

# Proposed Variation No.5

## *Northwest Quadrant (Naas)*

*to the Kildare County Development Plan 2023-2029  
(as varied)*

5 June 2026



Comhairle Contae Chill Dara  
Kildare County Council



**Kildare County Council,  
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**This document has been prepared by the  
Kildare Land Activation Office , part of  
Kildare County Council's Planning Department**

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# 1.Introduction

Kildare County Council, as Planning Authority, hereby gives notice pursuant to Section 58(7) of the *Planning and Development Act 2024* (as amended), of Proposed Variation No. 5: Northwest Quadrant (Naas) of the *Kildare County Development Plan 2023-2029* (as varied).

## 1.1 Reason for Proposed Variation No. 5

The proposed amendments seek to integrate the *Northwest Quadrant (Naas) Framework Masterplan* into the statutory planning framework to provide a development framework to enable its delivery, as an urban extension of c.290 hectares to Naas of strategic importance that will be one of Naas and County Kildare’s key locations for housing supply. The urban extension will accommodate a new community with supporting infrastructure to meet its needs, as well as employment uses and key enabling infrastructure.

This Variation will include amendments to the *Kildare County Development Plan 2023-2029* (as amended) to facilitate the following updates:

<b>Volume 1: Written Statement</b>	Update to Chapter 2: Core Strategy
<b>Volume 2: Settlement Plans</b>	Update to enable incorporation of Northwest Quadrant (Naas) Written Statement

The Proposed Variation is accompanied by the following supporting documents:

- A *Strategic Environmental Assessment (SEA) Screening Report* in accordance with the SEA Directive (DIR 2001/42/EC) and pursuant to Land Use Planning – Strategic Environmental Assessment Regulations 2025. (S.I. 456/2025).
- An *Appropriate Assessment (AA) Screening Report* in accordance with the requirements of Article 6(3) of the EU Habitats Directive (DIR 92/43/EEC).
- An addendum to the *Strategic Flood Risk Assessment (SFRA) Report* of the *Kildare County Development Plan 2023-2029* (as varied).

The Proposed Variation should be read in conjunction with the above environmental reports.

## 1.2 How to read the Variation

The existing text of Volume 1: Written Statement and Volume 2: Settlement Plans is shown in normal font. Proposed deletions are indicated as ~~red text with strikethrough~~ and proposed insertions are presented in *green italics*.

### 1.3 Content of the Variation

The Proposed Variation is presented to follow the format and layout of the County Development Plan in the following order:

<p><b>Volume 1:</b> <b>Written Statement</b></p>	<p>Update Northwest Quadrant lands boundary in Table 2.8B Map 2.5: Northwest Quadrant in Chapter 2: Core Strategy within</p>
<p><b>Volume 2:</b> <b>Settlement Plans</b></p>	<p>Update to incorporate Key Towns category to enable incorporation of Naas section and Northwest Quadrant (Naas) sub-section into Volume under that section).</p> <p>Insert Northwest Quadrant (Naas) Written Statement and Appendix A (mapped objectives) and supporting documents under Part A: Key Towns / Naas.</p> <p>Supporting documents to the Northwest Quadrant (Naas) Written Statement:</p> <ul style="list-style-type: none"> <li>- Northwest Quadrant (Naas) Framework Masterplan.</li> <li>- Northwest Quadrant (Naas) Character Area Guidance</li> <li>- Northwest Quadrant (Naas) Sustainable Mobility Strategy</li> <li>- Northwest Quadrant (Naas) Surface Water Management Strategy (SWMS).</li> </ul>

Each amendment is preceded by an explanatory table which includes the amendment number, the reason for the amendment and the Plan chapter/section/page number for the amendment. There are 3 no. amendments included in this Variation, numbered 1-3 inclusive.

## 2. Proposed Amendments

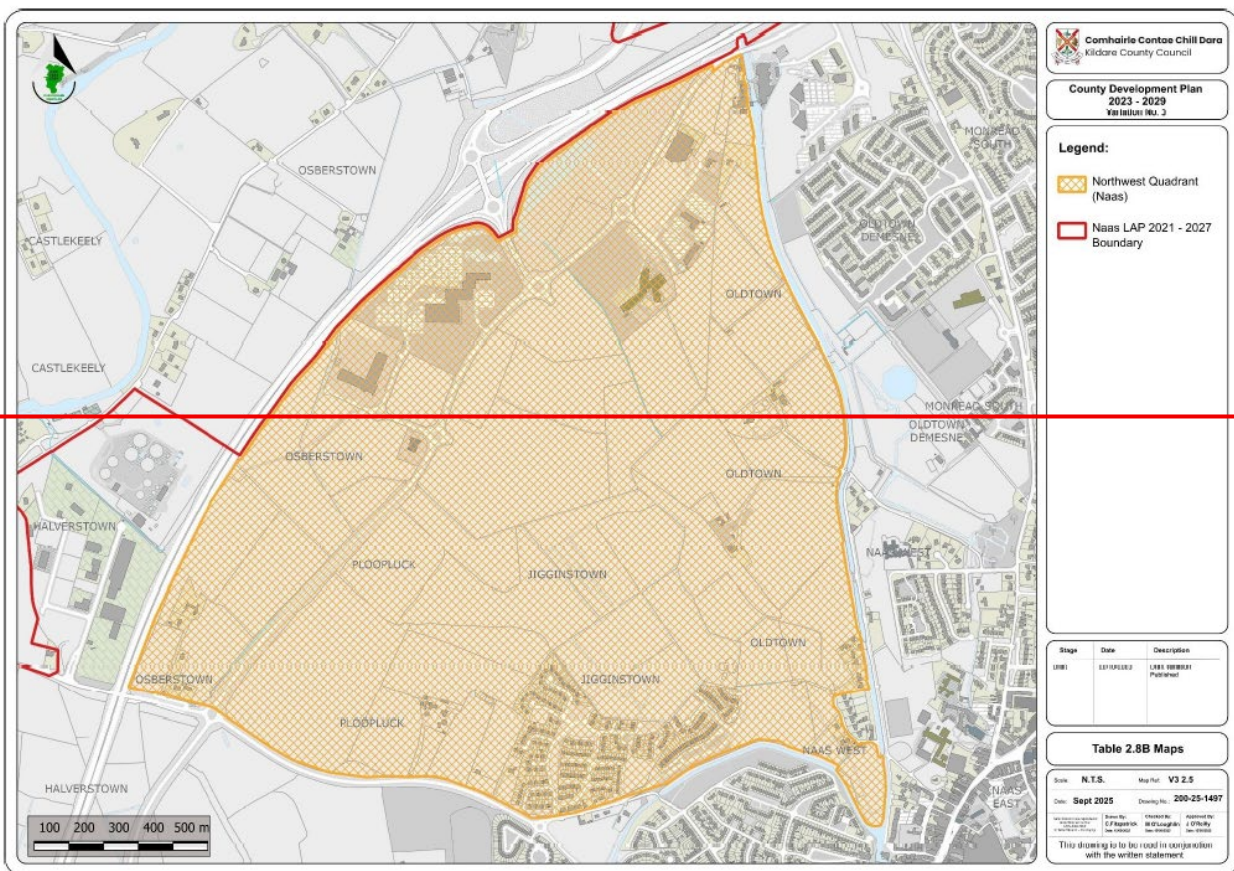
### Volume 1: Written Statement

#### Chapter 2: Core Strategy

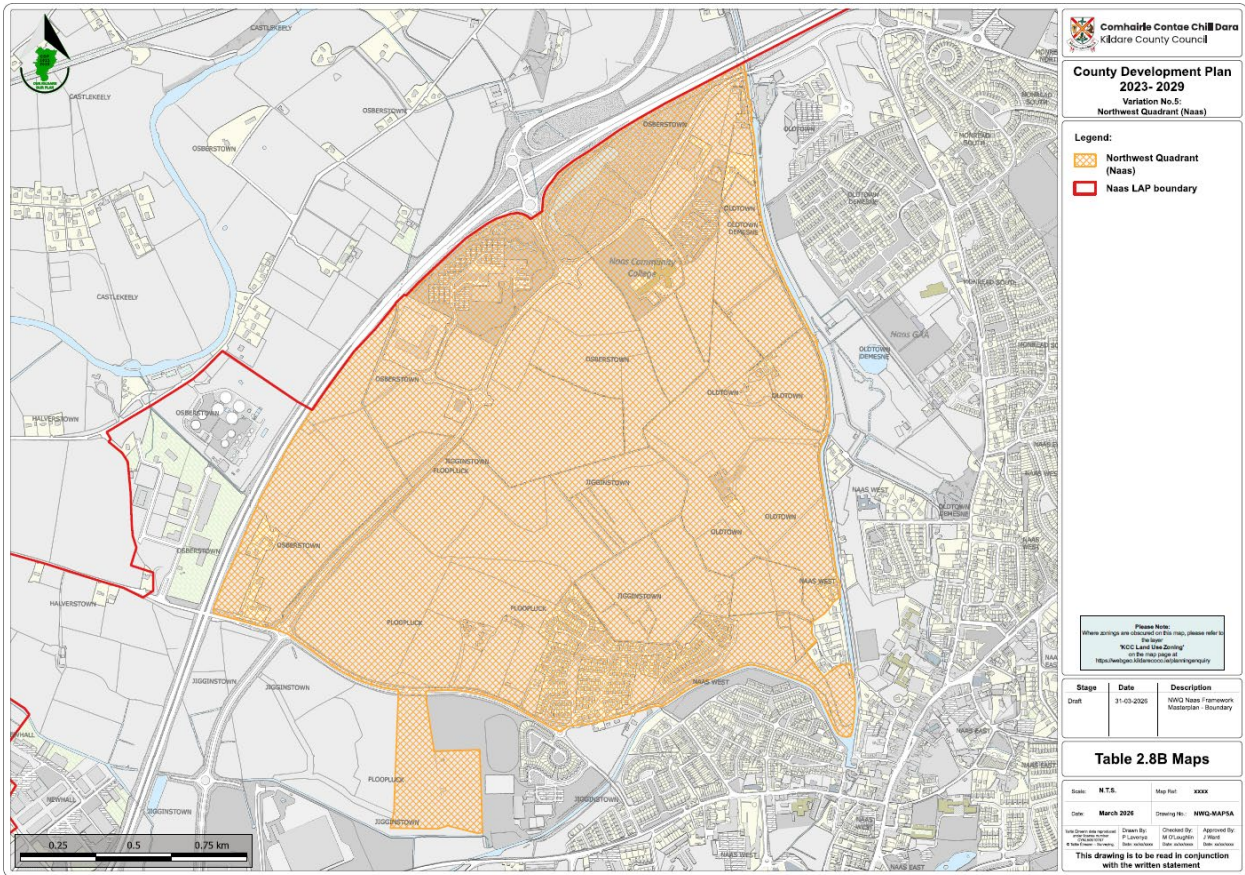
##### 2.1 Proposed Amendment No.1

Update Northwest Quadrant boundary in Chapter 2: Core Strategy.

**Table 2.8B Map 2.5: Northwest Quadrant**



**Replace with the following Table 2.8B Map 2.5: Northwest Quadrant**



## Volume 2: Settlement Plans

### 2.2 Proposed Amendment No.2

Insertion of new sections within Volume 2: Settlement Plans.

~~Part A: Self-Sustaining Growth Towns~~

~~Part B: Self-Sustaining Towns~~

~~Part C: Comprises of Volume 2 (Section 1. to 3.27 (as varied)) including 2A: Kilcul-  
len Settlement Plan.~~

#### **Volume 2 Settlement Plans**

Part A: Self-Sustaining Growth Towns

Part B: Self-Sustaining Towns

Part C: Comprises of Volume 2 (Section 1. to 3.27 (as varied)) including 2A: Kilcul-  
len Settlement Plan.

*Part D: Key Towns*

## Volume 2: Settlement Plans

### 2.3 Proposed Amendment No.3

Insertion of section to enable the *Northwest Quadrant (Naas) Written Statement* to be included in Volume 2 of the County Development Plan under the proposed Key Town Section.

[no relevant text currently]

#### **Volume 2 Settlement Plans**

- **Part D: Key Towns**
  - **D1: Naas**
    - **D1.1 Northwest Quadrant (Naas)**

Insert ***Northwest Quadrant (Naas) Written Statement*** and supporting documents into new Part D: Key Towns / D1 Naas / D1.1 Northwest Quadrant (Naas). Sub-section.

Supporting documents to the Northwest Quadrant (Naas) Written Statement:

- Northwest Quadrant (Naas) Framework Masterplan.
- Northwest Quadrant (Naas) Sustainable Mobility Strategy (SMS)
- Northwest Quadrant (Naas) Surface Water Management Plan (SWMP).
- Northwest Quadrant (Naas) Character Area Guidance