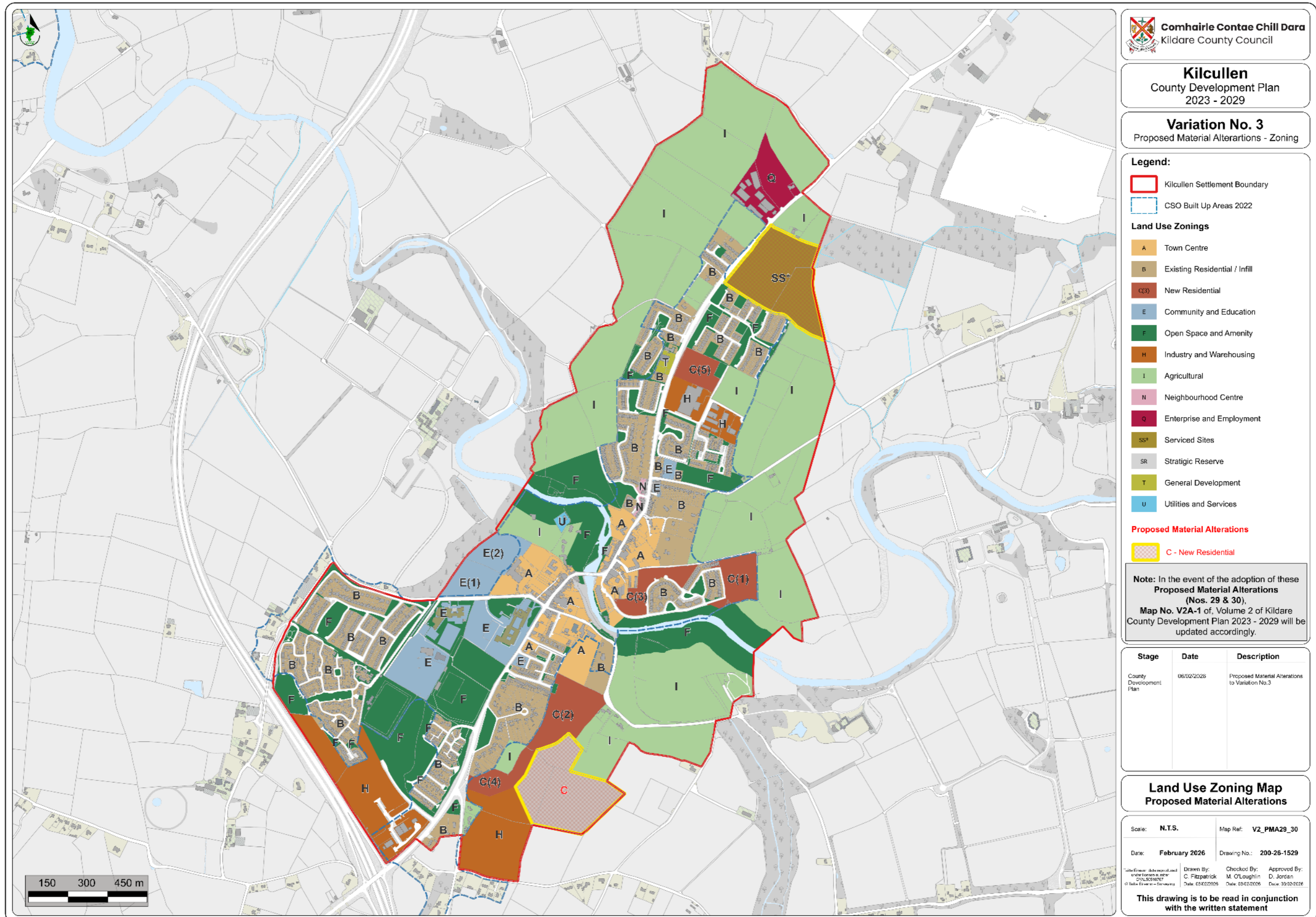
<b>Amendment No. 52</b> Amend Volume 2A (Kilcullen Settlement Plan) including the Kilcullen Land Use Zoning Map (Map Ref. V2A-1).		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2A	V2 2.7.15	V2A-1

Revise the Kilcullen Land Use Zoning Map (Map Ref. V2A-1) to change the lands zoned as SR: Strategic Reserve to C: New Residential, as outlined in solid yellow line and denoted by 'C' in red text on the map overleaf. It is noted that if adopted, this alteration may require consequential amendments to the Kilcullen Settlement Plan.

Amend point (iv) of Objective ST KL81 under Section V2 2.7.15 of the Settlement Plan to state as follows:

(iv) It is a requirement that site C(2) New Abbey Road, ~~and~~ Site C(4) Nicholastown *and Site C(X) Nicholastown (East)* New Residential lands are connected by a new street corridor that integrates these ~~two~~ developments. The new street corridors may form part of a wider relief road in the future, should this project be supported by a business case. The street corridor will reflect the indicative relief road route identified as far as practical (See Map V2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



### **Proposed Material Alteration No. 30**

Insert a new Proposed Amendment No. 53 to Proposed Variation No. 3, as follows:

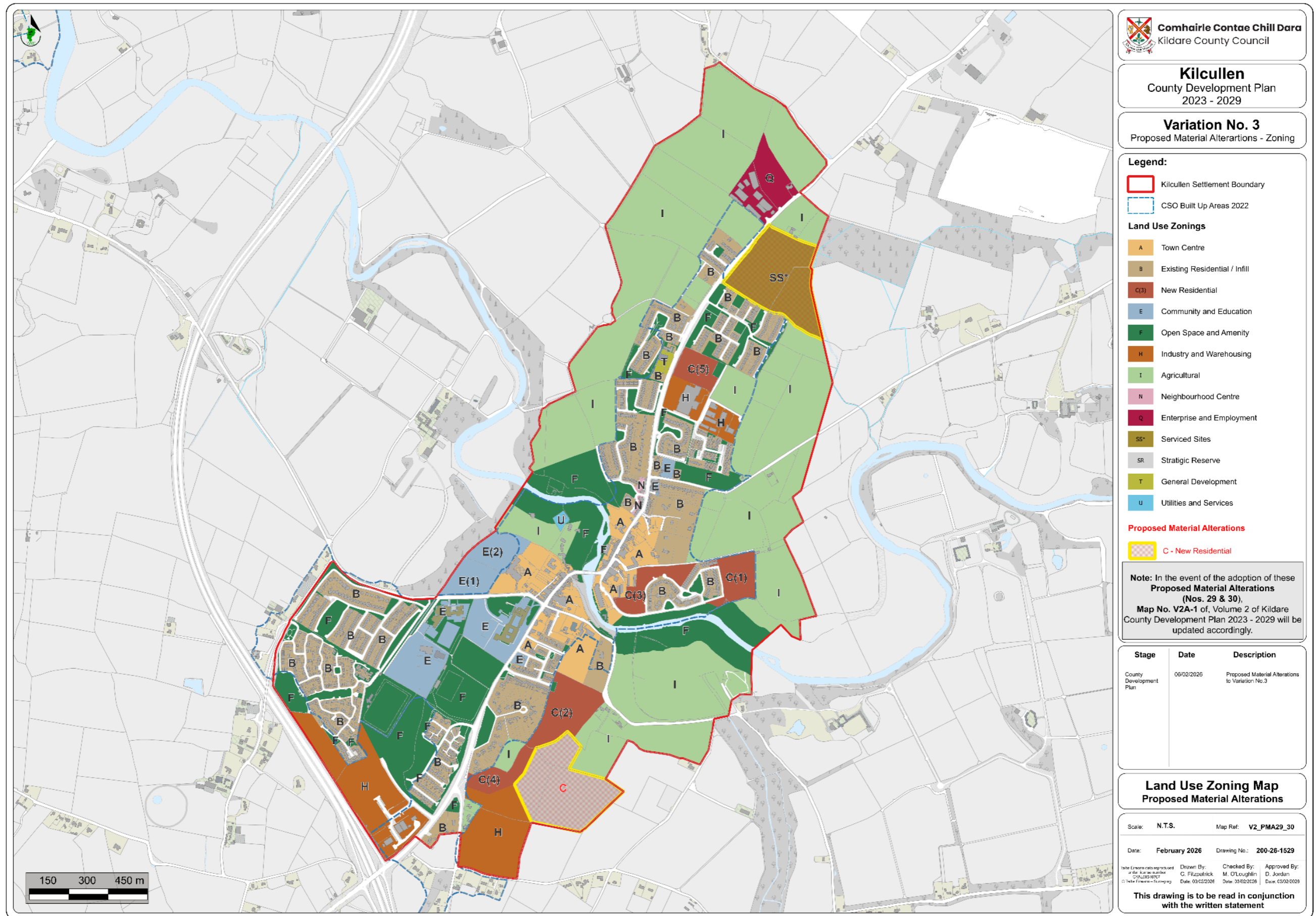
<b>Amendment No. 53</b> Amend Volume 2A (Kilcullen Settlement Plan) including the Kilcullen Land Use Zoning Map (Map Ref. V2A-1).		
<b>Chapter</b>	<b>Section(s)</b>	<b>Map</b>
Volume 2A	V2 2.7.15	V2A-1

Revise the Kilcullen Land Use Zoning Map (Map Ref. V2A-1) to change the lands zoned as SS\*: Service Sites (as outlined in solid yellow line and denoted as SS\* on the map overleaf) to C: New Residential. It is noted that if adopted, this alteration may require consequential amendments to the Kilcullen Settlement Plan.

Amend point (iv) of Objective ST KL81 under Section V2 2.7.15 of the Settlement Plan to state, as follows:

(iv) It is a requirement that site C(2) New Abbey Road and Site C(4) Nicholastown New Residential lands are connected by a new street corridor that integrates these two developments. *It is a requirement that development on site C(Y) Brownstown also provide a new street corridor through the lands.* The new street corridors may form part of a wider relief road in the future, should this project be supported by a business case. The street corridors will reflect the indicative relief road route identified as far as practical (See Map V2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.

Proposed Material Alterations to Proposed Variation No. 3  
of the Kildare County Development Plan 2023 - 2029 (as varied)



## Section 3 List of Non-Material Changes

### Non-Material Change No. 1

Revise Proposed Amendment No. 2 regarding the aim of Chapter 2, as follows:

**Aim:** To provide for the delivery of an additional ~~9,144~~ 16,970 housing units to accommodate an additional ~~25,146~~ 46,498 – 50,400\* people ~~by the end of the Plan period~~, and to continue to create the environment to retain existing and attract new employers to locate in County Kildare through the delivery of sustainable, compact settlements supported by a commensurate level of physical, social and green infrastructure to mitigate against climate change and enhance the quality of life for residents.

*\*Calculated using household sizes of 2.75 people (national average) and 2.97 people (county average)*

### Non-Material Change No. 2

Amend text in Section 5.1 of the Settlement and Site Capacity Audit, as follows:

In addition, both pluvial and groundwater flood risks to individual sites were considered under the surface water drainage assessment criteria, through a review of CFRAM and ~~PFRA flood maps~~ *national indicative fluvial (NIFM), coastal (NCFHM) and groundwater flood mapping (2016 – 2019 GWFlood Project by Geological Survey Ireland).*