

Kildare County Council

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

Strategic Environmental Assessment Screening of PMAs

Reference: 312816-00

Final | 31 July 2026

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

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1. Introduction

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

- Volume 1 Written Statement - The Written Statement constitutes the main body of the document which comprises the Vision, Core Strategy, development management standards and the overarching policies and objectives of the Plan.
- Volume 2 Settlement Plans - provides a coherent planning framework for settlements of various sizes across the county. Including land use zoning maps and specific objectives which are underpinned by the strategic vision and the overarching guiding principles of the Kildare CDP.

Arup was commissioned by KCC to prepare a report for the purposes of a SEA Screening of Proposed Variation No. 6. SEA Screening is the process for determining whether a particular plan - or Variation to a plan - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. The assessment of the Proposed Variation No. 6 found that it would not be likely to result in significant environmental effects and that SEA was not required.

KCC has prepared Proposed Material Alterations (PMAs) to Proposed Variation No. 6. Thus, further consideration is required to determine whether any of the PMAs are likely to give rise to likely significant environmental effects, and whether further assessment is required.

The assessment of the PMAs is set out in this Addendum to the SEA Screening Report with respect to the Proposed Variation No. 6. This Addendum should be read in conjunction with the SEA Environmental Report and the Natura Impact Statement (NIS) of the Kildare County Development Plan, as well as the SEA and AA Screening of the Proposed Variation No. 6. All mitigation measures proposed as part of the SEA Environmental Report and NIS of the CDP (as varied) will be applied to all PMAs, to minimise any potential for environmental impacts.

2. SEA Screening of the Proposed Material Alterations

The PMAs to the Proposed Variation No. 6 (Sallins Settlement Plan) provides new objectives, text amendments and text removal in addition to amendments to maps contained within the Proposed Variation No. 6. **Table 2.1** contains the findings of the SEA Screening of the Proposed Material Alterations in line with the methodologies applied in the Screening for SEA submitted on the proposed Variation No.6, and in alignment with the relevant criteria set out in Schedule 2 of the Planning and Development Regulations (S.I. 456/2025), ‘Criteria for Determining Whether a Plan is Likely to Have Significant Effects on the Environment.’ The assessment considers PMAs where there is a change to an existing policy or objective or if a new policy or objective is proposed. The assessment of the PMAs to Proposed Variation No. 6 considered the potential for additional significant environmental effects on the basis of implementing the provisions set out therein. The PMAs do not alter the overarching CDP principles and provisions, settlement hierarchy or the underlying environmental protection provisions that the SEA relied upon. Therefore, it is not expected to generate new or intensified effects.

Table 2.1 SEA Screening of PMAs

Alteration No.	Objective	New / Amended Objective as it appears in the Plan	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
4	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 <i>within The Willows</i> will be required to be phased and delivered in tandem with the social infrastructure provision identified <i>in the urban design framework for this plan period</i> , on the lands zoned ‘F: Open Space and Amenity’. The phasing of the residential units <i>and social infrastructure</i> shall be <i>agreed in writing through the statutory planning application process for the subject lands.</i> in accordance with the residential phasing set out under Section 10.1.4 unless otherwise agreed in writing by the planning authority.	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
5	SIO 3.3	<i>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.</i>	No - new objective SIO 3.3 does not relate to new development, only reinforces supporting and facilitating the Department of Education in the provision of school accommodation on zoned lands.	No
6	SIO 3.8	Actively seek funding from relevant agencies and government sources including the Large-Scale Sports	No- PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The	No

		Infrastructure Fund (LSSIF) or other funding sources to secure financial support to develop sports and recreation facilities, <i>particularly the Sallins Amenity Lands, in Sallins.</i>	modifications existing do not significantly alter the overall meaning or context of that objective.	
7	SIO 3.10	Require the delivery of social infrastructure particularly a new Community Centre <i>(within the Link Road KDA), a Community and Sports Hall Building (within the Sallins Amenity Lands)</i> 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.	No- PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
8	SIO 3.X	<i>Support, promote and facilitate the development of cultural, arts and performance spaces in Sallins.</i>	No - new objective SIO 3.X does not relate to new development, only reinforces supporting, promoting and facilitating development on zoned lands.	No
9	SIO 3.X	<i>Support the undertaking of a feasibility study to identify and assess suitable lands for the provision of a cemetery in Sallins.</i>	No - new objective SIO 3.X does not relate to new development, only commits to undertaking a feasibility study to identify suitable lands.	No
10	SIO 3.3	<i>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.</i>	No- PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
11	SIO 3.3	Support the provision of appropriately located and purpose-built early learning and childcare facilities <i>(including community childcare facilities)</i> to resolve the current capacity issues and to meet the pro-rata childcare needs of housing development during the plan period.	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No

12	SIO 3.X	<i>– 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.</i>	No - new objective SIO 3.X does not relate to new development, only supports the provision of ancillary facilities on zoned lands.	No
13	TCO 4.6	Support the implementation of a Town <i>Village</i> Renewal Masterplan for Sallins, which incorporates a Health Check, and <i>actively</i> pursue <i>coordinate and secure funding sources and investment opportunities from</i> relevant funding sources on a phased basis over the lifetime of the Plan and beyond.	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
15	EDO 5.3	Support and facilitate Waterways Ireland in the continued sensitive restoration, regeneration and provision of facilities along the Canal, <i>to ensure Sallins develops as a greenway destination town.</i>	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
16	EDO 5.X	<i>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.</i>	No - new objective EDO 5.X does not relate to new development, only supports the provision of tourism activities on zoned lands in Sallins.	No
17	EDO 5.7	Co-operate with relevant stakeholders and agencies in promoting tourism and securing tourist-based enterprises, and facilities , <i>and supporting infrastructure, (such as parking and accessible public toilets)</i> in Sallins.	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
18	EDO 5.X	<i>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.</i>	No - new objective EDO 5.X does not relate to new development, only supports tourism initiatives.	No
23	GBIO 6.3	<i>Recognise, protect and enhance the role of the River Liffey, the Grand Canal, the Dry Canal and the railway line</i>	No - new objective GBIO 6.3 does not relate to new development, only recognises, protects and enhances key ecological routes.	No

		<i>corridors as key ecological routes through the Plan area to support biodiversity and to improve the mobility of species.</i>		
23	GBIO 6.4	<i>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.</i>	No - new objective GBIO 6.4 does not relate to new development, only ensures that new development is appropriately designed.	No
26	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 <i>demonstrate compliance with Transport Infrastructure Ireland (TII) Publications requirements</i> , where relevant.	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
27	MATO 8.9	Investigate the feasibility of providing an active travel link (walking and cycling) <i>to be designed in accordance with DMURS and in compliance with Transport Infrastructure Ireland (TII) Publications, as appropriate</i> between Sallins and Kerdiffstown Park through The Willows Key Development Area as outlined in Section 10.1.4.	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No

28	MATO 8.X	<i>Facilitate the reallocation of road space in the town centre, pending the reclassification of the R704 Sallins Road as a local road.</i>	No - new objective MATO 8.X does not relate to new development, only ensures that existing road space is reallocated.	No
29	MATO 8.X	<i>Investigate the feasibility of implementing Heavy Goods Vehicles (HGV) restrictions, following the re-classification of the R704 Sallins Road to a local road.</i>	No - new objective MATO 8.X does not relate to new development, only investigates the feasibility of introducing HGV restrictions.	No
30	MATO 8.X	<i>Investigate the feasibility of the implementation of School Safe Zones in line with the National Transport Authority's Safe Routes to School Programme.</i>	No - new objective MATO 8.X does not relate to new development, only investigates the feasibility of implementing School Safe Zones.	No
31	MATO X.X	<i>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.</i>	No - new objective MATO X.X aligns with objective TM O54 in the CDP. This objective was assessed and mitigated, as required, as part of the SEA of the CDP.	No
32	MATO X.X	<i>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.</i>	No - new objective MATO X.X does not relate to new development, only ensures that new development is appropriately assessed for potential traffic impacts.	No
33	MATO X.X	<i>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.</i>	No - new objective MATO X.X does not relate to new development, only investigates the feasibility of the extension to the Grand Canal Greenway.	No
35	IEO 9.7	<i>(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).</i> <i>(b) Ensure all developments on lands affected by climate change flood extents on Map V2B-9.3 Flood Risk – Climate</i>	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No

		<i>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.</i>		
36	IEO 9.1	Work in conjunction with ESB Ireland <i>Networks</i> 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.	No- this PMA primarily relates to modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective.	No
37	IEO 9.8	<i>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.</i>	No - new objective IEO 9.8 does not relate to new development, only ensures that new development is appropriately assessed for inward noise impacts.	No
38	IEO 9.X	<i>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.</i>	No - new objective IEO 9.X does not relate to new development, only ensures that appropriate consultation is completed in advance of significant works.	No
63	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.	No- this PMA primarily relates to a minor modifications made to a proposed objective that was previously subject to SEA screening. The modifications proposed do not significantly alter the overall meaning or context of that objective only provides further definition.	No

69	GBIO X.X	<i>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.</i>	No - new objective GBIO X.X does not relate to new development, only ensures the provision of a natural buffer between existing zoned lands.	No
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3. Conclusion

The purpose of the report is to evaluate the requirement for SEA to be undertaken on the PMAs to the Proposed Variation No. 6 of the Kildare CDP 2023-2029 (as varied). In undertaking this SEA Screening, a detailed review of the CDP's existing policies and objectives was carried out, with particular regard to its protective environmental provisions.

The assessment has found that none of the PMAs are likely to result in significant environmental effects. Therefore, on the basis of the above assessment, including consideration of the criteria as set out in in Schedule 2 of the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, the PMAs to Variation No. 6 to the Kildare CDP 2023-2029 (as varied) do-not require SEA.

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

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