

## KILDARE COUNTY COUNCIL

### Notice of Proposed Variation No. 5: Northwest Quadrant (Naas) of the Kildare County Development Plan 2023-2029 (as varied)

Notice is hereby given pursuant to Section 58(7)(b) of the Planning and Development Act 2024 (as amended), that Kildare County Council proposes a variation of the Kildare County Development Plan 2023–2029 (as varied). The proposed variation will be incorporated into Volume 1: Written Statement and Volume 2: Settlement Plans of the Kildare County Development Plan 2023-2029 (as varied).

#### Reason for the Proposed Variation No. 5: Northwest Quadrant (Naas)

The proposed amendments seek to integrate the Northwest Quadrant (Naas) Framework Masterplan into the statutory planning framework to provide a planning policy and development framework to guide and enable the delivery of the Northwest Quadrant (Naas), an urban extension of c.300 hectares to Naas of strategic importance that will be one of County Kildare's key locations for housing supply, as well as the key housing location for Naas. The urban extension will accommodate a new community with supporting land uses and community infrastructure to meet the needs of its neighbourhood(s), as well as employment uses and key enabling infrastructure. The Northwest Quadrant (Naas) Framework Masterplan aligns with the overarching plan hierarchy which has been set out at national, regional and county level.

#### The Proposed Variation

Proposed Variation No. 5: Northwest Quadrant (Naas) of the Kildare County Development Plan 2023–2029 (as varied) will comprise amendments to Volume 1: Written Statement and Volume 2: Settlement Plans of the Kildare County Development Plan 2023-2029 (as varied) and will be accompanied by the following supporting documents:

- A Northwest Quadrant (Naas) Written Statement.
- A Northwest Quadrant (Naas) Framework Masterplan Report (FMR).
- A Northwest Quadrant (Naas) Character Area Guidance (CAG).
- A Northwest Quadrant (Naas) Sustainable Mobility Strategy (SMS).
- A Northwest Quadrant (Naas) Surface Water Management Plan (SWMP).
- A Strategic Environmental Assessment Screening Report pursuant to the Land Use Planning - Strategic Environmental Assessment (SEA) Regulations 2025.
- A Screening for Appropriate Assessment (AA) Report pursuant to the EU Habitats Directive (92/43/EEC).
- A Strategic Flood Risk Assessment (SFRA) Report, pursuant to Section 28 of the Planning and Development Act 2000 (as amended).

Kildare County Council has undertaken a Strategic Environmental Assessment Screening in accordance with Article 13K of the Planning and Development Regulations 2001 (as amended) which determined the proposed variation is not likely to have significant effects on the environment.

Kildare County Council has undertaken an Appropriate Assessment Screening under Section 177U of the Planning and Development Act 2000 (as amended) which concluded that the proposed variation, individually or in combination with other plans or projects, is not likely to have a significant effect on a European site.

#### Display of the Proposed Variation and Supporting Documents

A copy of Proposed Variation No. 5: Northwest Quadrant (Naas) and supporting documents may be inspected from **Friday 5<sup>th</sup> June 2026 to Friday 3<sup>rd</sup> July 2026** at the following locations:

- Online at: <https://consult.kildarecoco.ie/en/browse>
- Planning Office, Kildare County Council Office, Áras Chill Dara, Naas, County Kildare, W91 X77F during opening times of 9.30am-4.00pm, Monday to Friday.

Please note, the consultation portal <https://consult.kildarecoco.ie/en/browse> will always remain open during the statutory consultation period.

#### How to Make a Submission

Submissions or observations may be made in respect of the proposed variation and accompanying reports before **midday on Friday 3<sup>rd</sup> July 2026** and will be taken into consideration before the making of the variation. Your name and address should be stated in your submission, and where relevant, the body or organisation represented. Children or groups/associations representing the interests of children are welcome to make submissions. Please make your submission in **one** of the following ways **only**:

- Online at: <https://consult.kildarecoco.ie/en/browse> or
- In writing to: Acting Senior Executive Officer, Kildare Land Activation Office, Kildare County Council, Áras Chill Dara, Naas, County Kildare.

**Late submissions, e-mail or faxed submissions will not be accepted.**

Submissions will be published on the Council's Consultation Portal. A report will be prepared on submissions received and will include the names of those who made submissions. This report will be published on our website. Details of your privacy entitlements and obligations under GDPR can be read here: [www.kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/](http://www.kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/)

**DEADLINE FOR SUBMISSIONS: Midday on Friday 3<sup>rd</sup> July 2026.**

Signed:

**Alan Dunney**

**Director of Services - Planning, Enterprise & Economic Development  
Kildare County Council  
5<sup>th</sup> June 2026**