



Proposed Material Alterations to Proposed Variation No.6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied)

4th August 2026



Comhairle Contae Chill Dara
Kildare County Council

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**Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W9 X77F**

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Section 1 Introduction

1.1 Introduction

The Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied), (hereafter referred to as the Draft Plan) was placed on public display from Wednesday 22nd April 2026 to Wednesday 20th May 2026 inclusive. The Chief Executive's Report on Submissions received to the Proposed Variation No. 6 (Sallins Settlement Plan) was submitted to the Elected Members of Kildare County Council for their consideration on Tuesday 16th June 2026.

Having considered the Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied) and the Chief Executive's Report, it was resolved by the Elected Members at a Special Meeting of Kildare County Council held on Monday 27th July 2026 to modify the Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied), and these modifications constitute a material alteration to the Draft Plan.

In accordance with Section 58(13) of the Planning and Development Act 2024 (as amended), the Proposed Material Alterations are hereby published for public consultation for a period of 4 weeks.

1.2 How to read the Proposed Material Alterations

The Proposed Material Alterations are referred to as **Proposed Material Alterations No. 1 – No. 74** in Section 2 and are accompanied by associated maps where relevant, and where appropriate with consequential changes cross-referenced.

Where Proposed Material Alterations affect land use zonings, same have been identified on Land Use Zoning Map (Proposed Material Alterations) which is provided in Appendix 1 of this report. Furthermore, where Proposed Material Alterations propose to replace other maps in Appendix A- Maps of the Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied) these are within Appendix 1 of this report.

The existing text of the Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied) is shown in normal black font. Proposed deletions are shown in ~~red strikethrough~~ text. Proposed additions are shown as *green italic* text.

Note: Should the members of Kildare County Council by resolution make the variation with any of the Proposed Material Alteration (or with a further minor modification) contained in this report into Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied), consequential changes may occur in various sections throughout the Draft Sallins Settlement Plan and Appendix A (Maps) including Volume 1 and Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) as a result.

While every effort has been made to identify and include all consequential amendments in this report, additional consequential changes may arise following the making of the variation.

Section 3 of the Report provides a list of Non-Material Changes that arose as part of the submissions received on the Draft Plan. This section is presented for information purposes only. Furthermore Section 3 also provides a list of typographical errors that will be amended once the proposed variation is made.

1.3 Environmental Assessments

In accordance with Section 58(13)(b) and Section 58(13)(c) of the Planning and Development Act 2024 (as amended), Kildare County Council has determined that a Strategic Environmental Assessment (SEA) is not required and that an Appropriate Assessment (AA) is not required with respect to the proposed material alterations. In this regard, the following documents are published for inspection and public consultation:

- Strategic Environmental Assessment Screening Addendum Report pursuant to the Land Use Planning – Strategic Environmental Assessment (SEA) Regulations 2025.
- A Strategic Environmental Assessment screening determination.
- Appropriate Assessment (AA) Screening Addendum Report pursuant to the EU Habitats Directive (92/43/EEC).
- An Appropriate Assessment screening determination.

1.4 Your Role – Making a Submission

A copy of the Proposed Material Alterations is on display from 4th August until 4 pm on 1st September during normal opening hours at the following locations:

- On the online public consultation portal at:
<https://consult.kildarecoco.ie/en/browse>
- Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, County Kildare W91 X77F.

Written submissions should be clearly marked '**Proposed Material Alterations to the Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied)**' and must be submitted either via:

- The online public consultation portal at
<https://consult.kildarecoco.ie/en/browse>

OR

- In writing to:
 - Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Naas, County Kildare W91 X77F

Please make your submission by **one** medium only, i.e. online or hard copy. Any submission or observation should state your name and where relevant, the body or organisation represented and also the Proposed Material Amendment(s) number(s). E-mail and fax submissions or late submissions will not be accepted.

All submissions with respect to the Proposed Material Alterations to the Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied) and associated documents shall be taken into account by the authority before the Variation of the Development Plan is made and will form part of the statutory Chief Executive's Report to be prepared for the Elected Members.

Only submissions made in respect of the Proposed Material Alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the Proposed Material Alterations) will be taken into consideration before the making of Proposed Variation No. 6 (Sallins Settlement Plan). Submissions in relation to any other aspects of Proposed Variation No. 6 (Sallins Settlement Plan) **cannot be considered** at this stage in the process.

The Proposed Material Alterations Chief Executive's Report will be published on the online public consultation portal: <https://consult.kildarecoco.ie/en/browse>

Details of your privacy entitlements and obligations under GDPR can be read here: [Data Protection - Kildare County Council](#)

1.5 The Next Steps

Following the above public consultation period, a Chief Executive's Report will be prepared on any submission received with respect to the Proposed Material Alterations of the Proposed Variation No. 6 and accompanying SEA and AA documents, and this report will be submitted to the Elected Members of Kildare County Council for their consideration. Members shall consider the modifications and the Chief Executive's Report not later than four weeks from the date of the submission of the report.

In making Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied), the Elected Members shall, by resolution, make the variation as originally proposed by the planning authority, make the variation with the material alterations or refuse to make the variation.

Where the Elected Members decide to make the variation with the Proposed Material Alterations, they may do so subject to any further minor modifications¹ to the alteration that they consider appropriate.

¹ A modification to the material alteration shall be deemed to be minor where it—

- (i) does not substantially or materially alter the material alteration,
- (ii) is not likely to have significant effects on the environment or on any European site, and
- (iii) does not relate to—
 - (I) an increase in the area of land zoned for any purpose, or
 - (II) an addition to or deletion from the record of protected structures.

The Elected Members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' (Oct 2021) prepared under the Local Government Act 2001 (as amended), carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 2 Proposed Material Alterations

The Proposed Material Alterations to Variation No. 6 (Sallins Settlement Plan) are set out hereunder.

Chapter 1 Introduction and Context

No proposed material alterations.

Chapter 2 Compliance with Kildare County Core Strategy

Proposed Material Alteration No. 1

Chapter 2 Compliance with the Kildare County Core Strategy Section 2.3 'Phased Residential Development 2029 and Beyond', amend second paragraph and insert text after the second paragraph, as follows:

The lands over the longer term will create a compact and consolidated sustainable neighbourhood within close proximity to the Naas–Sallins Train Station. The neighbourhood will be supported by high-quality open space provision which will address deficits in Sallins and the surrounding areas. An urban design framework has been prepared for the lands (see Section 10.1.4). ~~Furthermore, Objective GSO 2.3, provides for the phased delivery of the lands for the lifetime of the Plan and beyond.~~ *However, given the strategic importance of these lands (The Willows KDA) and to ensure coordinated delivery of the open space and amenities associated with the KDA it is imperative that piecemeal planning applications are not considered. In order to deliver the overall vision for these strategic lands, one planning application (10-year permission) shall be prepared for the overall site.*

Proposed Material Alteration No. 2

Chapter 2 Compliance with the Kildare County Core Strategy, Table 2.4 Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C1	Link Road KDA	Yes	Tier 1	3.3	118 ¹²	40 5 dph

Proposed Material Alteration No. 3

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3.2 Building Heights, delete the fourth paragraph, as follows:

~~This Plan identifies lands that are zoned and lands zoned MU: Mixed Use that are located south of and adjacent to the Sallins Naas Railway Station as being suitable for the integration of taller buildings that are taller than the prevailing building heights in Sallins, subject to high quality design and cognisance of the receiving environment.~~

Proposed Material Alteration No. 4

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.4 Core Strategy Objectives, amend
Objective CSO 2.3, as follows:

CSO 2.3 Support and facilitate the phased delivery of the Willows Key Development Area during of the lifetime of the Plan and beyond. New residential development *within The Willows* will be required to be phased and delivered in tandem with ~~the~~ social infrastructure provision identified *in the urban design framework for this plan period*, on the lands zoned 'F: Open Space and Amenity'. The phasing of the residential units *and social infrastructure* shall be *agreed in writing through the statutory planning application process for the subject lands.* ~~in accordance with the residential phasing set out under Section 10.1.4 unless otherwise agreed in writing by the planning authority.~~

Chapter 3 Social Infrastructure

Proposed Material Alteration No. 5

Chapter 3 Social Infrastructure, Section 3.3 Social Infrastructure Objectives, insert additional objective as Objective SIO 3.3, as follows:

SIO 3.3 *Support and facilitate the Department of Education and Youth in the provision of school accommodation for children and young people with special educational needs on appropriately zoned land in Sallins.*

NOTE: This will result in a consequential amendment to the existing numbering sequence of the Social Infrastructure Objectives.

Proposed Material Alteration No. 6

Chapter 3 Social Infrastructure, Section 3.3 Social Infrastructure Objectives, amend Objective 3.8, as follows:

SIO 3.8 Actively seek funding from relevant agencies and government sources including the Large-Scale Sports Infrastructure Fund (LSSIF) or other funding sources to secure financial support to develop sports and recreation facilities, *particularly the Sallins Amenity Lands, in Sallins.*

Proposed Material Alteration No. 7

Chapter 3 Social Infrastructure, Section 3.3 Social Infrastructure Objectives, amend Objective 3.10, as follows:

SIO 3.10 Require the delivery of social infrastructure particularly a new Community Centre *(within the Link Road KDA), a Community and Sports Hall Building (within the Sallins Amenity Lands)* in addition to the refurbishment and extension of the existing Sallins Community Centre, through the application of a Special Development Contribution on Key Development Areas (Home Farm House Key Development Area, Link Road Key Development Area, West Link Road Key Development Area) where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision and in tandem with housing delivery.

Proposed Material Alteration No. 8

Chapter 3 Social Infrastructure, Section 3.3 Social Infrastructure Objectives insert additional objective as follows:

SIO 3.X *Support, promote and facilitate the development of cultural, arts and performance spaces in Sallins.*

Proposed Material Alteration No. 9

Chapter 3, Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' insert additional objective as follows:

SIO 3.X *Support the undertaking of a feasibility study to identify and assess suitable lands for the provision of a cemetery in Sallins.*

Proposed Material Alteration No. 10

Chapter 3, Social Infrastructure, Section 3.3 Social Infrastructure Objectives, amend Objective SIO 3.3 as follows:

SIO 3.3 *Liaise with the Kildare County Childcare Committee to support the provision of appropriately located and purpose-built early learning and childcare facilities, to resolve the current capacity issues and to meet the pro-rata childcare needs of housing development during the plan period.*

Proposed Material Alteration No. 11

Chapter 3, Social Infrastructure, Section 3.3 Social Infrastructure Objectives, amend Objective SIO 3.3, as follows:

SIO 3.3 Support the provision of appropriately located and purpose-built early learning and childcare facilities *(including community childcare facilities)* to resolve the current capacity issues and to meet the pro-rata childcare needs of housing development during the plan period.

Proposed Material Alteration No. 12

Chapter 3 Social Infrastructure, Section 3.3 Social Infrastructure Objective, include additional objective as follows:

SIO 3.X *Support the development of sports pitch ancillary facilities, including changing rooms, toilets, storage facilities, parking and associated supporting infrastructure to serve the proposed GAA pitches at the Willows KDA lands in tandem with the delivery of pitches.*

Chapter 4 Town Centre Regeneration and Delivering Place Quality

Proposed Material Alteration No. 13

Chapter 4 Town Centre Regeneration and Delivering Place Quality, Section 4.4 Town Centre Regeneration and Delivering Place Quality Objectives, amend Objective TCO 4.6 as follows:

- TCO 4.6** Support the implementation of a ~~Town~~ *Village* Renewal Masterplan for Sallins, which incorporates a Health Check, and *actively* pursue *coordinate and secure funding sources and investment opportunities from* relevant funding sources on a phased basis over the lifetime of the Plan and beyond.

Chapter 5 Economic Development

Proposed Material Alteration No. 14

Chapter 5 Economic Development, Section 5.2.4 Development of Employment Lands at Bodinstown, amend the second paragraph as follows:

The site has the potential to deliver a significant supply of floorspace to meet identified sectoral growth opportunities, including small / medium scale warehousing, logistics, light industry, and office-based enterprise (*located at the entrance of the site only*).

Proposed Material Alteration No. 15

Chapter 5 Economic Development, Section 5.3 Economic Development Objectives, amend Objective EDO 5.3 as follows:

EDO 5.3 Support and facilitate Waterways Ireland in the continued sensitive restoration, regeneration and provision of facilities along the Canal, *to ensure Sallins develops as a greenway destination town*.

Proposed Material Alteration No. 16

Chapter 5 Economic Development, Section 5.3 Economic Development Objectives, insert additional objective as follows:

EDO 5.X *Encourage and support the development of new or existing tourism activities/facilities in Sallins in particular those relating to the Grand Canal, the Grand Canal Greenway and the River Liffey, supporting high-quality visitor experiences, local enterprise, and active recreation while protecting the area's natural and built heritage.*

Proposed Material Alteration No. 17

Chapter 5 Economic Development, Section 5.3 Economic Development Objectives, amend Objective EDO 5.7, as follows:

EDO 5.7 Co-operate with relevant stakeholders and agencies in promoting tourism and securing tourist-based enterprises, ~~and facilities~~, *and supporting infrastructure, (such as parking and accessible public toilets)* in Sallins.

Proposed Material Alteration No. 18

Chapter 5 Economic Development, Section 5.3 Economic Development Objectives,
insert additional objective as follows:

EDO 5.X *Support tourism initiatives including Fáilte Ireland's 'Ireland's
Ancient East' tourism marketing platform or any public campaign
by Into Kildare which promotes Sallins as a visitor destination.*

Chapter 6 Green and Blue Infrastructure

Proposed Material Alteration No. 19

Chapter 6 Green and Blue Infrastructure, Section 6.5 Green and Blue Infrastructure, amend the second paragraph as follows:

This Plan seeks to protect and enhance the green and blue infrastructure network of Sallins, in order to maximise on the benefits of the multi-functionality that such ecological networks provide. The green and blue infrastructure network is made up of a core area, corridor habitats and stepping stone habitats.²⁹ The River Liffey is a core area *comprising the largest area of natural habitat within the Plan area, which anchors and forms part of the green and blue infrastructure (GBI) network of Sallins. The GBI network includes an interconnected network of corridor habitats and stepping stones, as demonstrated in Map V2B-6.1 Green and Blue Infrastructure. The networks function as important ecological corridors within Sallins that also connects to the broader GBI network in the surrounding countryside. In order to bridge the gaps between the ecological corridors within the settlement area, the Plan identifies linkages between the components of the network, which are identified as 'Green Infrastructure Links to Strengthen the Network' in the Map, in order to strengthen the network and to function as an important ecological network.*

Proposed Material Alteration No. 20

Chapter 6 Green and Blue Infrastructure, Section 6.5.1.5 Hedgerows and Treelines, delete the first paragraph as follows:

~~Beyond the primary corridors, the green infrastructure in Sallins is reinforced by a network of agricultural fields, hedgerows, and residual open spaces, which together form stepping-stone habitats linking the canal, river and surrounding countryside. These features are essential for maintaining ecological permeability and supporting local biodiversity, while also providing opportunities for green buffers, and amenity areas between existing and future developments.~~

Proposed Material Alteration No. 21

Chapter 6 Green and Blue Infrastructure, Section 6.6 Stepping Stone Habitats, amend the section to include the following paragraph before Section 6.6.1, as follows:

Beyond the primary corridors, the green infrastructure in Sallins is reinforced by a network of agricultural fields, hedgerows, and residual open spaces, which together form stepping-stone habitats linking the canal, river and surrounding countryside. These features are essential for maintaining ecological permeability and supporting local biodiversity, while also providing

opportunities for green buffers, and amenity areas between existing and future developments.

Proposed Material Alteration No. 22

Chapter 6 Green and Blue Infrastructure, Section 6.6.1 Osberstown Attenuation Pond, amend the text and Table 6.1, as follows:

Section 6.6.1 Osberstown ~~Attenuation Pond~~

The County Kildare Wetland Survey 2012-2014 identified 231 wetlands for local biodiversity interest in the county, 125 are rated A (International), B (National), C+ (County) and C (Local) importance. The list includes one wetland site in Sallins, ~~the~~ Osberstown ~~Attenuation Pond~~ (KWS Site Code ~~1778~~), which is located on lands zoned 'F: Open Space and Amenity' located immediately south of the Sallins Link Road in an area that is located between the River Liffey floodplain and the Grand Canal, as illustrated on Map V2B-6.1 (Green and Blue Infrastructure). The Survey ranks the wetland as follows:

Table 6.1: Ranking of ~~the~~ Osberstown ~~Attenuation Pond~~ *Wetland* in the County Kildare Wetland Survey 2012-2014

KWS Site Code	Site Name	Ranking
1778	Osberstown Attenuation Pond	CE High <i>Low</i> Value, locally important
This site is ranked as a high value, locally important wetland site that has a high degree of naturalness and high biodiversity and is home to wild bird species that include swans that are protected under the Wildlife Act 1976-2018. This site will support a wider range of plant and animal species within the wetland ecosystem and will improve ecological connectivity with the River Liffey to the west and the Grand Canal to the south of the site.		

Chapter 6 Green and Blue Infrastructure, Section Section 6.6.1 Osberstown Attenuation Pond, insert the following additional sentence before the final sentence in the section, as follows:

The Osberstown Wetland is recorded under Table 12.6 County Kildare Wetlands Survey Sites of Section 12.11 of the Kildare County Development Plan 2023-2029 (as varied).

Proposed Material Alteration No. 23

Chapter 6 Green and Blue Infrastructure, Section 6.8 Natural Heritage and Biodiversity Objectives, insert new objectives, as follows:

GBIO 6.3 *Recognise, protect and enhance the role of the River Liffey, the Grand Canal, the Dry Canal and the railway line corridors as key ecological routes through the Plan area to support biodiversity and to improve the mobility of species.*

GBIO 6.4 *Ensure that new development proposals adjoining the Grand Canal in the town centre provide an appropriate design response including a setback subject to site-specific assessment and consultation with Waterways Ireland, to protect the operational, heritage, ecological and recreational functions of the canal corridor, maintain access for Waterways Ireland, safeguard the amenity of the towpath, and facilitate the enhancement of the canal-side public realm.*

Chapter 7 Built Heritage and Archaeology

No proposed material alterations.

Chapter 8 Movement and Active Travel

Proposed Material Alteration No. 24

Chapter 8 Movement and Active Travel, Section 8.3 Movement and Active Travel Measures, insert additional text at the end of the third paragraph, as follows:

In line with best practice, where possible pedestrian paths and cycle lanes should be segregated as per the principles of the Design Manual for Urban Roads and Streets (DMURS). Several active travel measures are illustrated both within and beyond the Plan boundary, measures shown outside the boundary are included for context and informational purposes only. The exact route and type of infrastructure will need to be determined by future study and detailed design, *including demonstration of compliance with the requirements of Transport Infrastructure Ireland (TII) Publications where interactions with the national road network occur.*

Proposed Material Alteration No. 25

Chapter 8 Movement and Active Travel, Section 8.3 Movement and Active Travel Measures, Table 8.2 Movement and Active Travel Measures, insert additional text under PT 3, PT 4, PT 5 and PT 7, as follows:

Public Transport		
PT 3 ³⁷	Local Bus Route Central Spine Bus Route – Indicative Route <i>(subject to the outcome of a feasibility study and funding)</i>	Short Term (1-2 Years)
PT 4	Local Bus Route Western Spine Bus Route – Indicative Route <i>(subject to the outcome of a feasibility study and funding)</i>	Long Term (6-10 Years)
PT 5	Local Bus Route Eastern Spine Bus Route – Indicative Route <i>(subject to the outcome of a feasibility study and funding)</i>	Short Term (1-2 Years)

Proposed Material Alteration No. 26

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, amend Objective MATO 8.1, as follows:

- MATO 8.1** Support and promote the use of sustainable transport modes in Sallins through the implementation of the measures detailed in Table 8.2 and illustrated on Map V2B-8.1 (Transportation Measures) in conjunction with the relevant stakeholders such as the National Transport Authority (NTA), Transport Infrastructure Ireland (TII) and Irish Rail and by actively seeking funding for the measures from relevant agencies and government sources. The indicative measures will form the basis for individual projects, which will be subject to a detailed design process, including environmental and/or ecological assessment, where applicable. All measures shall incorporate nature-based solutions to surface water management. Projects comprising of measures impacting the national road network shall have regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) ~~(or any successor of same)~~ and *demonstrate compliance with Transport Infrastructure Ireland (TII) Publications* requirements, where relevant.

Proposed Material Alteration No. 27

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, amend Objective MATO 8.9, as follows:

- MATO 8.9** Investigate the feasibility of providing an active travel link (walking and cycling) *to be designed in accordance with DMURS and in compliance with Transport Infrastructure Ireland (TII) Publications, as appropriate* between Sallins and Kerdiffstown Park through The Willows Key Development Area as outlined in Section 10.1.4.

Proposed Material Alteration No. 28

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, insert new objective as follows:

- MATO 8.X** *Facilitate the reallocation of road space in the town centre, pending the reclassification of the R704 Sallins Road as a local road.*

Proposed Material Alteration No. 29

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, insert new objective as follows:

MATO 8.X *Investigate the feasibility of implementing Heavy Goods Vehicles (HGV) restrictions, following the re-classification of the R704 Sallins Road to a local road.*

Proposed Material Alteration No. 30

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, insert new objective as follows:

MATO 8.X *Investigate the feasibility of the implementation of School Safe Zones in line with the National Transport Authority's Safe Routes to School Programme.*

Proposed Material Alteration No. 31

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, insert additional objective as follows:

MATO X.X *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) and the delivery of electrified rail service in Sallins.*

Proposed Material Alteration No. 32

Chapter 8, Section 8.4 Movement and Active Travel Objectives, include additional objective, as follows:

MATO X.X *Require the submission of a Traffic and Transport Assessment (TTA), prepared by a suitably qualified professional, with planning applications for developments that are likely to generate significant traffic movements or impact the surrounding transport network.*

Proposed Material Alteration No. 33

Chapter 8, Section 8.4 Movement and Active Travel Objectives, include additional objective, as follows:

MATO X.X *Investigate the feasibility of the provision of an extension to the proposed Grand Canal Greenway (Measure P16) from Sallins Pier / Wharf along Mill Harbour to the R407 Sallins Road.*

Chapter 9 Infrastructure and Environmental Services

Proposed Material Alteration No. 34

Chapter 9 Infrastructure and Environmental Services, Section 9.2 Infrastructure and Environmental Services in Sallins, Table 9.1 Infrastructure and Environmental Services in Sallins, insert additional text under the second paragraph of the table relating to Water Supply, as follows:

Water Supply
The water supply in Sallins comes from the Greater Dublin Area (GDA) Water Resource Zone. According to Uisce Éireann's 10-Year Water Supply Capacity Register (published June 2023 April 2026) there is potential capacity available in Sallins to meet targeted population growth to 2034⁵ but an improvement to the Level of Service (LoS) will be required. <i>It is important to note; the register is only an indication of available capacity at the date of issue and is subject to change and is published annually on the Uisce Éireann website.</i>

Proposed Material Alteration No. 35

Chapter 9 Infrastructure and Environmental Services, Section 9.2 Infrastructure and Environmental Services in Sallins, Table 9.1, *Site Specific Flood Risk Assessment*, insert additional paragraph at the end of the text as follows:

Sites shown to be affected by climate change flood extents on Map V2B-9.3 Flood Risk – Climate Change Mid-Range Future Scenario and Map V2B-9.4 Flood Risk – Climate Change High-End Future Scenario should be subject to a Stage 3 site-specific Flood Risk Assessment at Development Management stage to assess the potential impact of climate change flood extents on the proposed development and ensure no increase in flood risk elsewhere. Mitigation may include appropriate setting of finished floor levels / finished grounds levels including freeboard in accordance with Development Management guidance as set out in the Kildare County Development Plan (CDP) SFRA (Objective IEO 9.7, refers). In line with current industry standard, the Kildare CDP SFRA sets out that the Mid-Range Future Scenario (MRFS) represents a 'likely' future scenario, so MRFS projections are to be used as the basis for climate change assessment with consideration given to the High-End Future Scenario where appropriate.

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, amend Objective IEO 9.7 as follows:

- IEO 9.7** (a) Ensure all development proposals are the subject of a Site-Specific Flood Risk Assessment appropriate to the nature and scale of the development proposed, in accordance with the provisions of The Planning System and Flood Risk Management – Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).

(b) Ensure all developments on lands affected by climate change flood extents on Map V2B-9.3 Flood Risk – Climate Change Mid-Range Future Scenario and Map V2B-9.4 Flood Risk – Climate Change High-End Future Scenario are subject to a Stage 3 Site-Specific Flood Risk Assessment at development management stage.

Proposed Material Alteration No. 36

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, amend Objective IEO 9.1 as follows:

IEO 9.1 Work in conjunction with ESB ~~Ireland~~ *Networks* to prioritise and facilitate the provision of adequate electricity in a manner that will support the demand of existing and future population growth in Sallins.

Proposed Material Alteration No. 37

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert new objective as follows:

IEO 9.8 *Require that residential schemes in close proximity to heavily trafficked roads such as the M7 Motorway or the rail line are designed and constructed to minimise adverse impacts in particular noise disturbance. A suitably qualified acoustic specialist shall be engaged in the development design process, paying particular attention to the Kildare Noise Action Plan 2019-2023 (or any subsequent plan), Chapter 3 of the Spatial Planning and National Road Guidelines for Planning Authorities (DoECLG, 2012), the EPA 'Environment and Wellbeing' Maps as outlined under Figure 9.1 Noise Mapping (Rail and Road). An Acoustic Design Statement, including proposals for post-construction noise monitoring, clearly demonstrating that significant adverse noise impacts will be avoided shall be submitted with development applications.*

Proposed Material Alteration No. 38

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert new objective as follows:

IEO 9.X *Consult with ESB Networks and Uisce Éireann prior to the implementation of any significant Public Realm Works or Movement and Active Travel Measures in Sallins to avoid and/or mitigate impacts on existing or planned electricity, water or wastewater infrastructure.*

Chapter 10 Implementation

Proposed Material Alteration No. 39

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, insert footnote as follows:

The Plan contains urban design frameworks^x for four specific Key Development Areas (KDAs) and the Bodenstown Employment Area within Sallins.

Footnote: *The Urban Design Frameworks should be seen as an overarching guide to assist key stakeholders in the development management process and must be read in conjunction with the accompanying Design Brief. Flexibility may be applied during the preplanning and statutory planning application process (LRD or standard application) subject to evidence-based justification and high quality design.*

Proposed Material Alteration No. 40

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA, Built Form and Urban Structure, amend text under the fifth paragraph, as follows:

The development will include key community facilities, a nursing home / *care facility* and community centre on the lands zoned 'E: Community and Education'. ~~The facilities will serve both the new residential development and existing neighbourhoods on the northern side of the town.~~

Proposed Material Alteration No. 41

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA, amend the text under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, as follows:

The natural features of the site such as existing ~~community gardens~~, water bodies, ~~existing~~ vegetation which includes hedgerows, treelines and mature trees should be retained, enhanced and integrated *into any design scheme as far as practicable* to protect biodiversity and ecological networks within the KDA. *The community gardens (Salley Gardens) shall be retained and incorporated into the overall design as far as practicable.*

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA, amend a section of Figure 10.2: Link Road KDA with revised urban design framework increasing the size of the community gardens, from this:



To this:



Proposed Material Alteration No. 42

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.4 The Willows KDA, amend text as follows:

Built Form and Urban Structure

The structure of the urban form should be designed around the existing green and blue infrastructure delivered through a coherent network of open spaces incorporating a wide range of amenities and facilities. These may include a sports club, ~~basketball courts~~, ~~sports~~ GAA pitches, ~~padel and tennis courts~~, ~~open recreation areas~~, playgrounds, ~~dog park~~, ~~community gardens~~, ~~cricket pitch~~, ~~athletics running track~~, ~~BMX racetrack~~, ~~outdoor amphitheatre~~, ~~fishing~~ ponds and raingardens.

Connectivity and Movement

The proposal should make provision for future connections to adjoining lands to the southern and eastern boundaries of the site to facilitate potential future development and prevent ~~land-locking~~ ~~landlocking~~.

Streets, active travel links and public spaces should be overlooked by proposed buildings, with particular emphasis on active corners incorporating street facing openings to enhance passive surveillance and improve community safety. *Design*

should also take cognisance of the proximity of the M7 Motorway to the southern boundary of The Willows having regard to Objective IEO 9.8.

Green and Blue Infrastructure, Open Space and Surface Water Drainage

The landscaping plan should enhance local biodiversity through increased native tree planting and pollinator-friendly vegetation in accordance with Objectives BI O3 of Volume 1 of the CDP.

Public Open Space on lands zoned 'F: Open Space and Amenity' forming an integrated part of this KDA residential development may contribute towards the 15% site area public open space provision as provided under Section 15.6.6 of the Development Plan, subject to it providing well located, usable, high quality open space.

Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Sallins Surface Water Management Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objective IEO 9.5 and Objective IEO 9.6.

Proposed Material Alteration No. 43

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.4 The Willows KDA, amend text as follows:

Boundaries and Entrance Treatments

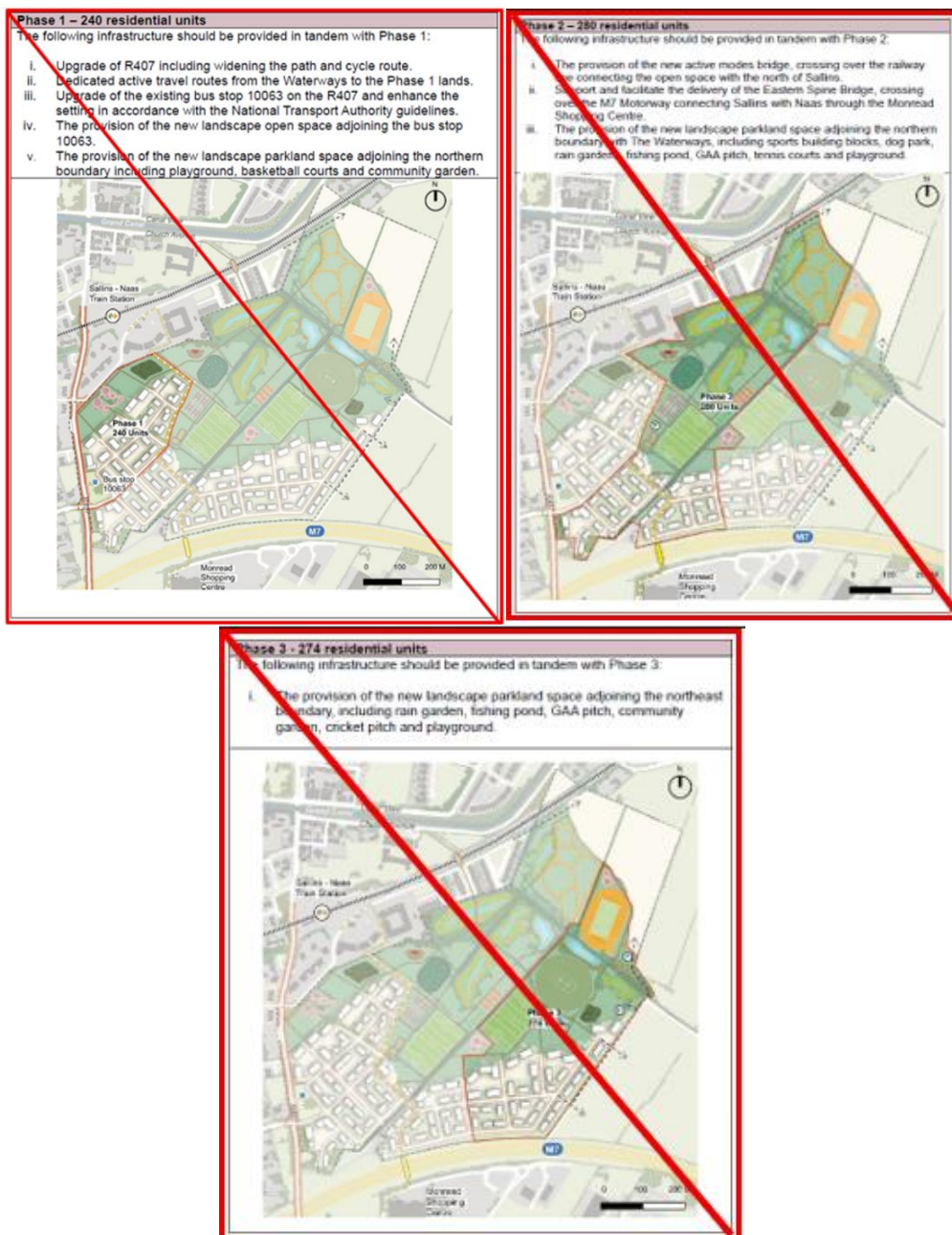
The development ~~should incorporate~~ *shall provide* a vegetated berm *with a densely landscaped buffer area of a minimum 35 metres* along the southern boundary to mitigate noise, *light* and air quality impacts associated with the M7 Motorway, while contributing positively to the landscape structure. *Regard should be had to Objective IEO 9.8, which may result in the requirement to increase/amend the buffer area to ensure no adverse impact on residents. The vegetated berm shall be designed having regard to compliance with the requirements of Transport Infrastructure Ireland (TII) and relevant TII Publications. Mitigation measures shall be the sole responsibility of the developer.*

Proposed Material Alteration No. 44

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.4 Phasing Strategy, remove the section of the draft Plan that relates to the Phasing Strategy including Table 10.1 as follows:

Phasing Strategy

~~Development of The Willows Key Development Area shall be delivered on a phased basis to ensure the residential units are delivered in tandem with commensurate social infrastructure over the lifetime of the Plan and beyond. The following Table outlines the infrastructure to be provided across the three phases of residential development.~~



Proposed Material Alteration No. 45

Chapter 10, Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.5 Bodenstown Employment Area, amend the last line of the second paragraph as follows:

In doing so, it has the potential to reinforce and further develop the emerging Sallins–Naas–Newbridge economic cluster through a mix of small/medium scale warehousing/logistics and office solutions (*located at the entrance of the site and fronting onto the Sallins Bypass roundabout only*).

Proposed Material Alteration No. 46

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.5 Bodenstown Employment Area, amend the text of the last two bullet points under Urban Design Principles as follows:

- The *height and massing of the proposed built form* ~~proposal~~ should not have a negative impact on residential properties located adjacent to the south and southwest boundary of the site.
- A landscape *berm located within a* buffer *area of minimum 20 metres* should be provided between existing adjoining residential areas to the west and south and new development. *However*, the *final extent and* scale of the landscape buffer *should be determined* ~~would be~~ based on the height and massing of the proposed build form.

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.5 Bodenstown Employment Area, amend the text under Green Infrastructure, Landscaping and Surface Water Drainage, as follows:

- The proposed development should seek to incorporate appropriate urban tree planting along internal streets *and landscaped berm*, to define the street layout and provide visual separation between industrial units *and adjoining properties*, while also contributing to an overall increase in urban tree canopy coverage in accordance with Action BI A29 of the CDP.

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.5 Bodenstown Employment Area, remove Figure 10.5: Bodenstown Employment Area, and replace with revised urban design framework as follows:

Note: In the event that PMA No. 73 is accepted it will result in consequential changes to the Bodenstown Employment Area across the plan.

Figure.5.1: Bodenstown Employment Area



Replace Figure 10.5: Bodenstown Employment Area with:



Proposed Material Alteration No. 47

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, include additional text in Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, as follows:

Sallins Amenity Lands		
Required Infrastructure	Delivery Schedule	Funding Source
Sallins Amenity Lands Phase 1 Southern Section of Land (16.8 ha) consisting of: - main entrance from the Sallins link road and car parking, - Secondary pedestrian and cycle entrances from the canal towpath, - Creation of a path network within the site, - One natural grass GAA sized pitch - One natural grass soccer sized pitch - Three grass training pitches - Construction of Wetland area - Seating - Landscaping Phases 2 Southern Section of Land (16.8ha) consisting of: - Playground, - Community Allotments, - Completion of 2 additional multi use grass pitches - All Weather Pitch - Tennis, basketball and skate park facilities,	2022: Part 8 approved 2024: Application to Large Scale Sporting Infrastructure (LSSIF) 2025: LSSIF awarded by Department of Culture, Communication and Sport (DCCS) June 2026: Confirmation received from DCCS that project received Gateway 1 approval, allowing project to be tendered. Preparation of tender: 12 weeks. Q2, 2027: On-site commencement, estimated construction period 18 months subject to approval of Gateway 3 by DCCS consisting of submission of tender outcome and final business case.	Local Infrastructure Housing Activation Fund (LIHAF) KCC- Phase 1 €3.76 million, DCCS- Large Scale Sporting Infrastructure Fund- €3 million

- <i>Boardwalk at wetland</i> - <i>Restoration of the old stone farm buildings.</i> <i>Northern Section of Land (2.2ha) consisting of:</i> - <i>Entrance off the Sallins Link Road with associated overflow car parking area,</i> - <i>Path network,</i> - <i>Enhancement of the existing attenuation area,</i> - <i>Enlargement of the existing wetland area,</i> - <i>Platform area with access for canoes to the River Liffey.</i>		
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Proposed Material Alteration No. 48

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, amend West Link Road Key Development Area (KDA) – C (3) as follows:

West Link Road Key Development Area (KDA) – C (3)		
Required Infrastructure	Delivery Schedule	Funding Source
Wastewater		
<i>Existing sewer lines in the north of the site.</i> Wayleave and/or build over agreement required.	In tandem with new development.	Developer

Proposed Material Alteration No. 49

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, Table 10.2: Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5), insert additional text, as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	Delivery Schedule	Funding Source
Movement and Active Travel		
Appropriate access junction, associated pedestrian crossing facilities, and other standard access-related works. Requirement to provide upgraded active travel facilities along the site frontage. Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways. Support the development of a sustainable travel mode bridge over the M7 Motorway, to link Sallins with Naas, in conjunction with all relevant stakeholders <i>and in compliance with TII Publications.</i>	In tandem with development.	Developer/KCC
Surface Water Drainage		
There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS) flood extent maps. Development would have to cross other land holdings to find outfall for surface water/outfall onto road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests. <i>No connection to national road network drainage infrastructure is permitted.</i>		

Proposed Material Alteration No. 50

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	Delivery Schedule	Funding Source
Movement and Active Travel		
Appropriate access junction, associated pedestrian crossing facilities, and other standard access-related works. Requirement to provide upgraded active travel facilities along the site frontage <i>and a new landscaped open space adjoining the bus stop 10063.</i> <i>The provision of local access across ‘F: Open Space and Amenity’ zoned will be permissible subject to agreement as part of a planning application process.</i> Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways <i>(within the subject lands only).</i> Support the development of a sustainable travel mode bridge over the M7 Motorway <i>(within the subject lands only)</i>, to link Sallins with Naas, in conjunction with all relevant stakeholders.	In tandem with development.	Developer/KCC
Social Infrastructure		
Provision of crèche facilities. Provision of sports buildings <i>a range of community/ sports facilities.</i>	Crèche facility - Provision of one facility providing for a minimum of 20 childcare places per 75 dwellings. In tandem with development of sports facilities on public open space.	Developer / Sporting organisations / State / Semi-State
Surface Water Drainage		
There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End		

Future Scenario (HEFS) flood extent maps (<i>Objective IEO 9.7 refers</i>). Development would have to cross other land holdings to find outfall for surface water/outfall onto road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.		
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Proposed Material Alteration No. 51

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5), amend as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	Delivery Schedule	Funding Source
Wastewater		
<i>Full build out (including the cumulative effect of other sites) could impact downstream wastewater rising main and pumping station – early engagement with Uisce Éireann is advised.</i> Network extension and/or may require a pumping station. Gradients need to be verified, may be possible to go by gravity to pumping station.	In tandem with development.	Developer

Proposed Material Alteration No. 52

Chapter 10 Implementation, Section 10.3 Land Use Zoning Objectives, Table 10.5 Land Use Zoning Matrix, amend 'offices' under 'H: Industry and Warehousing' from 'Permitted in Principle' to 'Open to Consideration' and include a footnote, as follows:

LAND USE	A: Town Centre	B: Existing Residential / Infill	C: New Residential	E: Community and Education ²	F: Open Space and Amenity	H: Industry and Warehousing	I: Agriculture	MU: Mixed Use	R: Commercial and Retail	U: Transport and Utilities
Offices	Y	O ⁵⁰	O ⁵¹	N	N	Y O ^X	N	Y	Y	N

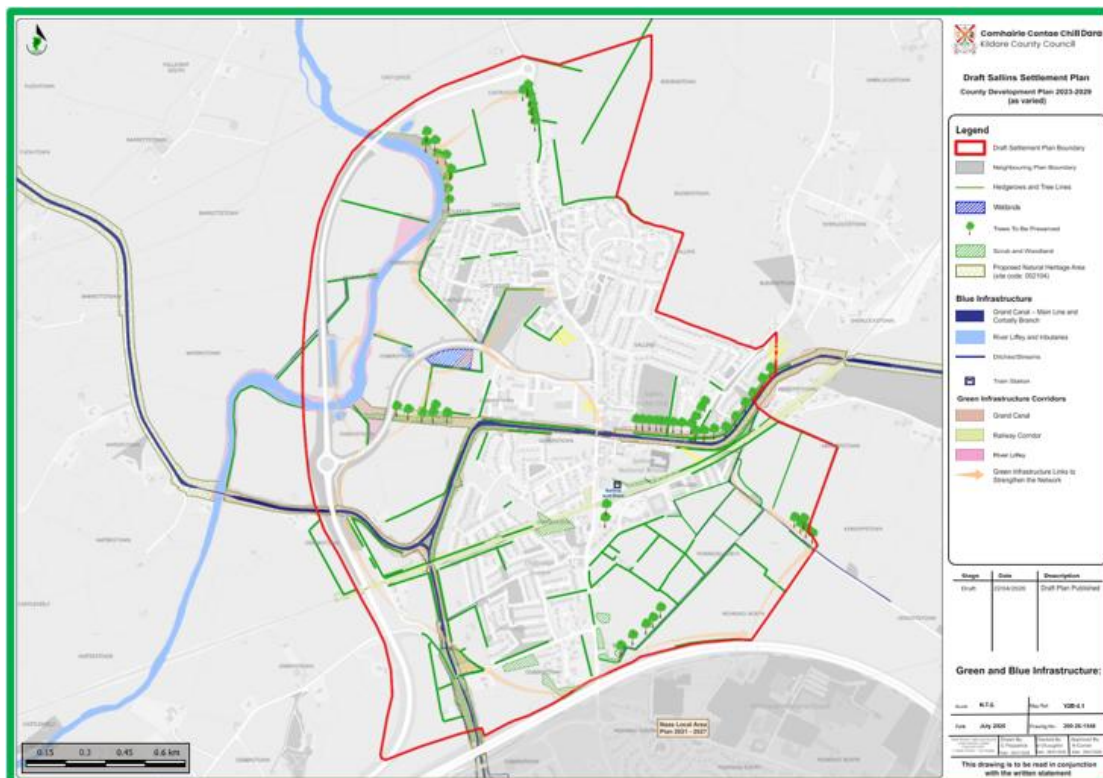
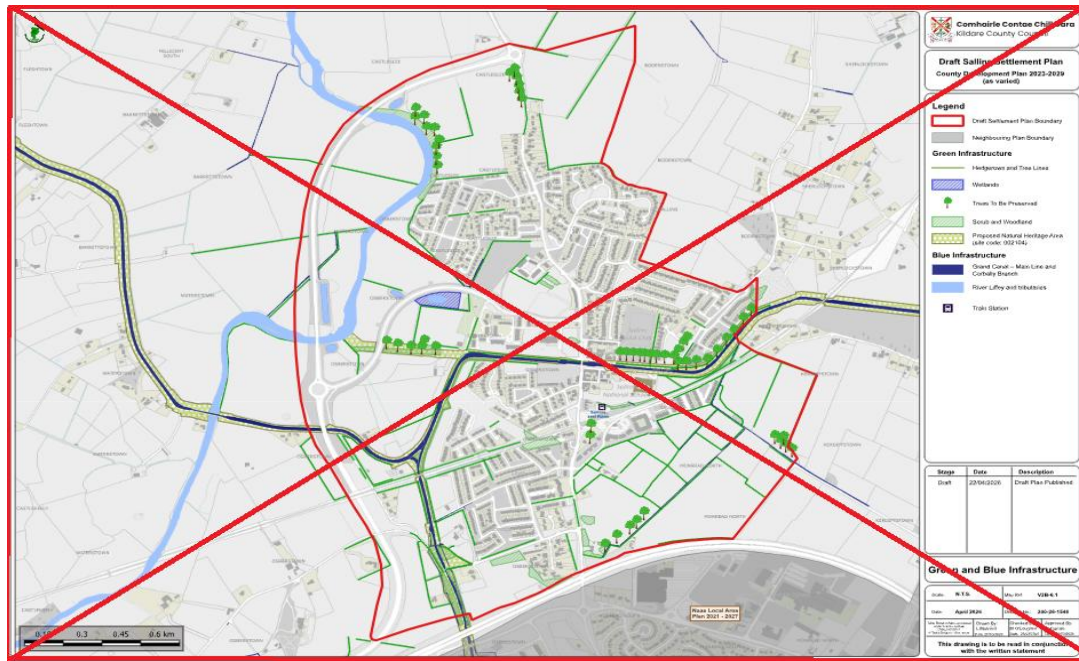
Footnote: *Office development will only be considered at the entrance to the subject lands fronting onto the roundabout. Large scale office development will not be favourably considered at the Bodenstown Employment Area.*

² Refer to the land-use zoning site-specific objectives for 'E: Community and Education' outlined in Section 10.

Appendix A Maps

Proposed Material Alteration No. 53

Appendix A – Maps, Map Ref: V2B-6.1 Green and Blue Infrastructure, replace existing map with the revised map which updates the legend and mapping to align with the amendment made to Section 6.5 Green and Blue Infrastructure in the Draft Plan, as follows:



Proposed Material Alteration No. 54

Appendix A- Maps, Map V2B-6.1 Green and Blue Infrastructure, remove the 'scrub and woodland' outlined in yellow, as follows:



Proposed Material Alteration No. 55

Appendix A - Maps, Map V2B - 6.1 - Green and Blue Infrastructure, amend map to identify remove the area identified as 'Scrub and Woodland' (outlined in yellow) as follows:



Proposed Material Alteration No. 56

Appendix A – Maps, Map V2B-6.1 Green and Blue Infrastructure, amend map to remove the area identified as Scrub and Woodland (outlined in yellow) as follows:



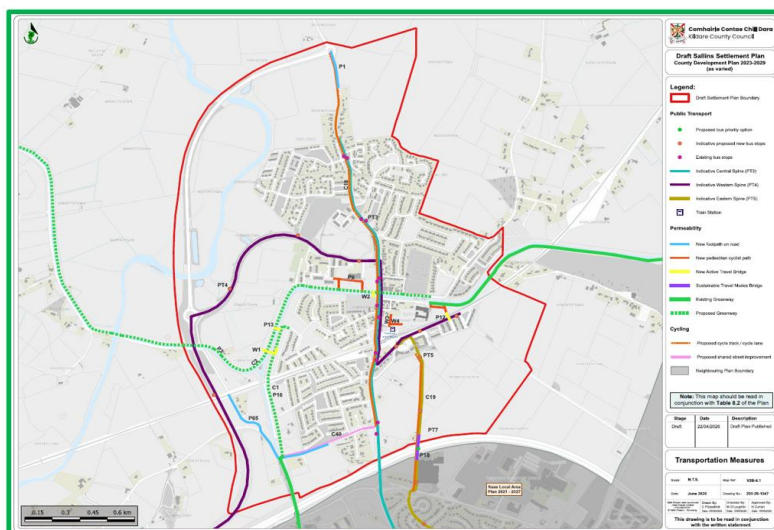
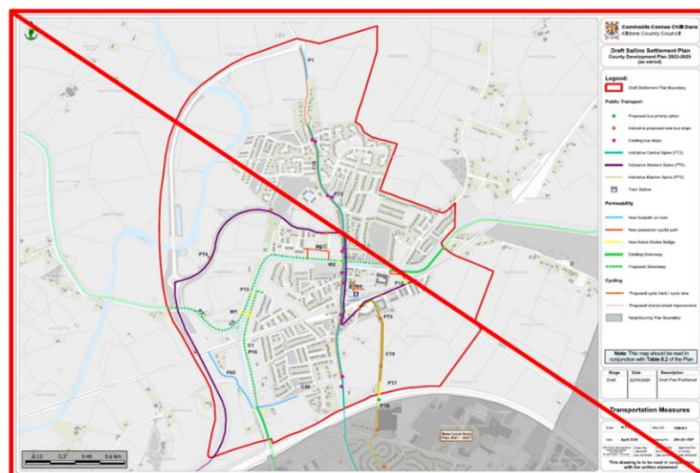
Proposed Material Alteration No. 57

Appendix A – Maps, Map 2VB-6.1 Green and Blue Infrastructure, amend the map to remove the hedgerow that passes through the subject diagonally and splits the site in two, as outlined in yellow in the image below:



Proposed Material Alteration No. 58

Appendix A – Maps, Map V2B-8.1 Transportation Measures, replace existing map with the following which updates the legend and mapping to align with Table 8.2 in the Draft Plan, as follows:



Appendix A - Maps, Map V2B-10.1 Land Use Zoning

Proposed Material Alteration No. 59

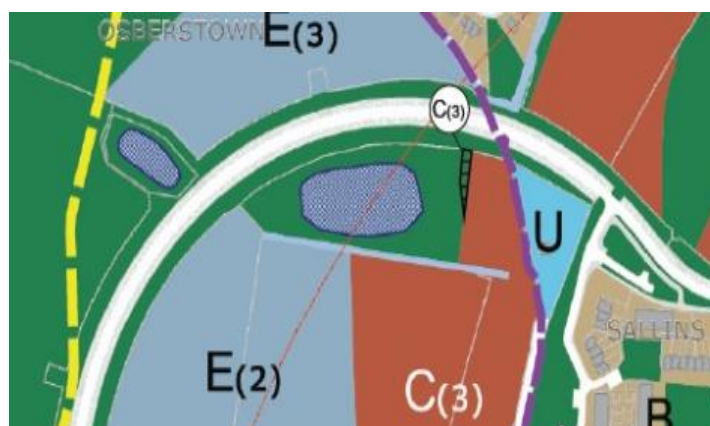
Appendix A – Maps, Map V2B-10.1 Land Use Zoning, remove 19.01 ha of land zoned 'I' – Agriculture (shown in black hatching below) from the Sallins Settlement Plan and amend the red line boundary of the Plan accordingly.

NOTE: This will result in a consequential change across all maps (V2B-6.1 to V2B-10.2 inclusive).



Proposed Material Alteration No. 60

Appendix A – Maps, Map V2B-10.1 Land Use Zoning, amend 0.04 hectares of land zoned 'F: Open Space and Amenity' to 'C: New Residential', (hatched in black) as follows:



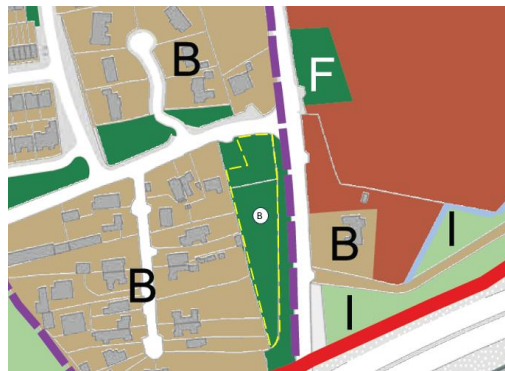
Proposed Material Alteration No. 61

Appendix A - Maps, Map V2B-10.1 Land Use Zoning, amend circa 0.04 hectares of land zoned 'F: Open Space and Amenity' to 'U: Transport and Utilities' (identified in yellow dashed line) as follows:



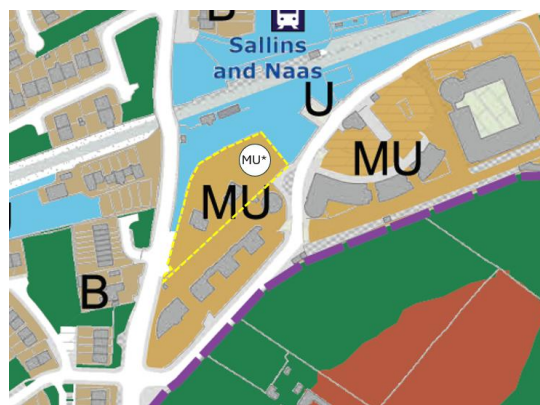
Proposed Material Alteration No. 62

Appendix A - Maps, Map V2B-10.1 Land Use Zoning, amend circa 0.38 hectares of land zoned 'F: Open Space and Amenity' to 'B: Existing Residential / Infill' (outlined in yellow dashed line) as follows:



Proposed Material Alteration No. 63

Appendix A - Maps, Map V2B-10.1 Land Use Zoning, amend circa 0.4 hectares of land zoned 'MU: Mixed Use' to 'MU*: Mixed Use' (identified in yellow dashed line) as follows:



Chapter 8 Movement and Active Travel, Section 8.4, Movement and Active Travel Objectives, amend objective MATO 8.8 as follows:

MATO 8.8 Ensure that the vehicular access for any future development of the 'MU*: Mixed Use' lands immediately south of the train station are accessed from The Waterways development.

Chapter 10 Implementation, Section 10.3 Land Use Zoning Objectives, Table 10.3 Land Use Zoning Objectives, insert additional text under 'MU: Mixed Use, as follows:

Site Specific Objective

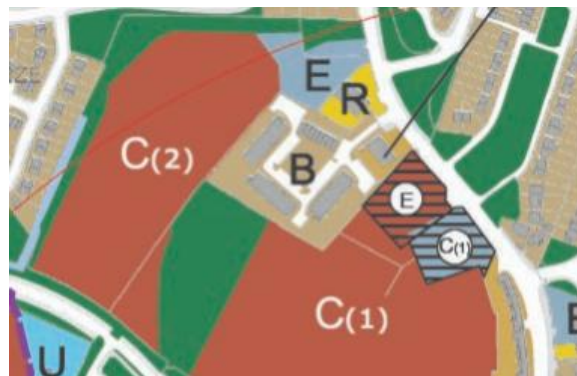
MU - Development of the lands south of the train station zoned MU* shall:*

- Comprise a high-quality urban design proposal / framework plan, which is designed for its context, and includes structures/buildings that support legibility, way finding, a variance in roofscape and contributes to public-placemaking, particularly where it interfaces with the protected structure.*
- Protect and enhance the setting of the protected structures at the Sallins and Naas Railway Station (B19-34 and B19-35).*
- Provide active frontages and passive surveillance along the southern boundary of the station and along the Sallins Road, particularly along the pedestrian walkway linking the road to the train station.*
- Deliver a permeable and connected layout that facilitates direct pedestrian and cycle access to the train station.*
- Provide for adaptable ground floor layouts capable of accommodating a range of uses over time.*

Proposed Material Alteration No. 64

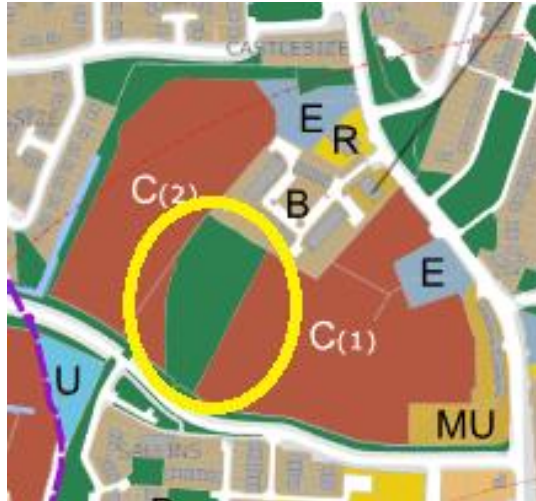
Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning change will result in consequential changes to other maps, Table 2.4 and Section 10.1.2), amend the lands zoned (shown in black hatching) as follows:

- Lands zoned 'E: Community and Education' which extend to 0.27 hectares to 'C (1): New Residential'.
- Lands zoned 'C: New Residential' which extend to 0.29 hectares to 'E: Community and Education' (full extent of site to be zoned as 'E' is 0.31 hectares).



Proposed Material Alteration No. 65

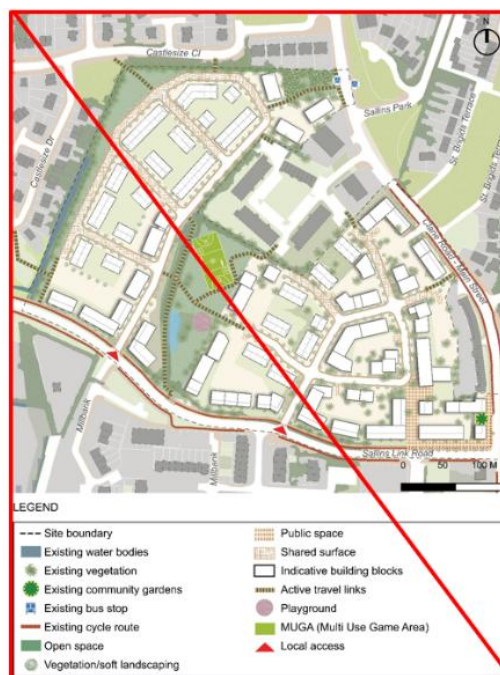
Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning change will result in consequential changes to other maps), Table 2.4 and Section 10.1.2) amend the 'F: Open Space and Amenity' which extends to 0.84 hectares to 'C (2): New Residential' (shown within the yellow boundary), as follows:



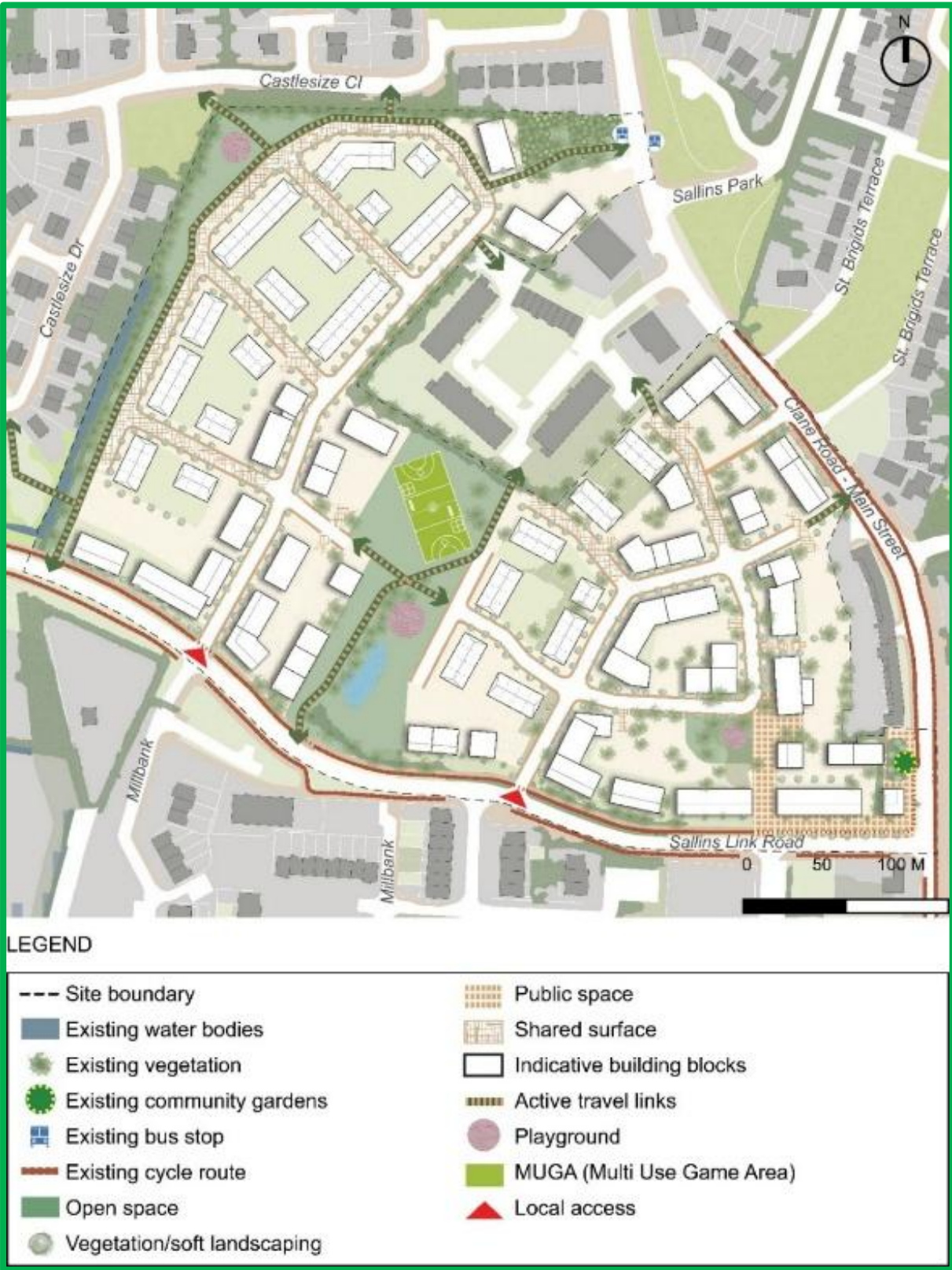
Note: This amendment will have a consequential change to Figure 10.2: Link Road KDA Urban Design Framework.

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA, remove existing Figure 10.2 and replace with the following:

Figure 10.2: Link Road KDA *Urban Design Framework*



Proposed Material Alterations to Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied)



Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, include as the second paragraph, as follows:

The KDA should provide for a central primary open space area, to include an all-weather Multi-Use Games Area (MUGA). Notwithstanding the multiple ownership of lands within the KDA, open space provision shall feature a comprehensive landscaping scheme which is designed to fully integrate with and serve the entire KDA landholding.

Chapter 10 Implementation, Section 10.3 Land Use Zoning Objectives, Table 10.3 Land Use Zoning Objectives, include site specific objective as follows:

Ref	Use	Land-Use Zoning Objective
C	New Residential	To provide for new residential development. • C (1) – (C (5): Refer to Table 2.5 Estimated Residential Development Capacity. • Refer to Section 10 for Key Development Areas (KDAs). Site Specific Objective C (1) and C (2) <i>A multi-use games area (MUGA) shall be provided as part of the development of these lands, informed by the urban design framework for the site which provides for the primary open space provision.</i>

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA, amend table as follows:

10.1.2 Link Road KDA Design Brief

Site Area	0.41 hectares (Zoned MU: Mixed Use) 3.3 hectares (Zoned C (1): New Residential 2.54 3.38 hectares (Zoned C (2): New Residential 1.25 0.41 hectares (Zoned F: Open Space and Amenity) 0.63 hectares (Zoned E: Community and Education)
Urban character area:	Urban Neighbourhood
Indicative net density:	50 dph (MU: Mixed Use) 45 dph (C (1): New Residential) 40 dph (C (2): New Residential)
Estimated residential yield:	215 242 units

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3 Phased Residential Development 2029 and Beyond, Table 2.4 Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C2	Link Road KDA	Yes	Tier 1	2.54 3.38	81 –108	40 dph

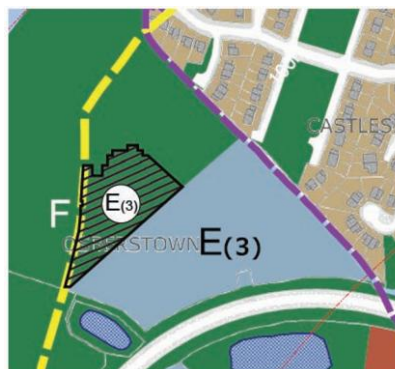
Note: This Proposed Material Alteration will result consequential amendments to the Plan including Figure 3.1 Social Infrastructure Strategy.

Proposed Material Alteration No. 66

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.06 hectares of land zoned E (3) to 'F: Open Space and Amenity' (identified in black hatching) as follows:



Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.65 hectares of land zoned 'F: Open Space and Amenity' to 'E: Community and Education' (identified in black hatching) as follows:



Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA, remove existing Figure 10.3 West Link KDA and replace with a revised Urban Design Framework plan:

Figure 10.3: West Link Road KDA *Urban Design Framework*

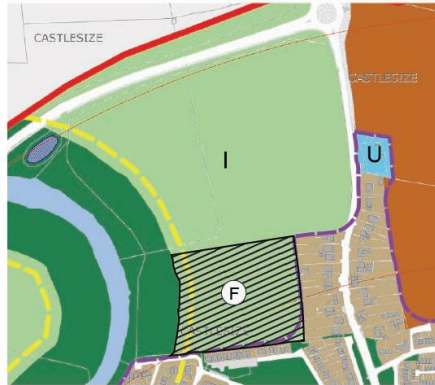


Proposed Material Alterations to Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied)



Proposed Material Alteration No. 67

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 3.23 hectares of land zoned 'I: Agriculture' to 'F: Open Space and Amenity' (identified in black hatching) as follows:



Proposed Material Alteration No. 68

Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning amendment will result in consequential amendments to other maps and Table 2.4 and Figure 3.1: Social Infrastructure Strategy) amend 4.71 hectares of land zoned 'F: Open Space and Amenity' as 'C (5): New Residential (black hatching) and amend 1.2 hectares of land zoned 'C (5): New Residential' as 'F: Open Space and Amenity'.



Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3 Phased Residential Development 2029 and Beyond, Table 2.4 Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C5 (1)	The Willows*	No	Tier 2	16.55 20.06	794 999 ¹³	60 dph

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.4 The Willows KDA amend as follows:

Section 10.1.4: The Willows KDA *Design Brief*

Site Area:	16.55 20.06 Hectares (zoned C (5): New Residential)
	26.38 23.04 Hectares (zoned F: Open Space and Amenity)
Urban Character Area:	Accessible suburban edge
Indicative net density:	60 dph (C (5): New Residential)
Estimated residential yield:	794 999 units

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.4 The Willows KDA, remove Figure 10.4 The Willows KDA and replace with a revised urban design framework, amend as follows:

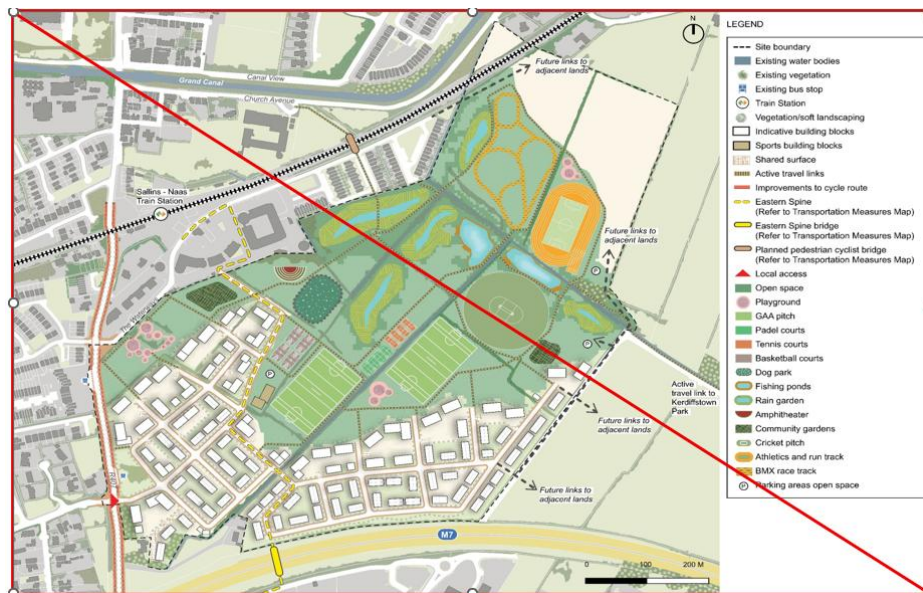
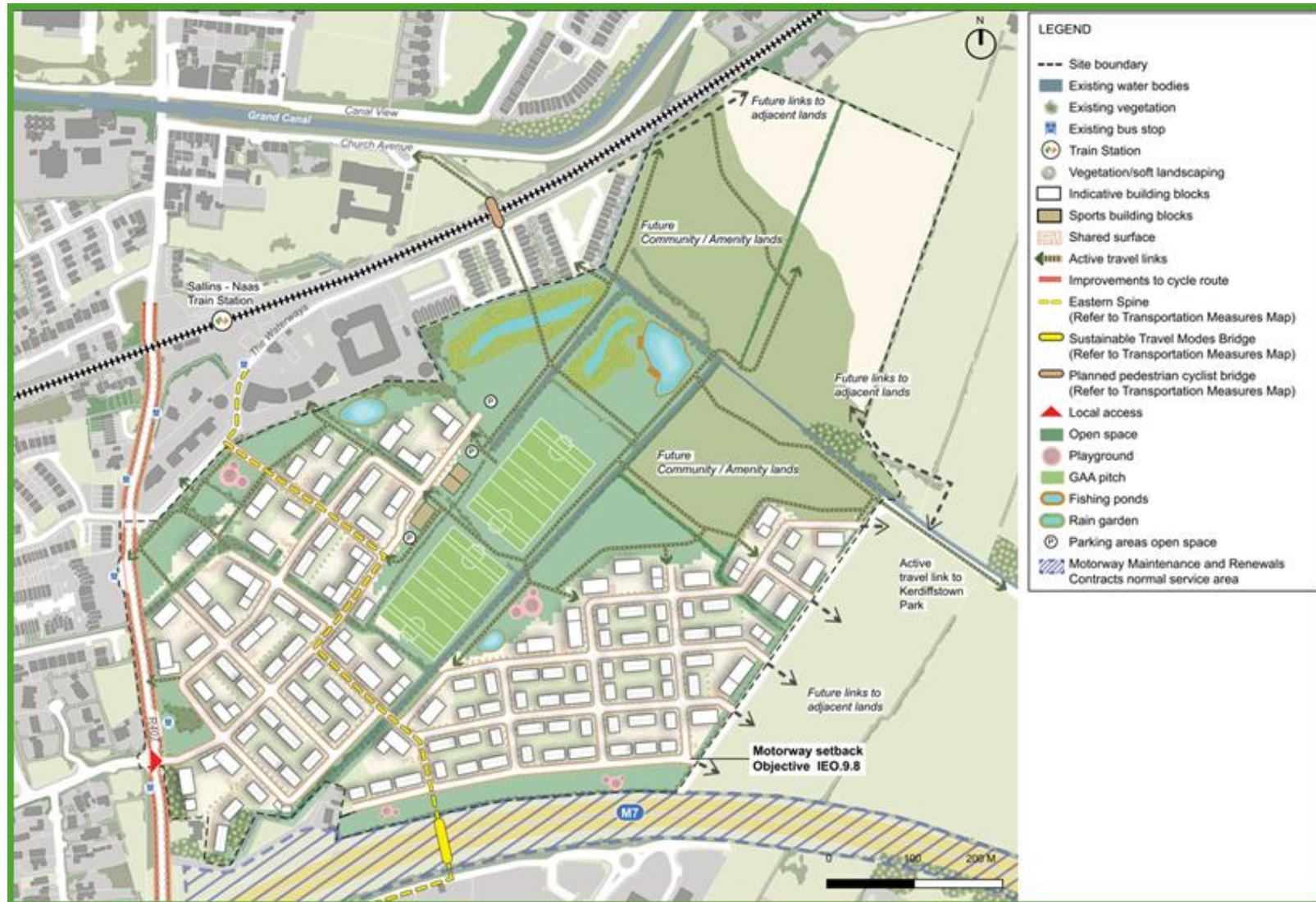
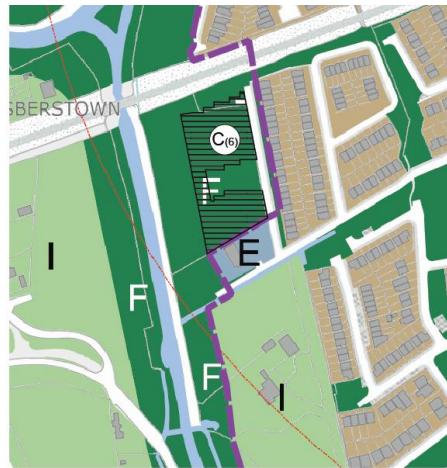


Figure 10.4: The Willows KDA *Urban Design Framework*



Proposed Material Alteration No. 69

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.63 hectares of land zoned 'F: Open Space and Amenity' E (3) to 'C (6): New Residential' (identified in black hatching) as follows:



Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3 Phased Residential Development 2029 and Beyond, Table 2.4 Estimated Residential Development Capacity, insert additional row as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C6	Oldbridge Park	No	-	0.63	28	45 dph

Chapter 6 Green and Blue Infrastructure, Section 6.8 Natural Heritage and Biodiversity Objectives, insert new objective as follows:

GBIO X.X *Protect and enhance the lands zoned 'F: Open Space and Amenity' adjoining the 'C: New Residential' lands at Oldbridge Park by requiring the provision of a natural buffer with a minimum setback of 40 metre from the western boundary of the site. The buffer shall be maintained as a natural amenity space, free from vehicular access, roads, or built development, in order to create a high-quality green interface between existing and proposed land uses.*

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, insert new Subsection 10.1.5 Oldbridge Housing Development and associated Figure 10.5 Oldbridge Housing Development Urban Design Framework, (this will result in re-numbering of the following section in the Plan as a consequential amendment) as follows:

Section 10.1.5 Oldbridge Park KDA Design Brief

Site area:	0.83 Hectares (zoned F: Open Space and Amenity) 0.68 Hectares (zoned C (6): New Residential)
Urban character area:	Urban Extension
Indicative net density:	45 dph (C (6): New Residential)
Estimated residential yield:	28 Units

Vision

To provide for the creation of a sustainable urban extension incorporating a new high-quality residential development that consolidates the existing neighbourhood and creates a high-quality open public space.

Built Form and Urban Structure

The built form should be designed as a continuation of the existing surrounding neighbourhood, and to provide for a high-quality open green space. The design should provide key connections to the east with the existing neighbourhood of Oldbridge Park and to the south with the Scouts Den.

The overall layout of the urban form should be legible and permeable; to achieve this the size of the urban block, should be as far as practicable, between 80-120 metres in dimension as per DMURS Guidelines. The proposed building frontages should provide passive surveillance to public space areas and active travel links.

Connectivity and Movement

Vehicular access to the residential development shall be provided via Oldbridge Park. The KDA should also provide a pedestrian and cycle friendly environment by creating active travel links that connect with the Grand Canal Greenway and Oldbridge Park to the east to promote permeability.

The streets, active travel links and public space should be overlooked by the built form of the KDA. Buildings on corner sites shall incorporate dual frontages to provide for passive surveillance.

Green and Blue infrastructure, Open Spaces and Surface Water Drainage

The proposed development should integrate, protect and enhance the existing natural features including hedgerows and existing trees in the overall design to safeguard existing biodiversity and green infrastructure networks. These features shall contribute to the character of the area; providing a sense of place and visual appeal for the new neighbourhood.

A minimum setback of 40 metres from the western boundary of the site must be provided as per Objective GBIO 6.X. This space shall feature a high-quality landscape design, natural play areas and planting of native tree species and pollinator friendly vegetation.

Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Sallins Surface Water Management

Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objective IEO 9.5 and Objective IEO 9.6 of the Plan.

Boundaries and Entrance Treatments

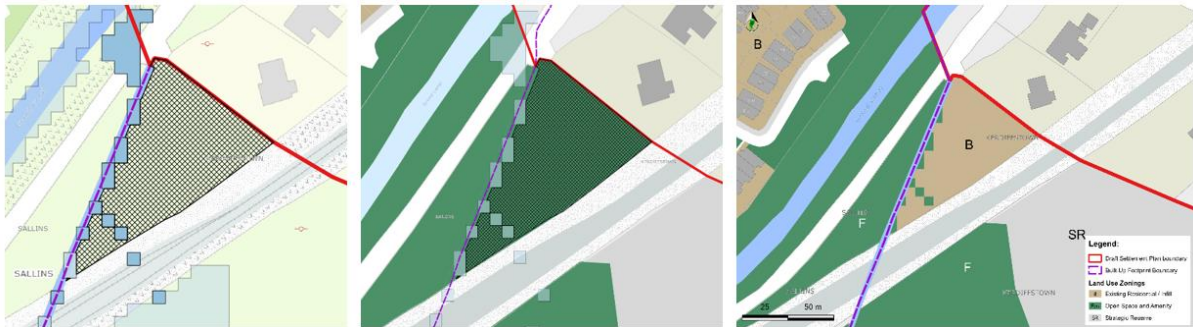
Vehicular and pedestrian entrances to the development should be minimal with a sense of arrival achieved from the layout of the built form and not the entrance itself.

Figure 10.5: Oldbridge Park KDA Urban Design Framework



Proposed Material Alteration No. 70

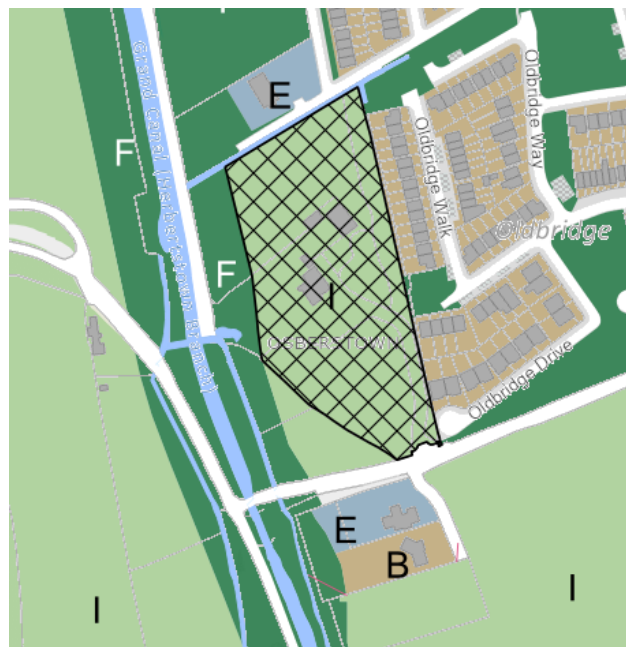
Appendix A – Maps, Map V2B-10.1 Land Use Zoning, amend 0.26 hectares (hatched black) of land zoned 'F: Open Space and Amenity' to 'B: Existing Residential / Infill', as follows:



Note: The zoning change has also been illustrated using Map V2B-10.1 Land Use Zoning as the base layer map, and the image on the right illustrates the outcome should the alteration be adopted.

Proposed Material Alteration No. 71

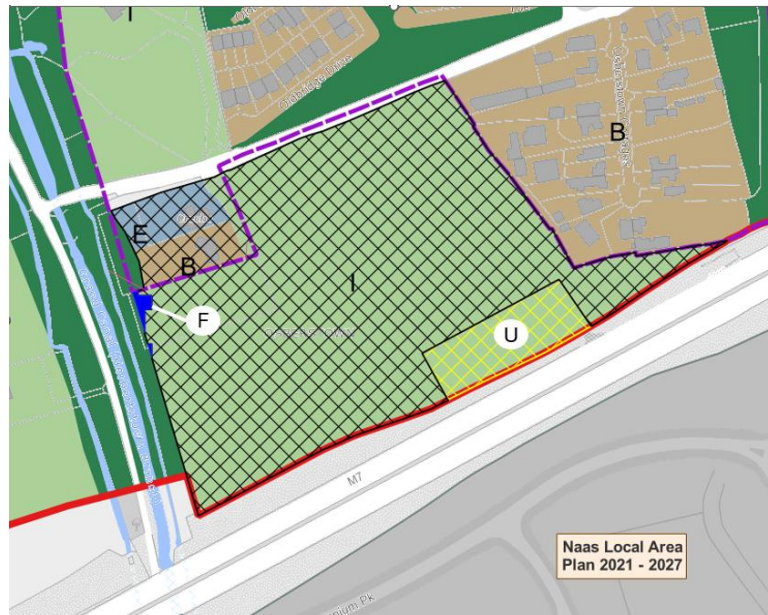
Appendix A – Maps, Map V2B-10.1 Land Use Zoning, amend circa 2.08 hectares (hatched black) of land zoned 'I: Agriculture' to 'B: Existing Residential/Infill', as follows:



Proposed Material Alteration No. 72

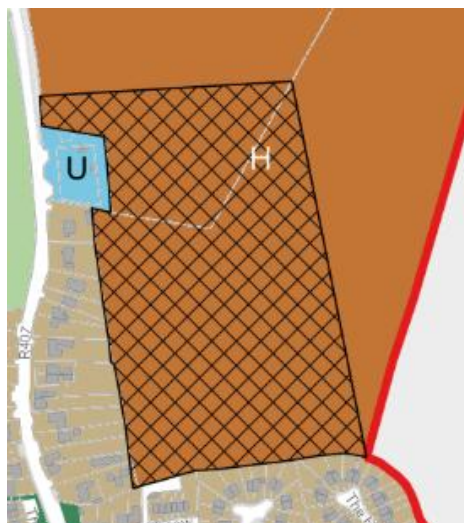
Appendix A – Maps, Map V2B-10.1 Land Use Zoning, amend circa 6.48 hectares (hatched) as below:

- 'E: Education' (0.24 hectares) to 'C: New Residential'
- 'B: Existing Residential/Infill' (0.22 hectares) to 'C: New Residential'
- 'I: Agriculture' (5.54 hectares) to 'C: New Residential'
- 'I: Agriculture' (0.46 hectares) to 'U: Transport and Utilities'
- 'I: Agriculture' (0.02 hectares) to 'F: Open Space and Amenities'



Proposed Material Alteration No. 73

Appendix A – Maps, Map V2B-10.1 Land Use Zoning, amend circa 6.5 hectares (hatched black) of land zoned 'H: Industry and Warehousing' to 'C: New Residential', as follows:



**Strategic Flood Risk Assessment – A supporting document of
Proposed Variation No. 6 of Kildare County Development Plan 2023-
2029 (as varied)**

Proposed Material Alteration No. 74

Surface Water Management Strategy, Chapter 1.4 Applicable Guidance, insert
additional text as follows:

*LAWPRO Implementation of Urban Nature-Based Solutions - Guidance
Document for Planners, Developers and Developer Agents 'Implementation of
Urban Nature-based Solutions.*

Section 3 List of Non-Material Changes and Typographical Errors

3.1 Non-Material Changes

A number of the Chief Executives' Recommendations detailed in the Chief Executives Report dated the 16th of June 2026 contained minor changes to the Draft Plan as a result of the submissions received during the public consultation period. These changes are considered non-material; however, they are important to note and as such are detailed below. All the non-material changes will be made to the Draft Plan following the making of the variation.

Non-Material Change No. 1

Chapter 6 Green and Blue Infrastructure, Section 6.4 Green and Blue Infrastructure Mapping, insert additional text as follows:

A Habitat Survey and Green Infrastructure Mapping Survey informed the preparation of the Sallins Local Area Plan 2016-2022 (LAP). ~~Following a full review and site survey, this mapping was updated and has subsequently informed the preparation of the Sallins Settlement Plan. As part of the preparation of the Sallins Settlement Plan, a full review of the existing Green Infrastructure Mapping and site survey was carried out in 2025/2026. This survey subsequently informed the preparation of Green and Blue Infrastructure map which accompanies and informs the Settlement Plan.~~

Accordingly, Map V2B-6.1 (Green and Blue Infrastructure) identifies the green and blue infrastructure assets within Sallins, including the River Liffey, the Grand Canal, *the railway line*, woodlands, scrub, key green infrastructural areas, and the extensive network of hedgerows.

Non-Material Change No. 2

Chapter 6 Green and Blue Infrastructure, Section 6.8 Natural Heritage and Biodiversity Objectives, amend Objective GBIO 6.1, as follows:

- (a) Protect and enhance identified key Green and Blue Infrastructure (Map V2B-6.1 ~~(Green and Blue Infrastructure)~~) and prohibit developments that would fragment or otherwise degrade the Green and Blue Infrastructure network within the Plan area.
- (b) New developments shall appropriately utilise existing and new green infrastructure as an essential urban design and placemaking tool to integrate built form into their surrounding contexts.
- (c) Site-specific ecology surveys should be carried out to inform, assess and mitigate potential ecological impacts of any proposed development and construction.

Non-Material Change No. 3

Chapter 8, Movement and Active Travel, Section 8.3 Movement and Active Travel Measures, Table 8.2 Movement and Active Travel Measures, insert additional text under PT 7, as follows:

Public Transport		
PT 7	Bus Priority Sustainable Travel <i>Modes</i> Bridge	Long Term (6-10 Years)

Non-Material Change No. 4

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA insert Table reference and Figure 10.2 heading, as follows:

10.1.2 Link Road KDA

Table X Link Road KDA Design Brief

Figure 10.2: Link Road KDA *Urban Design Framework*

Note: This Table and Figure referencing shall be applied to all the KDA design briefs and urban design frameworks in Chapter 10.

3.2 List of Typographical Errors

The following typographical errors are noted in Proposed Variation No. 6 (Sallins Settlement Plan). The rectification of these errors are non-material which will be made to the Draft Plan following the making of the variation.

Chapter 1 – Introduction and Context

Typographical Error No. 1

Section 1.2 Approach taken in Formulating this Plan:

The environmental reports published alongside the Plan include a Screening for Appropriate Assessment (AA) Report, a Strategic Environmental Assessment (SEA) Screening Report, ~~an addendum to the~~ Strategic Flood Risk Assessment (SFRA) Report and a Surface Water Management Strategy. These focused reports should be examined in the context of the environmental reports that accompany the CDP.

Typographical Error No. 2

Section 1.4 Socio Demographic Profile, Subsection 1.4.1 Population Profile:

Over the last 30 years Sallins has experienced a substantial increase in population. The most notable change occurred between 1996 and 2002, when the population increased by 242% from ~~843~~ *854* persons to 2,922 persons which can be attributed to the reopening of the railway station in 1994 and an associated increase in housebuilding in the 1990's (see Table 1.1 overleaf). It is further noted that Sallins

more than doubled its population from 2,922 persons in the year 2002 to 6,269 persons recorded in Census 2022.

Typographical Error No. 3

Section 1.4 Socio Demographic Profile, Subsection 1.4.6 Social Deprivation:

The Pobal Trutz Haase and Jonathon Pratschke (HP) Deprivation Index for 2022 recorded that Sallins and the immediate hinterland to the north and east is predominantly classified as 'Marginally above Average' in socio-economic terms (see (Figure 1.6 Figure 1.5 below). A cluster of three small areas in the more densely populated area at the northern end of the town are categorised as being 'Marginally Below Average'. There is one area categorised as 'Very Affluent' in the southeast area of the town. The remaining areas of the town and the hinterland to the west and south of the town are categorised as 'Affluent'.

Typographical Error No. 4

Section 1.4 Socio Demographic Profile, Subsection 1.4.6 Social Deprivation:

The socio-demographic *profile* of Sallins indicates a growing settlement with a relatively young population that have a high level of educational attainment compared to the population of County Kildare and the State. The relatively high level of educational attainment is associated with higher employment levels and reflects the professional and skilled workforce residing in the area. The town's accessibility links to major employment centres has contributed to population growth and residential development that includes a high proportion of family households as well as a high proportion of one and two-person households.

Typographical Error No. 5

Section 1.5 Overview of Key Issues Affecting the Development of Sallins, Table 1.5 A SCOT Analysis of Sallins:

Opportunities	• Transform underutilised and vacant lands in the town centre. • Capitalise on the town's strategic location along the Grand Canal Greenway to expand the existing tourism base and promote small-scale tourism enterprises to strengthen the local economy and vitality of the town. • Promotion of self-sufficiency for Sallins by encouraging and supporting new economic development where it serves to consolidate the town centre and enhances the existing built fabric by developing employment lands to fulfil the town's designation as part of the Sallins-Naas-Newbridge Economic Cluster. • Potential of the Grand Canal Greenway as a strategic active travel <i>route</i> ensuring that residents have access to a high-quality, low-carbon travel and leisure route <i>to and</i> strengthens the connection between local neighbourhoods and key amenities. • Opportunities arising from the development of the Northwest Quadrant Masterplan lands including proposed transport links between the lands and the Naas-Sallins Railway Station.
---------------	---

Chapter 2 - Compliance with Kildare County Core Strategy

Typographical Error No. 6

Section 2.3 Phased Residential Development 2029 and Beyond, Subsection 2.3.2 Building Heights:

~~This Plan identifies lands that are zoned and lands zoned MU: Mixed Use that are located south of and adjacent to the Sallins Naas Railway Station as being suitable for the integration of taller buildings that are taller than the prevailing building heights in Sallins, subject to high quality design and cognisance of the receiving environment.~~

Chapter 3 - Social Infrastructure

Typographical Error No. 7

Section 3.2 Summary of Social Infrastructure Requirements:

Table 3.1 sets out an overview of the social infrastructure requirements of Sallins up to the end of the Plan period and beyond as determined by the Social Infrastructure Audit. Figure 3.1 also outlines an indicative location for ~~each~~ **some** of the themes detailed in Table 3.1.

Typographical Error No. 8

Section 3.2 Summary of Social Infrastructure Requirements, Table 3.1:

Summary of Social Infrastructure Requirements:

Existing Infrastructure	Specific Social Infrastructure Requirements	Identified Location	Delivery Mechanism
Education			
0 Post-primary School	996 persons of post-primary pupil places.	The 'E2: Community and Education' lands have been identified and zoned for a post-primary school. ³	Department of Education and Youth

Typographical Error No. 9

Section 3.3 Social Infrastructure Objectives, Objective SIO 3.1:

SIO 3.1 Support and facilitate improvements and expansion of the existing primary school facilities, including special ~~needs~~ education **needs** and the provision of new schools and further educational opportunities which may arise, at appropriate locations.

³ The post primary school will avail of the open space and recreation spaces associated with the Sallins Amenity lands.

Chapter 4 - Town Centre Regeneration and Delivering Place Quality

Typographical Error No. 10

Section 4.1 Prioritising the Centre, amend second paragraph and delete footnote as follows:

The viability, attractiveness and economic prosperity of the town centre is paramount to the Government's Town Centre First policy approach. This approach recognises the importance of the town centre for enabling economic development using funding streams such as the ~~Urban Regeneration and Development Fund (URDF)~~⁴⁶ *Towns and Cities Regeneration Investment Fund, which was launched on 5th March 2026.*

~~⁴⁶The Programme for Government 2025—Securing Ireland's Future, stated that that there would be a Towns and Cities Infrastructure Investment Fund established to replace the Urban Regeneration and Development Fund (URDF).~~

Chapter 7 - Built Heritage and Archaeology

Typographical Error No. 11

Section 7.2 Record of Protected Structures (RPS), Table 7.1 Protected Structures in Sallins:

RPS No.	NIAH No.	Structure Name and Location	Description
B19-55	N/A	435 433 Railway Terrace	House

Chapter 8 - Movement and Active Travel

Typographical Error No. 12

Section 8.3 Movement and Active Travel Measures, Table 8.2 Movement and Active Travel Measures:

Measure No.	Measure	Delivery Timeframe
Permeability		
P 65	Create footpath on existing roads to link Osberstown Cottages – Osberstown Road – Naas Branch Greenway – Sallins Bypass	Long Term (6-10 Years)

Chapter 10 – Implementation

Typographical Error No. 13

Section 10.1 Key Development Areas (KDAs) and Employment Area, Subsection 10.1.2 Link Road KDA:

Built Form and Urban Structure

The architectural approach should be sensitive and of a high-quality, responding appropriately to the protected structure of Home Farm House located south-west of the site and south of the Sallins Link Road. The development should create a strong focal point at the corner of Main Street and Sallins Link Road, that attracts footfall and activity towards the existing and proposed mix use developments in the southeastern portion of the site. The uses envisaged are local retail/retail services, along with alternative commercial uses such as offices, medical and ~~health~~

healthcare facilities. The crèche should occupy a prominent location within the development, incorporate passive surveillance, safe active travel access and convenient vehicular drop-off arrangements.

Typographical Error No. 14

Section 10.1 Key Development Areas (KDAs) and Employment Area,

Subsection 10.1.5 Bodinstown Employment Area:

Green Infrastructure, Landscaping and Surface Water Drainage

Typographical Error No. 15

Section 10.2 Implementation and Infrastructure Delivery Schedule, Table 10.2

Implementation and Infrastructure Delivery Schedule:

Home Farm House Key Development Area (KDA) – A: Town Centre		
Required Infrastructure	Delivery Schedule	Funding Source
Open Space		
Provision of a new public space on the site and adjacent to the Royal Canal Greenway <i>Grand Canal Greenway</i> .	In tandem with new development.	Developer

Typographical Error No. 16

Section 10.3 Land Use Zoning Objectives, Table 10.3 Land Use Zoning

Objectives:

H	Industry and Warehousing	To provide for manufacturing, warehousing and industrial development. Bodinstown Employment Area <i>Urban Design Framework</i> (refer to Section 10).
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Proposed Material Alterations

**to Proposed Variation No.6
(Sallins Settlement Plan)**

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

Appendix 1: Maps

4th August 2026

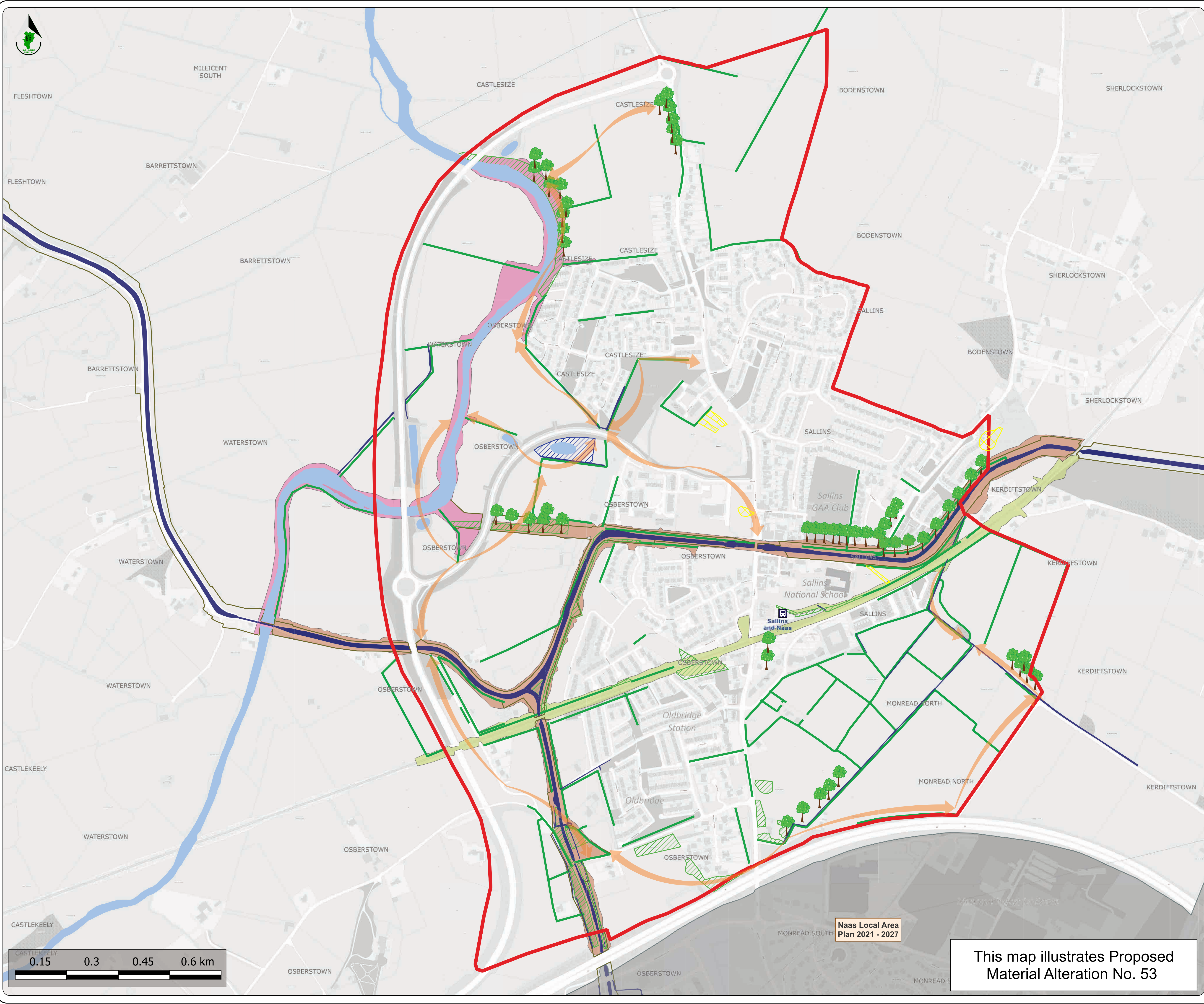


Comhairle Contae Chill Dara
Kildare County Council

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**Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W9 X77F**

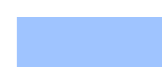


Draft Sallins Settlement Plan
County Development Plan 2023-2029
(as varied)

Legend

-  Draft Settlement Plan Boundary
-  Neighbouring Plan Boundary
-  Hedgerows and Tree Lines
-  Wetlands
-  Trees To Be Preserved
-  Scrub and Woodland
-  Proposed Natural Heritage Area (site code: 002104)

Blue Infrastructure

-  Grand Canal – Main Line and Corbally Branch
-  River Liffey and tributaries
-  Ditches/Streams
-  Train Station

Green Infrastructure Corridors

-  Grand Canal
-  Railway Corridor
-  River Liffey
-  Green Infrastructure Links to Strengthen the Network

Stage	Date	Description
Draft	22/04/2026	Draft Plan Published
Material Alterations	04-08-2026	Proposed Material Alterations Published

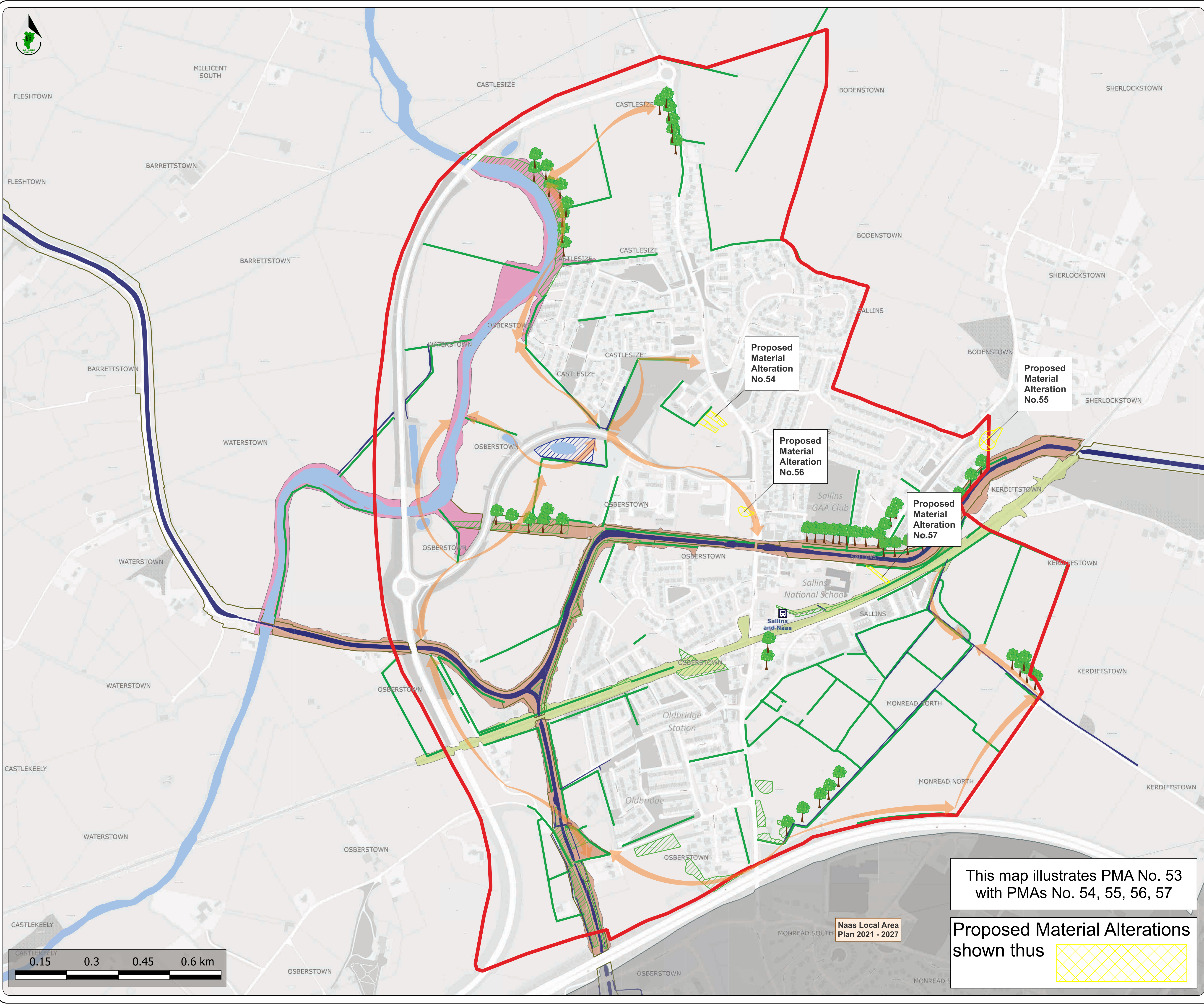
Green and Blue Infrastructure:
Proposed Material Alteration No. 53

Scale: N.T.S.	Map Ref: V2B-6.1
Date: July 2026	Drawing No.: 200-26-1548

Taille Éireann data reproduced under license number CYAL50510767 © Taille Éireann - Surveying	Drawn By: C Fitzpatrick Date: 28/07/2026	Checked By: M O'Loughlin Date: 28/07/2026	Approved By: N Curran Date: 28/07/2026
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This drawing is to be read in conjunction with the written statement

This map illustrates Proposed Material Alteration No. 53

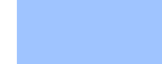


Draft Sallins Settlement Plan
County Development Plan 2023-2029
(as varied)

Legend

-  Draft Settlement Plan Boundary
-  Neighbouring Plan Boundary
-  Hedgerows and Tree Lines
-  Wetlands
-  Trees To Be Preserved
-  Scrub and Woodland
-  Proposed Natural Heritage Area (site code: 002104)

Blue Infrastructure

-  Grand Canal – Main Line and Corbally Branch
-  River Liffey and tributaries
-  Ditches/Streams
-  Train Station

Green Infrastructure Corridors

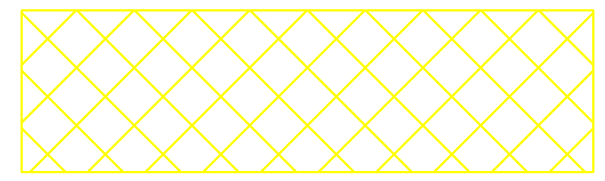
-  Grand Canal
-  Railway Corridor
-  River Liffey
-  Green Infrastructure Links to Strengthen the Network

Stage	Date	Description
Draft	22/04/2026	Draft Plan Published
Material Alterations	04-08-2026	Proposed Material Alterations Published

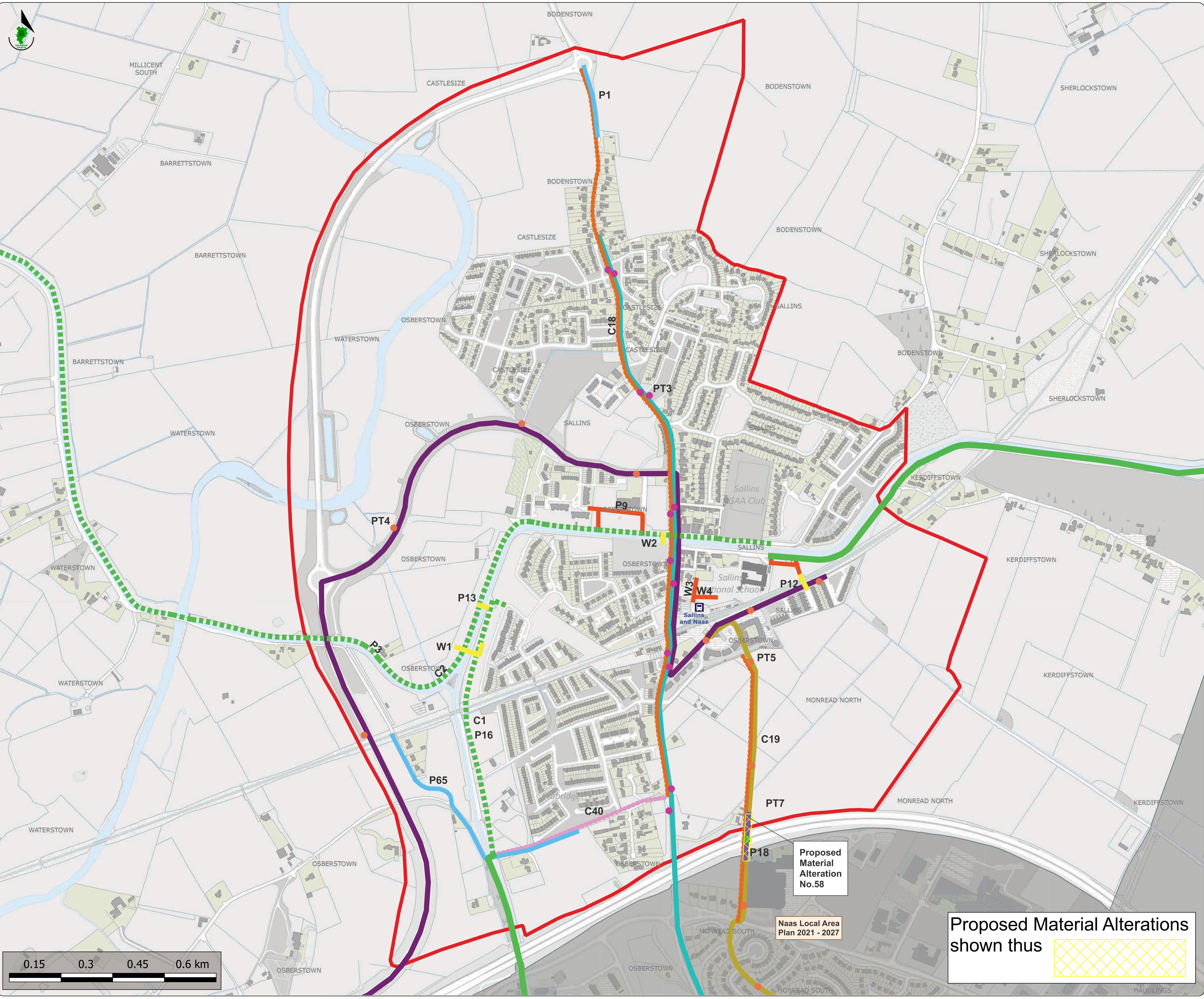
Green and Blue Infrastructure:
Proposed Material Alteration No. 54, 55, 56, 57

Scale: N.T.S.	Map Ref: V2B-6.1
Date: July 2026	Drawing No.: 200-26-1548
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This drawing is to be read in conjunction with the written statement	

This map illustrates PMA No. 53 with PMAs No. 54, 55, 56, 57

Proposed Material Alterations
shown thus 

Naas Local Area Plan 2021 - 2027





Comhairle Contae Chill Dara
Kildare County Council

Draft Sallins Settlement Plan
County Development Plan 2023-2029
(as varied)

Legend:

Draft Settlement Plan Boundary

Public Transport

Proposed bus priority option

Indicative proposed new bus stops

Existing bus stops

Indicative Central Spine (PT3)

Indicative Western Spine (PT4)

Indicative Eastern Spine (PT5)

Train Station

Permeability

New footpath on road

New pedestrian cyclist path

New Active Travel Bridge

Sustainable Travel Modes Bridge

Existing Greenway

Proposed Greenway

Cycling

Proposed cycle track / cycle lane

Proposed shared street improvement

Neighbouring Plan Boundary

Note: This map should be read in conjunction with **Table 8.2** of the Plan

Stage	Date	Description
Draft	22/04/2026	Draft Plan Published
Material Alterations	04-08-2026	Proposed Material Alterations Published

Transportation Measures:
Proposed Material alteration No. 58

Scale: N.T.S.	Map Ref: V2B-8.1
Date: July 2026	Drawing No.: 200-26-1547

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Date: 28/07/2026

Checked By: M O'Loughlin

Date: 28/07/2026

Approved By: N Curran

Date: 28/07/2026

This drawing is to be read in conjunction with the written statement

0.15

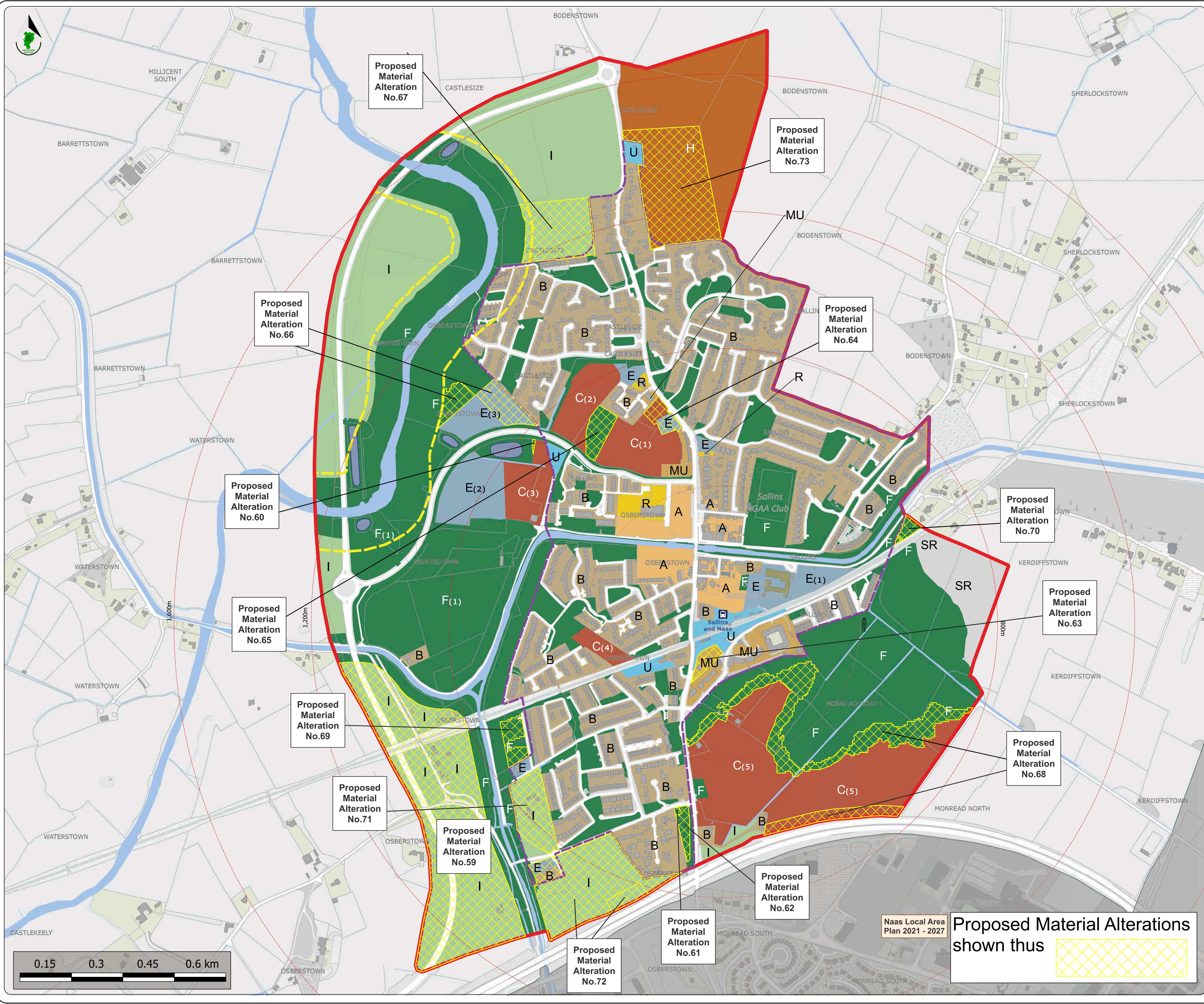
0.3

0.45

0.6 km

Proposed Material Alterations shown thus

Naas Local Area Plan 2021 - 2027



Comhairle Contae Chill Dara
Kildare County Council

Draft Sallins Settlement Plan
County Development Plan 2023-2029
(as varied)

Legend:
Sallins Local Area Plan 2016 - 2022
Neighbouring Local Area Plans
Draft Settlement Plan Boundary
 Draft Settlement Plan boundary
 Built-Up Footprint Boundary
Land Use Zonings

	A	Town Centre
	B	Existing Residential / Infill
	C(1 - 5)	New Residential
	E(1 - 3)	Community and Education
	F(1)	Open Space and Amenity
	H	Industry and Warehousing
	I	Agriculture
	MU	Mixed Use
	R	Commercial and Retail
	SR	Strategic Reserve
	U	Transport and Utilities

 Neighbouring Plan Boundary
 100m Buffer from the River Liffey
 Pond
 River / Canal
 400m Intervals from the Train Station

Stage	Date	Description
Draft	22-04-2026	Draft Plan Published
Material Alterations	04-08-2026	Proposed Material Alterations Published

Land Use Zoning
(Proposed Material Alterations)

Scale: N.T.S.	Map Ref: V2B-10.1
Date: July 2026	Drawing No.: 200-26-1544

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Approved By: N Curran
Date: 28-07-2026 Date: 28-07-2026 Date: 28-07-2026

This drawing is to be read in conjunction with the written statement

Naas Local Area Plan 2021 - 2027

Proposed Material Alterations shown thus