



Proposed Variation No. 7

Amendments to Volume 1 and Volume 2

Kildare County Development Plan 2023-2029 (as varied)

Athrú Beartaithe Uimh. 7

Leasuithe ar Imleabhar 1 agus Imleabhar 2

Plean Forbartha Chontae Chill Dara 2023-2029 (arna athrú)

1st September 2026



Comhairle Contae Chill Dara
Kildare County Council



Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W91 X77F

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Introduction

Kildare County Council hereby gives notice pursuant to Section 58 Planning and Development Act 2024 (as amended), of Proposed Variation No. 7 (Monasterevin Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied). The Proposed Variation will be incorporated into Volume 2: Settlement Plans, Part B of the Kildare County Development Plan 2023-2029 (as varied).

Reason for Proposed Variation No. 7 (Monasterevin Settlement Plan)

The Proposed Variation will provide a Settlement Plan for Monasterevin to replace the Monasterevin Local Area Plan 2016 – 2022. The Settlement Plan will set out a planning policy framework to guide the future sustainable development of housing, employment, transportation, service and social infrastructure for the town of Monasterevin. The Settlement Plan aligns with the overarching plan hierarchy which has been set out at national, regional and county level.

Contents of Proposed Variation No. 7 (Monasterevin Settlement Plan)

Proposed Variation No. 7 (Monasterevin Settlement Plan) of the Kildare County Development Plan 2023-2029 (as Varied) will comprise a Written Statement and Maps, and is accompanied by:

- A Screening for Appropriate Assessment (AA) Report pursuant to the EU Habitats Directive (92/43/EEC);
- An Appropriate Assessment (AA) screening determination;
- A Strategic Environmental Assessment Screening Report pursuant to the Land Use Planning - Strategic Environmental Assessment (SEA) Regulations 2025;
- Environmental Assessment (SEA) screening determination;
- A Strategic Flood Risk Assessment (SFRA) Report, pursuant to the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009);
- A Settlement Capacity Audit (SCA), pursuant to Development Plans - Guidelines for Planning Authorities (2022);
- A Surface Water Management Strategy (SWMS);
- A Social Infrastructure Audit (SIA);
- A Statement of Character (SoC) for Monasterevin Architectural Conservation Area;
- A Local Transport Plan (LTP).

Identification of Amendments to the Development Plan

Proposed Variation No. 7 of the Kildare County Development Plan 2023-2029 (as varied) will require amendments to Volume 1 (Written Statement) and Volume 2 (Settlement Plans).

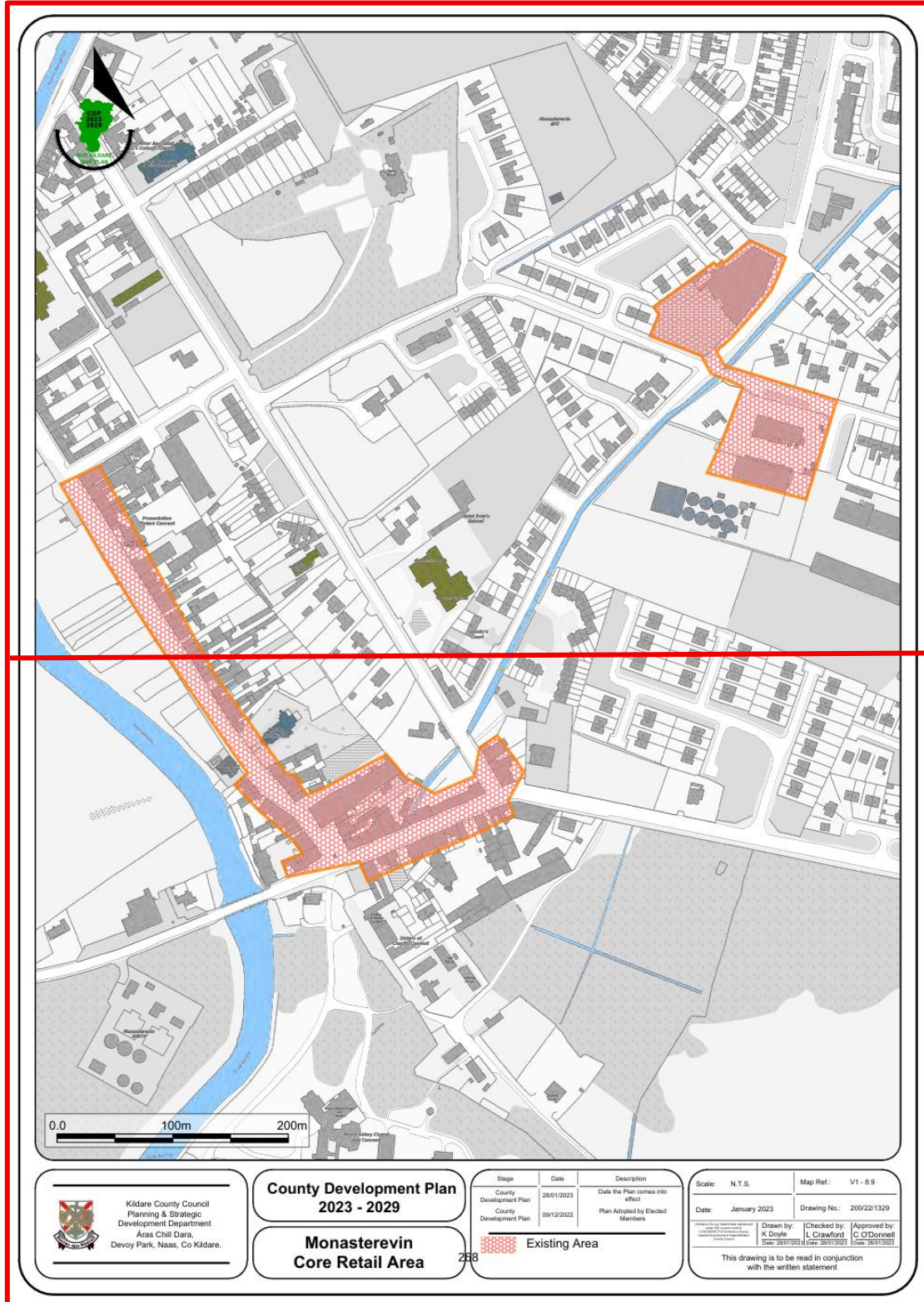
Proposed insertions to the County Development Plan are presented in *green italics* and in ***bold green italics*** where relevant. Proposed deletions are presented with ~~red strikethroughs~~ and ~~**bold red strikethroughs**~~ where relevant.

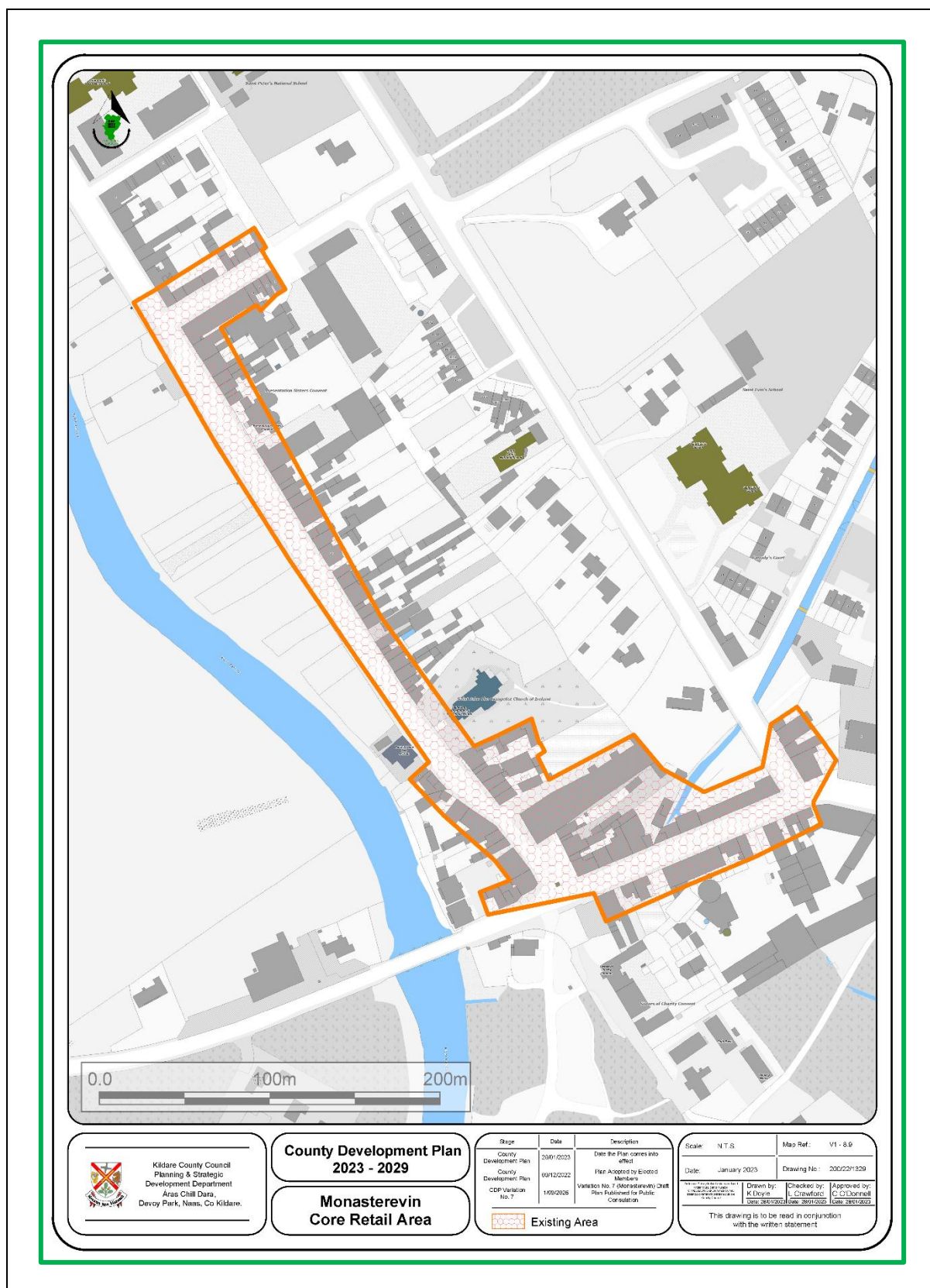
Amendments to Volume 1: Written Statement

Amendment No. 1

Chapter	Section	Page
8	Map Ref. V1 – 8.9	268

Replace Map Ref. V1 – 8.9 with the following:



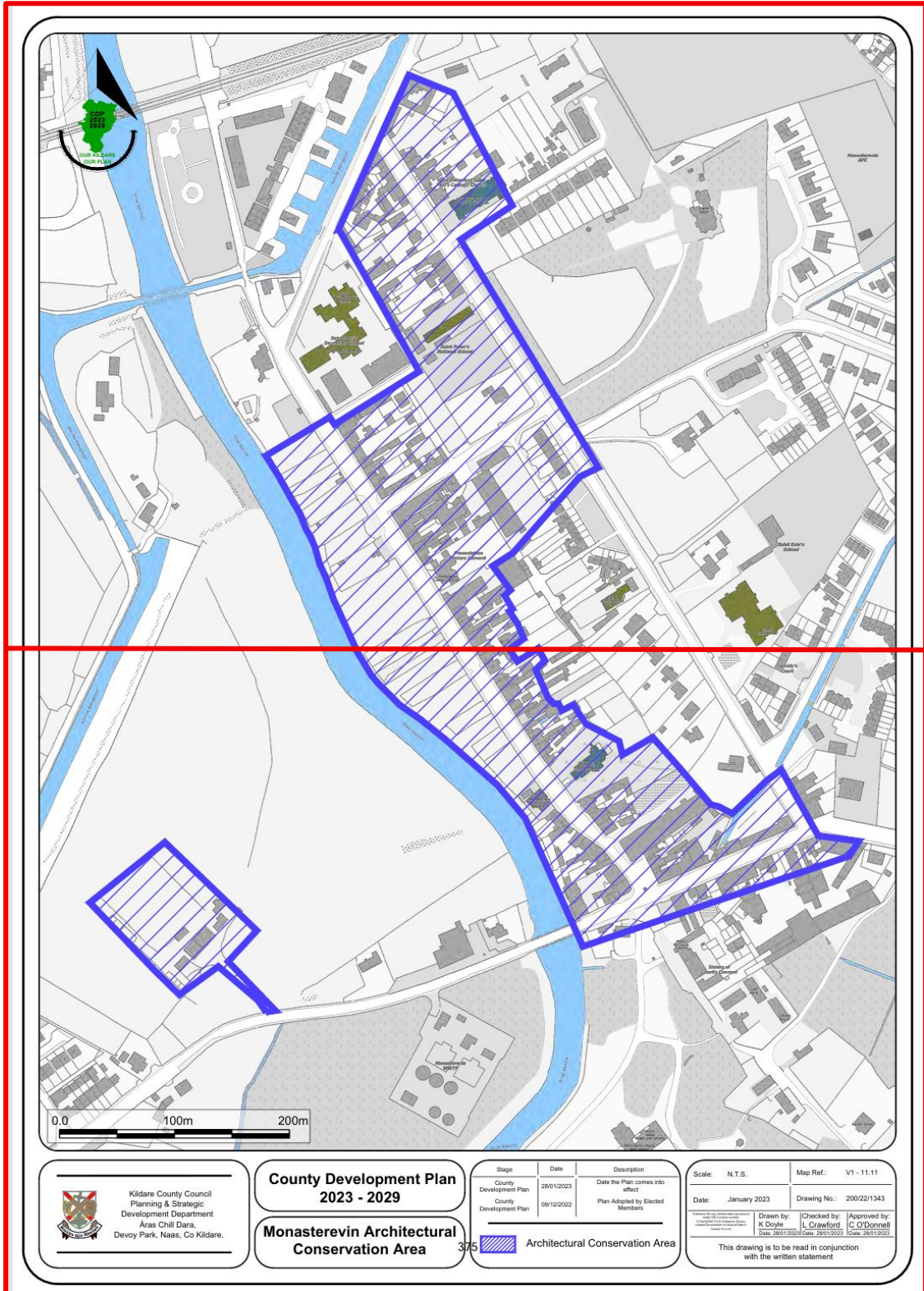


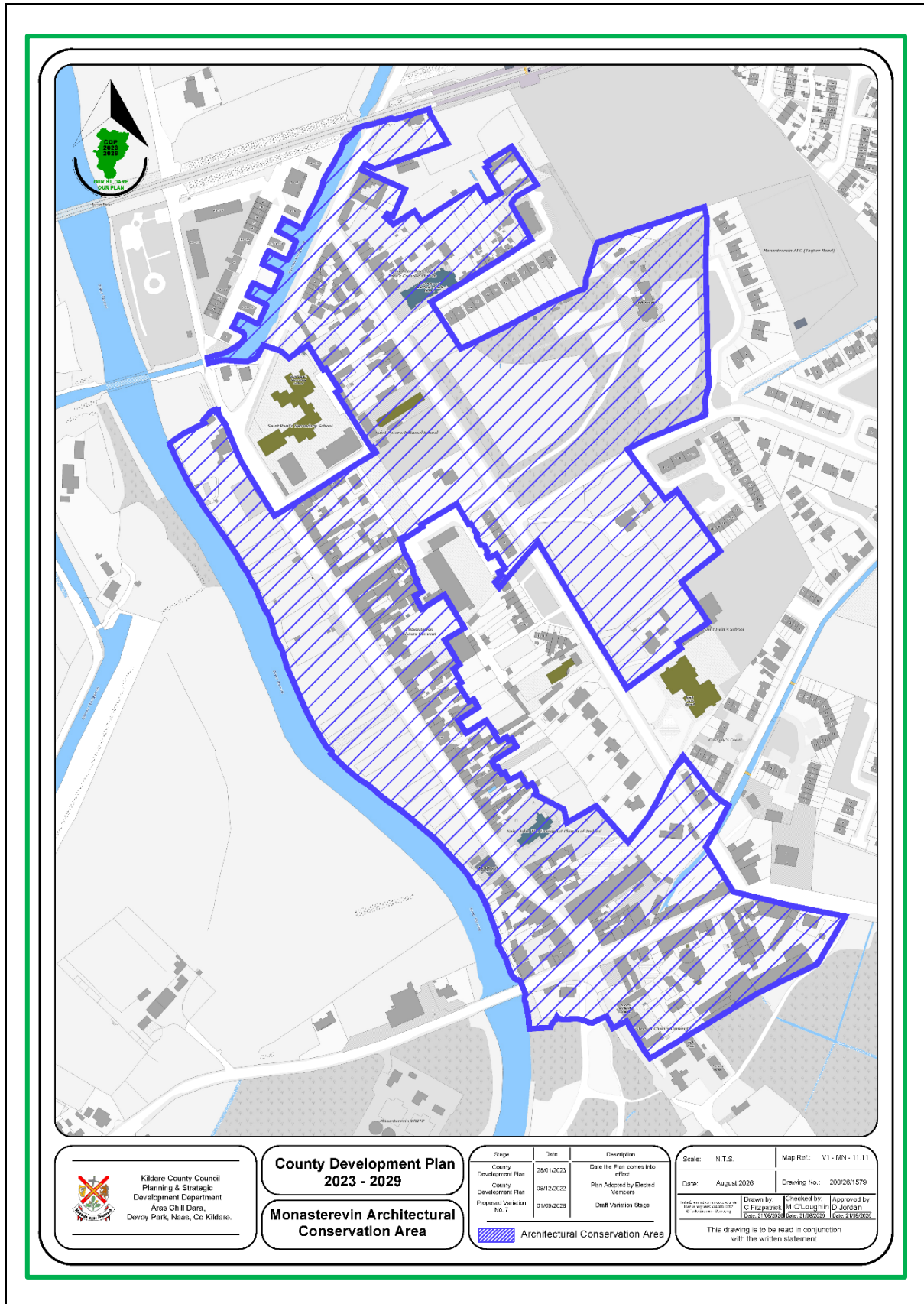
Amendment No. 2		
Chapter	Section	Page
8	8.7.2.5	276
Amend Section 8.7.2.5 as follows:		
Monasterevin has been designated a Level 3 town centre in the RSES retail hierarchy. The retail profile of the town is characterised as being predominantly convenience comprising <i>a mix of independent retailers and service providers, predominantly in the town centre, together with a</i> the neighbourhood shopping centre with Supervalu as the anchor tenant along with a mix of independent retailers and service providers. The strategy for developing the town's retail profile is centred on the revitalisation of the town centre through the regeneration of vacant and under-utilised sites and structures. The improvement of the overall public realm and built environment of Dublin Street, Market Square, Main Street and Moore Street is also a priority in terms of increasing the town's retail profile.		

Amendment No. 3

Chapter	Section	Page
11	Map Ref. V1 11.11	375

Replace Map Ref. V1 11.11 with the following:





Amendment No. 4		
Chapter	Section	Page
11	11.18	363
Amend Paragraph 2 of Section 11.18 as follows:		
An ACA is a place, area, groups of structures or townscape of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or which contribute to the appreciation of protected structures, and whose character it is an objective of a development plan to conserve. In these areas, the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure, in order to retain the overall architectural or historic character of an area. Boundaries for Architectural Conservation Areas have been defined for Athy, Ballitore, Celbridge, Kilcock, Kildare, Leixlip, Maynooth, Monasterevin, Naas, Prosperous and Rathangan (Maps V1 - 11.1 to 11.12 refer). Statements of Character have also been prepared for Athy, Kildare, <i>Maynooth, Monasterevin</i> and Naas Architectural Conservation Areas. Further Statements of Character will be prepared through the roll out of local area plans <i>or settlement plans</i>, as resources allow, or existing ones updated if required.		

Amendments to Volume 2: Settlement Plans

Amendment No. 5

Insert the Monasterevin Settlement Plan and supporting documents under Part B of Volume 2 and amend the text of the Section Headings as follows:

- Part B: Self-Sustaining Towns: *Monasterevin*

Monasterevin Settlement Plan

- *Written Statement, Appendix A (Maps), Appendix B (Overview of Site Infrastructure Requirements) and Appendix C (Former Monasterevin Charter School (The Hulk) – Statement of Architectural, Historical and Cultural Significance),*
- *Screening for Appropriate Assessment (AA) Report and Determination,*
- *Strategic Environmental Assessment (SEA) Screening Report and Determination,*
- *Strategic Flood Risk Assessment (SFRA) Report,*
- *Settlement Capacity Audit (SCA),*
- *Surface Water Management Strategy (SWMS),*
- *Social Infrastructure Audit (SIA),*
- *Statement of Character for Monasterevin Architectural Conservation Area,*
- *Local Transport Plan (LTP).*