

# Proposed Variation No.5 to the *Kildare County Development Plan* 2023-2029 (as varied)

# Northwest Quadrant (Naas) Written Statement

5 June 2026



Comhairle Contae Chill Dara  
Kildare County Council



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**This document has been prepared by the  
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# 1. Introduction

It is an objective (CS O9) of the Kildare County Development Plan (CDP) 2023-2029 (as varied) to ensure that up-to-date settlement plans (specifics to be determined through the County Development Plan review/variation) are in place for those County Kildare settlements in the Settlement Hierarchy in accordance with the obligations of the planning legislation and in accordance with relevant Ministerial Guidelines, regional planning objectives, and the County Development Plan.

Action A2 of the Chapter 14: Urban Design and Placemaking commits Kildare County Council to prepare a masterplan for the Northwest Quadrant (Naas) in co-operation with relevant stakeholders during the lifetime of the County Development Plan. Policy NWQ 1 – Northwest Quadrant of the Naas Local Area Plan 2021-2027 requires that a masterplan be prepared for the Northwest Quadrant as a precursor to any amendments to the land use strategy for the area defined as the Northwest Quadrant, and that the masterplan aligns with the Naas Flood Risk Study update.

The preparation of the Northwest Quadrant Framework Masterplan has been given priority by Kildare County Council due to the scale and strategic importance of the NWQ for County Kildare and Naas as a Key Town. The urban extension will play a key role in increasing housing supply in Naas and consolidate the town.

Kildare County Council has opted to integrate the Framework Masterplan into the statutory planning framework by means of a Variation to the County Development Plan (as varied).

The c.290-hectare urban extension provides a rare opportunity to bring a significant development area forward that will connect Naas Town Centre to the edge of Naas. The urban extension will accommodate a new community with supporting infrastructure to meet the needs of its neighbourhood(s), as well as employment uses and key enabling infrastructure.

The Northwest Quadrant (Naas) Plan comprises a written statement, mapped objectives (Appendix A), and a suite of supporting documents. The written statement shall take precedence over the maps should any discrepancy arise between them.

The completion and sign-off of the flood extent mapping for the Naas Flood Risk Scheme in March 2026 has enabled the Framework Masterplan to be finalised.

## Supporting documents

- Northwest Quadrant (Naas) Framework Masterplan report (including infrastructure and phasing strategy).
- Northwest Quadrant (Naas) Framework Masterplan: Character Area Guidance
- Northwest Quadrant (Naas) Framework Masterplan: Sustainable Mobility Report
- Northwest Quadrant (Naas) Framework Masterplan: Surface Water Management Plan

This Plan will refer to Volume 1, Volume 2 and Appendices of the Kildare County Development Plan 2023 – 2029 (as varied) as either Vol. 1 or Vol. 2 or Appendix (1 – 12) accordingly.

The environmental reports published alongside the Plan include a Screening for Appropriate Assessment (AA) Report, a Strategic Environmental Assessment Screening Report, an addendum to the Strategic Flood Risk Assessment (SFRA) Report and a Surface Water Management Plan.

addendum to the *Strategic Flood Risk Assessment (SFRA) Report and a Surface Water Management Plan*.

### The Northwest Quadrant boundary

The Northwest Quadrant comprises c.300 hectares of predominantly greenfield land, as well as some existing residential areas and the Millennium Park employment area. The boundary has been updated, following the preparation of the Northwest Quadrant Framework Masterplan, to include a c.10-hectare site south of the New Caragh Road. This has been included for the purposes of meeting the active recreational infrastructure requirements of the Quadrant.

The updated boundary to the Northwest Quadrant is illustrated in Figure NWQ 1.

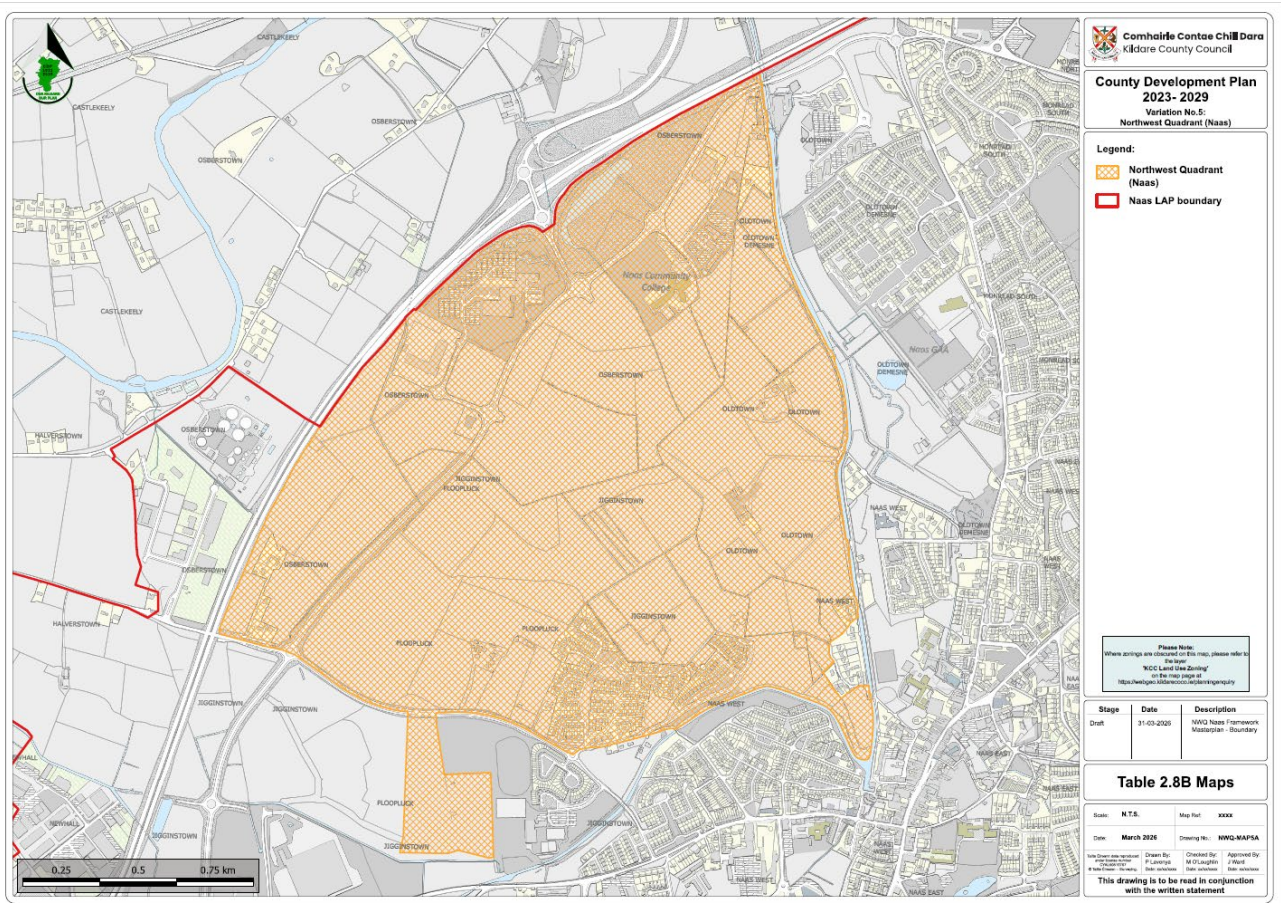


Figure NWQ 1: Northwest Quadrant boundary

## 2. Vision for Northwest Quadrant (Naas)

The *Naas Local Area Plan 2021-2027* included a high-level concept for the Northwest Quadrant (Naas) and objective to secure its development.

The preparation of the Northwest Quadrant (Naas) Framework Masterplan has gone back to first principles to achieve an optimal strategy for the planning and development of the strategically significant urban extension (see *Northwest Quadrant (Naas) Masterplan Report*).

### Northwest Quadrant (Naas) Vision

The Northwest Quadrant in Naas will be a **nationally and internationally recognised place** where people choose to live, work, visit and invest. **Embracing its Canalside location, natural beauty, historic landmarks**, and growing economic potential, it will be a **vibrant, resilient, and people-centred sustainable community** that will ensure Naas fulfils its role as a **key town and focus for compact growth**. This dynamic **low-carbon district** will provide coherent new neighbourhoods that combine a wide range of housing and property options with **on the doorstep services and infrastructure** that meet the demands and needs of its communities. It will enable the success of global and local businesses through **opportunities for innovation and growth** supported by **housing choice** on the doorstep, excellent **transport and mobility connections** and a high quality of life in a healthy and stimulating environment.



## Policy NWQ1: Northwest Quadrant (Naas)

***It is the policy of Kildare County Council to ensure that the lands located within the Northwest Quadrant (NWQ) are developed in accordance with the Northwest Quadrant Framework Masterplan to ensure that the urban extension is developed as a sustainable urban extension based on the site's attributes and Kildare County Council's ambition for an exemplar urban extension development.***

### OBJECTIVE

<p><b>NWQ O1.1</b></p>	<p><b>Northwest Quadrant Framework Masterplan</b> Kildare County Council will seek to ensure the delivery of the Northwest Quadrant in accordance with its Framework Masterplan and supporting documents, including the Northwest Quadrant (Naas) Character Area Guidance, Sustainable Mobility Strategy and Surface Water Management Plan,</p>
<p><b>NWQ O1.2</b></p>	<p><b>Release of Phase 2 and Phase 3 Residential lands at the Northwest Quadrant</b></p> <ul style="list-style-type: none"> <li>• The Core Strategy supports the orderly phased release of lands within the Northwest Quadrant according to the Phasing Strategy defined in the Framework Masterplan Report and summarised in Table NWQ17 and the Infrastructure Delivery Plan.</li> <li>• <i>Lands with Phase 2 New Residential lands and Phase 2 New Residual with residual mitigatable flood risk LUZO</i> will be safeguarded from inappropriate development to preserve their strategic function for the growth of Naas beyond the current development plan period.</li> <li>• The completion of the delivery of Phase 1 will enable progression to Phase 2 without the need for a Variation to the development plan.</li> <li>• The completion of the delivery of Phase 2 will enable progression to Phase 3 without the need for a Variation to the development plan.</li> <li>• Kildare County Council will collaborate with state and semi-state agencies (infrastructure and utility providers) to ensure that land can be categorised as Tier 1 in time for the commencement of coherent phasing packages.</li> </ul>

<p><b>NWQ O1.3:</b></p>	<p><b>Balanced communities and Social and Affordable Housing</b> Kildare County Council will seek to ensure that the targets for below-market priced housing are met in the Northwest Quadrant, as defined in the latest version of the <i>Housing Need and Demand Assessment</i>. Kildare County Council will apply the Planning and Development Act 2024 and utilise its housing authority powers to work with its partners to utilise available measures and opportunities to provide below-market priced housing products to the defined targets.</p>
<p><b>NWQ O1.4</b></p>	<p><b>Urban Density</b> It is an objective of this plan that the Northwest Quadrant is developed to the recommended residential density bands set out in Table NWQ 11: Urban Density Bands and spatial density strategy defined in the Framework Masterplan, and that these are applied in the consideration of individual planning applications.</p>
<p><b>NWQ O1.5A</b></p>	<p><b>Sustainable Mobility Strategy</b> It is an objective of this plan that the Northwest Quadrant is developed as a sustainable urban extension according to the Framework Masterplan and the supporting <i>Sustainable Mobility Strategy</i>, including delivery of the Sustainable Mobility Infrastructure set out in Table NWQ 14.</p>
<p><b>NWQ O1.5B</b></p>	<p><b>Collaboration with key stakeholders to deliver a Northwest Quadrant sustainable mobility network</b> Kildare County Council will support and collaborate with the National Transport Authority (NTA), Irish Rail, Transport Infrastructure Ireland (TII) and other key stakeholders to ensure the delivery of an excellent sustainable mobility network (infrastructure and services) that will meet the needs of the Northwest Quadrant, as well as Naas and the wider network. This will include collaborating on the delivery of measures outlined in the <i>Greater Dublin Area Transport Strategy 2022-2042</i> and the Naas Town Bus Network / Service complete with Bus Priority Corridors.</p>
<p><b>NWQ O1.5C</b></p>	<p><b>Second Sallins Rail Station</b> To support and facilitate, in co-operation with Irish Rail and the National Transport Authority the delivery of a second railway station, sited to the west of Sallins, including a park and ride facility (1, 000 spaces), as per TM O54</p>
<p><b>NWQO1.6</b></p>	<p><b>Community Infrastructure and Community Hubs</b> Kildare County Council will seek to ensure the development of community facilities to meet the needs of the Northwest Quadrant, including: a. Community Hub facility in the Northwest Quadrant to meet the needs of the neighbourhood; b. During the lifetime of this Development Plan Kildare County Council will seek to prepare a <i>Community Hub Feasibility Study</i> to inform project development and delivery.</p>

<p><b>NWQ 01.7</b></p>	<p><b>Educational and Training Facilities</b> Kildare County Council will seek to ensure that the educational needs of the Northwest Quadrant are met within the Northwest Quadrant in collaboration with the Department of Education, KWETB and other key stakeholders. Kildare County Council will explore the feasibility of co-locating school facilities with other community facilities (adjacent or as combined facilities) in collaboration with the Department of Education and school communities.</p>
<p><b>NWQ 01.8</b></p>	<p><b>Active Recreational Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Kildare County Council will seek to ensure the delivery of the active recreational infrastructure set out in Table NWQ16, including their project briefs, design, responsibility, and delivery.</li> <li>• Kildare County Council will seek to develop a <i>Municipal Sports Grounds / Pitch Model</i> for all sports grounds to provide the basis for operating pitches for the benefit of the whole community (including schools) and all sporting codes.</li> </ul>
<p><b>NWQ 01.9</b></p>	<p><b>Development Phasing</b></p> <ul style="list-style-type: none"> <li>• Kildare County Council will work with its partners to seek to ensure that the Northwest Quadrant benefits from the development of coherent development phases, complete with enabling and significant supporting infrastructure, that are delivered according to the Phasing Strategy (defined in Table NWQ17: Northwest Quadrant Development Phases) in a timely fashion.</li> <li>• Kildare County Council will collaborate with developers of housing and enabling / supporting infrastructure to seek to ensure compliance with the Phasing Strategy. Development of the Northwest Quadrant will be in accordance with the Phasing Strategy, unless otherwise agreed with Kildare County Council.</li> </ul>
<p><b>NWQ 01.10</b></p>	<p><b>Infrastructure Delivery Plan</b> Kildare County Council will work with its partners to seek to ensure that the enabling infrastructure to unlock the potential of the Northwest Quadrant in each development phase is delivered in a timely fashion. Development phase timelines are indicative. To implement the Northwest Quadrant Infrastructure Delivery Plan set out in the Northwest Quadrant Framework Masterplan and Table NWQ18.</p>
<p><b>NWQ 01.11</b></p>	<p><b>Delivery and Funding</b> Kildare County Council will seek to ensure that a delivery and funding strategy is defined that enables the delivery of the Northwest Quadrant as a new urban extension complete with all supporting and enabling infrastructure. The delivery strategy will clearly define responsibilities for all project partners.  Kildare County Council will explore and seek to prepare a development contributions scheme specific to the Naas development lands at the</p>

	<p>Northwest Quadrant and Naas Canal Quarter under s584 of the Planning and Development Act 2024. The scheme will be designed to seek financial contributions towards the cost of funding public infrastructure and facilities necessary to unlock the development of the lands, including the provision of open spaces, drainage and ecosystem, recreational and community facilities, street corridor and transport infrastructure (e.g. bridges), public realm, acquisition of land and related ancillary infrastructure.</p> <p>Kildare County Council will seek to work with central government and state / semi state agencies to ensure that the infrastructure cost burden to deliver the enabling and supporting infrastructure can be met by a suitable funding strategy.</p> <p>Kildare County Council will seek to develop a suitable financial strategy to enable the delivery of infrastructure to be provided to an optimal timeline that aligns with the Phasing Strategy.</p>
<p><b>NWQ 01.12</b></p>	<p><b>Collaboration</b></p> <p>.</p> <p>Kildare County Council will seek to ensure that development partners collaborate effectively to deliver the <i>Northwest Quadrant Framework Masterplan</i> and achieve the comprehensive development of the urban extension. Kildare County Council will explore the utilisation of a range of mechanisms sufficient to meet the needs of accelerating delivery. Kildare County Council will seek to define the nature of this collaboration in a Northwest Quadrant (Naas) Delivery Strategy.</p>
<p><b>NWQ 01.13</b></p>	<p><b>Land Acquisition</b></p> <p>Kildare County Council will seek to ensure that land is available to provide the infrastructure necessary to enable the unlocking of the Northwest Quadrant and to ensure that it is a successful place and neighbourhood with enabling and supporting infrastructure to meet its needs. This will include land for the purposes of:</p> <ol style="list-style-type: none"> <li>a. Public realm, Parks and active recreational infrastructure.</li> <li>b. Housing.</li> <li>c. Community infrastructure (e.g. education, community hubs, etc);</li> <li>d. Street networks.</li> <li>e. Northwest Quadrant Bridges.</li> <li>f. Other enabling and supporting Public Infrastructure and Utilities.</li> <li>g. Kildare County Council may utilise its statutory powers.</li> </ol>

<p><b>NWQ 01.14</b></p>	<p><b>Character Area Placenames</b> Kildare County Council will develop a naming framework for the individual character areas that celebrates local heritage, cultural identity, historical context and will consider opportunities for use of the Irish language. This framework will support place-making, promote bilingualism, and foster a sense of belonging, while ensuring names are meaningful, legible, and appropriate for wayfinding.</p>
<p><b>NWQ 01.15</b></p>	<p><b>Energy Resilience and Energy Infrastructure</b> Kildare County Council will promote and encourage the development of energy resilience for the Northwest Quadrant by seeking energy provision, including the utilisation of a district heating network, renewable generation and micro-generation over-and-above Building Regulations requirements to provide for the energy needs of individual buildings / developments, or the use of local-based and/or community-owned renewable energy technologies within and adjacent / outside the Northwest Quadrant lands.</p>
<p><b>NWQ 01.16</b></p>	<p><b>Northwest Quadrant Urban Development Zone</b> Kildare County Council will explore the feasibility of progressing the designation of the Northwest Quadrant as an Urban Development Zone under the <i>Planning and Development Act 2024</i> during the lifetime of the County Development Plan.</p>
<p><b>NWQ 01.17</b></p>	<p><b>Coherent development</b> Kildare County Council will require all development proposals for land parcels within the Northwest Quadrant lands (or groups of land parcels) to be coherent in the way that they relate internally within their own site and to edge conditions. To demonstrate coherent design strategy and design responses applications should be supported by masterplans that including indicative proposals for sites and their contextual adjacent / contiguous land parcels and spaces (streets and public realm) in compliance with the Framework Masterplan.</p>
<p><b>NWQ 01.18</b></p>	<p><b>Noise and Air pollution</b> In order to ensure that the impact of noise and air pollution on human health is appropriately mitigated Kildare County Council will require all development proposals to ensure that full account is taken of ambient noise pollution / air pollution affecting any location (see <a href="#">EPA Maps</a> for indicative noise mapping) in selecting land uses and designing development proposals. INO 59 and IN067 (Chapter 6) provide the mechanism for compliance with this objective.</p>

### 3. Compliance with the Kildare County Core Strategy

Chapter 2 of Vol 1 designates Naas as a Key Town in the County Settlement Strategy. This designation refers to towns with a reasonable level of jobs and services to meet the needs of people in its service catchment.<sup>1</sup> The Settlement Strategy for the Eastern Midland Regional Assembly (EMRA) identified these ‘growth towns’ as settlements with strong service and employment functions which may have the capacity to support a level of proportional population and employment growth to become more self-sustaining, in line with their capacity of public transport, services and infrastructure. These towns also provide a range of functions for both their residents and their surrounding catchment area.

Census 2022 recorded a population of 26,180 within the CSO defined Built-Up Area (BUA) boundary of Naas, reflecting an 18.3% increase since Census 2016, which reported a population of 21,393 within the CSO defined Census 2016 settlement boundary.

**Table NWQ1: Core Strategy Allocation for Naas**

Population Census	Population Growth	Housing Growth
2022	2023 - 2028	2023 - 2028
<b>26,180</b>	<b>3747</b>	<b>1,362</b>

**Source:** Kildare County Development Plan 2023-2029 (as varied)

The Northwest Quadrant Framework Masterplan is compliant with the Core Strategy.

Northwest Quadrant is defined as a Long-Term Strategic Development Site in *Table 2.8B Core Strategy Supplementary Table for revised National Housing Growth Requirements 2025: Long term Strategic Development Sites*. The housing target of 4000 homes specified within the Northwest Quadrant (Naas) Framework Masterplan is consistent / compliant with Table 2.8B, as amended by Variation No.5: Northwest Quadrant (Naas).

2.11 Preferred Development Strategy also highlights that additional housing growth will be facilitated by the progression of Northwest Quadrant (Naas) as an Urban Development Zone (see Objective CS O32).

The proposed Density Range for the Northwest Quadrant (Naas) is consistent with the target range for Naas as a Key Town (see Section 5.8, below).

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<sup>1</sup> Defined in the Eastern and Midland Regional Assembly’s Regional Spatial and Economic Strategy 2019-2031.

## 4. Relationship to Naas Local Area Plan 2021-2027

The *Naas Local Area Plan 2021-2027* makes provision for the development of the Northwest Quadrant through the following mechanisms:

- The Northwest Quadrant is embedded in the Naas Development Strategy (see Figure NWQ2, below);
- Policy NWQ 1 – Northwest Quadrant and Objective NWQ1.1: Northwest Quadrant (see Appendix One) and their supporting text (section 10.7: *Northwest Quadrant*) clearly sets out the importance of the sustainable development of the Northwest Quadrant to Naas and its objective provides the requirement for the Framework Masterplan to be prepared as a precursor to the development of a land use strategy for the Quadrant based upon a broad range of design inputs. The Naas Flood Risk Study is now completed.
- Inclusion of a range of specific objectives and mapped specific objectives in the Local Area Plan.

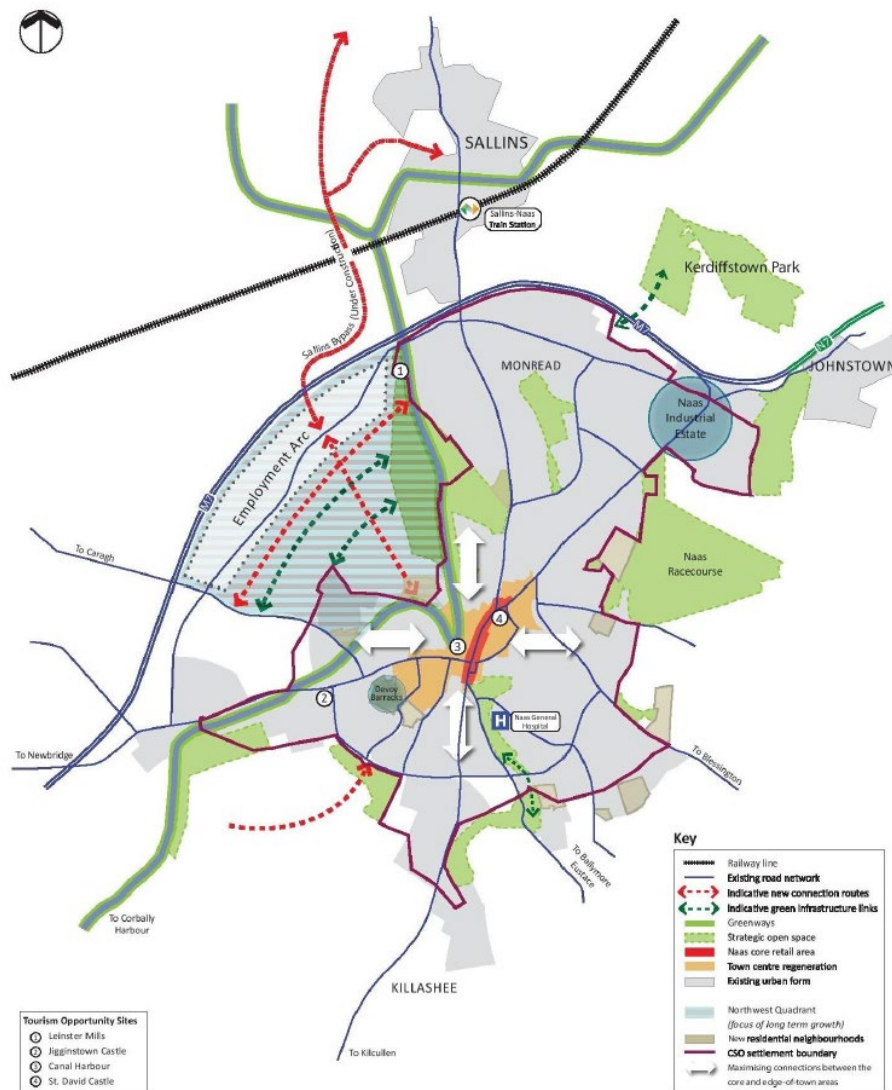


Figure NWQ 2: Naas Development Strategy

## Superseding of Naas Local Area Plan 2021-2027 Northwest Quadrant provisions

The provisions made within the Naas Local Area Plan 2021-2027 with regard to the Northwest Quadrant (Naas) are superseded by the adoption of this Northwest Quadrant (Naas) Written Statement and its supporting documents. More specifically the following non-exhaustive list of planning policy items that are superseded are set out in Table X.

It should be noted that the Harbour Park area of the Northwest Quadrant lands are addressed in the Local Area Plan under CRA5: Canal Quarter regeneration area. Provisions relating to this area are now superseded within the Local Area Plan (see below).

**Table NWQ2: Naas Local Area Plan 2021-2027 provisions relating to the Northwest Quadrant lands superseded by the CDP**

<b>Written Statement</b>	<b>Policy NWQ 1 – Northwest Quadrant</b>
	<b>Objective NWQ 1.1</b>
	Section 10.7 Northwest Quadrant Other references to specific provisions for the Northwest Quadrant area, such as (but not exclusively): <ul style="list-style-type: none"> <li>Section 5.3: Public Transport provisions relating to the bus route to the Northwest Quadrant via the Sallins bypass (PT11 on Map 5.3, MTO 2.3);</li> <li>Specific objective (MTO 3.8) for minimum 91m setback from edge of motorway in Naas for reasons of noise pollution and future protection of the motorway network. Chapter 15 / 15.7.7 Building Lines applies to this urban area.</li> <li>7.3.1 Green Infrastructure Corridors, which have been taken into account in generating the Framework Masterplan.</li> </ul>
	Policy Objectives in Policy CQ1: Canal Quarter relating to the “Canal Bank” sub-area of CRA6: Canal Quarter in section 10.4.8. Specifically: CQ1.1 and elements of the “Design Framework for the CRA6: Canal Quarter” pertaining to the Canal Bank sub-area.
<b>Mapped Objectives</b>	Provisions pertaining to the Northwest Quadrant area, as defined by the Northwest Quadrant boundary (defined in Figure 10.24 The Northwest Quadrant Lands) set out in Appendix 1: Maps: <ul style="list-style-type: none"> <li>Map 4.1 Strategic Open Space</li> <li>Map 5.1 Pedestrian Measures</li> <li>Map 5.2 Cycling Measures</li> <li>Map 5.3 Public Transport Measures</li> <li>Map 5.4 Roads Measures</li> <li>Map 6.1 Core Retail Area</li> <li>Map 7.1 Green Infrastructure</li> <li>Map 7.2 Green Infrastructure Corridors</li> <li>Map 8.1 Protected Structures</li> <li>Map 8.1a Protected Structures (Town Centre)</li> <li>Map 8.2 ACA &amp; Protected Views (Grand Canal views protected by the County Development Plan)</li> <li>Map 8.3 Archaeological Heritage</li> </ul>

	<p>Map 8.3a Archaeological Heritage (Town Centre)  Map 9.1 LUZ SFRA Data  Map 11.1 Land Use Zoning Map</p>
<p><b>Bridge Infrastructure</b></p>	<p>Provisions pertaining to bridges crossing the Grand Canal set out in the Movement and Transport Maps:  Map 5.1 Pedestrian Measures  Map 5.2 Cycling Measures  Map 5.3 Public Transport Measures  Map 5.4 Roads Measures</p>

## 5. The Framework Masterplan

### 1. Key Metrics

The Northwest Quadrant's 290 hectares is the largest urban extension in County Kildare and one of the largest in Ireland and will bring significant investment to Naas between now and its build out. The development of the urban extension is central to the ambition for Naas and County Kildare set out in the National Planning Framework and will provide significant strategic value and local benefits. The ambition for the Northwest Quadrant is to be an exemplar urban extension for Ireland.

**Table NWQ3: Northwest Quadrant: at a glance**

	<b>Headline</b>	<b>Details</b>
<b>Homes</b>	c.4000 homes target	Density gradient, mixed dwelling types, mixed tenure in accordance with HNDA, character areas
<b>Indicative Build Out</b>	<b>2027-2040</b>	Phase One: 2027-2032
<b>Employment</b>	c.5,000 jobs target	Offices, industry, services
<b>Social infrastructure</b>	Neighbourhood centres and two local centres	Commercial and community services
<b>Community Infrastructure</b>	Four schools Community Centres Primary Care Centre Further Education & Training College	Post-Primary School – 1 Primary Schools – 3 Special Educational Needs School - 1
<b>Parks and amenity</b>	Oldtown Townland Park Canalside open space Streamside riparian and amenity corridors	15 hectares 5 hectares 10 hectares
<b>ARI</b>	14 hectares of sports grounds plus indoor facilities	4 sports halls / Sports pavilion K-Leisure extension
<b>Enabling infrastructure</b>	Utilities Key Streets incorporating Public Transport and sustainable mobility networks	Water, Wastewater, Electricity, fibre, drainage and District Heating
<b>Bridges</b>	Three new bridges	Harbour Bridge, Millbridge Way Landen Place
<b>Cycle routes</b>	8km of new cycle routes	7 km NWQ Loop

## 2. The Framework Masterplan

The Framework Masterplan Report sets out the final Framework Masterplan, design process and design rationale for the final plan.

The Northwest Quadrant (Naas) Written Statement distils the key components of the Framework Masterplan and integrates them into the statutory planning framework.

The Framework Masterplan layout is illustrated in Figure NWQ 3: Northwest Quadrant Framework Masterplan.

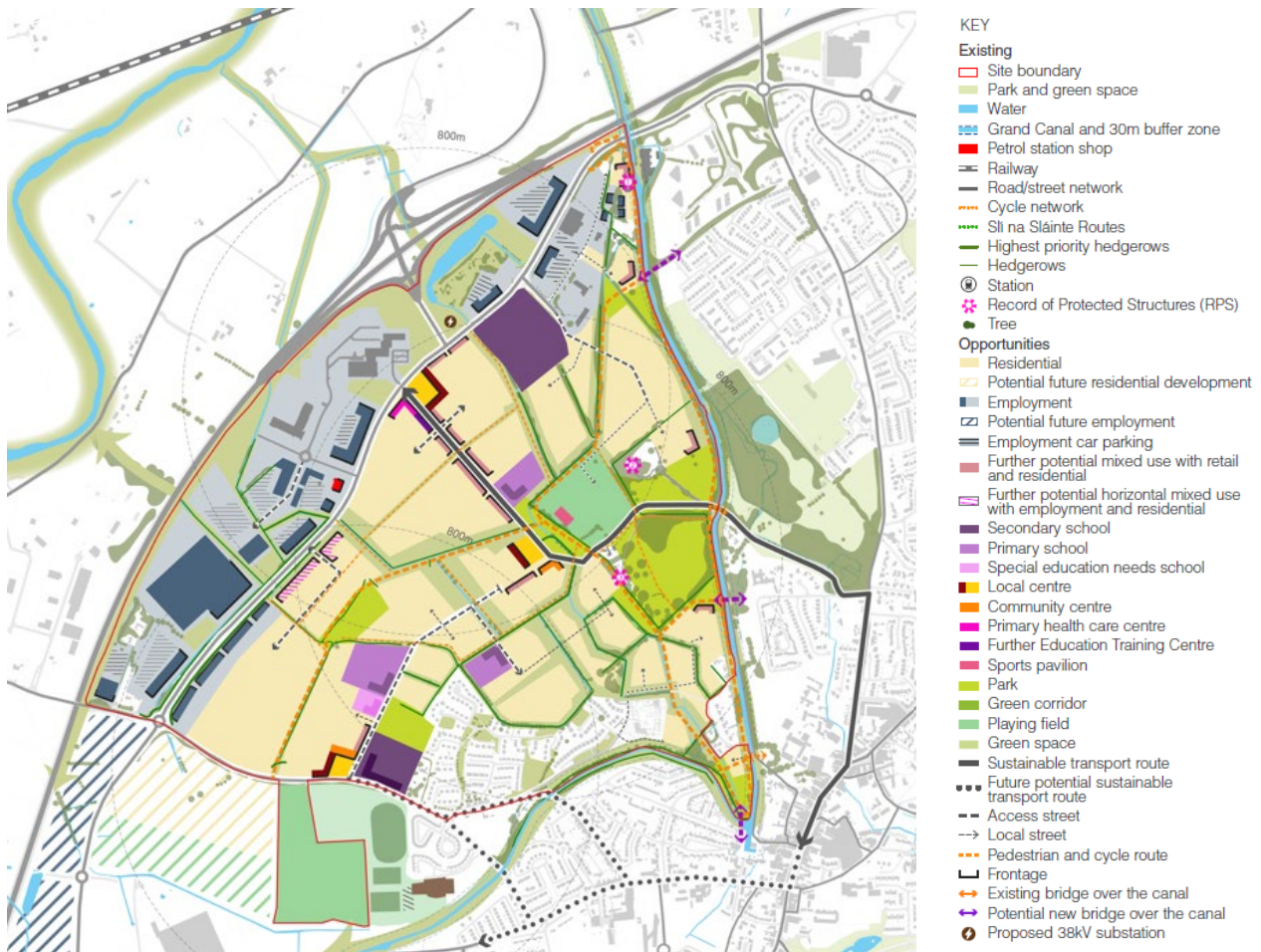
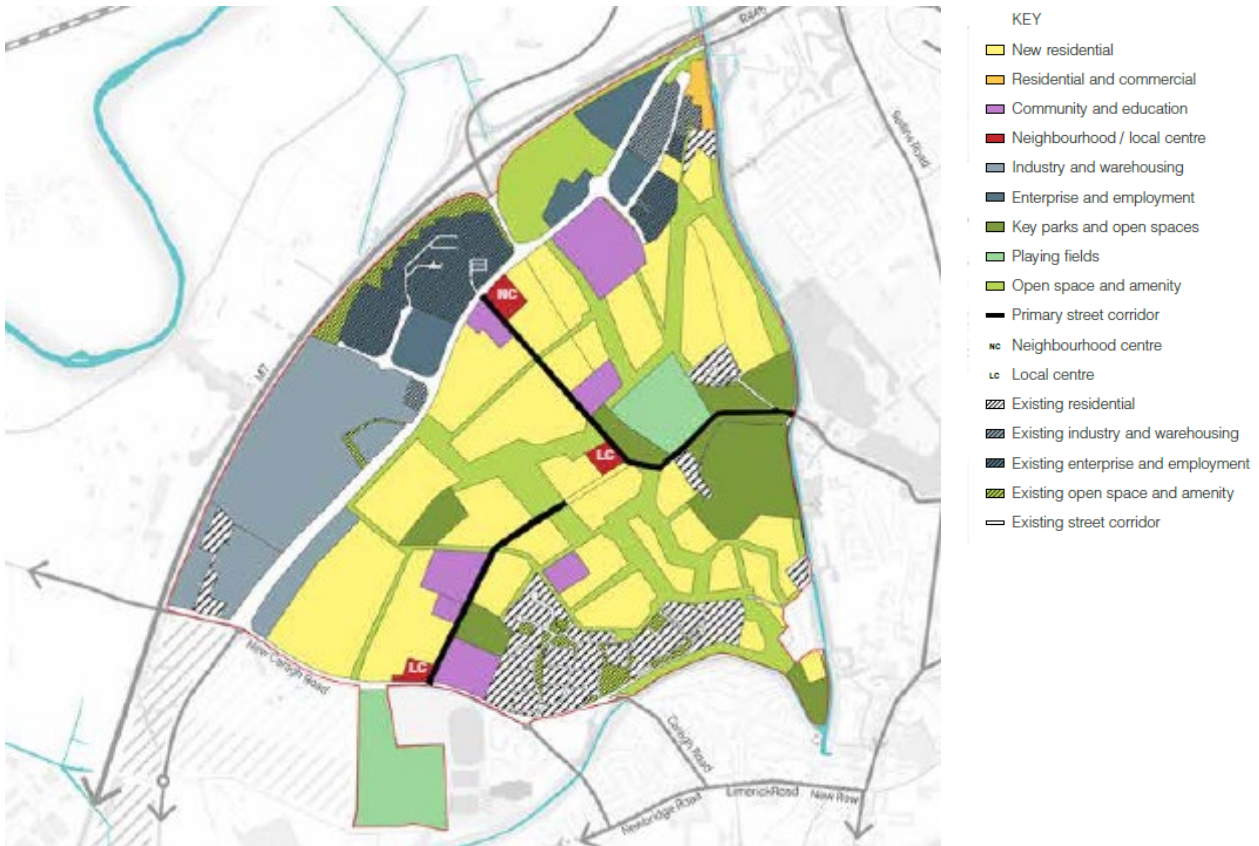


Figure NWQ 3: Northwest Quadrant Framework Masterplan

### 3. Land Use Strategy

The Northwest Quadrant land use strategy reflects the Vision to develop a strategically significant mixed use urban extension to Naas, complete as a new sustainable residential neighbourhood complete with all enabling and supporting infrastructure.

The Land uses diagram below illustrates how the main land uses are organised across the site and the land use schedule details the main areas. The spatial distribution of land uses are defined in *Map NWQ1A: Land Use Zoning Objectives* and the objectives defined in Appendix Two: Land Use Zoning Objectives and Land Use Zoning Matrix.



**Figure NWQ4: Northwest Quadrant Land uses and land parcels**

Land Use	Gross area (ha)	Percentage
Residential	92.80	30.10
Enterprise and Employment	24.23	7.86
Industry and Warehousing	38.89	12.61
Mixed Use (centres and commercial / residential)	2.58	0.84
Community and Education	15.46	5.01
Key parks and open space	17.63	5.72
Amenity Open space and natural and semi-natural open space	62.62	20.31
Playing fields / sports grounds	14.95	4.85
Primary street corridors	3.96	1.28
<b>ST</b>	<b>273.12</b>	<b>88.58</b>
Existing residential	19.60	6.36
Residual existing areas (e.g. Existing streets; spaces in employment areas)	c.15.61	5.06
<b>SUB TOTAL</b>	<b>35.21</b>	<b>11.42</b>
<b>TOTAL</b>	<b>308.33</b>	<b>100%</b>

**Table NWQ4: Northwest Quadrant Land Use Schedule**

### Residential

The NWQ will provide approximately 4,000 new homes distributed across five distinct character areas. This capacity has been calculated based on an assumption that 80% of the gross site area is net developable. This discount factor accounts for the need to accommodate secondary streets, sustainable drainage systems (SuDS), biodiversity net gain (BNG), and other non-developable spaces within each gross parcel. The new homes will feature a diverse range of typologies and tenures to create a balanced and inclusive community.

### Mixed uses

The urban centres play a vital role in placemaking and providing physical and social focal points for the Northwest Quadrant. Live uses at ground floor level can bring positive benefits to key locations, including those set out in Table NWQ5.

Of the total retail spend generated by the Northwest Quadrant only a portion of the resultant floorspace requirements is allocated to the Northwest Quadrant, the balance being allocated to Naas Town Centre. At a strategic level the assumed split is about 50%, with comparison shopping having a lower presence in the Northwest Quadrant, and convenience much higher to meet local retail (e.g. food) and hospitality requirements. Further guidance is illustrated in the Northwest Quadrant Character Area Guidance and the Areas of Design Complexity prepared for each centre.

Location	Indicative Retail floorspace (sqm)	Convenience retail (% of retail floorspace)	Comparison retail (% of retail floorspace)
Millennium Park Road Neighbourhood Centre	2,700	70	30
Central Local Centre	250	80	20
New Caragh Road (western) Local Centre	1000	80	20
Canal Walk (North) @ Leinster Mills Activity Node	50-200	100	0
Canal Walk (Central) Activity Node @ new bridge plaza	50-200	100	0
Canal Walk (South) Activity Node	50-200	100	0

**Table NWQ5A: Indicative Retail and Hospitality floorspace distribution**

The Millennium Park Road Neighbourhood Centre allows for small shops, an anchor food store, a further education and training centre, a primary healthcare hub, a creche, a community cafe and other community use. The convenience anchor in the Millennium Park Neighbourhood Centre should be to a maximum of two-thirds of the centre convenience floorspace allocation, in order to ensure a mix of unit sizes in the centre. Each local centre will provide commercial uses and number of community uses and other services (e.g. a creche), and will feature shops, food and drink outlets, health facility. The activity nodes along Canal Walk will be focussed on hospitality uses.

Live ground floor frontage will be considered favourably within the neighbourhood centres and local centres, with cafes, bars, restaurants, retail services, retail office (and other suitable compatible uses) complementing pure retail in each location. Live ground floor uses can also bring positive benefits to key locations, such as those set out in *Table NWQ5B: Mixed Use Areas outside of urban centres*.

Framework Masterplan land use type	Locations	Land Use concept	Planning requirements
Mixed Use (Retail and Residential)	<b>Millennium Park Road</b> between Neighbourhood Centre and Naas Community College	GF commercial frontage in this location as not attractive location for ground floor residential fronting onto busy junction.	GF 4m ground level floor-to-ceiling heights (GLFTCHs) along frontage to enable future commercial units in this high footfall location OR commercial units as

			part of planning application.
	<b>Primary Street</b> at edge of Millennium Park Road Neighbourhood Centre	Six urban blocks indicated as having potential for non-residential GF uses in Framework Masterplan.  Blocks immediately adjacent to Neighbourhood Centre suited to non-residential ground floor use and corners of other blocks.	GF 4m ground level floor-to-ceiling heights (GLFTCHs) at locations specified to enable future commercial units in this high footfall location OR commercial units as part of planning application.
	Edge of <b>Central Local Centre</b> (on Primary Street corridor)	One urban block indicated as having potential for live frontage (non-residential GF) contiguous to urban centre in high footfall location.	Corner units to have 4m GLFTCHs to enable future commercial units in this high footfall location OR commercial units as part of planning application.
	Edge of <b>New Caragh Road Local Centre</b> on Primary Street corridor opposite Post-Primary School	One urban block indicated as having potential for live frontage (non-residential GF) contiguous to urban centre in high footfall location.	Corner units to have 4m ground level floor-to-ceiling heights (GLFTCH) to enable future commercial units in this high footfall location OR commercial units as part of planning application.
<b>Mixed Use (Employment and Residential)</b>	<b>Millennium Park Road frontage</b> between employment location and Neighbourhood Centre.	Four urban blocks indicated to provide a horizontal mix of residential and employment uses (light industry and office).	No requirements at this time but development proposals can include employment uses as part of a coherent mix of uses along this frontage. The market may find this mix of uses attractive in the future.

**Table NWQ5B: Mixed Use Areas outside of urban centres**

## Green and Blue Infrastructure

Green and blue infrastructure is central to the Framework Masterplan and the character of the Northwest Quadrant, with blue infrastructure combined with green infrastructure in the form of GBI corridors, green links, wellness trails, the canal corridor and the major park extend throughout the site, forming a connected web of accessible open space and accommodating fluvial flood extents within their scope.

## Employment

The NWQ is a strategic growth area with strong transport connectivity via the M7 motorway and Naas / Sallins railway station, making it attractive for mixed-use development. The Millennium Park hosts a wide variety of businesses from different sectors and workforce sizes. In addition to the Kerry Group plc offices and its high value creation jobs working in the life sciences sectors, there are a range of business sectors, including

- Professional Services
- ICT and High Tech
- Research Development and Innovation
- Specialist Engineering
- Biopharma
- Light Industry and Logistics
- Education and health services
- Service sector jobs (e.g. retail, motor services)

The Northwest Quadrant has the potential to become an internationally recognised location for people to live, work and invest, providing a low carbon and sustainable urban district. The masterplan area seeks to provide a high quality and dedicated innovation district with high-end employment opportunities capitalising on its strategic location and existing enterprise clusters within Millennium Park.

With a number of key sites available, these lands have the potential to facilitate significant economic investment that can further enhance the locations premier appeal. While the primary focus is to provide high end employment opportunities and associated office typologies, the location will be of strong appeal to logistical and warehousing industries seeking large greenfield solutions in a highly accessible location along a strategic corridor and provision is made for one zone to accommodate this type of use

The land use split is approximately 9hectares of land for office space (Q. Enterprise and Employment) and c.38 hectares for light industry and logistics / warehousing (H – Industry and Warehousing). This is projected to create approximately 5000 new jobs (see Table NWQ6, below).

The Jobs Ratio target for the Northwest Quadrant reflects the Jobs Ratio for Naas at a median of 1.25 jobs: 1 population of labour market age, derived from the emerging KCC *Strategic Employment Locations Study*. The Key Towns Jobs ratio target being 1.1-1.4 (1.25 median).

Employment growth in Naas (and the Northwest Quadrant) will support local economic activity during the working day in urban centres and secondary services, as well as provide the opportunity for people to live and work in Naas and reduce dependence on commuting to other locations for employment.

<b>Business sectors</b>	<b>Jobs created (low range)</b>	<b>Jobs created (high range)</b>
<b>Retail and hospitality</b>	541	609
<b>Office / professional</b>	1866	2249
<b>Industrial</b>	1466	1649
<b>Logistics</b>	226	254
<b>Health, Education, Public, Mobile and Other</b>	812	913
<b>Totals</b>	4911	5,674

**Table NWQ6: Indicative Northwest Quadrant Job Creation**

### **Active Recreational Infrastructure**

Two key outdoor sports facilities, two key indoor facilities and additional sports halls are provided within the Northwest Quadrant are provided to meet the active recreational needs of the urban extension.

### **Education**

Three primary schools, one secondary school and a special needs school are located at accessible locations to ensure that all residents can walk / cycle to school. The secondary school is a standard size at 2.78hectares and there are three primary schools, one 24-class on a site of 1.54 hectares, one 16 class primary school on a site of c. 1 hectare and x1 24-32 class primary school on a site of c.2.5has. The special needs school is 0.61ha.

### **Healthcare**

Two primary healthcare hubs are proposed, comprising a 10,000sqm primary health care centre in the Millennium Neighbourhood Centre and a 1,000sqm health facility in the Western local centre.

## 4. Housing

Housing must be provided in accordance with *Chapter 3: Housing*. The strategic housing targets for the Northwest Quadrant are set out in Table NWQ5:

	2026-2031 (Phase One)	Up to 2040
<b>Homes target</b>	c.1460	c.4100
<b>Forecast Average Household Size</b>	2.75	2.75
<b>Forecast population</b>	c.4000	c.11300

**Table NWQ7: Northwest Quadrant Housing Targets ]**

The defined targets will not be an impediment to accelerated delivery utilising Phase 2 New Residential lands, providing this is in accordance with Chapter 2: Core Strategy and the Northwest Quadrant Framework Masterplan, Infrastructure and Phasing Strategy.

### *Social and Affordable Housing*

Kildare County Council aims to ensure that the Northwest Quadrant is developed as a balanced and sustainable residential neighbourhood that is inclusive, in accordance with national policy and best practice. The County Council aims to achieve the below-market priced (social and affordable) housing targets defined in the adopted *County Kildare Housing Need and Demand Assessment (2021)*, see *Chapter 3: Housing*. In addition to Part V provision Kildare County Council as housing authority for County Kildare will work with its partners to ensure provision of social and affordable housing products that meet the defined demand and need. A *Northwest Quadrant Housing Delivery Action Plan* will be designed by Kildare County Council in collaboration with the Approved Housing Bodies, Land Development Agency and the private sector.

## 5. Placemaking Strategy

The Framework Masterplan and Character Area Guidance define a placemaking strategy for the Northwest Quadrant based on the following:

- The uniqueness of the site and its assets, with the Grand Canal and the Major Park (Oldtown Park) bestowing a very strong sense of place rooted in the site and its history.
- The creation of coherent character areas (see Figure NWQF2: Northwest Quadrant Character Areas) created through the Northwest Quadrant Framework Masterplan. Each area will have its own coherent structure and character, informed by their GBI, land use, density, building height, housing mix, public realm and a range of other factors.
- Character areas are focused on neighbourhood centres that provide a focal point for activity, social networks and commercial and community services with an excellent quality of public realm designed around people and social activity.
- A series of distinctive neighbourhoods are created, each supported by well-designed open spaces, centres providing focal points for social activity and community and commercial services, and community and educational facilities located within a short walking distance of every home. It safeguards key heritage and natural assets, most notably the Grand Canal, while opening them up for public enjoyment, allowing these unique features to be both celebrated and shared.
- A strong landscape and open space network that contrasts urban development with excellent parks that build on the GBI, built heritage and opportunities for activity.
- The creation of people-friendly streets, spaces and movement networks in which people and placemaking are prioritised over vehicular space and vehicular movement.
- A new public transport service will connect the emerging neighbourhoods with the town centre as well as Sallins and Naas Railway Station. New canal bridges will create seamless integration between the NWQ and Naas, ensuring residents can easily access both new and existing amenities by foot or bicycle.
- The character areas are capable of being implemented in phases that would allow infrastructure bundles to be phased to meet the needs of each area.

While the primary employment focus is positioned along Millennium Park Road, the Framework Masterplan remains flexible, allowing employment opportunities to be integrated throughout the development where appropriately scaled.

## 6. Character Area Guidance

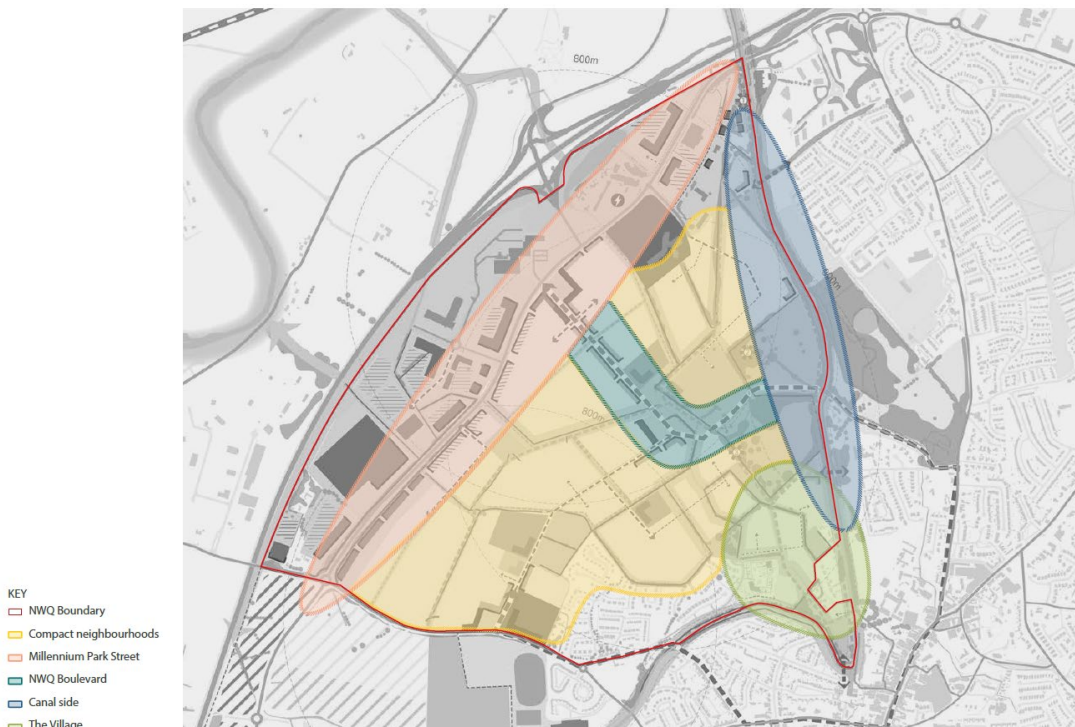
The Northwest Quadrant is comprised of a series of character areas that were generated through the Framework Masterplan process and informed by the baseline assessment and masterplan design drivers. The character areas are illustrated in Figure NWQ2: NWQ Character Areas (below).

These character areas present the opportunity to provide a coherent urban structure for the Northwest Quadrant, with each area having its own identity and urban design qualities. Each area will each have its own coherent character, informed by their defining land use, density, building height, housing mix, GBI, public realm and a range of other factors.

The Framework Masterplan includes site-wide guidance and area specific guidance. Site wide guidance addresses:

- Placemaking;
- Architectural Design;
- Green and Blue Infrastructure
- Play space
- Public realm
- Green corridor typologies
- Sustainable drainage
- Sustainable Movement and Street Hierarchy
- Car and cycle parking
- Employment

Development in this urban area along the edge of the motorway will be subject to 15.7.7 Building Lines.



**Figure NWQ5: NWQ Character Areas**

## 7. Built Heritage, Archaeology and Visual Environment

The Northwest Quadrant is bestowed with built heritage that are considered to be of significance in their own right as individual assets but also make a significant contribution to giving the urban extension its ‘genius loci’ or spirit of place, including:

- The Grand Canal and its bridges, locks, corridor and adjacent Canal Quarter focused on the Naas harbour;
- Individual houses (Knocks and Keredern) and their historic designed landscapes of significance;
- The Leinster Mills and Mill House complex.

The historic landscapes form part of a wider historic landscape group of significance focused on the Grand Canal and Tandy’s Bridge, with Oldtown Demesne to the east of Tandy’s Bridge. This area derives significant landscape and amenity value. The Knocks historic landscape is included in the NIAH Historic Gardens and Designed Landscapes.

In addition, there are several designated Scheduled Monuments Record.

The visual environment benefits from the designation of several protected views:

View Ref,	Viewing location	Subject
<b>GC30</b>	<b>Ploopluck Bridge</b>	Views from the bridges and the canal corridor
<b>GC31</b>	<b>Abbey Bridge</b>	Views from the bridges and the canal corridor
<b>GC32</b>	<b>Tandy’s Abbey Bridge</b>	Views from the bridges and the canal corridor

**Table NWQ7A: Protected Views** (see Table 13.7 - Views to and from bridges)

In addition to these protected views the Framework Masterplan also utilises the landmark qualities provided by the spire of Our Lady and Saint David Catholic Church.

## 8. Urban Density Strategy

The urban density strategy applied to the Northwest Quadrant responds to s28 Guidelines for Planning Authorities *Sustainable Residential Neighbourhoods and Compact Growth*, which has been integrated into the Plan through Variation No.3 to the CDP (insert reference). Naas is a Key Town and so Tables 3.5: *Areas and Density Ranges Key Towns and Large Towns* of the s28 Guidelines are relevant to its urban density strategy, qualified by *Table 3.8: Accessibility*.

### Key Town / Large Town - Centre and Urban Neighbourhood

The centre comprises the town centre and the surrounding streets, while urban neighbourhoods consist of the early phases of residential development around the centre that have evolved over time to include a greater range of land uses. It is a policy and objective of these Guidelines that residential densities in the range 40 dph-100 dph (net) shall generally be applied in the centres and urban neighbourhoods.

### Key Town / Large Town - Suburban/Urban Extension

Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).

Source: **Table 3.5 - Areas and Density Ranges Key Towns and Large Towns (5,000+ population)**

### Intermediate Location

- Lands within 500-1,000 metres (i.e. 10-12 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services; and
- Lands within 500 metres (i.e. 6 minute walk) of a reasonably frequent (minimum 15 minute peak hour frequency) urban bus service.

Source: excerpt from **Table 3.8 – Accessibility** relevant to Naas

The National Transport Authority (NTA) is preparing a Bus Planning Project for Naas and Newbridge in 2026. This will result in proposals for 2 or 3 urban bus routes / services of 30-minute frequency initially. The Northwest Quadrant Framework Masterplan proposes a bus corridor that has been taken as an input into this bus planning project. The NTA are also considering how to serve the Northwest Quadrant in the short term from the existing street corridors (e.g. Millennium Park Road). The areas of the Northwest Quadrant on the edge of the town centre benefit from access to a wide range of assets, including high frequency inter-urban / regional bus services, which will continue. The quality of bus service will be relevant to urban density and car parking standards for the Northwest Quadrant.

Kildare County Council will collaborate with the NTA to seek to ensure that the Northwest Quadrant urban extension is served by the Naas urban bus service in its initial and subsequent phases. The Northwest Quadrant offers the NTA a compact medium density development complete with origin and destination trips that will be an attractive bus planning proposition with a strong business case in the future, both for bus routing and bus frequencies to gradually increase as the Northwest Quadrant comes on stream.

The Northwest Quadrant is highly unusual in that it extends directly from Naas town centre to the edge of Naas. The following policy parameters for urban density can be applied to the Northwest Quadrant based on the provisions of *Sustainable Residential Neighbourhoods and*

*Compact Growth.* Kildare County Council is applying a definition of Intermediate to those lands within 500m of a proposed urban bus route in the expectation that bus frequency will increase over time from 1 per 30 minutes to 1 per 15 minutes as the NWQ is built out.

Location type	Location attributes	Policy parameters (from s28 GPA)	% of Northwest Quadrant housing land
<b>ACCESSIBLE</b>	Housing lands within 800m (10-minute walk) of the Town Centre (Main Street)	40dph-100dph	<b>10%</b>
<b>INTERMEDIATE</b>	Housing lands within 500m of proposed urban bus routes / the NWQ proposed bus corridor	50dph-80dph	<b>20%</b>
<b>PERIPHERAL</b>	Areas not proximate to the town centre or proposed bus routes: residual of the Northwest Quadrant	30dph-50dph	<b>70%</b>

**Table NWQ8: Urban density policy parameters for Northwest Quadrant**

The Framework Masterplan and Character Area Guidance set out the urban density strategy that has been developed for the Northwest Quadrant. This has been informed by four key ingredients:

- Nationally defined urban density ranges and the need to achieve compact growth.
- The Northwest Quadrant placemaking strategy.
- The market view on Naas as a place to live and the strong demand for houses, own-door homes, as well as “gentle density” that people are comfortable with and present attractive neighbourhoods (generally up to 4 storeys); and
- Housing need in Naas presenting a requirement for homes of predominantly less than 3 bedrooms based on current waiting lists.

In response to the above the following Northwest Quadrant Dwelling Type Mix strategy has been applied.

Houses	Apartments	
<b>70%</b>	<b>30%</b>	
	<b>Own-door stacked homes (maisonettes / duplexes)</b>	<b>Flats</b>
	10%	20%
<b>Location types</b>	Key streets and key spaces	Urban centres and immediate context

**Table NWQ9: Dwelling Type Mix**

The average urban density target that Kildare County Council have applied to the Northwest Quadrant is 50 dwellings per hectare (see Table NWQ10). This has been applied to generate

assumptions regarding infrastructure requirements to serve the urban extension and its new community.

Net developable housing land	Site efficiency	Net Housing land	Average density	Homes
<b>100 hectares</b>	<b>80%</b>	<b>80 hectares</b>	<b>50 DPH</b>	<b>4000</b>

**Table NWQ10: Northwest Quadrant Average urban density target and yield**

The Framework Masterplan urban density strategy can be characterised as “gentle density” utilising four urban density bands (see Table NWQ10), which are applied spatially according to locational attributes. The “Highest” density target exceeds the nationally defined density targets in very specific instances for placemaking reasons within the Millennium Park Road Neighbourhood Centre and the Millennium Park Road.

	Lower	Medium	High	Highest
Median density target	<b>45dph</b>	<b>55dph</b>	<b>65dph</b>	<b>90dph</b>
Density range	40dph – 50dph	50dph-60dph	60dph-70dph	80dph-100dph
Locational attributes	Centre of NWQ	Local centres Edges of NWQ	Key streets and local centres	Millennium Park Road and Neighbourhood Centre
Typical dwelling types	Houses	Predominantly houses with some apartments (stacked units)	Predominantly houses with some apartments (stacked units and flats)	A mix of duplex, small scale apartment (flat) buildings and terraces / townhouses

**Table NWQ11: Northwest Quadrant Density Bands**

## 9. Sustainable Mobility Strategy

A key component of the NWQ Vision is that it should **create accessible, well-connected and low car neighbourhoods that prioritise sustainable transport modes**. This has been at the core of the vision for the Framework Masterplan in its preparation and has informed the approach to designing the Northwest Quadrant.

The Northwest Quadrant is incredibly well located with access to a range of amazing assets that all help establish a strong sustainable mobility strategy.

- Naas Town Centre, which is on the doorstep to the Northwest Quadrant (at most 2.5km from Main Street)
- Bus services serving Naas on the Newbridge Road, Main Street, Sallins Road and Dublin Road)
- Sallins Train Station (and proposed DART+SW Station)
- The Grand Canal and its walking and cycling corridors and three existing canal bridges.

The Northwest Quadrant (Naas) is of a scale to provide relevance to a wide range of sustainable mobility projects that will be brought forward during its delivery and beyond relating to Naas and the wider mobility context. *Chapter 5: Sustainable Mobility and Transport* provides the policy context to the sustainable development of the Northwest Quadrant (Naas). The strategic mobility context to the Northwest Quadrant includes:

- The National Transport Authority are developing a Naas Town Bus Network for implementation when funding is available. Kildare County Council will collaborate with the NTA to seek to ensure that the Northwest Quadrant benefits from high levels of bus-based Accessibility (as per the Framework Masterplan) and will collaborate to ensure that the network benefits from appropriate Bus Priority Measures and supporting infrastructure.
- The Greater Dublin Area Transport Strategy 2022-2044 will have relevance to the Northwest Quadrant through the strategic projects included in the strategy relating to all modes of transport, including: Walking, Cycle, Rail (Dart + SW); Bus; Bus Priority Measures, Road, Park and Ride Strategy, and other provisions.

The Park and Ride Strategy supported by Measure INT4 – Park & Ride establishes an objective to develop a 1000 car parking space Rail-based Park and Ride west of Sallins / at Junction 9 of the M7/N7 (see Figure 9.1 of the GDATS). Objective *TM O54 (see Chapter 5) provides KCC support for this project.* The NTA and Irish Rail in exploring the feasibility of this infrastructure / service and the resultant project. The project may have relevance to the Northwest Quadrant and Kildare County Council will collaborate with the NTA to ensure that any interactions with the quadrant will be beneficial and improve overall accessibility to Naas.

The Framework Masterplan establishes a highly permeable movement framework that:

- Integrates Northwest Quadrant into the surrounding urban environment for sustainable modes of transport.
- Places walking and cycling at its core.
- Places a Naas urban bus service at its core, with a proposed bus route through the NWQ and bus stop locations identified.
- Creates a clear street hierarchy with filtered permeability to incentivise non-car trips. Vehicular access being to local “Traffic cells” and not between traffic cells.

- Upgrades Millennium Park Road and New Caragh Road.

The Framework Masterplan and Character Area Guidance are supported by a *Sustainable Mobility Strategy*. This includes a suite of measures, including:

- An active travel strategy
- Public Transport Strategy
- Private Motor Vehicle Strategy
- Freight management strategy
- Mobility Hub strategy

As part of the Private Motor Vehicle strategy bespoke car parking standards are included for the Northwest Quadrant.

Residential Car Parking Standards are set out in Table NWQ12 and Non-Residential Car Parking Standards are set out in Table NWQ13 (where standards aren't defined for NWQ please refer to Chapter 15: Development Management for general County Development Plan standards). Car sharing, EV charging and disabled spaces in line with *Chapter 15: Development Management*. Non-residential employment use standards target a 50% car: 50% non-car mode split for the Northwest Quadrant. Other non-residential targets have been developed as part of the Northwest Quadrant Sustainable Mobility Strategy utilising comparators.

Nationally defined maximum residential parking standards are derived from *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities* (2024). The Northwest Quadrant is an urban extension that is designed to incentivise short and medium trips by sustainable modes. The parking supply levels in the NWQ Framework Masterplan are lower than the standard levels of provision for “accessible” and “intermediate” areas defined in Table 15.8 of the Plan. Applicants will be required to provide a rationale and justification for the number of car parking spaces proposed in a development having regard to the *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities* (2024). Any assessments, reports or documents submitted in this regard should outline how the mobility needs of residents can be satisfied.

Until the enabling infrastructure is programmed / delivered in the NWQ it will not be possible for the NTA to programme an urban bus service through the NWQ along the “Proposed Bus Corridor”. Initial indications are that the Millennium Road might be served by one of the Naas Urban Bus Routes.

Kildare County Council may offer some flexibility for pragmatic reasons on maximum car parking standards in the “Intermediate” location type until the NWQ urban bus route is programmed by the NTA. Applicants should provide a rationale and justification for any deviation from the NWQ Intermediate location maximum standard for the consideration of the planning authority. However, it is Kildare County Council's strong preference to constrain car parking supply in line with the standards defined in Table NWQ15 and to promote more sustainable mobility solutions.

The Framework Masterplan proposes multi-storey car parks as the solution to car parking supply for the Millennium Park Neighbourhood Centre and the New Caragh Road Local Centre and its shared mixed use car parking requirements. This will provide efficient use of the land within the urban centres.

Residential Unit Type	No of bedrooms	Accessible location (SPPR3)	NWQ accessible locations	Intermediate location (SPPR3)	NWQ intermediate locations	Peripheral locations (SPPR3)	NWQ peripheral locations
Apartment	1 bedroom	1.5	0.75	2	1	2	1.25
Apartment	2 bedrooms	1.5	1	2	1.25	2	2
Houses and duplexes	2 bedrooms	1.5	1	2	1.5	2	2
Houses and duplexes	3 bedrooms	1.5	1.5	2	2	2	2
Houses	4 / 4+ bedrooms	1.5	1.5	2	2	2	2
Visitor parking spaces	n/a	n/a included in above	1 space per 10 units for 1 and 2 beds	n/a included in above	1 space per 10 units for 1 and 2 beds	n/a included above	1 space per 10 units for 1 beds

**Table NWQ12: Maximum Residential Car Parking Standards**

Land use	Typical employment density	One space per X square metres (unless otherwise stated)	
		NWQ Standard	Generic CDP Standard
Offices	1 per 15sqm (NWQ average)	30	20-50
Offices where floorspace greater than 1500sqm	1 per 15sqm (8sqm-16sqm)	50	50
Light Industry	1 per 50sqm	100	33
Logistics	1 per 75sqm	150	100
Retail / café / restaurant / bar / retail office	1 per 15sqm-20sqm	25	15-20
Retail warehouse / showrooms	90	50	30
Health Care: Services	n/a	100	1 per consulting room
Healthcare: Hospital		100	1 per 1.5 beds
Community / Library	n/a	50	10
Creche	n/a	50	0.5 per staff member plus 1 per 4 children
Schools: Primary	n/a	100	2 per classroom
Schools: Post-Primary	n/a	100	2 per classroom
Gymnasium / Active Recreation Centre	n/a	20	1 per 15sqm gross
Playing fields	n/a	10 per pitch	15 per pitch

Table NWQ13: **Maximum Non-Residential Car Parking Standards**

Table NWQ14: Sustainable Mobility Infrastructure

Infrastructure Project Type	Project Name / Location	Objective(s)	Reference
Street network	Primary Streets and junctions	<b>Primary Street</b>	See Map: Site Specific Objectives
Renewal of existing primary streets and creation of junctions	Millennium Park Road upgrade and Sallins Road junction upgrade	n/a	See Framework Masterplan
Renewal of existing primary streets and creation of junctions	New Caragh Road upgrade	n/a	See Framework Masterplan
Active Travel	New Bridge - Harbour Bridge	<b>Proposed Bridge</b>	See Map: Site Specific Objectives
Active Travel (optional additional Public Transport) <sup>2</sup>	New Bridge – Millbridge Way	<b>Proposed Bridge</b>	See Map: Site Specific Objectives
Active Travel	New Bridge – Landen Park	<b>Proposed Bridge</b>	See Map: Site Specific Objectives
PT and Active Travel	Upgrade Tandy's Bridge and Mill Lane	n/a	See Framework Masterplan and Sustainable Mobility Strategy
Active Travel	Central Mobility Hub	<b>Mobility Hub</b>	See Framework Masterplan and Sustainable Mobility Strategy
Public Transport	Bus stops (Millennium Park Road)	n/a	See Sustainable Mobility Strategy
Public Transport	Bus stops (Primary streets and bus corridor)	n/a	See Sustainable Mobility Strategy
Active Travel	Cycle network (new and refurb)	<b>Cycle network</b>	See Map: Site Specific Objectives and Sustainable Mobility Strategy
Parking	Cycle and car parking to meet needs	<b>DM Standards</b>	See Sustainable Mobility Strategy and Tables NWQ12 and NWQ13

<sup>2</sup> Framework Masterplan emerging preferred option is to use Tandy's Bridge for buses / upgrade Mill Lane and related enabling works. Should Tandy's Bridge not be suited to bus size / frequency requirements defined by the National Transport Authority the alternative would be to integrate bus provision within the proposed Millbridge Way Bridge. The bridge would be designed to minimise its environmental impact on the Grand Canal corridor.

## 10. Community infrastructure

Community Infrastructure will be provided in accordance with the objectives set out in *Chapter 10 Community Infrastructure and Creative Places*. This will include space for the purposes of:

- Community Services and Facilities (10.6)
- Educational and Training Facilities (10.12)
- Childcare Facilities (10.13)
- Health Services (see 10.14)
- Places of Worship / Burial Grounds (10.16)

The Framework Masterplan provision for community infrastructure is spatially distributed to four key locations:

- The Millennium Park Road Neighbourhood Centre
- The Central Neighbourhood Centre
- The New Caragh Road Neighbourhood Centre
- K-Leisure (see Urban Recreation, below).

Both formal and informal infrastructure is required such as primary healthcare facilities, further education and training facilities, crèches and childcare services, youth services, flexible community space, and after-school club space.

### *Community Services and Facilities*

The Framework Masterplan has established the need for approximately **c.5,900 square metres** of community space in addition to educational facilities. Indicative requirements are set out in Table NWQT16 (below).

Feasibility stage will explore requirements and may result in adjustments to requirements and potential configurations. To achieve value for money for the public purse Kildare County Council will explore options for community hub developments that provide opportunities for sharing of space, as part of the consideration of community facilities to serve the Northwest Quadrant (as per Objective SC02 in Chapter 10: Community Infrastructure and Creative Places). This will include collaboration with the Department of Education and school communities as public investment in schools presents opportunities for spaces to be utilised by the community.

Community Services and Facilities generally comprise flexible rooms capable of accommodating a wide variety of activities. An important role of community facilities is to accommodate faith groups to provide places of worship. Youth Facilities would be an additional requirement.

Ref	Name	Indicative Details	Potential Hub colocators	Type	Delivery
CC1	Millennium Park Neighbourhood Centre (North) Community Centre	<b>700sqm</b> 200sqm community café / 500sqm creche	Primary School Primary Care Centre Further Education and Training Centre	Flexible (subject to feasibility) FM envisages GF / FF space within MU buildings	KCC / Developer
CC2	Central Local Centre Community Centre	<b>1700sqm combining:</b> 1000sqm community spaces including 300sqm hall / 200sqm community café / 500sqm creche	Sports Pavillion Primary School	Flexible (subject to feasibility) FM envisages GF / FF space within MU buildings within centre OR standalone	KCC / Developer
CC3	New Caragh Road Local Centre Community Centre	<b>1200sqm</b> 500sqm community spaces / 200sqm community café / 500sqm creche	Primary School Post-Primary School Health services spoke Special Educational Needs School	Flexible (subject to feasibility) FM envisages GF / FF space within MU buildings	KCC / developer
UR1	Sports Pavillion with central sports grounds	<b>1000sqm</b> Including 600sqm Sports hall (see Urban Recreation)	Central Community Centre	Sports pavilion (subject to feasibility)	KCC / developer
UR2	Extension to K-Leisure	<b>1300sqm</b> Including 600sqm Sports hall (see Urban Recreation)	Western sports grounds	Leisure centre extension (subject to feasibility)	KCC / K-Leisure / developer
	<b>SUB-TOTAL</b>	<b>c.5,900sqm</b>			

**Table NWQ 15A: NWQ Community Infrastructure / Community Facilities**

### *Educational and Training Facilities*

Northwest Quadrant falls within the Department of Education's Naas School Planning Area, which includes Naas and Sallins. The Northwest Quadrant currently has one operational school, Naas Community College, a Post-Primary School with a capacity for c.1,000 pupils on a site of c.5 hectares. The ambition for the Northwest Quadrant is that schools are provided to meet the needs of the Northwest Quadrant itself as an exemplar urban extension complete with all supporting infrastructure to meet its needs. However, the business case for the provision of schools within the NWQ could be impacted by Department of Education provision across the wider school planning area. For example, the provision of a Post-Primary School in Sallins would release capacity at the Naas Community College post-primary school and could result in a reduction in the size of the second NWQ Post-Primary School.

In addition to Naas Community College there are five sites zoned for the purposes of providing new educational facilities. Table NWQ10 sets out the indicative educational facility requirements for the Northwest Quadrant.

The Framework Masterplan has sought to optimise the use of land and public investment requirements by the following means:

- Providing Municipal Sports Grounds proximate to school campuses within the NWQ, so enabling the provision of efficient school sites smaller than the typical educational models.
- It will explore the provision of Community Hubs that colocate with schools / combine with schools to provide multi-purpose hubs (see Community Facilities).

Kildare County Council will work with the Department of Education and other stakeholders to ensure that schools provision meets the needs of the Northwest Quadrant in a timely fashion.

If Kildare County Council (in collaboration with the Department of Education) determines that sites are not required for educational purposes, then they will be made available for other community infrastructure. Such a switch could be the product of several scenarios, such as where school place requirements are below forecasts, where the Department utilises other sites (e.g, Naas Community College or outside the NWQ boundary) or alternatively determines that higher density development of fewer sites is more appropriate.

Ref	Name	Details	Indicative size	Delivery
E1	Naas Community College (NCC) educational campus.	Development of school site for educational purposes and / or sports facilities. Municipal Sports Facilities at OS2 will co-locate to meet sport's needs.	c.5 hectares	Naas Community College / Department of Education
E2	Site of a potential primary school as part of Phase 1 / adjacent to Naas Community College	Site reserved for a potential 24-Class primary school to serve Phase One of the NWQ	1 hectare / 24 class / c.4000sqm	Department of Education
E3	Site of a potential primary school south of the Central Neighbourhood Centre	Site reserved for a potential 16 Class primary school to serve Phase Two of the NWQ	1 hectare / 16 classes / c.2500sqm	Department of Education
E4	New Caragh Road – site of a potential new post - primary.	Site reserved for a potential 850-1000 student post-primary school to serve NWQ	2.8 hectares / c.10,000sqm	Department of Education
E5	Site of a potential Special Educational Needs School adjacent to New Caragh Road Neighbourhood Centre.	Site reserved for a Special Educational Needs School to serve Naas as a whole.	0.6 hectares / 16-class / c.3700sqm	Department of Education
E6	Site of a potential primary school adjacent to the New Caragh Road Neighbourhood Centre.	Site reserved for a potential 24 Class primary school to serve Phase Three of the NWQ with on-plot sports ground	2.5 hectares / 24 classes / 4,000sqm (scope for a 32 class, if required)	Department of Education
E7	Site of a potential Further Education and Training Facility	KWETB are seeking a permanent FETC facility in Naas to meet the needs of the growing town of c.4000sqm. Co-location with the Primary Care Centre (see below) would present efficiencies.	c.4000sqm	KWETB

**Table NWQ15B: NWQ Community Infrastructure / Educational Facilities**

### Childcare Facilities

The standard KCC Social Infrastructure Audit methodology applies the *Childcare Guidelines for Planning Authorities* (2001) and would yield a requirement for c.1000 childcare spaces (4000/75 x 20 = 1,066 places).

The Framework Masterplan makes provision based on evidence derived from the Census 2022, which showed that 55.45% of 0-to-4-year-olds in Naas were in childcare. This is then incorporated into a “childcare provision ratio” of 0.7, which makes additional provision for childcare waiting lists. This yields a requirement for 11,500 x 7.2% (0-4 year olds) x 70% =c. 600 childcare places to meet the needs of the NWQ. Creches to meet the needs of new employment in the area will be additional to this provision.

Current evidence (2026) suggests that the viability threshold for creches is 60 places, which would require a minimum of 300 square metres per facility (5sqm-6sqm per place).

Within the NWQ creches will be provided for the new community based on the following provisions split:

- 50% within Community Facilities / Hubs, which are generally adjacent to Primary schools and form part of the local and neighbourhood centres.
- 50% within housing developments as standalone creches within residential developments.

Ref	Name	Details	Delivery lead
C1	Creche within Neighbourhood Centre (North) Community Centre / Hub (Millennium Park Road)	100 place creche / c.600sqm (indicative rate of 6sqm per place)	KCC / Developer Funded by developers in lieu of onsite provision
C2	Creche within Central Community Centre	100 place creche / c.500sqm (indicative rate of 5sqm per place)	KCC / Developer Funded by developers in lieu of onsite provision
C3	Creche within New Caragh Road Community Centre	100 place creche / c.500sqm (indicative rate of 5sqm per place)	KCC / Funded by developers in lieu of onsite provision
C4	Creches within housing developments	Provided in locations not proximate to Neighbourhood / Local Centres.	Provided by developers
C5	Creche to meet needs of new employment (c. 2000 office jobs)	60 place creche / 300 sqm to meet needs of new employment	Provided by developers

**Table NWQ 15C: NWQ Community Infrastructure / Childcare Facilities**

Applications for creche developments will be considered in accordance with 15.5.2: Childcare Facilities of Chapter 15: Development Management.

### Health Services

The Framework Masterplan has quantified the amount of space required to meet the health services needs of the Quadrant. This is set out in Table NWQ12.

Ref	Name	Details	Delivery
E7	Site of a potential Primary Care Centre / local acute hospital to meet the needs of the wider Naas “health services district”; and Site of a potential Further Education and Training Centre (FETC)	The HSE are seeking a site for a second Primary Care Centre / local acute hospital for Naas of up to 10,000sqm. KWETB are seeking a permanent FETC facility in Naas to meet the needs of the growing town of c.4000sqm. Co-location would present a strong synergy with placemaking value to NWQ and economies of scale in providing car parking on site.	HSE/ KWETB.
n/a	Health services node (“spoke”) at New Caragh Road Local Centre to provide health services locally in a convenient location to Phase 3. This would accommodate GPs, dental services, physiotherapy, etc.	The Framework Masterplan has determined that c.1000sqm of health services space will be required to meet the needs of the urban extension at a local scale.	HSE / private developer to provide GF / FF units as part of Local Centre.

**Table NWQ15D: NWQ Community Infrastructure / Health Services Facilities**

### *Places of Worship / Burial grounds*

The Northwest Quadrant Framework Masterplan does not include any facilities / sites specific to Places of Workship / Burial Grounds.

Community spaces (community centres and schools) play a very important role in accommodating places of worship. It is envisaged that Community Facilities will be designed to provide multiple venues suited to worship activity.

Burial grounds are a strategic need that will be met outside the Northwest Quadrant.

## 11. Urban Recreation and Amenity

Active Recreational Infrastructure will be provided in accordance with the objectives set out in *Chapter 13 Landscape, Recreation and Amenity* (see section 13.7) and *Chapter 10: Community and Cultural places*.

The Northwest Quadrant neighbourhood aims to meet the needs of the community as far as possible, including meeting the active recreational needs of the neighbourhood for residents, schools and workers. Wider deficits in Active Recreational Infrastructure / open space / play for Naas will not be addressed within the Northwest Quadrant lands.

The schedules below outline the Open Space (NWQT12), Play Spaces (NWQT13) and Indoor Active Recreational Infrastructure (ARI) for the NWQ.

### Open Spaces

Item	Facility Type	Details	Place	Indicative size (has)	Synergy
F(1)	<b>Central sports grounds</b>	Municipal Playing Fields / sports grounds to serve needs of NWQ and proximate schools during the school day. Includes sports pavilion.	Central Neighbourhood Centre	4 hectares	Sports Pavilion Naas Community College Primary School Oldtown Park
F(2)	<b>Southern sports grounds</b>	Municipal sports grounds to serve needs of NWQ and proximate Post-Primary School during school day.	New Caragh Road Neighbourhood Centre	10	New Post-Primary School K-Leisure Extension to provide changing facilities.
F(3)	<b>Oldtown Park (Knocks / Keredern)</b>	Lands reserved for multi-purpose destination park combining passive and active recreation and much more. Includes historic landscape and strong GBI network.	Oldtown (Keredern / Knocks)	14	Multiple
F(4)	<b>Grand Canal buffer</b>	Linear passive park along Grand Canal	Grand Canal	Blends with other spaces (c.30m deep)	Multiple
F (5):	<b>Harbour Park</b>	New local park to serve needs of NWQ	Naas Harbour	1.3 hectares	Naas Canal Quarter

		and Naas town centre.			Grand Canal Buffer Pedestrian and cycle network
<b>F (6)</b>	<b>New Caragh Road Local Centre Park</b>	New local park (with playground)	New Caragh Road Neighbourhood Centre).	1.3 hectares	Neighbourhood Centre Schools GBI

**Table NWQ16A: Urban Recreation and Amenity / Schedule of Key Open Spaces**

### *Play Space*

The Play strategy is set out in the Northwest Quadrant Character Area Guidance. Playgrounds make a significant contribution to placemaking in that they provide social gathering space for families and children.

The strategy aligns with the Kildare County Council Play Strategy (2018–2028), Open Space Strategy, and National Playing Fields Association (NPFA) standards, ensuring high-quality, accessible, and safe recreational provision for all residents.

Ref	Location	Type	Ingredients
PS1	Central Sports Grounds	Neighbourhood Equipped Area of Play Multi-Use Games Areas	NWQ Playground of scale to provide a multifunctional play and recreation space of at least 1,000 m <sup>2</sup> , designed to serve older children and a wider age range. It will include a diverse mix of play equipment, open space for informal games, and seating areas set within a landscaped environment. Where feasible, NEAPs will be co-located with sports facilities or MUGAs to create vibrant community destinations. Each NEAP will serve a catchment of up to 15 minutes, or approximately 1,000 metres, walking distance from homes.
PS2-6	Local Park Playgrounds	Local Equipped Area of Play	A LEAP will serve a 400m catchment provide a medium-sized play equipped play space of approximately 400 m <sup>2</sup> , designed for children up to eight years old.
PS7-16	Canal Buffer natural play trail	Nature play along canalside route	These routes will create informal play experiences that connect children with the natural environment, enhance

			biodiversity, and provide opportunities for informal learning.
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**Table NWQ16B: Urban Recreation and Amenity / Schedule of Play Spaces**

*Indoor Active Recreation Facilities*

The Northwest Quadrant will benefit from the following indoor sports facilities.

Item	Facility Type	Place	Indicative size
ARI/IF/1	Leisure Centre building extension (incorporating Sports Hall)	K-Leisure, New Caragh Road	1300sqm (incorporating c.600sqm sports hall plus ancillary spaces)
ARI/IF/2	Sports Pavillion (incorporating sports hall)	Central Neighbourhood Centre (on playing fields)	1000sqm (incorporating c.600sqm sports hall plus ancillary spaces)
ARI/IF/3	<u>Optional</u> upgrade of primary school hall to a full size Sports Hall	Central Neighbourhood Primary School	Full size Sports Hall (c.600sqm plus)
ARI/IF/4	Sports Hall	New Post-Primary School, New Caragh Road NC	Full size Sports Hall (c.600sqm plus ancillary spaces)
Existing	Sports Hall and gym (existing)	Naas Community College	Full size sports hall

**Table NWQ16C: Urban Recreation and Amenity / Schedule of Indoor Active Recreational Facilities**

## 6. Phasing

The Northwest Quadrant will be delivered in the three development phases set out in **Table NWQ17**. The actual timing for the completion of each phase will be subject to a wide variety of factors. Kildare County Council’s target is to achieve the build-out of the Northwest Quadrant between 2027 and 2040 but recognises that this may not be achievable.

The Framework Masterplan Report includes further details on phasing and the relevant infrastructure to unlock each development phase is set out in *the Infrastructure Delivery Plan* (below).

	PHASE ONE	PHASE TWO	PHASE THREE
<b>Indicative Timeline</b>	2027-2032	2033-2035	2036-2039
<b>Cumulative total (homes)</b>	c.1460	2656	4119
<b>Cumulative land parcel area (ha)</b>	c.30.64 hectares	c. 58.05 hectares	c. 93.03 hectares
<b>Cumulative Developable Area (ha)</b>			
<b>Land Use Zoning Objective</b>	C: New Residential	CP2: Phase 2 Residential	CP2: Phase 2 Residential
<b>Indicative annual housing output</b>	c.300-350 homes per annum	c.400 homes per annum	c.450 homes per annum
<b>Zoning Tier</b>	Tier 1	Tier 2	Tier 2
<b>Public Transport</b>	Bus Service	High Quality Bus Service	High Quality Bus Service
<b>Key Enabling Infrastructure Bundles (sdee Table NWQ18 for further details)</b>	<ul style="list-style-type: none"> <li>Primary Street and Public Transport Corridor (Section 1)</li> <li>Naas Harbour Bridge</li> <li>Cycle network “S-N bridge”</li> </ul>	<ul style="list-style-type: none"> <li>Public Transport Corridor (Section 2)</li> <li>Landen Way Bridge</li> <li>Millbridge Way Bridge</li> </ul>	<ul style="list-style-type: none"> <li>Primary Street (south)</li> <li></li> </ul>
<b>Key Supporting Infrastructure Bundles</b>	<ul style="list-style-type: none"> <li>Primary School</li> <li>Playing Field 1 and Sports Pavillion</li> <li>Harbour Park</li> </ul>	<ul style="list-style-type: none"> <li>Primary School</li> <li>Post-Primary School</li> <li>Oldtown Park</li> <li>Playing Field 2</li> <li>Community Hub 1</li> </ul>	<ul style="list-style-type: none"> <li>Primary School</li> <li>Special School</li> <li>Community Hub 2</li> </ul>
<b>Neighbourhood Centre</b>	NC1 / Millennium Park Road Neighbourhood Centre	NC2 / Central Local Centre	NC3: New Caragh Road Local Centre

**Table NWQ17: Northwest Quadrant Development Phases**

The development trajectory (indicative annual housing output) is a forecast only based on past trends and is not a constraint. If the annual rate of housing delivery exceeds the target, then this will be considered favourably if the appropriate enabling and supporting infrastructure is provided and / or clearly programmed / under construction. Housing output in 2027 and 2028 is likely to be sub-target as the development process will require time to gather momentum as schemes obtain planning permission and are constructed.

## 7. Infrastructure Delivery Plan

The delivery of an exemplar urban extension will require the delivery of a full suite of enabling and supporting infrastructure to unlock the development and support the needs of the urban extension as a Sustainable Development in accordance with best practice, national guidance and *Chapter 14: Urban Design and Placemaking* of the development plan.

The Northwest Quadrant Framework Masterplan is supported by an Infrastructure Delivery Plan that will be published as a Supporting Document. Table NWQ6 (below) sets out the key infrastructure deliverables, when they are required and responsibility for their delivery. The full schedule of Infrastructure will be found in the Infrastructure Delivery Plan.

The Percent for Art allocation must be delivered in collaboration with Kildare County Council's Arts Office and in accordance with the *National Public Art Guidelines*.

The Infrastructure Delivery Plan is broken down into four schedules that combined form *Table NWQ 18: Infrastructure Delivery Schedules*:

- Table NWQ 18A: Community Infrastructure Schedule
- Table NWQ 18B: Key Green and Blue Infrastructure Schedule
- Table NWQ 18C: Key Sustainable Transport and Mobility Infrastructure Schedule
- Table NWQ 18D: Key Utility Infrastructure Schedule

## Table NWQ18: Infrastructure Delivery Plan Schedules

**Table NWQ18A: Community Infrastructure Schedule**

Infrastructure	Project Type	Project Name / Location	Objective	Delivery lead partner	Phase
Education	Primary School	Millenium Park Neighbourhood Centre (Northern)	E(1)	Department of Education	One
Education	Primary School	Central	E(2)	Department of Education	Two
Education	Post-Primary School	New Caragh Road	E(3)	Department of Education	Two
Education	Primary School	New Caragh Road	E(4)	Department of Education	Three
Education	Special Educational Needs School	New Caragh Road	E(5)	Department of Education	Three
Education	Further Education and Training Centre	North (Millennium Park Road)	E(6)	KWETB (with HSE)	One
Community + Civic	Community Facility	Millenium Park Neighbourhood Centre (Northern)	C(1) / Neighbourhood Centre	Master Developer / KCC	One
Community + Civic	Community Facility	Local Centre (Central)	C(2) / Neighbourhood Centre	Developer	Two
Community + Civic	Community Facility	Local Centre (West) / New Caragh Road	C(3) / Neighbourhood Centre	Developer	Three
Healthcare	Primary Care Centre	Millenium Park Neighbourhood Centre (Northern)	C(3) Community and Education	Health Service Executive (HSE)	One
Healthcare	Primary Care	New Caragh Road Local Centre	Neighbourhood Centre	Health service providers	Three
Healthcare	Acute healthcare	Offsite (or as part of PCC)		Health Service Executive (HSE)	Ongoing
Leisure & Recreation	Sports Pavillion	Adjacent to Central Local Centre / Sports ground	F: Open Space and Amenity	Kildare County Council	One
Leisure & Recreation	K-Leisure Sports Centre extension	Existing K-Leisure Site - New Caragh Road	F: Open Space and Amenity	K-Leisure / Kildare County Council	Two

**Table NWQ18B: Green and Blue Infrastructure Schedule**

Infrastructure	Project Type	Project Name / Location	Objective	Delivery lead partner	Phase
Green Infrastructure	Outdoor Sports grounds	Central Playing Fields	F(1) / Open Space and Amenity	KCC / Master Developer	One
Green Infrastructure	Outdoor Sports grounds	Western Playing Fields	F(2) Open Space and Amenity	KCC / Master Developer	Two
Green Infrastructure	Open Space	Major Park / Oldtown (Keredern / Knocks)	F(3) Open Space and Amenity	KCC / Master Developer	Two
Green Infrastructure	Children's Playspace	See Character Area Guidance	F: Open Space and Amenity	Developer	One, Two and Three
Green Infrastructure	Open Space	Local Park 1 / Central	F: Open Space and Amenity	KCC / Master Developer	One
Green Infrastructure	Open Space	Local Park 5/ Harbour Park	F: Open Space and Amenity	KCC / Master Developer	One
Green Infrastructure	Open Space	Local Park 3 / Southeast	F: Open Space and Amenity	Developer	One
Green Infrastructure	Open Space	Local Park 2 / Northeast	F: Open Space and Amenity	Developer	Two
Green Infrastructure	Open Space	Local Park 4/ South	F: Open Space and Amenity	Developer	Two
Green Infrastructure	Open Space	Local Park 6/ Northwest	F: Open Space and Amenity	Developer	Three
Green Infrastructure	Open Space	Local Park 7/ West	F: Open Space and Amenity	Developer	Three
Green Infrastructure	Green Corridors	Masterplan Wide Green Corridors	F: Open Space and Amenity	Developer	1/2/3

**Table NWQ18C: Key Sustainable Transport and Mobility Infrastructure Schedule**

Infrastructure	Project Type	Project Name / Location	Objective(s)	Delivery lead partner	Phase
Transport	Street network	Primary Streets and junctions	Primary Street	KCC / Private developers / Master Developer	1/2/3
Transport	Renewal of existing primary streets and creation of junctions	Millennium Park Road upgrade and Sallins Road junction upgrade	n/a	KCC / Private developers / Master Developer	1 / 2
Transport	Renewal of existing primary streets and creation of junctions	New Caragh Road upgrade	n/a	KCC / Private developers / Master Developer	3
Transport	Active Travel	North-South pedestrian cycle network connection (central spine) between Phase 1 lands in south and Primary School / Phase 1 lands to north	Cycle network	KCC / Private developers / Master Developer	1
Transport	Active Travel	New Bridge - Harbour Bridge	Proposed Bridge	KCC / Master Developer	1
Transport	Active Travel	New Bridge – Millbridge Way	Proposed Bridge	KCC / Master Developer	1
Transport	PT and Active Travel	Upgrade Tandy's Bridge and Mill Lane	n/a	KCC / Master Developer	1
Transport	Active Travel	Central Mobility Hub	Mobility Hub	KCC / Master Developer	2
Transport	Active Travel	New Bridge – Landen Park	Proposed Bridge	KCC / Master Developer	2
Transport	Public Transport	Bus stops (Millennium Park Road)	n/a	KCC / Master Developer	1
Transport	Public Transport	Bus stops (Primary streets and bus corridor)	n/a	KCC / Master Developer	1 / 2
Transport	Active Travel	Cycle network (new and refurb)	Cycle network	KCC / Master Developer	1 / 2 / 3
Transport	Multi-modal bridge (PT and active travel)	New Bridge – Millbridge Way	Proposed Bridge. If PT unable to use Tandy's Bridge based on feasibility.	KCC / Master Developer	1 / 2 / 3

Transport	Parking	Cycle and car parking to meet needs	DM Standards	Developers	1 / 2 / 3
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**Table NWQ18D: Key Utility Infrastructure Schedule**

Infrastructure	Project Type	Project Name / Location	Objective	Delivery lead partner	Phase
Utility Infrastructure	Energy	Capacity upgrades to existing local 38KVa sub-station	n/a	ESB Networks	1
Utility Infrastructure	Energy	Capacity upgrades to existing electrical infrastructure within existing street corridors	n/a	ESB Networks	1
Utility Infrastructure	Energy	Undergrounding of 110kV overhead cables	n/a	Master developer / private developers	1
Utility Infrastructure	Energy	Undergrounding of 38kV overhead cables	n/a	Master developer / private developers	1
Utility Infrastructure	Energy	New on-site 38Kva substation	n/a	ESB Networks	2
Utility Infrastructure	Energy	Cable linking existing new sub-station to existing 38kV HV network (approx. 4km-5km)	n/a	ESB Networks	2
Utility Infrastructure	Water	Upgrades to be confirmed by UE	n/a	Uisce Eireann	1/2/3
Utility Infrastructure	Waste Water	Upgrades to be confirmed by UE	n/a	Uisce Eireann	1/2/3
Utility Infrastructure	Fibre network	Upgrades to be confirmed by utility service providers / co-ordinators.	n/a	Master developer / private developer / utility providers	1/2/3
Utility Infrastructure	Surface Water Drainage network	Upgrades to be provided as part of developments in accordance with policy	n/a	Master developer / private developer /	1/2/3
Utility Infrastructure	All utilities	Co-ordinated installation of service ducts within primary,	n/a	Master developer / private developer /	1/2/3

		secondary and local access streets		utility providers	
Utility Infrastructure	District Heating Network	Strategic pipe network on key streets - Millennium Park Road and New Caragh Road (subject to scheme feasibility)	n/a	TBC (lead could be KCC / partnership / private)	1/2
Utility Infrastructure	District Heating Network	Pumping Station (subject to scheme feasibility)	n/a	TBC (lead could be KCC / partnership / private)	

## 8. Delivery and Funding of Enabling and Supporting Infrastructure

Kildare County Council will seek to develop a clear Delivery Strategy for the Northwest Quadrant following adoption of the Framework Masterplan.

The delivery strategy will include clearly defined:

- Delivery role and responsibility strategy.
- Funding strategy; and
- Financial strategy.

The funding strategy may include the preparation of a Development Contributions Scheme utilising the provisions of the *Planning and Development Act 2024*, which allows a scheme to be prepared for a defined area. In this case consideration will be given to defining a Scheme for the Northwest Quadrant and / or the Naas Canal Quarter. Kildare County Council is undertaking a viability assessment to assist in understanding how the private sector can contribute to funding a fair share of the cost of the enabling and supporting infrastructure in accordance with the Planning and Development Act 2024.

Bringing the Northwest Quadrant forward for development will require concerted collaboration between Kildare County Council and:

- Landowners and Developers
- Central government
- Key State and semi-state agencies
- Other key stakeholders.

Kildare County Council will be assuming a development co-ordination role, including delivery of some infrastructure projects itself.

To deliver the Northwest Quadrant Framework Masterplan, it will be essential that development partners collaborate to enable delivery. Kildare County Council will explore the need for formal agreements to define responsibilities where this would benefit efficient

delivery of the Quadrant. The approach will be outlined in the Northwest Quadrant Delivery Strategy.

## 9. Land Acquisition

Kildare County Council is committed to ensuring the delivery of the Northwest Quadrant and to ensure that enabling and supporting infrastructure can be delivered in accordance with the Framework Masterplan, it will utilise its powers to acquire land by agreement. It reserves the right to acquire land compulsorily if agreement is not achieved.

## 10. Placenames

Kildare County Council will ensure that the Northwest Quadrant benefits from a place naming framework that is rooted in Naas.

## 11. Energy Resilience and Energy Infrastructure

The Northwest Quadrant Framework Masterplan is supported by the Energy Masterplan that sets out the energy issues for the development of the Northwest Quadrant. Kildare County Council will work with statutory utility providers to ensure that the energy infrastructure required to meet the needs of the development are provided.

Kildare County Council also recognises that for the Northwest Quadrant to be an attractive place to live, work and invest, the development of the urban extension should be as energy resilient as possible. Kildare County Council will work with developers to ensure that they give due consideration to integrating electricity generation within their developments to exceed Building Regulations requirements for building energy rating for space heating. Developments also require energy for a wide range of operational energy requirements (e.g. EV charging, lighting, running appliances and machinery). Kildare will work with developers to promote and encourage them to include electricity generation within individual buildings, developments, or proximate to the Northwest Quadrant.

Kildare County Council will also collaborate with stakeholders to ensure that if a District Heating Network is feasible / viable for the Northwest Quadrant that developments are required to include the appropriate energy infrastructure necessary to connect to the network at a land parcel and individual building level for connection to the DHN.

## 12. Urban Development Zone

The *Planning and Development Act 2024* introduces Urban Development Zones. Chapter 2: Core Strategy identifies the Northwest Quadrant (Naas) as one of two sites in County Kildare that will be considered for progression towards designation as an Urban Development Zone.

## 13. Noise and Air Pollution

Noise Pollution and Air Pollution Policy and standards can be found in Chapter 6: Infrastructure and Environmental Services and Chapter 15: Development Management Standards. The Northwest Quadrant is located adjacent to the M7 and is directly affected by noise pollution (see [EPA Maps](#)). The Framework Masterplan has taken noise pollution into account in its configuration, with residential uses not located adjacent to the motorway.

Development proposals will need to be designed to take full account of noise and air pollution impacts and necessary mitigations.

## Appendix One: Mapped Objectives

Map NWQ0: Northwest Quadrant (Naas) Lands

Map NWQ1A; Land Use Zoning Objectives

Map NWQ1B: Land Use Zoning Objectives with floodmaps

Map NWQ2: Strategic Flood Risk Assessment

Map NWQ3: Site Specific Objectives

Map NWQ4: Green and Blue Infrastructure (GBI) and Built Heritage

**(see separate document)**

## Appendix Two: Land Use Zoning Objectives and Land Use Matrix

Ref.	Land Use	Land Use Zoning Objective
<b>B</b>	<b>Existing Residential/Infill</b>	<b>To protect and enhance the amenity of established residential communities and promote sustainable intensification.</b>
<b>C</b>	<b>New Residential</b>	<b>To provide for new residential development.</b>
<b>Cp2</b>	<b>Phase 2 New Residential</b>	<b>To protect future development lands from inappropriate forms of development which would impede the delivery of new residential development in accordance with the Northwest Quadrant (Naas) Framework Masterplan.</b>
<b>Cp2*</b>	<b>Phase 2 New Residential – with residual mitigatable flood risk</b>	<b>To protect future development lands from inappropriate forms of development which would impede the delivery of the Northwest Quadrant (Naas) Framework Masterplan, within layouts designed to accommodate minimal 0.1% AEP flood risk areas within land parcel</b>
<b>E</b>	<b>Community and Educational</b>	<p><b>To provide for education, recreation, community and health.</b></p> <p>Sites for new and extended facilities include:</p> <p><b>E (1)</b> – Naas Community College educational campus.</p> <p><b>E (2)</b> – Site of a potential primary school adjacent to Naas Community College.</p> <p><b>E (3)</b> – Site of a potential primary school south of the Central Neighbourhood Centre</p> <p><b>E (4)</b> - New Caragh Road – site of a potential new post - primary / primary school.</p> <p><b>E (5)</b> –Site of a potential Special Needs School adjacent to New Caragh Road Neighbourhood Centre.</p> <p><b>E (6)</b> – Site of a potential primary school adjacent to the New Caragh Road Neighbourhood Centre.</p> <p><b>E (7)</b> – Site of a potential Primary Care Centre and Further Education and Training Centre (FETC)</p>

F	Open Space and Amenity	<p><b>To protect and provide for open space, amenity and recreation provision.</b></p> <p><b><u>Specific Objectives:</u></b></p> <p><b>F (1): Central Sports grounds</b> – municipal sports grounds to serve needs of NWQ and proximate schools during the school day. Includes sports pavilion,</p> <p><b>F (2): New Caragh Road sports grounds</b> – municipal sports grounds to serve needs of NWQ. Extension to existing Naas Sports Centre building to complement sports grounds.</p> <p><b>F (3): Oldtown Townlands Park (The Knocks / Keredern)</b> – lands reserved for provision of substantial neighbourhood park to serve passive recreational needs of NWQ. Includes historic landscape and strong GBI network.</p> <p><b>F (4): Canalside buffer:</b> lands reserved for provision of a canalside linear park</p> <p><b>F (5): Harbour Park</b> – lands reserved for provision of new local park / playground to serve needs of NWQ and Naas town centre.</p> <p><b>F(6): Oldtown Watercourse Park</b> – lands reserved for the provision of amenity lands with riparian corridor.</p> <p><b>F(7): Central Oldtown Watercourse Park</b> - – lands reserved for provision of new local park / playground to serve needs of NWQ.</p> <p><b>F(8): New Caragh Road Centre Park</b> - – lands reserved for provision of new local park / playground to serve needs of NWQ.</p>
H1	Light Industry and Warehousing	<p><b>To provide for light industry, manufacturing and logistics (distribution and warehousing).</b></p> <p><b>Note:</b> Where employment is a high generator of traffic, the location of new employment facilities at an appropriate scale, density, type and location will be encouraged to reduce the demands for vehicular travel</p>
H1*	Light Industry and Warehousing with residual mitigatable flood risk	<p><b>To provide for light industry, manufacturing and logistics (warehousing and distribution) within layouts designed to accommodate minimal 1% AEP flood risk areas within land parcel.</b></p> <p><b>Note:</b> Where employment is a high generator of traffic, the location of new employment facilities at an appropriate scale, density, type and location will be encouraged to reduce the demands for vehicular travel</p>
H5	Offices and Light Industry	<p><b>Provide opportunities for general enterprise and business development compatible with adjacent residential uses, to a modest density of employees reflecting the level of public transport accessibility.</b></p>

		<b>Layouts to be in an urban format addressing the street.</b>
<b>K</b>	<b>Commercial / Residential</b>	<p><b>To provide for commercial and appropriate residential mixed-use developments.</b>          Specific Objectives  <b>K (1):</b> Leinster Mills complex.</p>
<b>N</b>	<b>Neighbourhood Centre</b>	<p><b>To provide for new/existing neighbourhood centres and associated facilities.</b>  <b>Note:</b> neighbourhood centres are intended to serve the immediate needs of local residents and workers and should not compete with similar retail uses within the town centre  <b>N (1):</b> Millenium Park Road Neighbourhood Centre  <b>N (2):</b> Central Neighbourhood Centre  <b>N (3):</b> New Caragh Road Neighbourhood Centre</p>

<b>Q</b>	<b>Enterprise and Employment</b>	<b>To provide for and facilitate the provision of office-based development with a medium-density of employment / job -generating uses, reflecting the level of accessibility to public transport.</b>
<b>U</b>	<b>Utilities/Services</b>	<b>To provide for and improve public utilities.</b>

# Land Use Zoning Matrix

LAND USE	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Light Industry and Warehousing	H5: Offices and Light Industry	K: Residential / Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment
Agricultural Buildings	N	N	N	N	N	N	N	N	N
Allotments	O	O	O	Y	N	N	N	O	N
Amusement Arcade / Casino	N	N	N	N	N	N	N	N	N
Betting Office	N	N	N	N	N	N	N	O	N
Car Park (other than ancillary) / Bus Parking	N	N	N	N	N	N	N	N	N
Cemetery	N	N	N	N	N	N	N	N	N
Childcare Facility	O	Y	Y	N	N	N	Y	Y	N
Cinema	N	N	N	N	N	N	N	N	N
Community facilities and/ or Sports buildings	O	O	Y	O <sup>3</sup>	N	N	O	N	N
Conference / Exhibition Centre	N	N	N	N	N	N	N	N	N
Cultural Uses / Theatre / Library	N	N	Y	N	N	N	O	O	N
Funeral Homes	N	N	N	N	N	N	N	O	N
Garage/ Car Repairs	N	N	N	N	O	O	N	N	N

<sup>3</sup> Only open to consideration on lands zoned 'F (1) and F (2): Open Space' to provide sports grounds where Sports Pavilions may be required. Sports Pavilions may include Sports Halls.

LAND USE	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Light Industry and Warehousing	H5: Offices and Light Industry	K: Residential / Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment
Group / Special Needs Housing	Y	Y	N	N	N	N	O	O	N
Guest House/ Hotel/ Hostel	O	O	N	N	N	N	O	N	N
Heavy Commercial Vehicle Park	N	N	N	N	O	N	N	N	N
Hot food takeaway	N	N	N	N	N	N	O	O	N
Indoor Recreational Facilities <sup>4</sup>	N	N	N	N	N	N	N	O	N
Industry (general)	N	N	N	N	N	N	N	N	N
Industry (light)	O	N	N	N	Y	Y	N	N	N
Medical Consultancy / Health Centre	O	O	N	N	N	N	O	Y	O
Motor Sales	N	N	N	N	O	O	N	N	N
Night-club	N	N	N	N	N	N	N	N	N
Offices	O <sup>5</sup>	O <sup>6</sup>	N	N	O	Y	O	O	Y
Park / Playground	Y	Y	Y	Y	N	N	N	O	N
Place of Worship	O	O	O	N	O	O	O	O	N
Playing Fields	Y	Y	Y	Y	N	N	N	N	N
Pub	N	O	N	N	N	N	O	O	N

<sup>4</sup> This land use relates to play centres such as indoor play/adventure centres, bowling alleys, and trampoline parks.

<sup>5</sup> Proposals of this nature shall be restricted to a gross floor area of 100sqm.

<sup>6</sup> Proposals of this nature shall be restricted to a gross floor area of 100sqm.

LAND USE	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Light Industry and Warehousing	H5: Offices and Light Industry	K: Residential / Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment
Residential unit(s)	Y	Y	O <sup>7</sup>	N	N	N	Y	O <sup>8</sup>	N
Restaurant/ Café	O	O	O <sup>9</sup>	O <sup>10</sup>	O	O	Y	Y	O
Retail Warehousing	N	N	N	N	N	N	N	N	N
School	O	O	Y	N	N	N	N	N	N
Service Station	N	N	N	N	O	N	N	O	N
Shop - Comparison	N	N	N	N	N	N	N	O	N
Shop - Convenience	O <sup>11</sup>	O <sup>12</sup>	N	N	N	N	O	O <sup>13</sup>	N
Specialist Housing for Older Persons <sup>14</sup>	O	Y	N	N	N	N	O	N	N
Stable Yard	N	N	N	N	N	N	N	N	N
Utility Structures	O	O	O	N	O	O	O	O	O
Veterinary Services	O	O	N	N	O	O	O	O	N

<sup>7</sup> Ancillary to health/community use, and/or to meet group/special needs housing.

<sup>8</sup> Residential unit(s) within the Neighbourhood Centre zoning shall be ancillary to an overall neighbourhood centre development (e.g. on upper floors).

<sup>9</sup> Only when ancillary to a community building facility.

<sup>10</sup> Only open for consideration in public parks owned and/or maintained by KCC.

<sup>11</sup> No single unit shall exceed 100sqm. of net retail, unless subject to the sequential approach to retail development in accordance with the Retail Planning Guidelines or any subsequent guidelines

<sup>12</sup> No single unit shall exceed 100sqm. of net retail space, unless subject to the sequential approach to retail development in accordance with the Retail Planning Guidelines or any subsequent guidelines.

<sup>13</sup> See Land Use Strategy for convenience retail floorspace guidance for the three centres. In the two local centres no single unit shall exceed 200sqm of net retail space subject to a maximum number of three units. Where permission is sought for convenience or comparison floorspace in excess of the floorspace guidance the sequential approach to retail development shall apply in accordance with the Retail Planning Guidelines or any subsequent guidelines.

<sup>14</sup> This land use relates to retirement villages, nursing homes, supportive housing, and long-term care facilities.

LAND USE	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Light Industry and Warehousing	H5: Offices and Light Industry	K: Residential / Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment
Warehouse (wholesale) / Logistics / Store / Depot	N	N	N	N	Y	N	N	N	N

## Appendix Three: Naas Local Area Plan 2021-2027 / Northwest Quadrant Policy and Objective

### Policy NWQ 1 – Northwest Quadrant

*It is the policy of the council to ensure that the lands located within the Northwest Quadrant (NWQ) are developed in a sustainable manner and the future development strategy should recognise the strategic location of the lands proximate to the existing town centre and the unique opportunities presented by the unique environmental and landscape features.*

It is an objective of the Council to:

#### Objective NWQ 1.1

Require the preparation of a masterplan (to be developed in conjunction with relevant environmental/flood risk/transport assessments) for the NWQ giving full consideration to the type and intensity of development relative to future transport options and in particular public transport. The masterplan shall be subject to the considerations and specifications outlined in the Urban Development Strategy detailed in Chapter 10, to ensure that the future development of the Northwest Quadrant takes place in a co-ordinated and integrated manner.

(a) No development shall take place on the lands identified within the Northwest Quadrant (zoned Strategic Reserve) until such time as a masterplan is prepared and integrated into the Naas Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended)<sup>62</sup>.

(b) No masterplan shall be completed until the OPW Flood Study has been finalised for the lands in the Northwest Quadrant.

(c) The masterplan shall include (but not be restricted to):

- i. A phasing infrastructure programme including physical, social, transport and economic infrastructure.
- ii. Site-Specific Flood Risk Assessment for the masterplan lands.
- iii. Transport Impact Assessment.
- iv. Water and wastewater network requirements including assessments regarding the capacity of receiving environments.
- v. Associated Environmental Assessments and appropriate climate proofing measures.
- vi. A surface water management plan, to review the storm water network and identify areas for SuDS solutions.