

**Kildare County Council**

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

Strategic Environmental Assessment Screening Addendum

Reference: 312816-00

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

Job number 307619-00

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# 1. Introduction

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

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

In March 2025, Variation No. 1 of 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.’

In September 2025, Proposed Variation No. 2 of the Kildare CDP 2023-2029 was placed on public display for consultation, the purpose of which was to incorporate a land use plan for the town of Newbridge into Volume 2 of the Kildare CDP 2023-2029 (as varied). The second variation set out a planning framework for Newbridge in the form of a ‘Settlement Plan.’ The Proposed Material Alterations to Proposed Variation No. 2 were placed on public display for consultation in January 2026.

In October 2025, Proposed Variation No. 3 of the Kildare CDP 2023-2029 (as varied) was placed on public display for consultation. The purpose of the proposed third Variation is to give effect to Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended). At a Special Meeting of Kildare County Council on Monday 26th January 2026, it was resolved to alter the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) and that these alterations constitute a material alteration to the Proposed Variation.

Arup was commissioned by KCC to prepare a report for the purposes of a SEA Screening with regards to Proposed Variation No. 3. 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 Variation No. 3 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 has prepared Proposed Material Alterations to Proposed Variation No. 3. 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 Variation No. 3. 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.3. 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. 3 provides new objectives, text amendments and text removal in addition to amendments to maps contained within the Proposed Variation No.3. **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.3, and in alignment with the relevant criteria set out in Schedule 2 in Schedule 2 of the Planning and Development Regulations (S.I. 456/2025), ‘Criteria for Determining Whether a Plan is Likely to Have Significant Effects on the Environment.’ The assessment considers PMAs where there is a change to an existing policy or objective or if a new policy or objective is proposed.

**Table 2.1 SEA Screening of PMAs <sup>1</sup>**

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 5	<p>Text Amendment: 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:</p> <p>CS O33 “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 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.”</p> <p>CS O34 “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</p>	<p>No- PMA primarily relates to modifications made to proposed objectives that were previously subject to SEA screening. The modifications existing do not significantly alter the overall meaning or context of that objective.</p> <p>Yes – new objectives New objectives SC O33 and CS O34 reinforce the existing policies and objectives of the CDP regarding the consideration of applications for residential development on appropriately zoned and serviced lands, together with the delivery of associated enabling physical and social / community infrastructure. Accordingly, the potential effects of these provisions are mitigated by the existing CDP and the associated SEA and AA.</p>	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 impact

	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)”		
PMA 10	Policy Amendment: insert to HO P26 – “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.”	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 11	Objective Amendment: Revise Objective BI O26 to state as follows –  “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 for such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority.”	No- relates to rewording of an existing objective.	No
PMA 12	Objective Insert: 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.”  Objective Insert: 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.”	Yes- new objective This objective aligns with provision IN O33 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.  Yes- new objective This objective aligns with provisions in the CDP 2023-2029 (as varied) relating to the creation of sustainable communities and the integration of connectivity to surrounding lands in new developments (including TM O20, TM O21 and TM O101 of Volume 1 and V2 1.5 of Volume 2 of the 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	<p>Objective Amendment: Amend objective ST A10 of the Athgarvan Village Plan as follows:</p> <p>ST A10 “<del>Provide for</del> Require the delivery <del>development</del> of a children’s playground, <del>subject to the availability of appropriate sites and funding</del> 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”.</p> <p>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:</p> <ul style="list-style-type: none"> <li>o Ensure that the proposed development will not prejudice the delivery of development on the other “F” or “C” zoned lands,</li> <li>o Impact on existing residential amenity.</li> <li>o Seek to facilitate the activation of the entire “development framework” area, with arrangements or otherwise detailed to the Planning Authority for agreement.”</li> </ul>	No- PMA relates to modifications made to an existing objective that do not alter the overall meaning or context of that objective to facilitate the delivery of appropriate social / community and play infrastructure in tandem with residential development.	No
PMA 15	<p>Objective Amendment:</p> <p>V BE12 The development of the <del>1.8ha</del> ‘C*’ New Residential site shall include the integration of the existing 5km looped walk in Ballymore Eustace, <del>in particular the delivery of a car park for the looped walk together with</del> a site-specific archaeological impact assessment and the retention and integration of existing trees into any proposed development.</p>	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	<p>Objective Insert: under Section V2 3.10.1 Village Centre / Regeneration in the Village Plan for Ballymore Eustace to state as follows:</p> <p>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.”</p>	Yes- new objective This objective provides detail on land-use already zoned for development 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 17	<p>Objective Insert: Insert a new objective in Section V2 3.10.6 Surface Water as follows:</p> <p>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.”</p> <p>Objective Insert: Insert a new Section and objective to the Village Plan for Ballymore Eustace as follows:</p> <p>V2 3.10.7 “Western Framework Plan</p> <p>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.”</p>	<p>Yes- new objective This objective aligns with provisions IN O33 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p> <p>Yes- new objective This objective provides for the plan led delivery of a sustainable community on land-uses proposed to be zoned / rezoned in Ballymore Eustace in accordance with existing provisions of the CDP regarding the creation of sustainable communities and the provision of residential developments with appropriate community / social infrastructure ( SC O15 of Volume 1 and V2 1.5 of Volume 2 of the CDP 2023 – 2029 (as varied) refers). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p>	No
PMA 19	<p>Objective Insert: under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown to state as follows:</p> <p>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.”</p>	<p>Yes- new objective This objective aligns with provisions IN O33 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.</p>	No
PMA 20	<p>Objective Insert: under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown to state as follows:</p> <p>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”</p>	<p>Yes- new objective This objective aligns with provision IN O33 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.</p>	No

PMA 21	<p>Objective Amendment:</p> <p>V KD2 Investigate the feasibility of providing a public park/amenity area and playground at an appropriate location within the village, <b>including on lands zoned F* on Map V2-3.10.</b></p> <p>Objective Insert: to Section V2 3.16.6 Surface Water of the Kildangan Village Plan to state as follows:</p> <p><b>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.”</b></p>	<p>No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.</p> <p>Yes- new objective This objective aligns with provision IN O33 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.</p>	No
PMA 23	<p>Objective Insert: Insert a new Section and objective to the Village Plan for Robertstown as follows:</p> <p><b>V2 3.20.7 Surface Water</b>  <b>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.”</b></p>	<p>Yes- new objective This objective aligns with provision IN O33 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.</p>	No
PMA 29	<p>Objective Amendment: Amend point (iv) of Objective ST KL81 of the Kilcullen Settlement Plan – minor text amendments and insert <b>“and Site C(X) Nicholastown (East)”</b></p>	<p>No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.</p>	No
PMA 30	<p>Objective Amendment: Amend point (iv) of Objective ST KL81 of the Kilcullen Settlement Plan – insert <b>“It is a requirement that development on site C(Y) Brownstown also provide a new street corridor through the lands.”</b></p>	<p>No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.</p>	No



### 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. 3 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 in Schedule 2 of the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, the Proposed Material Alterations to Variation No. 3 to the Kildare CDP 2023-2029 (as varied) does not require SEA.

In accordance with Section 7 of S.I. 456/2025, once KCC makes a determination on SEA screening, it is required to:

- (a) make a copy of its decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection at the offices of the competent authority during office hours or on the website of the authority, or both, as appropriate, and
- (b) notify its decision to any environmental authority or any adjoining competent authority whose area is contiguous to the area of a competent authority which prepared a plan.