

Proposed Material Alterations to the Draft Kildare Town Local Area Plan 2023-2029

4th August 2023





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

Table of Contents

1.0. Proposed Material Alteration Report	1
1.1. Background.....	1
1.2. How to Read the Proposed Material Alterations.....	1
1.3. Environmental Assessments.....	1
1.4. Your Role – Making a Submission or Observation.....	2
1.5. Next Steps.....	2
2.0. Proposed Material Alterations.....	4
Chapter 1 Introduction and Context	4
Proposed Material Alteration No. 1.....	4
Chapter 2 Spatial Planning Context and Vision for Kildare Town.....	7
Proposed Material Alteration No. 2.....	7
Proposed Material Alteration No. 3.....	7
Proposed Material Alteration No. 4.....	8
Proposed Material Alteration No. 5.....	8
Proposed Material Alteration No. 6.....	9
Chapter 3 Compliance with the Kildare County Core Strategy	10
Proposed Material Alteration No. 7.....	10
Proposed Material Alteration No. 8.....	12
Chapter 4 Consolidation of the Town Centre.....	14
Proposed Material Alteration No. 9.....	14
Proposed Material Alteration No. 10.....	14
Proposed Material Alteration No. 11.....	14
Proposed Material Alteration No. 12.....	15
Proposed Material Alteration No. 13.....	15
Proposed Material Alteration No. 14.....	15
Proposed Material Alteration No. 15.....	15
Chapter 5 Economic Development	16
Proposed Material Alteration No. 16.....	16
Proposed Material Alteration No. 17.....	16
Proposed Material Alteration No. 18.....	16
Proposed Material Alteration No. 19.....	16
Proposed Material Alteration No. 20.....	17
Proposed Material Alteration No. 21.....	17
Proposed Material Alteration No. 22.....	18
Proposed Material Alteration No. 23.....	18

Proposed Material Alteration No. 24.....	18
Proposed Material Alteration No. 25.....	18
Proposed Material Alteration No. 26.....	18
Proposed Material Alteration No. 27.....	19
Proposed Material Alteration No. 28.....	19
Chapter 6 Homes and Communities	20
Proposed Material Alteration No. 29.....	20
Proposed Material Alteration No. 30.....	20
Proposed Material Alteration No. 31.....	20
Proposed Material Alteration No. 32.....	20
Proposed Material Alteration No. 33.....	21
Proposed Material Alteration No. 34.....	21
Proposed Material Alteration No. 35.....	21
Proposed Material Alteration No. 36.....	21
Proposed Material Alteration No. 37.....	21
Proposed Material Alteration No. 38.....	22
Proposed Material Alteration No. 39.....	22
Chapter 7 Movement and Transportation.....	23
Proposed Material Alteration No. 40.....	23
Proposed Material Alteration No. 41.....	23
Proposed Material Alteration No. 42.....	23
Proposed Material Alteration No. 43.....	24
Proposed Material Alteration No. 44.....	24
Proposed Material Alteration No. 45.....	25
Proposed Material Alteration No. 46.....	26
Proposed Material Alteration No. 47.....	26
Proposed Material Alteration No. 48.....	27
Proposed Material Alteration No. 49.....	27
Proposed Material Alteration No. 50.....	28
Proposed Material Alteration No. 51.....	28
Proposed Material Alteration No. 52.....	29
Proposed Material Alteration No. 53.....	29
Proposed Material Alteration No. 54.....	29
Proposed Material Alteration No. 55.....	30
Proposed Material Alteration No. 56.....	30
Proposed Material Alteration No. 57.....	31
Proposed Material Alteration No. 58.....	31

Proposed Material Alteration No. 59.....	31
Proposed Material Alteration No. 60.....	32
Proposed Material Alteration No. 61.....	32
Proposed Material Alteration No. 62.....	33
Proposed Material Alteration No. 63.....	34
Proposed Material Alteration No. 64.....	34
Proposed Material Alteration No. 65.....	35
Proposed Material Alteration No. 66.....	35
Proposed Material Alteration No. 67.....	35
Proposed Material Alteration No. 68.....	35
Chapter 8 Built Heritage.....	36
Proposed Material Alteration No. 69.....	36
Proposed Material Alteration No. 70.....	36
Proposed Material Alteration No. 71.....	36
Proposed Material Alteration No. 72.....	36
Proposed Material Alteration No. 73.....	36
Proposed Material Alteration No. 74.....	37
Proposed Material Alteration No. 75.....	37
Chapter 9 Natural Heritage and Green Infrastructure	38
Proposed Material Alteration No. 76.....	38
Proposed Material Alteration No. 77.....	38
Proposed Material Alteration No. 78.....	38
Chapter 10 Infrastructure and Environmental Services	39
Proposed Material Alteration No. 79.....	39
Proposed Material Alteration No. 80.....	39
Proposed Material Alteration No. 81.....	39
Proposed Material Alteration No. 82.....	40
Chapter 11 Implementation.....	41
Proposed Material Alteration No. 83.....	41
Proposed Material Alteration No. 84.....	41
Proposed Material Alteration No. 85.....	42
Proposed Material Alteration No. 86.....	44
Proposed Material Alteration No. 87.....	45
Proposed Material Alteration No. 88.....	46
Proposed Material Alteration No. 89.....	46
Proposed Material Alteration No. 90.....	47
Proposed Material Alteration No. 91.....	47

Proposed Material Alteration No. 92.....	48
Proposed Material Alteration No. 93.....	49
Proposed Material Alteration No. 94.....	49
Proposed Material Alteration No. 95.....	49
Proposed Material Alteration No. 96.....	50
Proposed Material Alteration No. 97.....	50
Proposed Material Alteration No. 98.....	51
Proposed Material Alteration No. 99.....	52
Proposed Material Alteration No. 100.....	52
Proposed Material Alteration No. 101.....	53
Proposed Material Alteration No. 102.....	53
Proposed Material Alteration No. 103.....	54
Proposed Material Alteration No. 104.....	54
Map 11.1 Proposed Changes to Land Use Zoning Map.....	57
Proposed Material Alteration No. 105.....	57
Proposed Material Alteration No. 106.....	57
Proposed Material Alteration No. 107.....	57
Proposed Material Alteration No. 108.....	58
Proposed Material Alteration No. 109.....	58
Proposed Material Alteration No. 110.....	58
Proposed Material Alteration No. 111.....	59
Proposed Material Alteration No. 112.....	60
Census 2022 Update.....	61
Proposed Material Alteration No. 113.....	61
Strategic Flood Risk Assessment.....	72
Proposed Material Alteration No. 114.....	72

Maps published with this document which are the subject of a PMA

Map 7.1	Permeability Measures
Map 7.2	Cycling Measures
Map 7.3	Public Transport Measures
Map 7.4	Road Measures
Map 7.5	Car Parking Measures
Map 10.2	Strategic Flood Risk Assessment
Map 11.1	Land Use Zoning
Appendix D Map BU-001	Building Use - Town Centre Ground Floor
Appendix D Map BU-002	Building Use - Town Centre First Floor
Appendix D Map BU-003	Building Use - Town Centre Vacancy Ground Floor
Appendix D Map BU-004	Building Use - Town Centre Vacancy First Floor

1.0. Proposed Material Alteration Report

1.1. Background

The Draft Kildare Local Area Plan 2023-2029 (Draft Plan) was placed on public display from Tuesday 21st March to Wednesday 3rd May 2023. The Chief Executive's Report on submissions and observations received in respect of the Draft Plan was submitted to the Elected Members of the Kildare Newbridge Municipal District for their consideration on the 12th June 2023.

Having considered the Draft Kildare Local Area Plan and the Chief Executive's Report, it was resolved by the Elected Members at a Special Meeting of the Kildare Newbridge Municipal District on Tuesday 18th July 2023 to alter the Draft Kildare Local Area Plan 2023-2029, and that these alterations constitute a material alteration to the Draft Plan.

In accordance with Section 20(3)(j)(i) of the Planning and Development Act 2000 (as amended), the Proposed Material Alterations are hereby published for public consultation for a minimum period of 4 weeks.

1.2. How to Read the Proposed Material Alterations

The Proposed Material Alterations are referred to as **Proposed Material Alterations Nos. 1 – 114 (PMAs)**. They are detailed in Section 2 of this report in the order of the Chapters of the Draft Plan to which they relate. They are accompanied by associated maps, where appropriate, with changes referenced.

Where Proposed Material Alterations affect land use zonings, they have been identified on Map Ref. 11.1 Land Use Zoning (Proposed Material Alterations).

The text of the Draft Plan is shown in its normal font. Proposed deletions are shown in ~~blue strikethrough~~ text. Proposed additions are shown as *red italic* text.

Note: Should any of the Proposed Material Alterations listed in Section 2 of this report be adopted into the Draft Kildare Local Area Plan 2023 – 2029, consequential changes may occur in various sections throughout the Plan as a result.

1.3. Environmental Assessments

In accordance with Section 20(3)(f) of the Planning and Development Act 2000 (as amended), Kildare County Council has screened the Proposed Material Alterations and has determined that a Strategic Environmental Assessment (SEA) is required for some proposed material alterations and an Appropriate Assessment is not required for the proposed material alterations.

In this regard, the following documents are published for inspection and public consultation:

- Proposed Material Alterations to the Draft Kildare Town Local Area Plan 2023-2029 and to the Strategic Flood Risk Assessment
- Addendum to the SEA Environmental Report pursuant to the SEA Directive and Planning and Development (Strategic Environmental Assessment)

Regulations 2004-2011 containing an assessment of the Proposed Material Alterations.

- Screening Report for the purposes of Appropriate Assessment (AA) pursuant to the EU Habitats Directive (92/43/EEC) and Planning and Development Act 2000 (as amended) containing an assessment of the Proposed Material Alterations.

1.4. Your Role – Making a Submission or Observation

A copy of the Proposed Material Alterations is on display from Friday 4th August until Monday 4th September (inclusive) at the following locations:

- The Planning Office, Kildare County Council, Áras Chill Dara, Naas
9.30 am to 4 p.m. Monday to Friday (closed Bank Holiday Mondays).
- <https://consult.kildarecoco.ie/>

Written submissions or observations with respect to the Proposed Material Alterations to the Draft Kildare Town Local Area Plan and associated documents, may be made within the above period.

Written submissions or observations should be clearly marked ***‘Proposed Material Alterations to the Draft Kildare Town Local Area Plan 2023-2029’*** and must be submitted either:

- Online, through the submission form facility available on Kildare County Council’s Consult portal: <https://consult.kildarecoco.ie/> ,
OR
- By post to: Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, County Kildare.

Please make your submission in 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. E-mail and fax submissions will not be accepted.

All submissions or observations with respect to the Proposed Material Alterations to the Draft Kildare Town Local Area Plan 2023-2029 and associated documents will form part of the statutory Chief Executive’s Report to the Elected Members. Only submissions or observations 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 any material alteration to the Draft Local Area Plan. Submissions or observations in relation to any other aspect of the Draft Local Area Plan cannot be considered at this stage in the process.

1.5. Next Steps

Following the above public consultation period, a Chief Executive’s report will be prepared on any submissions or observations received with respect to the Proposed Material Alterations to the Draft Plan and accompanying documents. The report will be submitted to the Elected Members of the Kildare Newbridge Municipal District for their consideration. Members shall consider the Proposed Material Alterations and

the Chief Executive's Report and shall, no later than a period of six weeks after the Chief Executive's Report has been furnished, make or amend the Local Area Plan as appropriate.

In making the Plan, the Elected Members must consider Proposed Material Alterations to the draft Local Area Plan, the environmental reports and the Chief Executive's Report on any submissions received and decide whether to make the Local Area Plan with or without the Proposed Material Alterations.

Section 20(3)(r) of the Planning and Development Act 2000 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area,
- The statutory obligations of the local authority in the area; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

In addition, 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*' (July 2019) 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.

2.0. Proposed Material Alterations

Chapter 1 Introduction and Context

Proposed Material Alteration No. 1

Chapter 1 Introduction and Context, amend Section 1.2 to incorporate reference to Appendix D - Kildare Town Centre Land Use Survey and Vacancy Survey as follows:

A local area plan shall be consistent with the objectives of the county development plan, its core strategy, and any regional spatial and economic strategy that apply to the area of the plan. This Plan comprises a written statement and is accompanied by a suite of maps (Appendix A), an estimate of the land requirements for employment purposes (Appendix B), ~~and a~~ Statement of Character for the defined Architectural Conservation Area (Appendix C) *and maps illustrating land uses and vacancy levels at both ground floor and first floor levels in Kildare Town Centre (Appendix D)*. The written statement shall take precedence over the maps should any discrepancy arise between them.

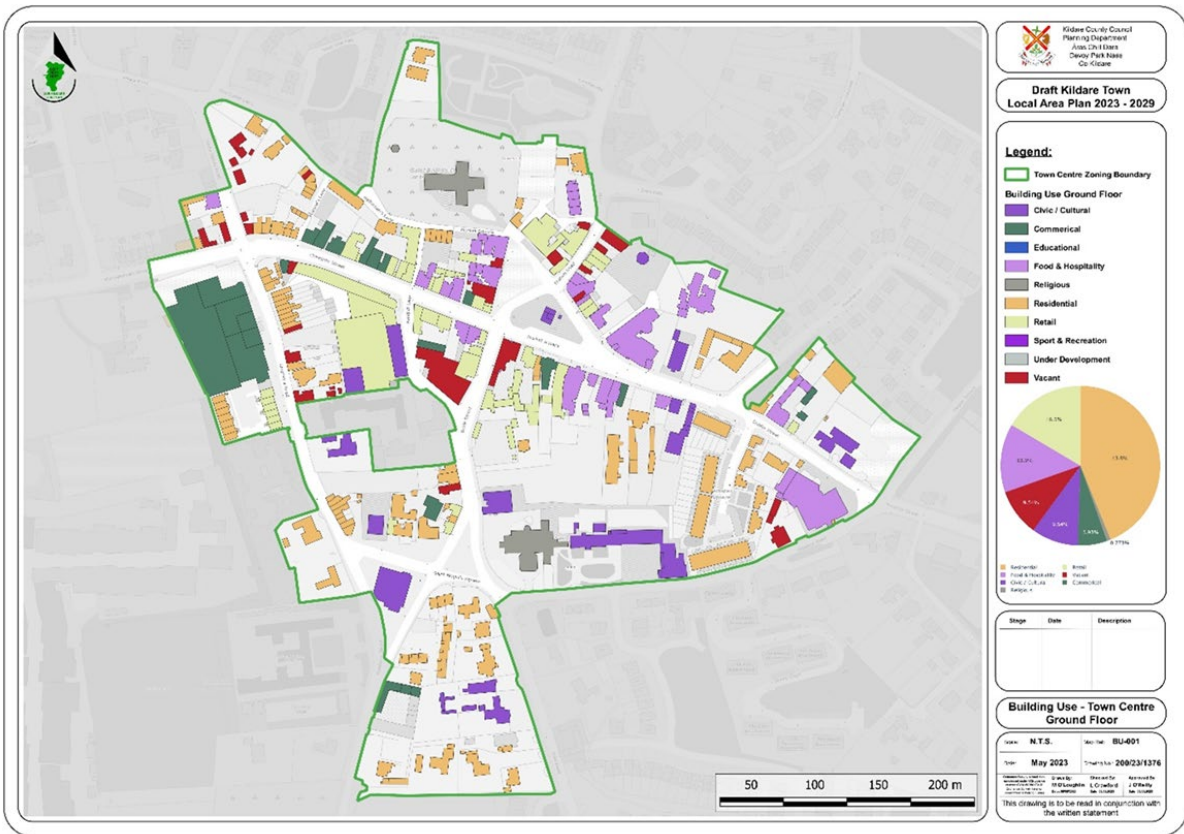
Incorporate the Kildare Town Centre land use survey and vacancy survey maps below as:

Appendix D - Kildare Town Centre Land Use Survey and Vacancy Survey.

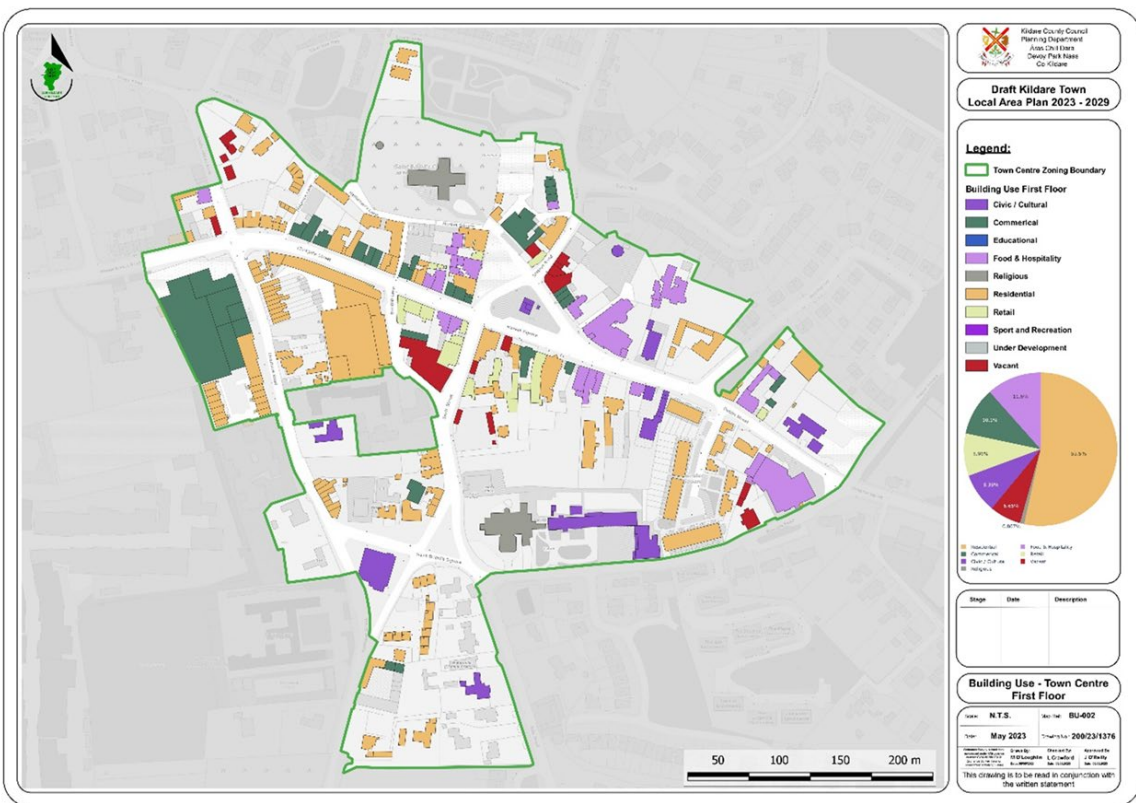
(Comprising of the 4 following maps).

Appendix D Map BU-001 Building Use - Town Centre Ground Floor
Appendix D Map BU-002 Building Use - Town Centre First Floor
Appendix D Map BU-003 Building Use - Town Centre Vacancy Ground Floor
Appendix D Map BU-004 Building Use - Town Centre Vacancy First Floor

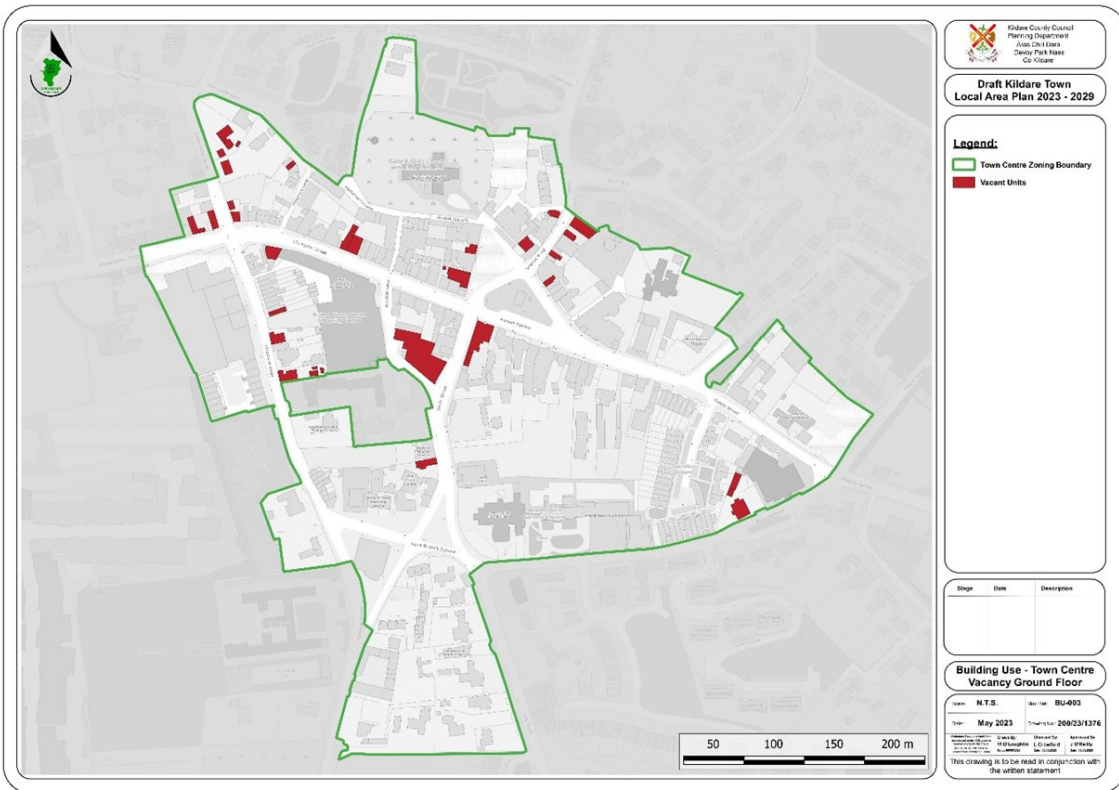
Appendix D 1 Building Use - Town Centre Ground Floor



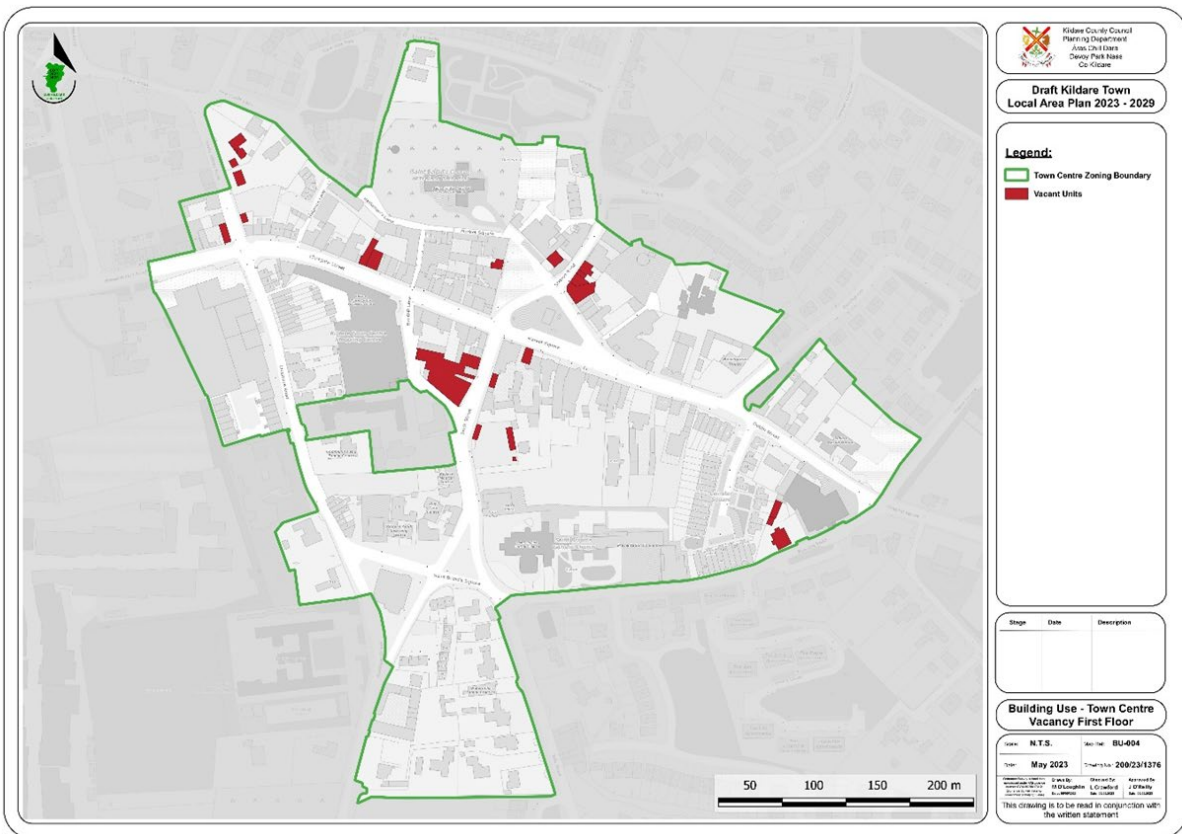
Appendix D 2 Building Use - Town Centre First Floor



Appendix D 3 Building Use - Town Centre Vacancy Ground Floor



Appendix D 4 Building Use - Town Centre Vacancy First Floor



Chapter 2 Spatial Planning Context and Vision for Kildare Town

Proposed Material Alteration No. 2

Chapter 2 Spatial Planning Context and Vision for Kildare Town, amend the third paragraph under Section 2.1.1. Integrating Climate Considerations into the Kildare Town Local Area Plan, as follows:

The Climate Action Plan ~~2024~~2023 (CAP 2023) is the first to be prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021 and sets out how Ireland can accelerate the actions that are required to respond to the climate crisis. The sectoral emissions ceilings (SECs) agreed in July 2022 put in place targets for each sector to achieve, as part of the CAP 2023 progress reports will be published each quarter. The six high impact sectors are powering renewable, building better, transforming how we travel, making family farms more sustainable, greening business and enterprise and changing our land use. ~~which followed on from the 2021 Act sets a roadmap for sectoral actions for decarbonisation. These actions and policy frameworks set out how Ireland will achieve its international and European commitments relating to reductions in greenhouse gas emissions. Every sector must adapt rapidly, and some sectors will be more impacted than others.~~

Proposed Material Alteration No. 3

Chapter 2 Spatial Planning Context and Vision for Kildare Town, insert a translation of the Vision Statement as *Gaeilge* after the English version in Section 2.2, as follows:

Forbairt shóisialta, eacnamaíoch agus fhisiciúil Bhaile Chill Dara mar bhaile fáis féin-chothabhálach a chur chun cinn ar bhonn dlúth, tréscailteach agus leanúnach; tabhairt faoi easnaimh in infreastruchtúr sóisialta ionas go mbeadh pobail faoi bhláth; cinntiú go bhforbraítear i lár an bhaile ionad ionchuimsitheach, bríomhar, tarraingteach agus nasctha; leas a bhaint as láidreachtaí reatha na n-acmhainní eachaí, eaglasta agus miondíola sa bhaile; agus timpeallacht ard-chaighdeán, ar bheagán carbóin, le rochtain do chách, a chruthú do chónaitheoirí agus cuairteoirí araon.

Proposed Material Alteration No. 4

Chapter 2 Spatial Planning Context and Vision for Kildare Town, update Figure 2-2 Strategic Principles to Achieve the Vision, as follows:



Proposed Material Alteration No. 5

Chapter 2 Spatial Planning Context and Vision for Kildare Town, amend Section 2.2.1 Achieving the Vision (under Strategic Development Principle ‘*Enhancing Kildare Town as a Tourist Destination*’) as follows:

Enhancing Kildare Town as a Tourist Destination *and Employment Hub*

This Plan places particular emphasis on the development of the town as a key tourist destination within the county by capitalising on its intrinsic built heritage and history. Tourism and the expansion of the existing tourist offer is seen as a key element of the town’s economic development strategy.

This Plan acknowledges the unique assets that Kildare Town and its surrounding hinterland have which distinguishes it as an international tourism destination, particularly in relation to its significant heritage and cultural features including the St Brigid’s Cathedral, the Irish National Stud, Japanese Gardens, Curragh Racecourse. Furthermore, the Kildare Tourist Outlet Village attracts national and international customers throughout the year. *The Plan therefore supports the development of new tourist offerings based around Kildare’s historic, cultural, ecclesiastical, equine and retail assets.* The town *therefore* has a clear opportunity to further capitalise on its role as a national tourism destination and as an attractive centre for business, whilst preserving and enhancing its unique historic identity, heritage and environment, in line with achieving National Strategic Outcome No. 5 (Strong Economy) and 7 (Enhanced Amenity and Heritage) of the NPF.

Additionally, the Plan supports Kildare Town becoming an employment hub though increasing local employment opportunities not just in the important

tourism and hospitality sector but also in other key areas such as bloodstock, enterprise and manufacturing. The Economic Development Strategy set out in the Plan seeks for Kildare to successfully fulfil its role as a ‘Self-Sustaining Growth Town’ through a range of measures including the targeting of an increased jobs ratio for the town and providing an adequate quantum of appropriately located zoned employment lands. Such an approach is also in keeping with the principles of compact growth and the 10-minute settlement by providing greater opportunities for people to both live and work in Kildare Town in order to enhance peoples’ quality of life and to contribute to low carbon development.

Proposed Material Alteration No. 6

Chapter 2 Spatial Planning Context and Vision for Kildare Town, insert the following new text in Section 2.2.1 Achieving the Vision (under Strategic Development Principle ‘Ensuring a Vibrant Town Centre’ after the second last line of the first paragraph) as follows:

In keeping with Town Centre First approach, this Plan supports increased opportunities for town centre living including ‘living above the shop’ initiatives and through high-quality residential developments on brownfield and backland sites.

Table 3-7 Residential Development Capacity Audit

Site Ref.	Location	Site Area (Ha.)	Site in Built-up area	Residential Yield	Net Density
N/A	Infill Sites within CSO boundary	-	Yes	32 ¹	35-50
T	Former Magee Barracks	11.35	Yes	375 ²	39*
C (1)	Collaghknock	4.87	Partially within	85	80-85³
<i>C (1)</i>	<i>West of Old Road</i>	<i>4.53</i>	<i>No</i>	<i>158***</i>	<i>35-50</i>
C (2)	Greyabbey View	8.5	No	207	23*
B (1)	Walker's Gate	10.3	No	56	31*
C (3)	Oak Church	7.8	No	260	35*
C (4)	Rathbride Road	3.7	No	87	28**
Total Area		47.88 ha <i>46.18</i>	Total Units	1,102 <i>1,175</i>	

¹ Allocation of 5% of the allocated units for Kildare Town for various sites within the Town Centre and Existing Residential / Infill lands land use zonings for potential yield from infill development.

² The residential yield of 375 units relates to the permitted development under Phase 1 only.

³ Public Private Partnership to be subject of a Part 8 application.

Proposed Material Alteration No. 8

Amend Map 11.1 Land Use Zoning, by introducing three sites as New Residential C* and amend Table 3-7 to reflect the introduction of these sites.

NOTE: See Proposed Material Alteration No. 31 also

PMA No. 8 (a)

Change the site outlined in red (1.97 ha) from I: 'Agriculture' to C(a)*: New Residential.



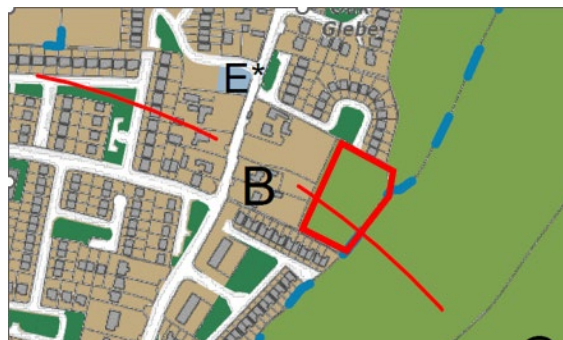
PMA No. 8 (b)

Change the site outlined in red (1.13 ha) from G: 'National Stud and Green Belt' to C(b)*: New Residential.



PMA No. 8 (c)

Change the site outlined in red (0.67 ha) from G: 'National Stud and Green Belt' to C(c)*: New Residential.



And

Amend Table 3-7 Residential Development Capacity Audit as follows:

(Note: PMA No. 7 is a separate item and has been included for illustration purposes only).

Table 3-7 Residential Development Capacity Audit

Site Ref.	Location	Site Area (Ha.)	Site in Built-up area	Residential Yield	Net Density
N/A	Infill Sites within CSO boundary	-	Yes	32 ⁴	35-50
T	Former Magee Barracks	11.35	Yes	375 ⁵	39*
C (1)	Collaghknock	4.87	Partially within	85	80-85 ⁶
C (1)	West of Old Road	4.53	No	158***	35-50
C (2)	Greyabbey View	8.5	No	207	23*
B (1)	Walker's Gate	10.3	No	56	31*
C (3)	Oak Church	7.8	No	260	35*
C (4)	Rathbride Road	3.7	No	87	28**
C(a)*	Greyabbey	1.97	No	5	3
C(b)*	South of Grey Abbey Road	1.13	No	4	3
C(c)*	Whitesland East	0.67	No	4	6
Total Area		47.88 ha 49.95	Total Units	1,102 1,188	

⁴ Allocation of 5% of the allocated units for Kildare Town for various sites within the Town Centre and Existing Residential / Infill lands land use zonings for potential yield from infill development.

⁵ The residential yield of 375 units relates to the permitted development under Phase 1 only.

⁶ Public Private Partnership to be subject of a Part 8 application.

Chapter 4 Consolidation of the Town Centre

Proposed Material Alteration No. 9

Chapter 4 Consolidation of the Town Centre, amend chapter title, as follows:

4. Consolidation *and Renewal* of the Town Centre

Proposed Material Alteration No. 10

Chapter 4 Consolidation of the Town Centre, amend Section 4.1.2. Town Centre Land Use and Vacancy, as follows:

Many vacant units around Market Square have subsequently been occupied over recent years. A subsequent land use *and vacancy* survey ~~is being~~ carried out *in the town centre* in Q2 2023 *indicated a vacancy rate of 9.54%*. As per Chapter 14 of the County Development Plan 2023-2029, the target for town centre retail vacancy under normal trading conditions is 5%. *Appendix D of this Plan contains maps illustrating land uses and vacancy levels at both ground floor and first floor levels in Kildare Town Centre.*

Proposed Material Alteration No. 11

Chapter 4 Consolidation of the Town Centre, Town Centre Objectives, amend objective TCO 1.3, as follows:

- TCO 1.3** Protect the vibrancy, ambience, quality and vitality of the town centre by:
- (i) Promoting an appropriate mix of day and night-time uses.
 - (ii) Preventing an excessive concentration of ~~less non~~ desirable uses ~~unless carefully managed through an appropriate sympathetic design approach~~ *including takeaways, off-licences, bookmakers, phone repair shops and vape shops (where planning permission is required).*
 - (iii) Facilitating development that will attract and retain commercial and retail activities in the town centre.
 - (iv) Encouraging the re-use of vacant units for alternative functions and uses such as live-work units, residential units, remote working hubs, enterprise incubation, tourist spin-off enterprises, tourist accommodation, niche retail including food or craft enterprises and cultural offerings such as theatre or museum.

Proposed Material Alteration No. 12

Chapter 4 Consolidation of the Town Centre, include an additional objective after objective TCO 1.6, as follows:

TCO 1.7: *To support the establishment of a multidisciplinary stakeholder team to develop a marketing and activation strategy for the town to re-establish the primacy of the town centre and to support the delivery of projects set out in the Kildare Town Renewal Masterplan.*

Proposed Material Alteration No. 13

Chapter 4 Consolidation of the Town Centre, amend Section 4.3.3, as follows:

'The feasibility of providing a bike hire scheme (Objective MTO 1.7 refers) to connect the *Kildare Town* ~~†~~Train ~~s~~Station, Market Square, Cherry Avenue *Park* (~~when completed~~), *Kildare Tourist Outlet Village and the Irish National Stud and Japanese Gardens.* ~~and~~ *Connections* to other historic sites will also be examined as part of the project.

Proposed Material Alteration No. 14

Chapter 4 Consolidation of the Town Centre, include an additional objective after TCO 2.4, as follows:

TCO 2.5 *Support and facilitate an extension to the Heritage Centre (Market House) as appropriate, to facilitate the development of additional office, retail, hospitality and performance space and the relocation of the existing ESB substation. Any future extension to the Heritage Centre would be subject to normal planning and design requirements.*

Proposed Material Alteration No. 15

Chapter 4 Consolidation of the Town Centre, insert new objective, as follows:

TCO 2.6 *Support the completion of a public realm strategy for Kildare Town, as part of the implementation of the Town Renewal Masterplan. Such a strategy shall incorporate a bespoke materials palette, including for pavement, signage and street furniture which will complement and enhance the natural and built environment of Kildare Town.*

Chapter 5 Economic Development

Proposed Material Alteration No. 16

Chapter 5 Economic Development, Section 5.4 and insert additional bullet point (after point 6) within the Economic Development Strategy as follows:

- *Promoting and building on the St Brigid brand as a unique selling point for Kildare Town at international / national level.*

Proposed Material Alteration No. 17

Chapter 5 Economic Development, insert additional text in the third paragraph of Section 5.5.1, as follows:

~~A central landscaped courtyard can be incorporated either a ground floor or first floor level depending on the uses envisaged.~~ *Any application for the lands which includes the old Chilling Factory site itself shall be accompanied by an Architectural Heritage Impact Assessment (AHIA).*

Proposed Material Alteration No. 18

Chapter 5 Economic Development, Section 5.5.4 National Equine Innovation Centre at the Irish National Stud insert additional text (red), as follows:

The Kildare 2025 and, in turn, the County Development Plan places particular emphasis on the equine sector as a key focus area for growth across the county. Kildare Town features strongly with regard County Kildare's reputation with the equine industry with both the Irish National Stud, the Racing Academy and Centre of Education (RACE), its proximity to the Curragh Racecourse and its central location within the 'Thoroughbred County'. The National Equine Innovation Centre is a Research and Development Hub in the grounds of the Irish National Stud. The hub has been established *by Kildare County Council's Local Enterprise Office* to promote innovation in the equine sector, by supporting entrepreneurial businesses in the field and fast-tracking the commercialisation of equine research of national and international significance.

Proposed Material Alteration No. 19

Chapter 5 Economic Development, amend Objective EDO1.3 under the Economic Development Objectives, as follows:

- EDO 1.3** Support the *expansion of the* National Equine Innovation Centre *as industry needs arise* and proposals for future hubs, *incubation units* and co-working spaces in the town centre, particularly where they reuse dormant buildings/sites to stimulate urban renewal and decarbonisation, and where possible integrated with other key community facilities / services in order to share resources. Future development of Hubs shall be in accordance with the Locations Assessment Model as detailed in the Kildare 2025 Economic Strategy and consultation with the Kildare Local Enterprise Office shall be carried out.

Proposed Material Alteration No. 20

Chapter 5: Economic Development, amend Objectives EDO 1.5 and EDO 1.6 as follows:

- EDO 1.5** Promote Enterprise and Employment development north and south of the R445 Monasterevin Road focusing on light industry, offices, research and development, within a high-quality business park development supported by the connectivity links detailed on Maps 7.12, 7.2 and 7.5. The development of the lands *requires a detailed design statement which also provides for a clearly defined access arrangement and a sustainable transport network which provides accessibility and permeability by active travel and public transport to be developed in consultation with the National Transport Authority and the Traffic Infrastructure Ireland (where appropriate). Any development proposal shall have regard to the Spatial Planning and National Road Guidelines (or any subsequent Guidelines) and also be subject to a Traffic and Transport Assessment to ensure there are no negative impact on the local and national road network.*
- EDO 1.6** Facilitate the development of Industry and Warehousing on the lands south of the motorway at Grey Abbey Road for manufacturing, warehousing, distribution, logistics and other uses associated with the transport industry. *Any development proposal shall have regard to the Spatial Planning and National Road Guidelines (or any subsequent Guidelines) and also be subject to a Traffic and Transport Assessment to ensure there are no negative impact on the local and national road network.* ~~subject to the protection of the carrying capacity of the national road network and a Traffic and Transport Assessment.~~

Proposed Material Alteration No. 21

Chapter 5 Economic Development, amend Objective EDO 1.10 as follows:

- EDO 1.10** Support the examination of the feasibility of Cherryville Junction and Kildare Town to become a transport hub and distribution centre, by maximising its strategic location at the intersection of key national road and rail networks, *in collaboration with key relevant stakeholders such as Transport Infrastructure Ireland, Irish Rail and the National Transport Authority and subject to ensuring the protection of the carrying capacity of the national road network and the associated junctions and local transport networks.*

Proposed Material Alteration No. 22

Chapter 5, Economic Development, amend Objective EDO 2.1 as follows:

- EDO 2.1** Encourage the development of new or the upgrading / extension of tourism activities/facilities including supporting infrastructure (*such as cycle/bus/car parking and public toilets*), in particular those related to religious tourism, equine tourism, retail tourism, food tourism and military tourism within Kildare Town, that respect, respond and enhance their physical location, environmental quality and community setting.

Proposed Material Alteration No. 23

Chapter 5 Tourism Objectives amend Objective EDO 2.2, as follows:

- EDO 2.2** Facilitate the provision of ~~standardised~~ *bespoke bilingual (Irish and English)* signage and interpretation for tourism facilities and tourist attractions throughout the town, ensuring signage is located to facilitate cross-sector promotion between tourist sites.

Proposed Material Alteration No. 24

Chapter 5 Economic Development, insert an additional Tourism Objective as follows:

- EDO 2.7** *Facilitate the provision of a range of additional tourist accommodation types in Kildare Town Centre, and support the implementation of a Pilot Project, led by local businesses through a co-operative of landowners, to reactivate vacant properties in the town centre for the use of over-night tourist accommodation supported by the Local Enterprise Office.*

Proposed Material Alteration No. 25

Chapter 5 Economic Development, insert an additional Tourism Objective as follows:

- EDO 2.8** *Support and promote eco-tourism facilities to foster greater appreciation for the natural environment of Kildare Town.*

Proposed Material Alteration No. 26

Chapter 5 Economic Development, Retailing Objectives insert additional text under Objective EDO 3.3, as follows:

- EDO 3.3** Support and facilitate the development of retail, retail services, *independent retailers* and niche retailing in the town centre area, through the development of infill sites and the redevelopment/renewal of under-utilised sites and buildings, at an appropriate scale, with universal access and design.

Proposed Material Alteration No. 27

Chapter 5, Economic Development, amend objective EDO 3.6 as follows:

EDO 3.6 *Protect and support the continued operation* ~~Ensure the development~~ of the Kildare Tourist Outlet Village ~~is carried out~~ in accordance with the definition of outlet centres as detailed in the Retail Planning Guidelines (2012) (or any subsequent guidelines). ~~to ensure that the products sold are not in competition with those on sale typically in town centre locations.~~

Proposed Material Alteration No. 28

Chapter 5: Economic Development, insert additional Retailing Objective as follows:

EDO 3.9 *To restrict the development of standalone coffee / fast food kiosks having regard to impacts on the amenity and character of the area, traffic, clustering of similar uses and impact on the primacy of the town centre.*

Chapter 6 Homes and Communities

Proposed Material Alteration No. 29

Chapter 6 Homes and Communities, amend the first sentence of Section 6.4.2 as follows:

The population of Ireland is ageing. According to Census ~~2016~~ 2022 there are more than ~~637,000~~ 776,315 people aged 65 years or older in the country, an increase of more than ~~49%~~ 21.7% over the last ~~five~~ six years, and now representing ~~13.4%~~ 15.1% of the population.

Proposed Material Alteration No. 30

Chapter 6 Homes and Communities, amend Objective HCO 2.5 as follows:

HCO 2.5 Support the provision of specific purpose-built housing for older people to facilitate '~~downsizing~~ right sizing' and assisted living accommodation, particularly on the Former Magee Barracks site.

Proposed Material Alteration No. 31

Chapter 6 Homes and Communities, Residential Objectives, insert new Objective as follows:

HCO 2.6 *Support the provision of appropriately designed 'self-build' houses on the sites zoned as New Residential* (C*) at a low residential density. A detailed design framework for each site will be required to set out overall layout, siting, access, landscaping, boundary treatments and connection to public services.*

AND

Chapter 11 Implementation insert Specific Objective under Table 11-4 Land Use Zoning Objectives, C 'New Residential' as follows:

Specific Objective:
Site C(a)*, C(b)* and C(c)*: *These lands have been designated for the provision of 'self-build' houses at a low residential density in accordance with Table 3-7 Residential Development Capacity Audit and Objective HCO 2.6.*

Proposed Material Alteration No. 32

Chapter 6 Homes and Communities, amend the second paragraph of Section 6.5.1.6 as follows:

The location of future community services should be provided relative to the location of target user groups and their level of accessibility insofar as practical. ~~Based on benchmarks used in Northern Ireland (Causeway Coast and Glens Borough Council, Strategic Framework for Community Centre Provision, 2016) there is no requirement for additional facilities in the town as the existing number will exceed the benchmark of 0.30 per 1,000 people in 2029 at 0.55 per 1,000 (based on existing facilities excluding the Garda~~

~~Station.~~ *The Plan ensures that lands are appropriately zoned and located for community purposes throughout the plan area to support the provision of social and community services as the need and funding opportunities arise.*

Proposed Material Alteration No. 33

Chapter 6 Homes and Communities, amend Objective HCO 3.1 as follows:

HCO 3.1 Support and facilitate new facilities and improvements / expansion of existing educational, *including third level and further educational opportunities which may arise*, early learning, childcare and healthcare facilities, at appropriate locations in Kildare Town, *and encourage the co-location of childcare with educational uses.*

Proposed Material Alteration No. 34

Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities, amend Objective HCO 4.4

HCO 4.4 Facilitate sports *clubs* and community groups in the acquisition and/or use of lands for sports and recreation purposes *and support the delivery of multi-use sports facilities (including play facilities and swimming pool) on appropriately zoned land within the plan area.*

Proposed Material Alteration No. 35

Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities, amend Objective HCO 4.7 as follows:

HCO 4.7 Improve existing open space areas in housing developments that have been taken in charge by Kildare County Council and to provide additional play facilities, *pocket parks and outdoor seating*, where feasible and appropriate.

Proposed Material Alteration No. 36

Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include a new objective as follows:

HCO 4.10 *Support and facilitate the provision of a skatepark at an appropriate location within Kildare Town.*

Proposed Material Alteration No. 37

Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include a new objective as follows:

HCO 4.11 *Promote community-managed gardens/allotments at appropriate locations in Kildare Town.*

Proposed Material Alteration No. 38

Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include new objective as follows:

HCO 4.12 *Support and facilitate the development of a multipurpose community centre on the Dunmurray Road opposite St Conleth's Graveyard.*

Proposed Material Alteration No. 39

Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include new objective as follows:

HCO 4.13 *Support the provision of community meeting rooms at appropriate locations throughout Kildare Town.*

Chapter 7 Movement and Transportation

Proposed Material Alteration No. 40

Chapter 7 Movement and Transportation, amend Section 7.2 Kildare Town Transport Strategy, paragraph two, to make reference to the Road Traffic Act 1994.

The progression of the measures in the future will be subject to a separate statutory procedure *either by Section 38 of the Road Traffic Act 1994, or as a Part 8 process in accordance with the Planning and Development Act 2000 (as amended) (or any subsequent Planning Act) which includes for detailed design and appraisal, consultation with the relevant statutory stakeholders and public consultation.*

Proposed Material Alteration No. 41

Chapter 7 Movement and Transportation, Section 7.3 Active Travel - Walking and Cycling, amend the fourth sentence to provide up to date information as follows:

In relation to cycling, there ~~is~~ ~~are~~ ~~no~~ *very limited* cycle *infrastructure paths* in the town such as the recently constructed link road between *Southgreen Road and the Dunmurray Road. In many instances, with* cyclists using footpaths instead ~~in some instances.~~

Proposed Material Alteration No. 42

Chapter 7 Movement and Transportation, insert additional text and associated footnote, at the end of 7.1.2. Achieving a Modal Shift, as follows:

The measures proposed in this Plan (as detailed in the following Sections) in respect of improving infrastructure for active travel and public transport will endeavour to move towards achieving the targets set out in the County Plan to reduce car journey and increase trips by walking, cycling, bus and train. *It is considered that a 10% reduction in private motor vehicle use for work trips and a 5% reduction in private motor vehicle use for education trips by Census 2036⁷, would be challenging modal shift targets for Kildare Town. If these modal split targets are achieved, then car dependency for work trips would reduce to 64.1% and education trips car dependency would fall to less than half of trips at 49.4%.*

⁷ If the strategy is implemented as planned, most measures will be in place by Census 2036.

Proposed Material Alteration No. 43

Chapter 7 Movement and Transportation, amend Table 7-1 Permeability Measures by removing the PERM measures as follows:

Ref. No.	Measure	Delivery Timeframe
PERM 7	Creation of pedestrian / cyclist link connecting Fenner Lawns with North Glebe	Medium-term
PERM 8	Creation of pedestrian / cyclist link connecting Drumcree Court with Curragh Finn	Short-term
PERM 9	Creation of pedestrian / cyclist link connecting North Glebe with Curragh Finn	Short-term
PERM 23	Creation of pedestrian / cyclist link connecting Coolaghknock Park, Coolaghknock Close, Coolaghknock Drive and Coolaghknock Gardens together	Medium-term
PERM 24	Creation of pedestrian / cyclist link connecting Ruanbeg to Coolaghknock Gardens	Short-term
PERM 25	Creation of pedestrian / cyclist link connecting Ruanbeg Drive to Phase 2 of the Former Magee Barracks internal roads	Long-term
PERM 34	Road Scheme with footpaths connecting Hospital Street to Tully Road	Medium-term
PERM 35	Road Scheme with footpaths – Modus Link Road	Medium-term
PERM 39	Creation of walking/cycling only link as part of Modus Link Road development	Medium-term
PERM 41	Link between Oaktree Road and Cherry Avenue Park	Long-term

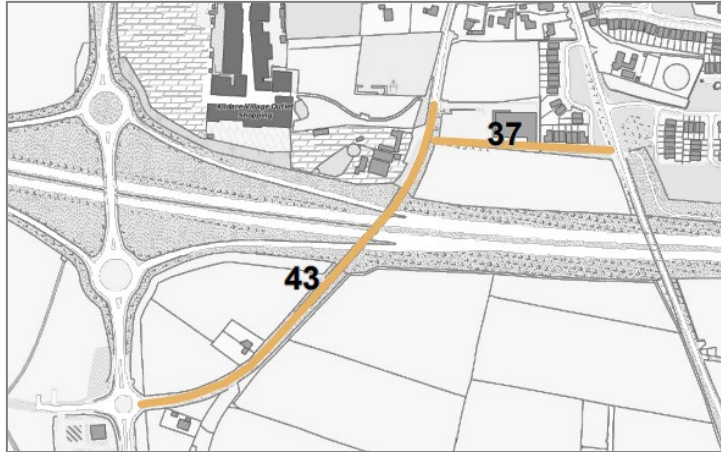
Proposed Material Alteration No. 44

Chapter 7 Movement and Transportation, insert new measure under Table 7-1 and on the corresponding Map 7.1, as follows:

Table 7-1 Permeability Measures

Ref. No.	Measure	Delivery Timeframe
PERM 43	Create a new pedestrian / cyclist link along the Grey Abbey Road connecting from the R415.	Medium-term

Map 7.1 Permeability Measures



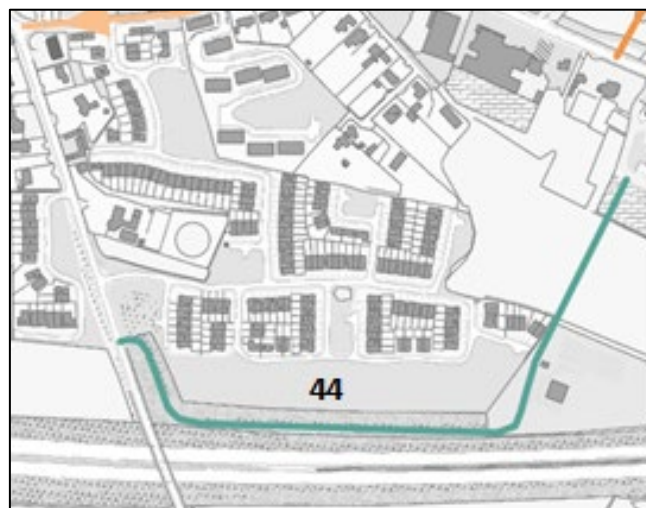
Proposed Material Alteration No. 45

Chapter 7 Movement and Transportation, insert new measure under Table 7-1 and on the corresponding Map 7.1, as follows:

Table 7-1 Permeability Measures

Ref. No.	Measure	Delivery Timeframe
<i>PERM 44</i>	<i>Create a new pedestrian / cyclist link from Tully Road-Hospital Street, as part of the road measure south of Cunnaberry Hill and parallel to the motorway.</i>	<i>Long-term</i>

Map 7.1 Permeability Measures.
Include new PERM 44 as follows:

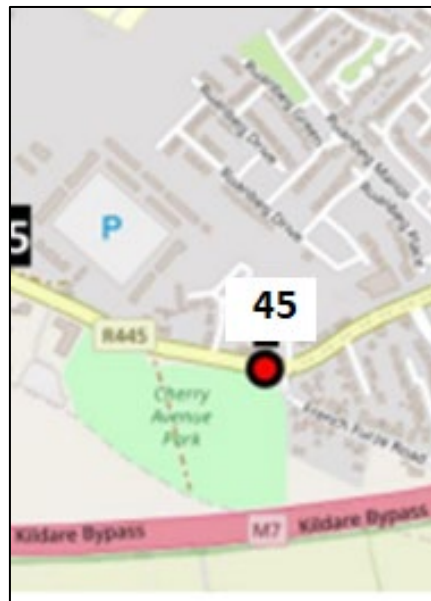


Proposed Material Alteration No. 46

Chapter 7 Movement and Transportation, insert new measure under Table 7-1 and on the corresponding Map 7.1, as follows:

Table 7-1 Permeability Measures

Ref. No.	Measure	Delivery Timeframe
<i>PERM 45</i>	<i>Crossing point to Cherry Avenue Park</i>	<i>Short-term</i>



Proposed Material Alteration No. 47

Chapter 7 Movement and Transportation, insert additional text (after Table 7-1) under Section 7.3.1. Walking to provide further information, as follows:

The above referenced permeability measures will bring a 42.5% increase in the number of homes within the 1km catchment of the primary schools. However, there will only be a minor increase (2%) in the 1km catchment of the post-primary school. *However, there will be a substantial reduction of over 100m in school trips distances for 1,469 buildings, which represents a reduction in walking distance for 46% of buildings within Kildare Town for post-primary schools.* The measures will bring a 20.2% increase (237) in the number of residential addresses within 1km of the train station and 14.9% (227) increase in the number of homes within 500m of a bus stop.

(Note: the statistics provided under Section 7.3.1. would require amendment / removal in the event the previous Proposed Material Alterations No. 43 is adopted. This would be a consequential amendment).

Proposed Material Alteration No. 48

Chapter 7 Movement and Transportation, amend Table 7-2 Cycling Measures by removing / modifying the Cycle measures as follows:

Ref. No.	Description	Proposed Link Type	Proposed Timeframe
Cycle 17	R415 (Monasterevin Road to Kildare Tourist Outlet Village) <i>to Newtown</i>	Cycle track/ cycle lane	Medium-term
Cycle 19	Grey Abbey Road (southern section adjacent to development lands) <i>to Newtown</i>	Cycle track/ cycle lane	Long-term
Cycle 21	Tully Road (section adjacent to National Stud) <i>and junction improvements required</i>	Cycle track/ cycle lane	Long-term
Cycle 32	Hospital Street to Oaktree Road	Cycle track/ cycle lane (part of road scheme)	Medium-term
Cycle 34	Lourdesville – active mode priority/elimination of through traffic as part of Northern Link Street scheme	Active mode priority, local vehicle access	Medium-term
Cycle 35	Market Square (west) – active mode priority through elimination of through traffic	Active mode priority, local vehicle access	Short-term
Cycle 37	Fire Castle Lane improvement	TBD by detailed study	Short-term
Cycle 38	Chapel Hill/Chapel Lane improvement	TBD by detailed study	Medium-term
Cycle 46	Oaktree Road improvement	TBD by detailed study	Medium-term
Cycle 58	Link between Oaktree Road and Cherry Avenue Park	Greenway	Long-term

Proposed Material Alteration No. 49

Chapter 7 Movement and Transportation, amend Table 7-2 in respect of Cycle 4 and Cycle 9 as follows:

Table 7-2 Cycling Measures

Cycle 4	Tully Road (middle section)
Cycle 9	R413 Melitta Road (middle section)

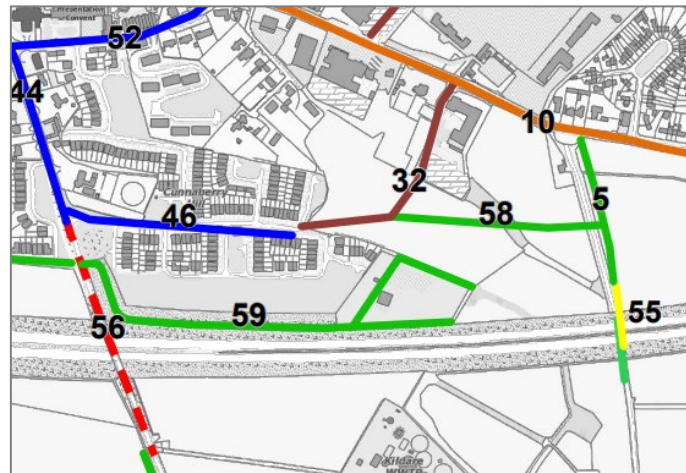
Proposed Material Alteration No. 50

Chapter 7 Movement and Transportation, insert new cycling measure in Table 7-2 and on Map 7.2 as follows:

Table 7-2 Cycling Measures

Ref. No.	Description	Proposed Link Type	Proposed Timeframe
Cycle 59	<i>Link between Tully Road and Cherry Avenue Park, south of Cunnaberry Hill and parallel to the motorway.</i>	<i>Greenway</i>	<i>Long-term</i>

7.2 Cycling Measures



Proposed Material Alteration No. 51

Chapter 7 Movement and Transportation, amend Objective MTO 1.1 as follows:

- MTO 1.1** Support and promote the use of sustainable active transport modes in Kildare Town and seek to implement a connected network of walking and cycling infrastructure in the town as detailed in Table 7-1 and 7-2 and illustrated on Map 7.1 and 7.2. in conjunction with the National Transport Authority, *Transport Infrastructure Ireland*, other statutory agencies, and relevant stakeholders (*where applicable*). The indicative measures will form the basis for individual projects, when the detailed design will be configured, and each project will be subjected to rigorous analysis, including environmental / ecological assessment, where applicable, to ensure that they are the most suitable option at the particular location. All measures will be designed in accordance with a public realm palette devised for the town by the Council's Strategic Projects and Public Realm team and shall incorporate nature-based surface water management as a solution for surface water management.

Proposed Material Alteration No. 52

Chapter 7 Movement and Transportation, Walking and Cycling Objectives, amend Objective MTO 1.3, as follows:

- MTO 1.3** Ensure all footpaths in Kildare Town are accessible to all members of the community, including people with disabilities, older persons and people with young children, *having regard to the challenges posed by differing road levels in the historic town centre.*

Proposed Material Alteration No. 53

Chapter 7 Movement and Transportation, Walking and Cycling Objectives, amend Objective MTO 1.7, as follows:

- MTO 1.7** Investigate the feasibility of the provision of a bike hire scheme to connect Kildare Town Train Station - Market Square - Cherry Avenue *Park (when completed) - Kildare Tourist Outlet Village - Irish National Stud and Japanese Gardens. and Connections* to other historic sites will also be examined as part of the project.

Proposed Material Alteration No. 54

Chapter 7 Movement and Transportation, amend paragraph two of Section 7.4 as follows:

The train station that serves Kildare Town is located on the main southern rail line which connects Dublin with the regional cities of Cork, Galway, Limerick and Waterford. All inbound services that stop at Kildare terminate at Heuston Station and do not use the Phoenix Park Tunnel. ~~Potential changes to the train infrastructure that were highlighted across the survey analysis were improved facilities at the train station and an extension of the 'short hop' rail fare zone.~~

In January 2023 the National Transport Authority (NTA) published its National Fares Strategy for commuter and inter-urban journeys on Public Service Obligation (PSO) bus and rail services. In Dublin a City Zone will be introduced and a new Outer Dublin Commuter Zone will be introduced which will include Kildare Town. Under the new strategy lower fares will be made available for passengers travelling from the Outer Dublin Commuter Zone into the Dublin City Zone (or vice-versa).

Proposed Material Alteration No. 55


Chapter 7 Movement and Transportation, insert additional point on Map 7.3 in relation to Table 7-3 Public Transport Measures, PT 3 to improve quality and coverage of bus stops.



Proposed Material Alteration No. 56


Chapter 7 Movement and Transportation, insert additional text in legend of Map 7.4 to reference coach parking as follows: (See Map 7.4)

Legend :


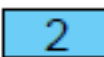
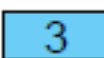
-  Existing electrical vehicle charge points

Car Parking Strategy Measures




Variable Messaging Signs (VMS)

-  Outer ring
-  Inner ring

Potential sites for new off street car park

-  **Bride Street (to include designated area for coach parking) (PMA No. 56)**
-  Water Tower Site
-  Dublin Street

Car Parking

-  Relocation of Main Street parking
-  Upgrade of Nugent Street Car Park
-  Upgrade of Train Station Car Park

Proposed Material Alteration No. 57

Chapter 7 Movement and Transportation, Section 7.4 amend the paragraph immediately below Table 7-3 Public Transport Measures, as follows:

A number of ancillary measures are also proposed to ensure the effective operation of public transport within Kildare Town. However, many of these are outside the remit of a local area plan but are important at a county strategic level which will in turn favourably impact Kildare Town. For example, working with the NTA ~~to achieve Leap Card Integration at Kildare Train Station will involve extending the 'short hop zone' to Kildare Town. Thereby, allowing local residents to avail of lower rail fares which would increase the appeal of the train for commuter and non-work trips to Dublin City. Currently the 'short hop zone' stops at the Sallins and Naas station. The other measures that would benefit Kildare Town are an extension to~~ *pursue the delivery of extending the rail services to Kildare Town* using the Phoenix Park Tunnel to further increase the appeal of rail travel for residents.

Proposed Material Alteration No. 58

Chapter 7 Movement and Transportation, insert new objective MTO 2.2 (re-number subsequent objectives), as follows:

MTO 2.2 *Liaise with the National Transport Authority (NTA), the owners of Kildare Tourist Outlet Village and bus operators to support and facilitate the improvement of bus services provision including the upgrading of existing infrastructure and the provision of the necessary supporting bus infrastructure (bus stops, lay over, turning areas) within the Kildare Tourist Outlet Village.*

Proposed Material Alteration No. 59

Chapter 7 Movement and Transportation, amend Objective MTO 2.2 (which may be re-numbered should the proceeding PMA be adopted), as follows:

MTO 2.2 Support and facilitate the implementation of an extension of route 126 to the R415 to create a bus transfer point in the short term and in the longer term establish a transfer point within Kildare Tourist Outlet Village *(subject to consultation / engagement with landowners and bus operators)* after the connectivity route between Kildare Tourist Outlet Village with Academy Street and the Cleamore Road area has been secured.

Proposed Material Alteration No. 60

Chapter 7 Movement and Transportation, amend Objective MTO 2.4, (and subsequent re-numbering) as follows:

- MTO 2.4** Work with the **National Transport Authority (NTA)** to *support and* pursue the delivery of the following:
- a) Improvements to the quality and coverage of the bus stops (*including artistically commissioned bus stops*) and achieve more frequent bus services in Kildare Town.
 - b) *Rural Transport Services and associated bus stops (to be artistically created) within the town.*
 - ~~e) Achieve Leap Card integration at Kildare Train Station.~~
 - d) c) Extension of the Phoenix Park tunnels rail services to Kildare Town.

Proposed Material Alteration No. 61

Chapter 7 Movement and Transportation, Public Transport Objectives, amend Objective MTO 2.5, as follows:

- MTO 2.5** Engage with the NTA and Irish Rail to support and facilitate the following rail improvements, and where necessary to preserve the identified routes free from development:
- The formation of a northern entrance to the train station.
 - The upgrading of the train station.
 - Achieving more frequent rail services.
 - *Providing sufficient car-parking having regard to the efficient use of land.*

Proposed Material Alteration No. 62

Chapter 7 Movement and Transportation, Table 7-4 and from Map 7.4, remove PA 3 (Hospital Street to Tully Road link), insert a new road measure to Table 7-4 and Map 7.4 and amend RD 4 (one-way system on Meadow Road) in Table 7.4 as follows:

Ref. No.	Short Description	Delivery Timescale
RD 4	One-way system on Meadow Road running east to west (to be delivered after the development of the Hospital Street – Tully Road link road to ensure an alternative route is available). <i>(which may require the delivery of RD 6, subject to the results of one-way trials).</i>	Short-term
RD 6	<i>Potential future link (inclusive of an active travel measure) from Hospital Street to Tully Road south of Cunnaberry Hill and parallel to the motorway (to support the implementation of a one-way system on Meadow Road, if required)</i>	<i>In tandem with the delivery of Cherry Avenue Park</i>
Previously Approved Measures		
PA 3	Hospital Street to Tully Road link	Developer led



Proposed Material Alteration No. 63

Chapter 7 Movement and Transportation, include additional text under Section 7.5 as follows:

The identified road/street measures are based on the evidence-based transport modelling assessment as part of the Transport Strategy. *The closure of Old Road Bridge to vehicular traffic (RD1) will allow for improved pedestrian and cyclist safety, boosting active travel along this route, and reducing emissions and noise. Vehicular accessibility will improve with the introduction of two-way traffic on Southgreen bridge (RD1).*

Proposed Material Alteration No. 64

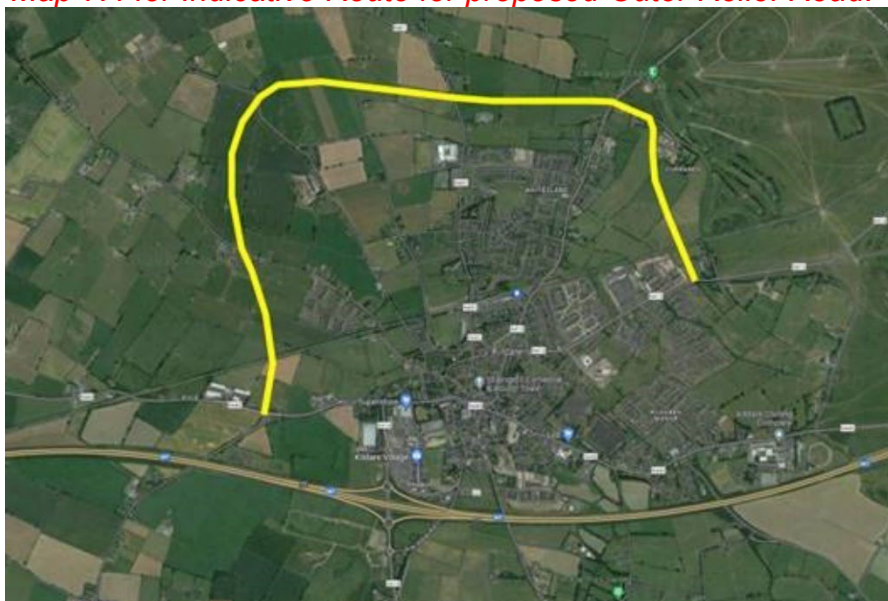
Chapter 7 Movement and Transportation, insert additional subsection after Table 7-4 Road Measures, update Map 7.4 and insert a new objective MTO 3.7 as follows:

7.5.1. Outer Relief Road - Long Term Road Corridor

There is a very long-term road measure for an outer relief road which may be required beyond the lifetime of this plan, the indicative route of which warrants protection in this plan period. This protected corridor is linked to the potential future development of land beyond the lifetime of this Plan. It is of importance to note that, the town would be required to expand significantly for this protected corridor to be required for a new road, which is unlikely to happen even in the next Plan period. The protected corridor illustrated in Map 7.4 is indicative only and the precise location of the road will be determined through a route selection and detailed design process if it is deemed to be required in the future.

MTO 3.7 *Preserve the indicative route illustrated on Map 7.4 free from development where possible, in order to provide for the potential delivery of an outer relief road in Kildare Town under future local area plans.*

See Map 7.4 for Indicative Route for proposed Outer Relief Road:



Proposed Material Alteration No. 65

Chapter 7 Movement and Transportation, Road and Street Network Objectives, amend Objective MTO 3.6 as follows:

- MTO 3.6** Investigate the possibility of ancillary road measures such as the potential for a one-way system on Nugent Street, as part of the closure of Bride Street, *a one-way system between Dunmurray Road and Rathbride Road, an inner relief road one-way system using Meadow Road and Academy Street, from Melitta Road to Pigeon Lane or to the north of town*, and also the possibility of a future HGV ban in the town centre within the lifetime of the Plan and/or under future land uses plans for the town.

Proposed Material Alteration No. 66

Chapter 7 Movement and Transportation, insert new objective MTO 3.8 as follows:

- MTO 3.8** *Provide improved turning lanes at the intersection of the Monasterevin Road (R445) and the Nurney Road (R415), where feasible.*

Proposed Material Alteration No. 67

Chapter 7 Movement and Transportation, Parking Objectives, insert new objective MTO 4.8 as follows:

- MTO 4.8** *Support the provision of charging facilities for Electric Vehicles (EVs) on public and private land in accordance with County Development Plan standards.*

Proposed Material Alteration No. 68

Chapter 7 Movement and Transportation, Parking Objectives, insert a new objective MTO 4.9 as follows:

- MTO 4.9** *Promote the use of the De La Salle school site as a public carpark to provide additional capacity within Kildare Town, outside the operating hours of the school particularly during school holidays.*

Chapter 8 Built Heritage

Proposed Material Alteration No. 69

Chapter 8 Built Heritage, amend chapter title to, Built Heritage and Archaeology and all consequential amendments throughout the Draft Plan, including titles of Map 8.1 and Map 8.2 as follows:

8. Built Heritage *and Archaeology*

Built Heritage *and Archaeology*

Proposed Material Alteration No. 70

Chapter 8 Built Heritage, amend the second sentence of Section 8.5., as follows:

Archaeological heritage consists of such material remains (whether in the form of sites and monuments or artefacts in the sense of moveable objects) ~~and environmental evidence and are located to the south of the motorway within the Plan boundary.~~

Proposed Material Alteration No. 71

Chapter 8 Built Heritage, Section 8.5.2. Zone of Archaeological Potential, amend the citations of the Department of Housing, Local Government and Heritage, as follows:

~~Department of Culture, Heritage and the Gaeltacht~~ *Department of Housing, Local Government and Heritage.*

Proposed Material Alteration No. 72

Chapter 8 Built Heritage, Section 8.2. insert new objective after BHO 1.4:

BHO 1.5 *Support the sensitive incorporation of public amenity and open spaces around monuments, in a manner compatible with the protection and proper management and conservation of the monument, subject to an appropriate management and conservation plan to be prepared by the relevant landowner or stakeholder.*

Proposed Material Alteration No. 73

Chapter 8 Built Heritage, Section 8.2. insert new objective after BHO 1.4:

BHO 1.6 *To support the delivery of a walking trail along the Town Walls within the curtilage of St. Brigid's Cathedral in an appropriate manner that is sympathetic to the historical context of the site.*

Proposed Material Alteration No. 74

Chapter 8 Built Heritage, amend Objective BHO 4.2 of the Archaeological Heritage Objectives as follows:

- BHO 4.2** Prioritise the protection/preservation in situ (or upon agreement preservation by record) of items of archaeological interest as listed in Table 8-5 and shown on Map 8.1 and Map 8.2 Built Heritage *and Archaeology* from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

Proposed Material Alteration No. 75

Chapter 8 Built Heritage, include a new Objective as follows:

- BHO 4.6*** *To support the repair and conservation of the Kildare Town Walls within the curtilage of St Brigid's Cathedral.*

Chapter 9 Natural Heritage and Green Infrastructure

Proposed Material Alteration No. 76

Chapter 9 Natural Heritage and Green Infrastructure Amend Objective NHO 2.4 as follows:

- NHO 2.4** Support the preparation of a Biodiversity Action Plan for Kildare Town including the development of a Community Biodiversity Toolkit, *a Tree Planting Programme and local Bee-hive Initiative*, in line with all national policy documents that relate to biodiversity.

Proposed Material Alteration No. 77

Chapter 9 Natural Heritage and Green Infrastructure, insert a new objective after NHO 2.6 as follows:

- NHO 2.7** *Support the relocation of the Kildare Wild Animal Rescue Centre on appropriately zoned land, including but not limited to land identified as Q (1) on Map 11.1.*

Proposed Material Alteration No. 78

Chapter 9 Natural Heritage and Green Infrastructure, amend NHO 4.2 as follows:

- NHO 4.2** Require all new residential developments (of 10 units or more) and commercial developments (on sites 0.5ha or larger) to include *mixed native* tree-planting proposals, *to include specimen Oak*, in the range of 1-5% site coverage, depending on the nature of the proposed use and function of associated open spaces.

Chapter 10 Infrastructure and Environmental Services

Proposed Material Alteration No. 79

Chapter 10 Infrastructure and Environment, insert new Objective IO 1.3 under Section 10.2 Water Supply and Wastewater as follows:

IO 1.3 *Consult with Uisce Éireann prior to the implementation of any significant Public Realm Works or Transportation Measures contained in the Kildare Town Local Area Plan 2023-2029 to avoid and/or mitigate impacts on existing or planned water and wastewater infrastructure.*

Proposed Material Alteration No. 80

Chapter 10 Infrastructure and Environment, insert new objective under Section 10.5 Energy Supply and Communications Objectives as follows:

IO 4.6 *Consult with the Electricity Supply Board prior to any significant Public Realm Works to ensure opportunities to provide ducting/underground cabling in the most economically efficient way and limit disruption to local services.*

Proposed Material Alteration No. 81

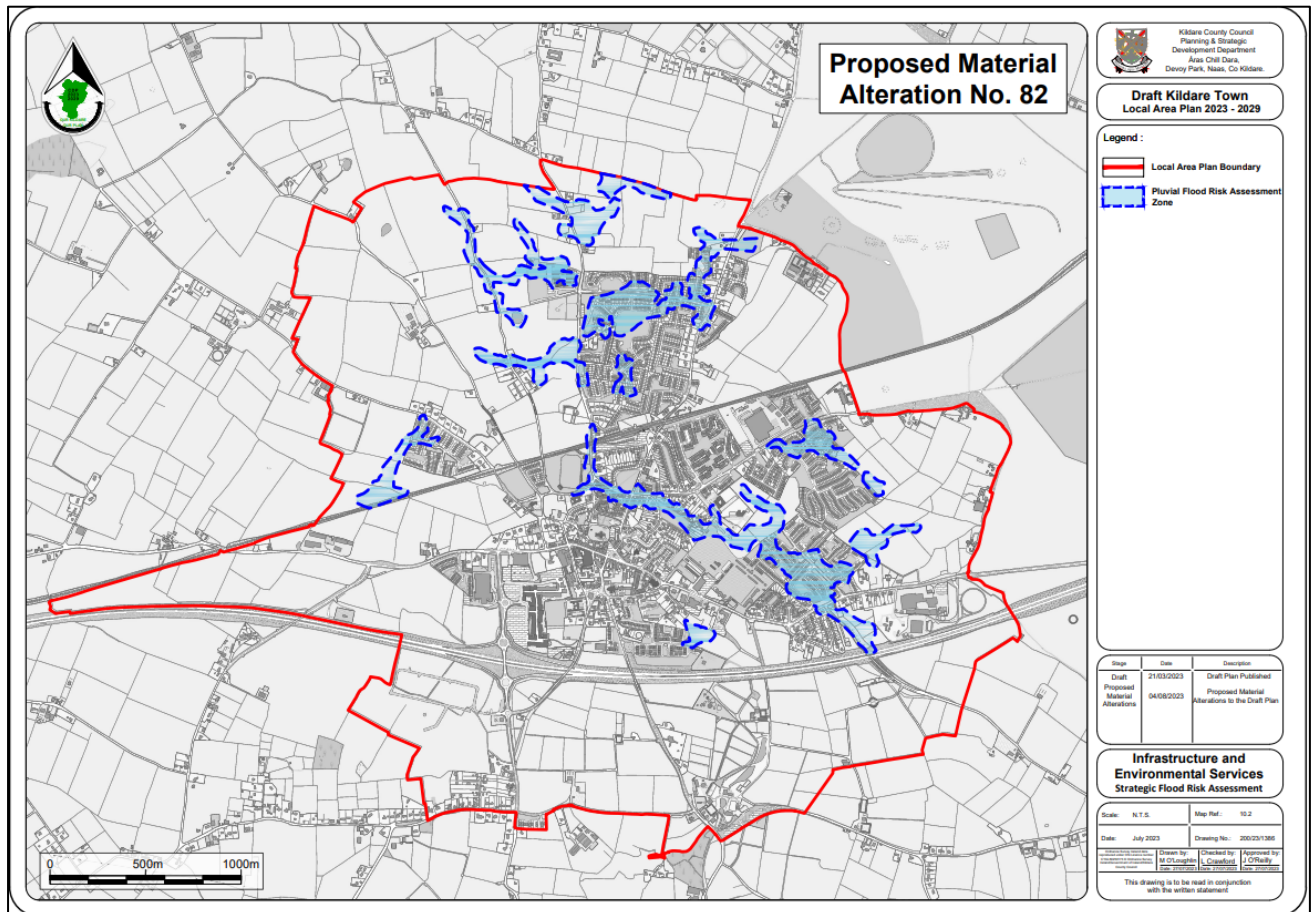
Chapter 10 Infrastructure and Environment, insert new objective under Section 10.5 Energy Supply and Communications Objectives as follows:

IO 4.7 *Work in conjunction with ESB Ireland to facilitate enhancements to the boundary treatment and screening surrounding the existing 38Kv substation on Southgreen Road.*

Proposed Material Alteration No. 82

Replace Map 10.2 with the following map based on recent pluvial flood modelling as recommended in the Surface Water Study. (The adoption of this PMA will result in a consequential amendment to Map 10.2(a)).

Note: See Proposed Material Alteration No. 114 (Strategic Flood Risk Assessment) also.



Chapter 11 Implementation

Proposed Material Alteration No. 83

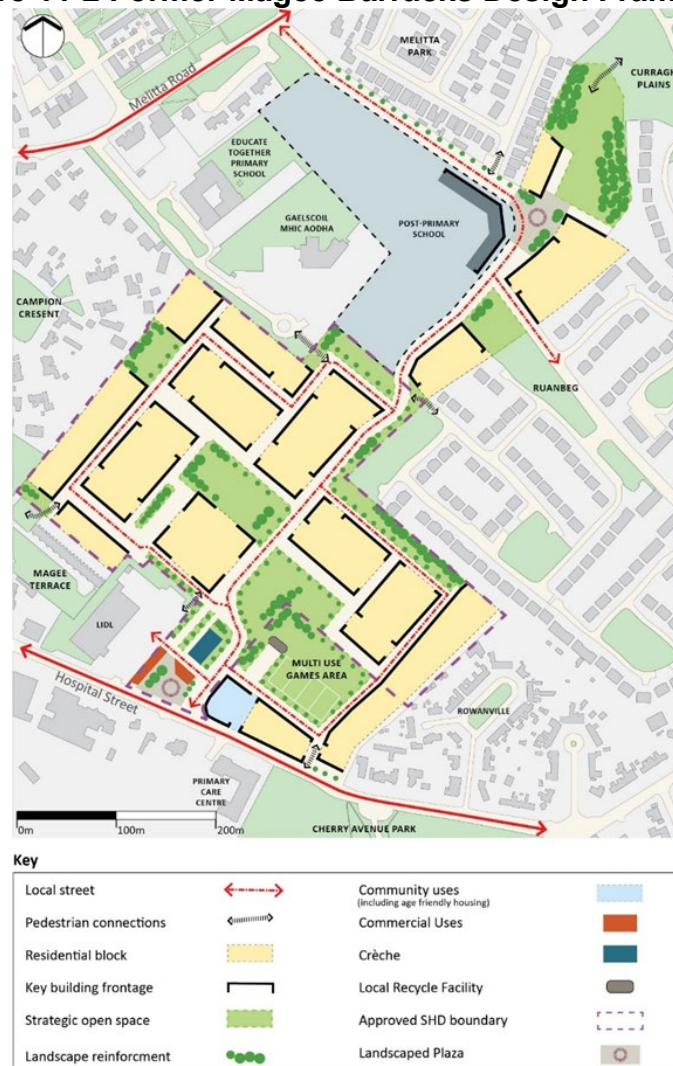
Chapter 11 Implementation, delete footnote 68 in its entirety as follows, and renumber all subsequent footnotes accordingly:

~~⁶⁸ Planning permission has been granted for Phase 1 of the development which at the time of writing (February 2023) construction had not commenced and permission expires ca. December 2024. This framework provides guidance in the event that any subsequent applications are made on the site and for the remaining portions of the overall land bank to ensure a cohesive overall approach.~~

Proposed Material Alteration No. 84

Chapter 11 Implementation, Section 11.1, amend Figure 11-2 Former Magee Barracks Design Framework, to reduce the area specifically dedicated to community uses fronting on to Hospital Street and replace with an increase in the provision of residential uses, as follows:

Figure 11-2 Former Magee Barracks Design Framework



Proposed Material Alteration No. 85

Chapter 11 Implementation, insert new Sub-section 11.2. Southgreen Key Development Area and insert Figure 11-3 Southgreen Key Development Area Design Framework, as follows:

11.2. Southgreen Key Development Area

The Southgreen area has come under increasing pressure from development in recent years. Accordingly, the purpose of this Key Development Area is to provide for the orderly and sequential development of this strategic growth area of Kildare Town. The design strategy seeks to implement the ‘10-minute settlement’ principle by providing for a range of complementary land uses (residential, open space and employment) within walkable distance of a centrally located neighbourhood centre and adjacent primary school site (see Figure 11.3). The neighbourhood centre will front onto a landscaped civic plaza which will provide a focal point for the expanding Southgreen area, imparting a sense of legibility and identity to residents and visitors alike. Crucially, the design framework incorporates key links and connections to future urban expansion lands to the west, which are zoned SR: Strategic Reserve in the Plan.

Alongside housing, a critical component of the design framework incorporates the provision of a large quantum of strategic open space. This will not only provide for the long-term sporting and recreational needs of the growing community in Southgreen but also for the wider settlement. Key green infrastructure assets identified in Map 9.1 have been retained as far as practical. The design framework illustrates an indicative layout of playing fields, five-a-side pitches and a playground. It is envisaged that such facilities will be developed on the lands over the long term, alongside the possibility of a running track and other ancillary infrastructure such as clubhouses and car parking. The framework also incorporates the Northwestern Greenway, an important sustainable movement route planned for the area (see Table 7.2).

The strategic open space amenity shall be developed sequentially from the south. Vehicular access to the lands shall be either from the south or from the west via Southgreen Road. The rural character of Old Road shall be retained with only pedestrian/cyclist access to the lands to be provided. The design framework also provides for new tree planting to be undertaken within the strategic open space to contribute to the implementation of actions BI A14 and BI A29 of the Kildare County Development Plan 2023-2029 which seek to increase the urban canopy coverage within towns such as Kildare by 30% (Section 9.9. refers).

Figure 11-3 Southgreen Key Development Area Design Framework



Key

Local route		Education/Community Uses (Identified primary school site)	
Pedestrian/cyclist connections		Neighbourhood Centre	
Residential block		Vehicular Access Point	
Key building frontage		Future greenway	
Strategic open space		Green infrastructure	
Landscape reinforcement		Landscaped civic plaza	

Proposed Material Alteration No. 86

Chapter 11 Implementation, under Section 11.2. Infrastructure Delivery Schedule insert additional text with respect to water and wastewater and the re-ordering /re-numbering of the listings under Table 11-2, as follows:

Collaghknock – C (1)		
Infrastructure	Delivery Schedule	Funding Sources
Water and Wastewater		
Water supply – <i>There is a watermain immediately to the west of the site and in Melitta Rd to the north.</i> Improvements may be required, modelling for suitability required.	In tandem with new development	PPP
Wastewater - <i>A 225 uPVC runs through the southwest of the site and Collaghknock Glebe WWPS is on the site.</i> Collaghknock Glebe Pumping Station will need to be assessed. <i>Wayleaves will need to be maintained over sewers.</i>	In tandem with new development	PPP

Grey Abbey View – C (2)		
Infrastructure	Delivery Schedule	Funding Sources
Water and Wastewater		
Water supply – <i>There is a 150mm DI Watermain (<20m) to east of site (R415).</i> Improvements may be required, modelling for suitability required.	In tandem with new development	Developer
Wastewater – <i>There is no Drainage Area Plan available for this area at present. Likely the site would have to provide its own sewer and connect to Armour Bridge Pumping Station @100m.</i> The pumping station and downstream sewers will need to be assessed. An upgraded or new pumping station will most likely be required.	In tandem with new development	Developer

Rathbride Road – C (4) and C (5)		
Infrastructure	Delivery Schedule	Funding Sources
Water and Wastewater		
<p>Water supply – C (4) A 100mm uPVC runs into the site at the northwest side and on the Rathbride Road for second portion of the site improvements may be required, modelling for suitability required.</p> <p>C (5) Approximately 200m to the closest 100 mm uPVC in the Rathbride Road through Site C (4). Water main may need upgrading.</p>	In tandem with new development	Developer
<p>Wastewater – C (4) sewer in Dunmurray Drive may need upgrading, 35m to 225uPVC to the northwest of the site on Rathbride Rd / Curragh Finn. Capacity of downstream sewers, pumping station, pumped main and railway crossing will need to be assessed.</p> <p>C (5) is 225m to the closest 225uPVC to the south of the site through Site C (4). Capacity of downstream sewers, pumping station, pumped main and railway crossing will need to be assessed.</p>	In tandem with new development	Developer

Proposed Material Alteration No. 87

Chapter 11, Implementation, under Section 11.3. Table 11-4, amend (delete and replace) **last paragraph of 'D: Retail Outlet Centre'** zoning objective, as follows:

~~Limited provision of Café/Restaurant uses shall be considered on a case-by-case basis, having regard to the principal function of the KTOV as a Retail Outlet Centre and to the primacy of Kildare Town Centre for town centre activities.~~

In the context of enhancing the overall offer of Kildare Town as a visitor and tourist destination, while protecting the primacy of Kildare Town Centre for town centre activities, the Council will consider the limited provision of café/restaurant/eateries on a case-by-case basis, having regard to:

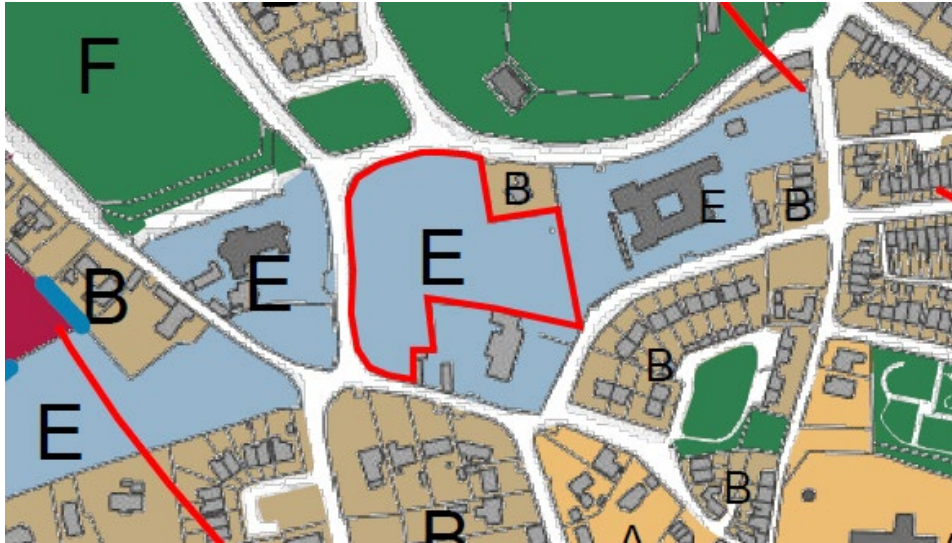
- the principal function of the KTOV as a Retail Outlet Centre,*
- the permitted public operating hours of KTOV which such uses shall operate within.*

The level of café/restaurant/eateries within the KTOV shall not exceed 10% of the total permitted gross floor area of the KTOV. Any planning application for additional café/restaurant use must be accompanied by detailed justification to demonstrate compliance with this objective.

Proposed Material Alteration No. 88

Chapter 11, Implementation, under Section 11.3. Table 11-4 Land Use Zoning Objectives, include a site-specific objective and amend Map 11.1 Land Use Zoning by including reference to E (1) on the map regarding the site outlined in red below.

E (1) This site-specific zoning objective provides for the development of individual housing units and/or a nursing home facility to provide for the needs of the elderly, in accordance with Policy SC P6 and Objectives SC O40 and SC O41 of the County Development Plan, in addition to the provision of a childcare facility.



Proposed Material Alteration No. 89

Chapter 11, Implementation, under Section 11.3. Table 11-4 Land Use Zoning Objectives, include a site-specific objective as the fourth and fifth paragraph, SR*: Strategic Reserve [Employment] and amend Map 11.1 Land Use Zoning by including reference to SR* on the map for the site outlined in red below.

Strategic Reserve [Employment] (SR*)

To protect the integrity of the lands to provide for the future strategic expansion of the town for employment purposes (if required). The development of the lands is a long-term vision and does not form part of the Development Strategy of Kildare Town during the lifetime of this Plan.

The inclusion of these lands will not in any way infer a future commitment regarding the nature of any future zoning. Such a decision will be considered within the framework of the need for additional zoned lands and the proper planning and sustainable development of the area.

- *active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.*
- *a vehicular access point from the Southgreen Road, proximate to the built up area;*
- *retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.*

AND

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 15.5 ha) from 'I: Agriculture' to 'F: Open Space and Amenity'.



Proposed Material Alteration No. 92

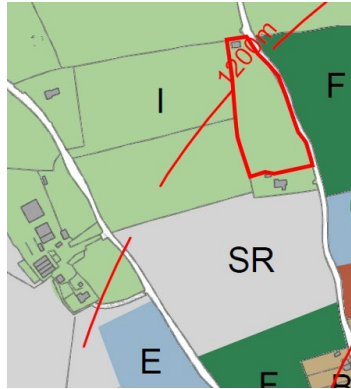
Chapter 11, Implementation, under Section 11.3, Table 11-4, insert a site-specific objective under the zoning objective F (1): 'Open Space and Amenity', as follows:

F (1) These lands are designated for the provision of a community sports campus. A detailed design framework is required for the entire area which shall include:

- *phasing details whereby the site is developed sequentially from the south in tandem with new housing.*
- *active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.*
- *a vehicular access point from the Southgreen Road, proximate to the built up area;*
- *retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.*

AND

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (1.7 ha) from 'I: Agriculture' to 'F: Open Space and Amenity'.



Proposed Material Alteration No. 93

In order to provide consistent references throughout the Draft Plan references to the Land Use 'B: Existing Residential' should be amended to 'B: Residential / Infill' as already stated on Map 11.1.

Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix, as follows:

B: Existing Residential / Infill

Proposed Material Alteration No. 94

Chapter 11 Implementation, Table 11-6 Land Use Zoning Matrix, amend as follows: Under the 'Town Centre' land use category amend 'Amusement Arcade' from 'O: Open for Consideration' to 'N: Not Normally Permitted'. Include 'Casino' within the same land use category.

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Amusement Arcade/ <i>Casino</i>	⊕ N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Proposed Material Alteration No. 95

Chapter 11, Table 11-6 Land Use Zoning Matrix, amend as follows: Car Park (other than ancillary) / *Bus Parking*.

Proposed Material Alteration No. 96

Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix, as follows:
Under the 'N: Neighbourhood Centre' land use category amendment
'Crèches/Playschool' from 'O: Open to Consideration' to read 'Y: Permitted in Principle'.

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Crèche/ Playschool	Y	O	Y	N	Y	N	N	N	N	O	Y	O	O	N	Y	N

Proposed Material Alteration No. 97

Chapter 11, Implementation, amend Table 11-6 Land Use Zoning Matrix, by inserting a new land use 'Conference / Exhibition Centre', as follows:

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
<i>Conference / Exhibition Centre</i>	Y	N	N	N	N	N	N	N	N	O	N	O ^x	N	N	O	N

Footnote (Q zone): A conference centre will be considered in the eastern section of lands zoned Q: Enterprise and Employment only.

Proposed Material Alteration No. 98

Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix in relation to land zoned D: Retail Outlet Centre, as follows:

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Restaurant	Y	O	O	O x	N	N	N	O	N	O	O	O ₈₅	O	O ₈₆	O	N
Offices	Y	O ⁸	O ⁹	O x	N	N	N	O	N	O	O	O	O	N	O	N
Park/ Playground	Y	Y	Y	O x	Y	Y	N	N	O	O	O	N	N	N	Y	N

Footnote (Restaurants): *Subject to compliance with zoning objective defined in Table 11-4.*

Footnote (Offices): *Ancillary only to supporting operations of KTOV.*

⁸ Proposals of this nature shall be restricted to a gross floor area of 100sqm.

⁹ Proposals of this nature shall be restricted to a gross floor area of 100sqm.

Proposed Material Alteration No. 99

Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix in relation to land zoned E: Community and Education, as follows:

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Restaurant	Y	O	O	N	N Q ^x	N	N	O	N	O	O	O ¹⁰	O	O ¹¹	O	N

Footnote: *Only when ancillary to a community use.*

Proposed Material Alteration No. 100

Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix in relation to lands zoned Q: Enterprise and Employment as follows:

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Offices	Y	O ¹²	O ¹³	N	N	N	N	O	N	O	O	O Y	O	N	O	N

¹⁰ Ancillary to an enterprise and employment function or part of a mixed-use enterprise facility.

¹¹ Ancillary to the existing use on site.

¹² Proposals of this nature shall be restricted to a gross floor area of 100sqm.

¹³ Proposals of this nature shall be restricted to a gross floor area of 100sqm.

Proposed Material Alteration No. 101

Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix, as follows:
Under the 'National Stud and Green Belt' land use category amend 'Restaurant'
from 'N: Not Normally Permitted' to 'O: Open for Consideration'.

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Restaurant	Y	O	O	N	N	N	N O ^x	O	N	O	O	O ⁸⁵	O	O ⁸⁶	O	N

This amendment should be accompanied by the insertion of the following additional footnote:

Footnote: '*To be provided within the established visitor amenities area of the Irish National Stud only.*'

Proposed Material Alteration No. 102

Chapter 11, Section 11.4, amend footnotes under Table 11-6 Land Use Zoning Matrix as follows:

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Shop - Convenience	Y	O ⁸⁹	O ⁹⁰	N	N	N	N	N	N	O ⁹¹	O ⁹²	O ⁹³	Y ⁹⁴	O ⁹⁵	O ⁹⁶	N

Footnote 89: No single unit shall exceed 100sqm. of net retail space, *except within the area north of the rail line between east of Green Road and west of Dunmurray Road which shall not exceed 150sqm of net retail space.*

Footnote 90: No single unit shall exceed 100sqm. of net retail space, *except within the area north of the rail line between east of Green Road and west of Dunmurray Road which shall not exceed 150sqm of net retail space.*

Proposed Material Alteration No. 103

Chapter 11 Implementation, Table 11-6 Land Use Zoning Matrix, insert additional land use and associated footnote, as follows:

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
<i>Indoor Recreational & Amenity Facilities^x</i>	Y	N	N	N	O	N	N	N	N	Y	N	O	O	N	O	N

Footnote: *This land use relates to play centres such as indoor play/adventure centres, bowling alleys, trampoline parks.*

Proposed Material Alteration No. 104

Chapter 11 Implementation, Table 11-6 Land Use Zoning Matrix, insert additional land use zoning Tourism, and insert on Map 11.1, as follows:

Ref.	Land Use	Land-Use Zoning Objectives
M	Tourism	<p><i>To provide for tourism and leisure facilities.</i></p> <p><i>The primary use within this zone is for the provision of a hotel and its ancillary uses only.</i></p>

LAND USE	<i>M: Tourism</i>	LAND USE	<i>M: Tourism</i>	LAND USE	<i>M: Tourism</i>
Amusement Arcade	<i>N</i>	Guest House/ Hotel/Hostel	<i>Y</i>	School	<i>N</i>
Agricultural Buildings	<i>N</i>	Heavy Commercial Vehicle Park	<i>N</i>	Shop -Comparison	<i>N</i>
Car Park (other than ancillary)	<i>N</i>	Hot food take-away	<i>N</i>	Shop -Convenience	<i>N</i>
Betting Office	<i>N</i>	Industry (light)	<i>N</i>	Retail Outlet	<i>N</i>
Cemetery	<i>N</i>	Industry (general)	<i>N</i>	Retail Warehousing	<i>N</i>
Cinema	<i>N</i>	Medical Consultant/ Health Centre	<i>N</i>	Stable Yard	<i>N</i>
Community / Recreational / Sports buildings	<i>N</i>	Motor Sales	<i>N</i>	Utility Structures	<i>O</i>
Crèche/ Playschool	<i>N</i>	Nursing Home	<i>N</i>	Veterinary Services	<i>N</i>
Cultural Uses/Cultural Tourism ¹⁴ /Library	<i>N</i>	Offices	<i>N</i>	Warehouse (wholesale) /Logistics /Store/Depot	<i>N</i>
Dancehall/ Disco	<i>N</i>	Park / Playground	<i>O</i>		
Dwelling	<i>N</i>	Service Station	<i>N</i>		
Emergency residential accommodation	<i>O</i>	Place of Worship	<i>N</i>		
Funeral Homes	<i>N</i>	Playing Fields	<i>N</i>		
Garage/Car Repairs	<i>N</i>	Pub	<i>O*</i>		
Group/Special Needs Housing ¹⁵	<i>N</i>	Restaurant	<i>O*</i>		

¹⁴ Cultural tourism relates to uses associated with architectural, archaeological, religious, and military tourism uses.

¹⁵ For further information on group/special needs housing refer to Section 4.4.1 of this Plan.

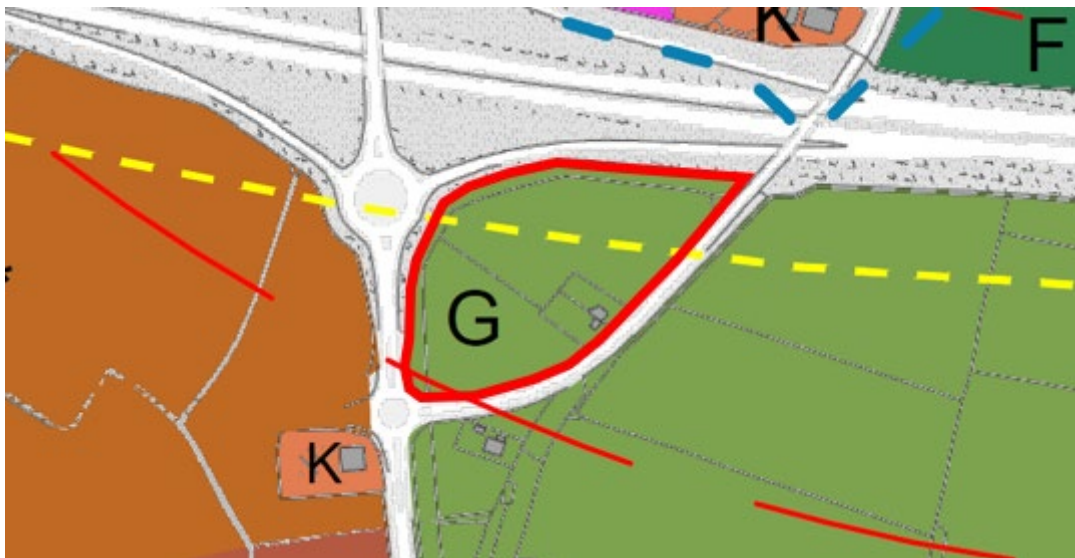
Footnote (Pub) – A pub will only be considered ancillary to the overall function of a hotel.

Footnote (Restaurant) - A restaurant will only be considered ancillary to the overall function of a hotel.

Note: in the event PMA No. 97 is adopted Conference / Exhibition Centre will be 'N' Not Normally Permitted within the M: Tourism land use zoning objective. In the event PMA No. 103 is adopted Indoor Recreational and Amenity Facilities will be 'N' Not Normally Permitted within the M: Tourism land use zoning objective.

AND

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 2.8ha) from 'G: National Stud and Green Belt' to 'M: Tourism'.



Map 11.1 Proposed Changes to Land Use Zoning Map

A number of Proposed Material Alterations relate to the Map 11.1 Land Use Zoning. In the interests of clarify in Appendix 1 of this report a revised Map 11.1 indicating all the changes has been provided.

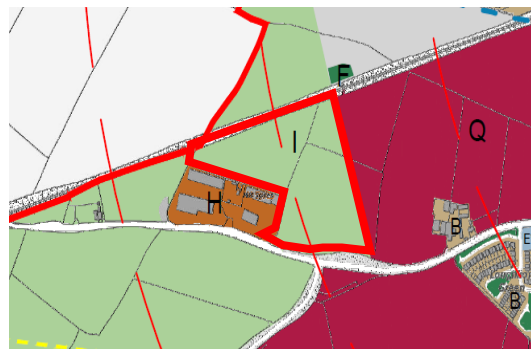
Proposed Material Alteration No. 105

Map 11.1 Land Use Zoning, amend zoning of land outlined in red below (approx. 0.7 ha) from 'H: Industry and Warehousing' to 'E: Community and Education'.



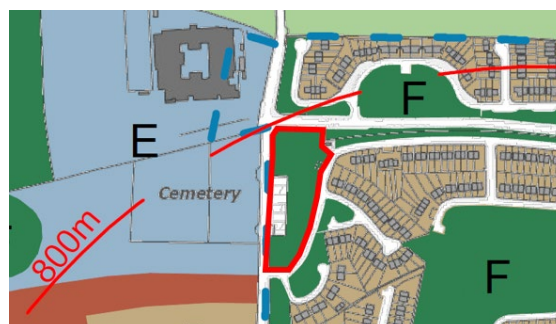
Proposed Material Alteration No. 106

Map 11.1 Land Use Zoning, amend zoning of land outlined in red below (approx. 6.3 ha) from 'I Agriculture' to 'Q; Enterprise and Employment'.



Proposed Material Alteration No. 107

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 0.9ha) from 'F: Open Space and Amenity' to 'E: Community and Education'.



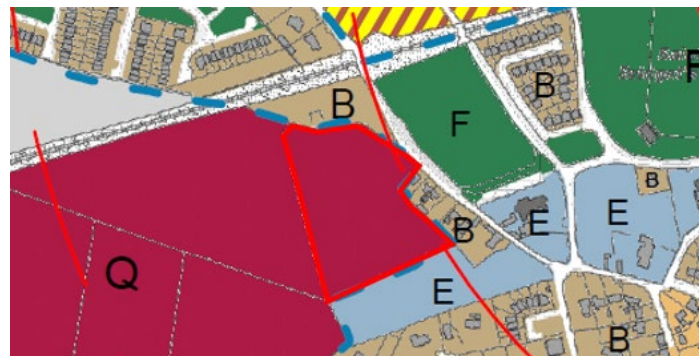
Proposed Material Alteration No. 108

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 3.6 ha) from 'C New Residential Phase 2' to 'Q: Enterprise and Employment'.



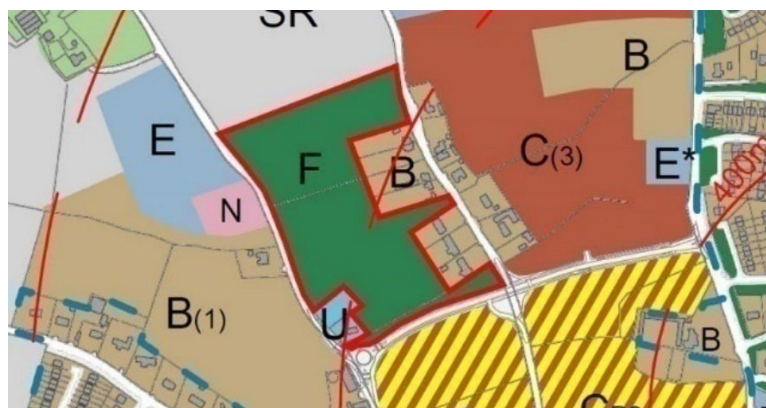
Proposed Material Alteration No. 109

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 2.5 ha) from 'Q: Enterprise and Employment' to 'E: Community and Education'.



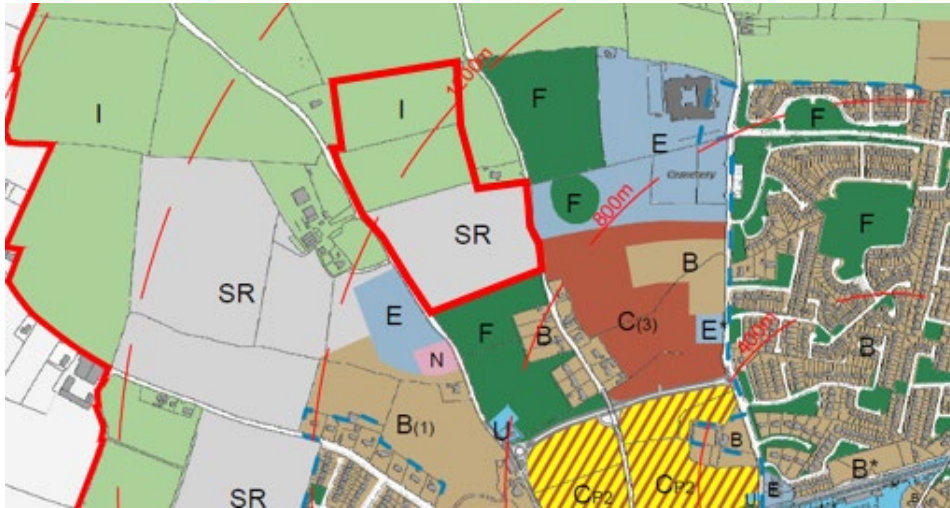
Proposed Material Alteration No. 110

Chapter 11, Map 11.1 Land Use Zoning Map, amend the zoning of lands outlined in red below (5.2 ha) from 'F: Open Space' to 'C: New Residential Phase 2'.



Proposed Material Alteration No. 111

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 13 ha) from 'I: Agriculture' and 'SR: Strategic Reserve' to 'F: Open Space and Amenity'.



AND

Chapter 11, Implementation, under Section 11.3, Table 11-4, insert a site-specific objective under the zoning objective F (1): 'Open Space and Amenity', as follows:

F (1) These lands are designated for the provision of a community sports campus. A detailed design framework is required for the entire area which shall include:

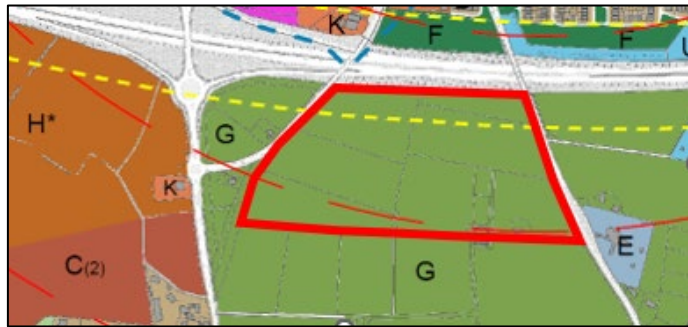
- phasing details whereby the site is developed sequentially from the south in tandem with new housing.*
- active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.*
- a vehicular access point from the Southgreen Road, proximate to the built up area;*
- retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.*

Proposed Material Alteration No. 112

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below as follows:

PMA No. 112 (a)

1. G: 'National Stud and Green Belt' as F: 'Open Space and Amenity' (approx. 16 ha).



PMA No. 112 (b)

2. G: 'National Stud and Green Belt' as F: 'Open Space and Amenity' (approx. 13.8ha).



PMA No. 112 (c)

3. S: 'Equine Industry' as F: 'Open Space and Amenity' (approx. 2.8ha).



Census 2022 Update

Proposed Material Alteration No. 113

On 29th June 2023, the Central Statistics Office (CSO) released further results for Census 2022 in relation to settlements.

Of particular note is the following:

- The population of Kildare Town on Census Day 2022 was 10,302 persons.
- The term 'Settlement Boundary' has now been replaced with the term 'Built Up Area'.

This Material Alteration proposes to update the Draft Plan as follows:

Item 1:

Chapter 1, Introduction and Context, amend Section 1.1. Background, under the first paragraph (and associated footnote) as follows:

The Kildare Town Local Area Plan 2023 – 2029 (the Plan) has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 (as amended) (the Act), in particular Sections 18-20 of the Act. A local area plan is required to be prepared in respect of an area that is designated as a town in the most recent census, other than a town designated as a suburb or environs in that census, has a population in excess of 5,000 and is situated in the functional area of the planning authority which is a county council (Section 19 of the Act). Census ~~2016~~ 2022 recorded a population of ~~8,634~~ 10,302 persons for the *defined Built-Up Area settlement*¹ of Kildare Town and therefore a local area plan is mandatory.

Footnote 1: *Central Statistics Office (CSO) defined the Built-Up Areas (BUAs) under Census 2022 which represents a land cover definition. ~~Census 2022 data at settlement level was not available at time of publication of this Draft Plan.~~*

Item 2:

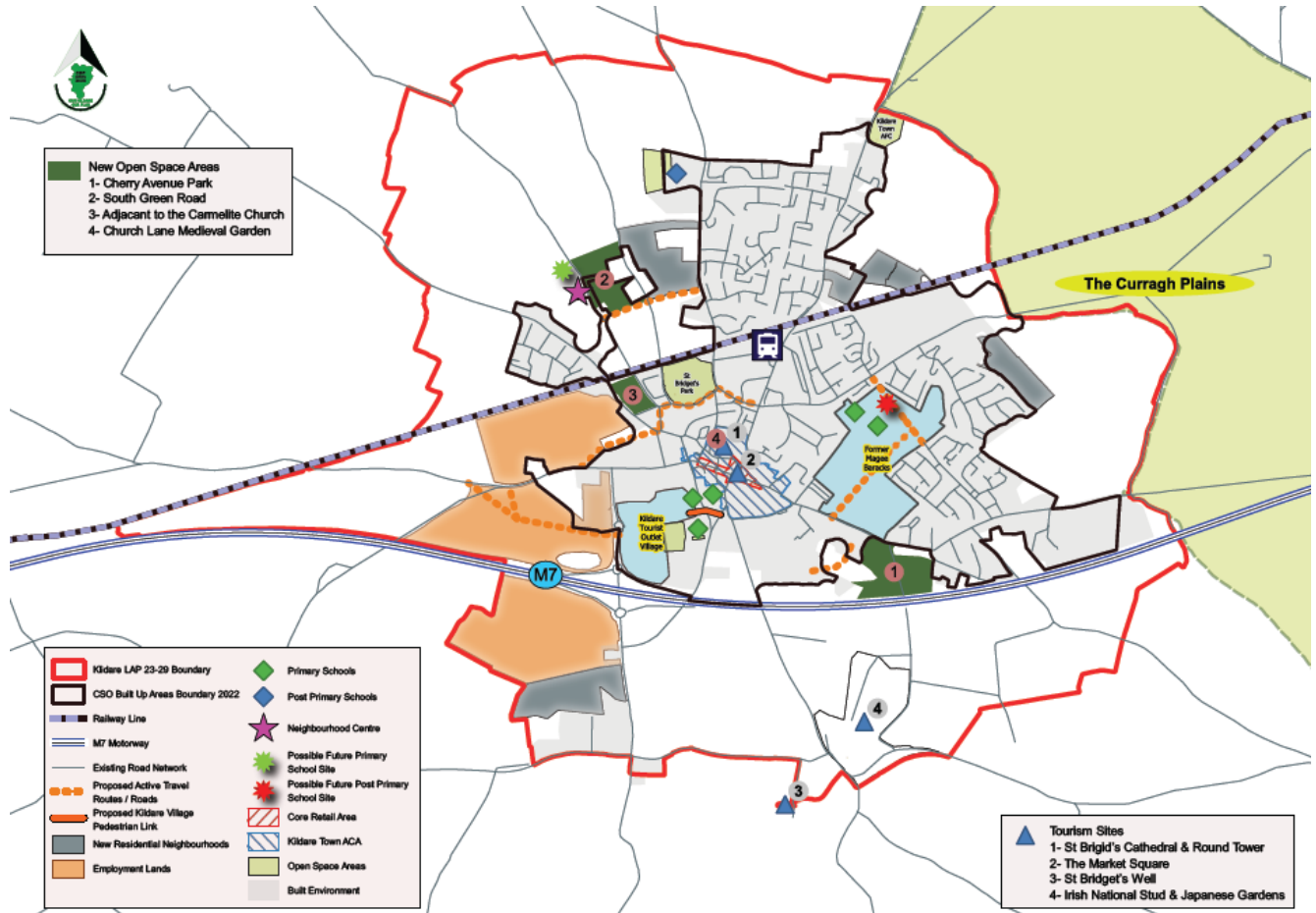
Chapter 1, Introduction and Context, amend Section 2.2.1. in respect of the Strategic Principle, Creating Compact and Connected Communities, first paragraph as follows:

Creating Compact and Connected Communities

Consolidation and infill development underpin the development strategy in this Plan in line with National Strategic Outcome No. 1 (Compact Growth) of the National Planning Framework (NPF). Accordingly, the Plan provides for circa 65%² of all new homes to be developed within the defined *settlement Built-Up Area boundary* of the town. This approach to land use zoning therefore seeks to consolidate the built urban form by prioritising the development of identified sequentially preferable lands in order to ensure the delivery of sustainable compact development in the town whilst also preventing further urban sprawl.

Item 3:

Chapter 2, Spatial Planning Context and Vision for Kildare Town, replace Figure 2-3 Kildare Town Development Strategy with a new image with the 'Settlement' boundary replaced with the 'Built-Up Area' boundary, as follows:



Item 4:

Chapter 3 Compliance with the Kildare County Core Strategy, amend the second paragraph under Section 3.1. Function, Scale and Population of Kildare Town (and the associated footnote), as follows:

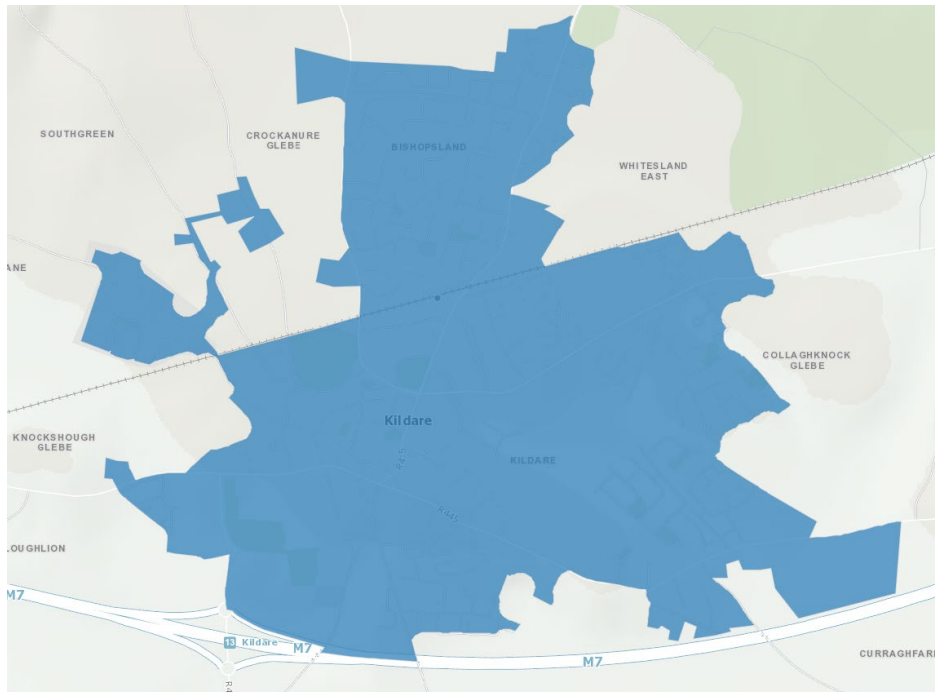
According to Census ~~2016~~2022, Kildare Town had a population of ~~8,634~~ **10,302** persons *within the defined Built-Up Area*. ~~This relates to the Settlement Boundary of the town~~ as identified by the CSO⁵ (Figure 3-1 refers). The population of the town has seen a steady increase over the last number of census periods. Census 2006 recorded a population of 7,538⁶ persons growing to 8,142 persons in 2011 *and 8,634 in 2016*. However, as a result of the COVID-19 Pandemic the Census was delayed until April 2022 and the updated population figures at the settlement level were not available prior to the adoption of the Kildare County Development Plan 2023-2029 ~~or the preparation of this draft Local Area Plan~~. ~~Therefore, Census 2016 data is the most up to date population figures for the settlement of Kildare.~~

Footnote 5: Under Census ~~2016~~2022, a new statistical geography was released; Built-Up Areas, which was created by combining small areas to identify the footprint of urban centres. BUAs represent a land cover definition based on a minimum of 100 buildings within 65 meters of one another, with a maximum distance of 250 meters between clusters.

Item 5:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.1. Function, Scale and Population of Kildare Town, replace Figure 3-1 to reflect the new 'Built-Up Area' boundary and rename the image title, as follows:

Figure 3-1 ~~CSO defined Built-Up Area~~ Settlement Boundary as Defined by the ~~CSO 2016~~ 2022



Source: www.cso.ie

Item 6:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.1.1. Population Growth 2016-2022 and Section 3.1.2. Estimated Population Methodology, delete both Sections in their entirety, as follows:

~~3.1.1. Population Growth 2016 – 2022~~

~~The Kildare County Development Plan 2023–2029 provides an estimated 2021 population of 9,134 person for the town of Kildare. This estimation was based on the percentage growth from the period 2011–2016 which coincided with the financial crisis and a deep recession in Ireland. However, there were signs of recovery in the latter years of 2014–2016 which saw a slow supply recovery in the housing market.~~

It is important for the preparation of a land use plan that there is a clear understanding of the existing population and the allocated future population growth. Population forms the fundamental basis for identifying the quantity of a range of land uses such as economic lands, schools, childcare facilities and public open spaces, within an area. To this effect the Kildare County Development Plan 2023-2029 states that the 2021 population estimate is a holding figure, and is used as a guide only until Census 2022 is published, and that any local area plan prepared before the publication of Census 2022 will require an updated population estimate to be prepared, based on factors including the quantum of residential units built since Census 2016, which will differ from that shown in the '2021 Population Estimate' column in Table 2.8 – Core Strategy Table of the County Development Plan.

3.1.2. Estimated Population Methodology

The Central Statistics Office (CSO) Preliminary Results (June 2022) showed an increase of 1,747 persons across the Kildare Electoral Division (ED) from 9,874 persons in Census 2016 to 11,621 persons in Census 2022. There has been a considerable amount of housing completions since Census 2016 both within the defined CSO Settlement Boundary (195 units)¹⁶ and on its periphery (ca. 424 units¹⁷) during the intercensal period. While the ED boundary is larger than the boundary of the local area plan it includes the Curragh Plains and rural areas where development is carefully managed. However, it sets the parameter of growth in terms of estimating the population. Given the 17.69% growth in population across the Electoral Division between the Census years of 2016 and 2022, applying the same growth rate to Kildare Town¹⁸ results in an increase of 1,527 persons¹⁹ providing an estimated population of 10,161 person to April 2022.

Item 7:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.2. Future Population and Housing Targets, insert a footnote under Table 3-1 Kildare County Development Plan 20236-2029 Core Strategy, in respect of the 2016 Pop as follows:

Table 3-1 Kildare County Development Plan 20236-2029 Core Strategy

Town	2016 Pop	2021 Pop Est.	Allo-cated Growth	Pop Target 2023 - 2028	Housing Target 2023 - 2028	Residential zoned land required	Target Residential Density (UPH)
Kildare	8,634 ¹¹	9134	4.7%	1182	430	14	35-40

Footnote 11: *As per the CSO defined settlement boundary Census 2016.*

¹⁶ Source: <https://data.cso.ie/> NDA06 New Dwelling Completions by Settlement.

¹⁷ Desktop analysis and site survey April 2022.

¹⁸ Census 2016 settlement boundary.

¹⁹ $(11,621 - 9,874) / 9874) * 8634 = 1,527 + 8634 = 10,161$ persons.

Item 8:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.2. Future Population and Housing Targets, amend Table 3-2 Population and Housing Targets for the Kildare Local Area Plan 2023-2029 and insert an additional footnote, as follows:

Table 3-2 Population and Housing Targets for the Kildare Local Area Plan 2023-2029

Census 2022 Pop¹²	2023 - 2028 population target	2023 – 2028 housing target	Annualised housing target end of Q3 2029	Annualised Pop target end of Q4 2029	LAP Growth in Units	LAP Growth in Pop
10,302	1182	430	72 ¹³	198 ¹⁴	502 units	1380 persons

Footnote 12: *CSO defined Built-Up Areas.*

Item 9:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.2. Future Population and Housing Targets, amend Table 3-3 Population Growth for Kildare Town Settlement 2016-2029 as follows:

Table 3-3 Population Growth for Kildare Town Settlement 2016-2029

Year	Data Source	Population
2016	Census (<i>CSO defined settlement boundary</i>)	9,874
2022	Census (<i>CSO defined Built-Up Area boundary</i>)	10,161 (estimated) 10,302
2029	CDP Core Strategy growth <i>plus annualised growth</i> (Increase of 1,380 persons)	11,541 11,682

Item 10:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.4. Social Housing Requirement, under Table 3-5 amend the first paragraph as follows:

There is one PPP Housing Scheme that is at pre-approval stage located at Coolaghknock Glebe which has capacity for 80-85 social housing units and is situated immediately adjacent to the CSO *defined Built-Up Area*. **settlement boundary**. This site was designated part Tier 1 and part Tier 2 lands under the Settlement Capacity Audit (SCA) which accompanies the Plan.

Item 11:

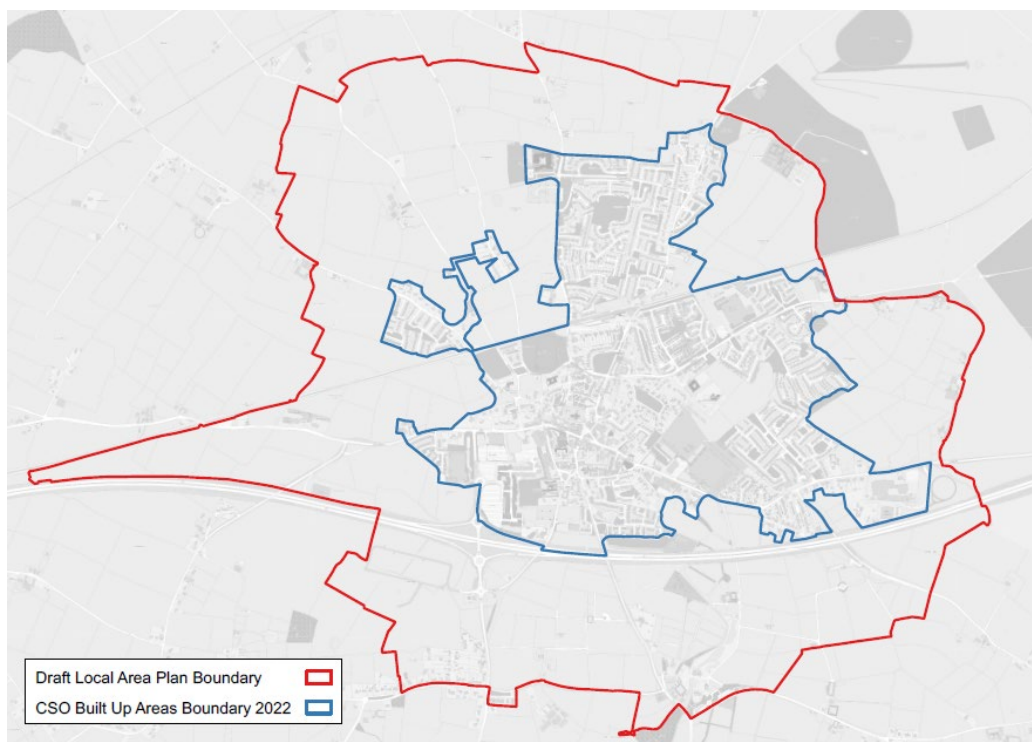
Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.5. Delivering Compact Growth, amend paragraph two, as follows:

In order to deliver compact growth within the Kildare Town Local Area Plan a greater proportion of residential development will be focused on urban infill, in particular the regeneration and revitalisation of the urban area of the Former Magee Barracks. Phase 1 of the Former Magee Barracks redevelopment accounts for ca. 60% of all new housing units (taking account of the adjustment for additional provision) within the Census ~~2016~~ 2022 defined **Built-Up Area**. ~~settlement boundary~~. Therefore, given the importance of the site for the delivery of sustainable compact growth the Plan has designated the Former Magee Barracks site as a Settlement Consolidation Site (Section 11.1, refers).

Item 12:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.5. Delivering Compact Growth, replace Figure 3-2 by removing the CSO 'settlement' boundary and replacing it with the CSO 'Built-Up Area' boundary, as follows:

Figure 3-2 **Defined Built-Up Area** ~~Settlement~~ Boundary and Plan Boundary



Item 13:

Chapter 3 Compliance with the Kildare County Core Strategy, Section 6.6. Projecting Residential Yield, amend Table 3-7 Residential Development Capacity Audit, the second row in the Table as follows:

Table 3-7 Residential Development Capacity Audit

Site Ref.	Location	Site Area (Ha.)	Site in Built-up area	Residential Yield	Net Density
N/A	Infill Sites within CSO boundary <i>Built-Up Area</i>	-	Yes	32 ²⁰	35-50

Item 14:

Chapter 5 Economic Development, amend Section 5.4. Kildare Town’s Economic Development Strategy, the last line in the first paragraph and Table 5-1 Job Ratio for Kildare Town, as follows:

The Plan aims to protect existing employment in the town and to create new employment opportunities to ensure long-term and sustainable growth. The Vision for Kildare Town seeks to harness the towns’ existing strengths across equine, ecclesiastical, and retail assets as a key component in the future economic development of the town. For Kildare Town to become more self-sustaining, the town must aim to increase its job ratio (employment-to-population ratio), which provides a good indicator of the balance that exists between the location of the labour force and the location of jobs. Census 2016 demonstrated a job ratio of 0.615 for Kildare Town. The County Development Plan suggest that the job ratio for a settlement should not fall below 0.70. Table 5-1 illustrates that to reach a job ratio of 0.70, an additional 1,127 jobs are required for a population of 11,541,682.

²⁰ Allocation of 5% of the allocated units for Kildare Town for various sites within the Town Centre and Existing Residential / Infill lands land use zonings for potential yield from infill development.

Table 5-1 Job Ratio for Kildare Town

	2016	2029
Population	8,634	11,541,682 ²¹
Resident Workers	3,520	4,705,63 ²²
Total Jobs	2,166 ²³	3,293,334 ²⁴
Job Ratio	0.615 ²⁵	0.70

Item 15:

Chapter 6 Homes and Communities, amend Section 6.2.1. Population by amending paragraph one and paragraph two, delete Figure 6-1 Electoral Division and 2016 Settlement Boundary and replacing with Figure 6-1 Census 2022 and Census 2016 Boundaries, as follows:

Under Census 2022 the defined Built-Up Area (BUA) had a population of 10,302 persons, whereas the settlement boundary from Census 2016 had a population of 8,634. The BUA is a new statistical geography introduced replacing the previous 'settlement boundary', therefore direct comparison cannot be made. While small area statistics have not been tabulated for the 2022 Census (at the time of writing this Plan), the population of the Electoral Division (ED) of Kildare had been released, which is 11,621 persons. Census 2022 saw a growth of 1,747 persons (+17.7%) on the 2016 population. However, this ED is not wholly applicable to this Plan as it covers a much larger geographical area. The settlement of Kildare Town as defined by the Central Statistics Office (CSO) is more applicable in this circumstance (Figure 6-1, refers).

Figure 6-1 Electoral Division and 2016 Settlement Boundary (remove image)

Census 2016 calculated the population of the defined settlement boundary relating to Kildare Town as 8,634 persons. As small area statistics are not available under census 2022, the Census 2016 settlement This boundary will form the basis for the analysis in the sections below and where available Census 2022 data will be included.

²¹ See Section 3.2. Future Population and Housing Targets.

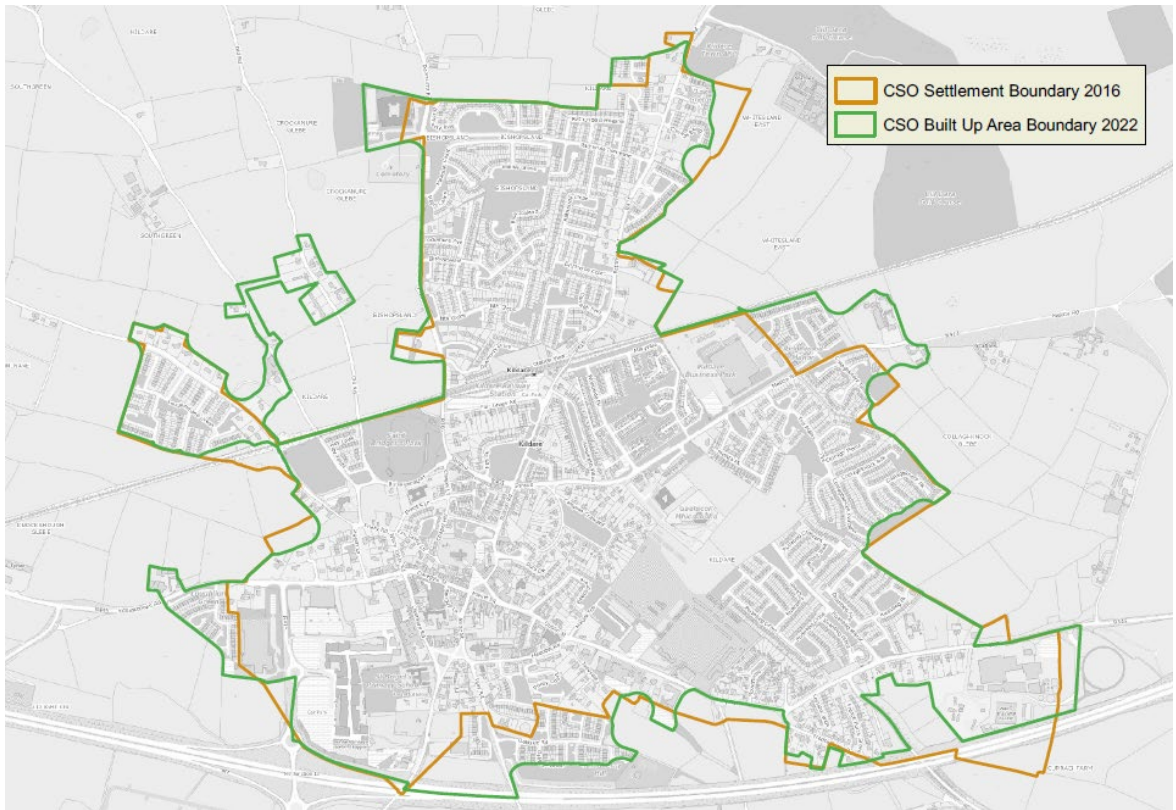
²² Represents a proportionate increase as a derivative of population growth (11,541,682/8,634*3,520)

²³ National Planning Framework (2018) - Appendix 2.

²⁴ Total jobs to 2029 (4,705,63*0.7 = 3,293,334).

²⁵ Total jobs/resident workers (2166/3520) = 0.615.

Figure 6-1 Census 2022 and Census 2016 Boundaries



Item 16:

Chapter 6 Homes and Communities, amend Section 6.2.2. Age Profile as follows:

The age profile of the settlement of Kildare Town has a significantly younger population than the rest of the state with 32.66% of its population under 19. This is five percentage points greater than the State (2016), while Kildare Town’s older population (65+) accounts for nearly 8% of its population. This indicates that the need for childcare and school places are greater than average in Kildare Town.

Table 2-1 Population Profile Census 2016

Age Group	Population 2016	Kildare Town Population 2016 %	National Population 2016 %	National Population 2022 %
0-4	691	8.0	6.96	5.74
5-14	1524	17.65	14.18	13.92
15-19	605	7.00	6.36	6.56
20-64	5131	59.43	59.11	58.7

Item 17:

Chapter 6 Homes and Communities, amend Section 6.2.5 Housing Tenure, first paragraph as follows:

Census 2016 records shows that 59% of the population within the settlement of Kildare Town are owner occupiers, this is lower than both the county rate (72% *in 2016 and 71.34% in 2022*) and the national average (67.6% *in 2016 and 65.9% in 2022*). Other housing tenures are 21% privately rented and socially rented 15%. The number of residents renting is proportionally higher in the settlement of Kildare Town at 33% when compared to the county (24.3% *in 2016 and 23.6% in 2022*) and nationally (27.6% *in 2016 and 27.9% in 2022*).

Item 18:

Chapter 6 Homes and Communities, Section 6.2.6., amend Table 6-2 Educational Attainment as follows:

Table 6-2 Educational Attainment

	No Formal Education / Primary Education	Secondary Education	Technical / Apprentice / Certificate	All Third Level
Kildare Town	12%	41%	19%	18.9%
County Kildare 2016	10%	33.3%	15.6%	36.3%
State 2016	12.5%	33%	14.7%	33.4%
State 2022	<i>8%</i>	<i>26%</i>	<i>15%</i>	<i>28%</i>

Source: Census 2016 Small Area Population Statistics and Census 2022

Item 19:

Chapter 6 Homes and Communities, Section 6.3 Residential Development: Capacity and Delivery, amend the first bullet point in the third paragraph as follows:

- A minimum of 65%²⁶ of all new residential development within the CSO defined *Built-Up Area settlement* boundary as delineated under Census 2022~~16~~.

²⁶ Accounts for 65% of all new homes of the future housing allocation including 'Additional' Provision' as set out in Table 3-6 Additional Provision.

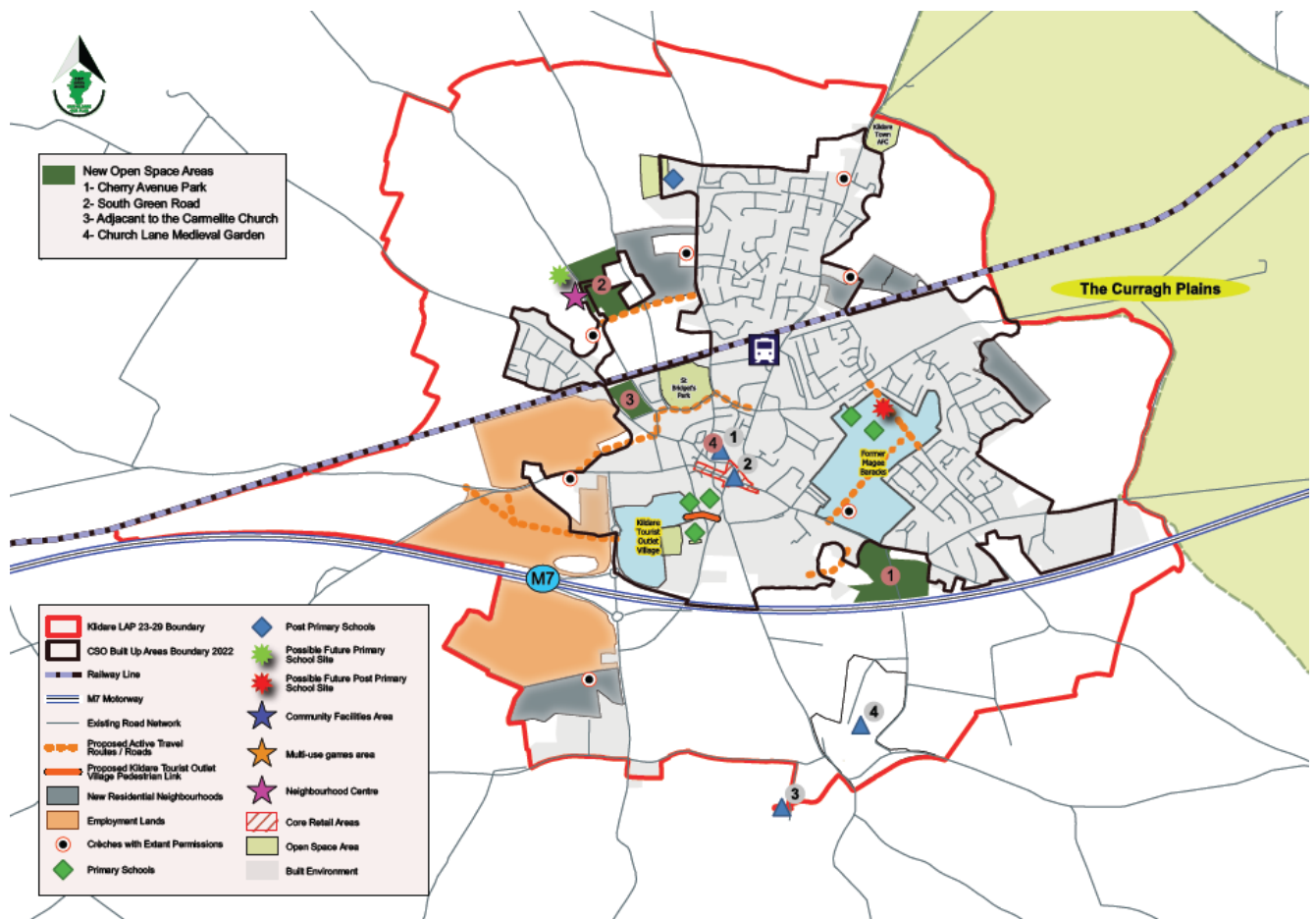
Item 20:

Chapter 6 Homes and Communities, Section 6.5. Social Infrastructure, amend the second paragraph as follows:

As part of the plan-making process a Social Infrastructure Audit (SIA) was published alongside this Local Area Plan. It was carried out to examine the availability and capacity of existing social infrastructure facilities in Kildare Town (within the Kildare Town Local Area Plan 2012-2018 boundary), to determine future requirements and make recommendations based on anticipated settlement growth. *It is important to note that the Social Infrastructure Audit is a moment in time and the future population figure was based on an estimated Census 2022 figure of 10,161 persons compared to the official released Census 2022 figure of 10,302. Thereby the population growth over the lifetime of the Plan would be 11,541 persons in comparison to 11,682 persons as provided for under Table 3-3. However, this does not negatively impact the robustness of the audit or have material implications on the recommendations contained in the audit.*

Item 21:

Chapter 6 Homes and Communities, replace Figure 6-4 Social Infrastructure Provision with an amended image that replaces the 2016 boundary with the 2022 Built-Up Area boundary as follows:



Strategic Flood Risk Assessment

Proposed Material Alteration No. 114

Strategic Flood Risk Assessment (SFRA) - Section 2.2

Amend the Strategic Flood Risk Assessment (SFRA), Section 2.2 as follows:

*Within the Kildare Town LAP area, ~~there~~ there are no watercourses *identified within the EPA Flow Network dataset (<https://gis.epa/EPAMaps/>) within the Kildare Town LAP area, with.* The closest *identified* watercourse to Kildare Town being the Tully Stream, which originates on the southern boundary of the LAP area and flows in a southerly direction away from Kildare Town. Other watercourses around Kildare Town include:*

- River Liffey 8.5km to the east, flowing northward;
- Cloncumber Stream 5km to the northeast, flowing northward;
- Slate River 11km to the north, flowing west; and,
- River Barrow 9.5km to the west, flowing south.

A former tributary of the Tully Stream, commonly referred to as the Armour Stream previously drained a catchment area to the west of Kildare Town. Further information was drawn from the Hydrogeological Assessment of Saint Brigid's Well (Aqua Geoservices Ltd, 2021)²⁷.

The assessment states that the Kildare Town By-Pass (M7 Motorway) altered the natural flow of a former Tully Stream tributary (Armour Stream), as the feeding springs/wells in its upper catchment area were located to the North of the motorway. Figure 2.2 shows an extract map from the report showing the assumed former catchment feeding the tributary. The map shows the M7 motorway has altered the Tully Stream catchment, with the upper portion of the catchment now diverted westward towards the River Barrow.

²⁷ Hydrogeological Assessment (Phase 1) At Saint Brigid's Well, Aqua Geoservices Ltd, 2021

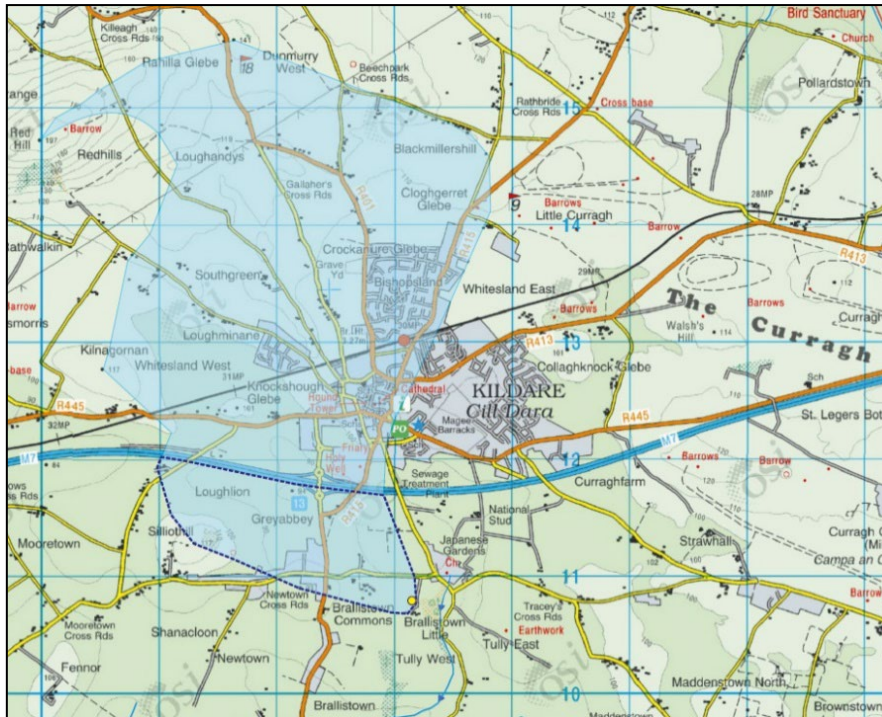


Figure 2-2 Extract from Hydrogeological Assessment of Saint Brigid's Well showing M7 motorway has altered the Tully Stream catchment.

South of the M7, recent developments in the Greystown area have altered the nature and form of the watercourse channel through conversion into land drains overlain by infill or culverted to form part of the local stormwater drainage design. As such, it is understood that the former Armour Stream is no longer an active fluvial watercourse and currently functions as a local field drainage and stormwater drainage network conduit.

Approximately 800m of the former watercourse is culverted with a 450mm diameter concrete pipe downstream of Armour bridge through the Irish National Stud lands and outfalls to open channel adjacent to St. Brigid's Well.

Strategic Flood Risk Assessment (SFRA) - Section 3.1

Amend Section 3.1 of SFRA as follows:

This section presents a brief summary of The Guidelines, for more detail refer to The Guidelines and the accompanying Technical Appendices at

[\(https://www.gov.ie/en/publication/7db50-the-planning-system-and-flood-risk-management-guidelines-for-planning-authorities-nov-09/\)](https://www.gov.ie/en/publication/7db50-the-planning-system-and-flood-risk-management-guidelines-for-planning-authorities-nov-09/).

Strategic Flood Risk Assessment (SFRA) – Figure 3.1

Amend Figure 3.1 of SFRA as follows:

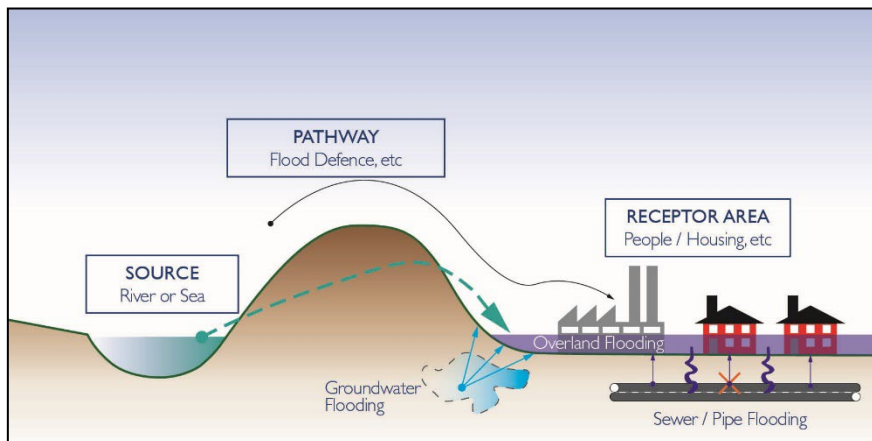


Figure 2-1 Flood Risk Assessment Source – Pathway – Receptor Model

Strategic Flood Risk Assessment (SFRA) - Section 3.7

Amend Section 3.7 of the SFRA, Table 3-4, Line 1 as follows:

The *urban settlement is targeted for growth as it is identified as a Self-Sustaining Growth Town in the Core Strategy of the Kildare County Development Plan 2023-2029, aligning with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (now superseded by the Regional Spatial Economic Strategy for the Eastern Midlands Region 2019- 2031) set out the planned direction for growth within the Greater Dublin Area up to 2022 (2031)* by giving regional effect to national planning policy under *the National Spatial Strategy (NSS) (now superseded by Project Ireland 2040; the National Planning Framework & its Implementation Roadmap) County Development Plan or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.*

Strategic Flood Risk Assessment (SFRA) - Section 4.4.2

Amend Section 4.4.2, point vi, of SFRA as follows:

As well as reducing and treating runoff in accordance with GSDSDS, NBS and NWRM also promote biodiversity and provide important amenity value to residents and visitors alike. Therefore, KCC require that SuDS features *may* should contribute towards a *maximum minimum* of *15-10%* of the open space requirement *where it contributes in a significant and positive way to the design and quality of open space.*

Strategic Flood Risk Assessment (SFRA) - Section 5.5.1

Amend Section 5.5.1 of the SFRA as follows:

The CFRAM Studies have developed FRMPs to manage flood risk within the relevant catchment. Flood maps were one of the main outputs of the studies and indicate modelled flood extents for flood events of a range of annual exceedance probability (AEP) for catchments greater than *5-1* km².

Strategic Flood Risk Assessment (SFRA) - Section 5.5.2

Amend Section 5.5.2 of the SFRA as follows:

Subsequent to the completion of CFRAM, the NIFM study was undertaken to assess fluvial flood risk for catchments greater than 4.5 km² not included within CFRAM studies.

Strategic Flood Risk Assessment (SFRA) - Section 6

Update Section 6 to reflect results of Pluvial Flood Modelling (see Map 10.2 of Draft Plan).

6.3 Fluvial Flooding

There are no identified watercourses within Kildare Town, no recorded incidents of fluvial flooding affecting the study area and no predictive flood mapping studies identifying flood risk to the LAP area.

The former watercourse of the Armour Stream is understood to no longer function in a fluvial capacity due to the construction of the M7 motorway diverting the natural catchment and source flows. The remaining channel is heavily culverted and functions as a stormwater drainage asset of the local fields and recent developments.

The risk of fluvial flooding for Kildare Town is deemed to be low and therefore can be screened out at this stage.

6.5.4 ~~Identified Area of Potential Flood Risk~~ Pluvial Flood Modelling

Given the significant area of surface water drainage reliant on discharge via infiltration *in addition to* historic observations of surface water flood risk within Kildare Town, *a pluvial flood model was developed to inform the identification of areas within the LAP area that may be susceptible to surface water flooding.*

The modelled area was determined based on the information gathered in Stage 1: Flood Risk Identification and took account of:

- *Locations with observed historic flooding*
- Noted *locations of* infiltration capacity issues
- Topography
- Wastewater Sewer Networks coverage
- Stormwater Sewer Network coverage

*The modelling was completed for the 1%AEP (1-in-100 year) rainfall event covering the modelled area illustrated in **Figure 2-2**.*

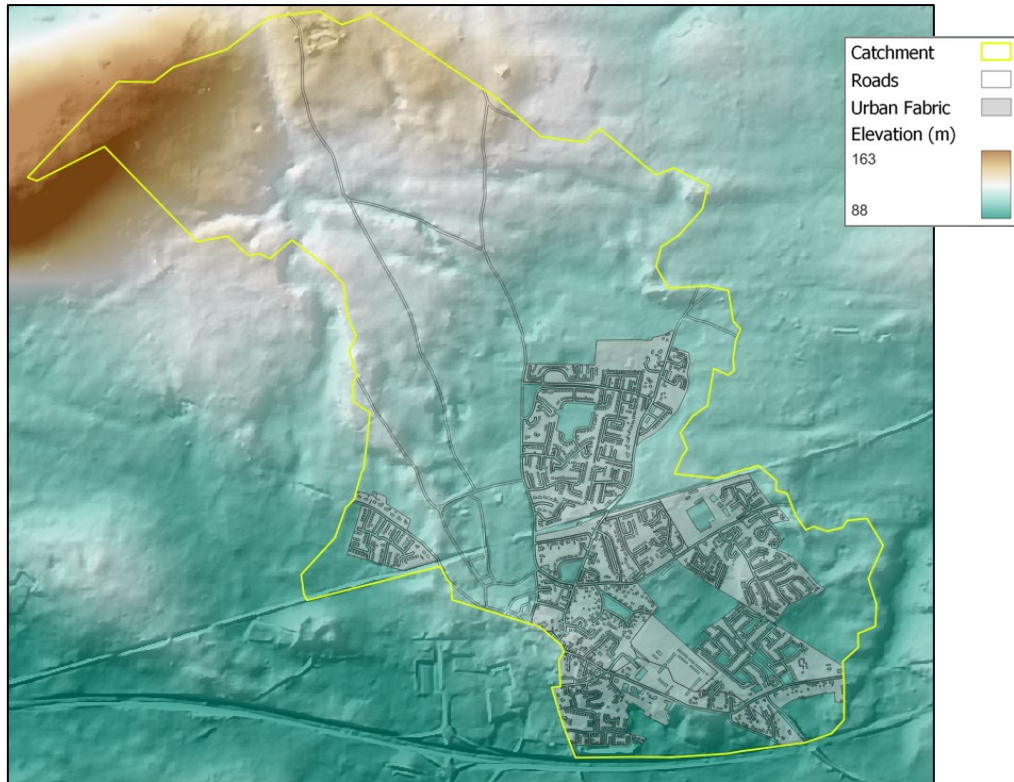


Figure 2-2 Pluvial Model Area

A 2-dimensional 'rain-on-grid' flood model was built in AutoDesk Infoworks ICM and included:

5m Photogrammetric DTM

Spatially Varying Manning's Roughness

Building Representation

Met Eireann Depth-Duration-Frequency Rainfall

Design Rainfall Event hyetographs

An allowance for infiltration and urban drainage losses

The output of this model is intended for the sole purpose of determining the need to implement Site-Specific Flood Risk Assessments to support development proposal applications within the Kildare Town LAP.

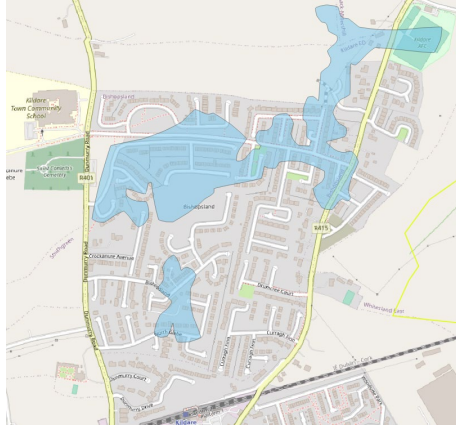
The model results confirm there is a potential risk of pluvial flooding within some areas of the LAP. A precautionary approach has been taken in delineating the areas identified with potential flood risk, as recommended by the Flood Risk Assessment Guidelines for Planning Authorities (2009). However, the results of this modelling are not intended for any other purpose and should not be interpreted for wider application of flood risk.

Future development within the identified areas at potential risk will require a Site-Specific FRA to support development applications. The Site-Specific FRA should

demonstrate that pluvial flood risk is appropriately managed within the development, and that there is no increase in flood risk elsewhere as a result of the development.

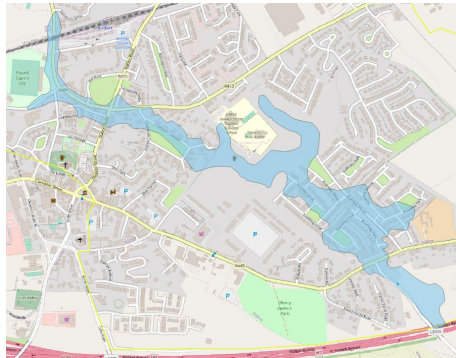
Table 2-2: Potential Pluvial Flood Risk Locations

	<p>Loughminane</p> <p>Overland flooding from lands to the north of the estate flow south until they are blocked by the railway embankment.</p> <p>The area has previously been reported to suffer pluvial flooding due to capacity issues in its soakaway systems.</p>
	<p>Crockanure Glebe</p> <p>Runoff from the north of the catchment follows the Old Road in a southerly direction. The flow splits into two flow paths – one towards the pond at Crockanure Glebe and the other towards the Community School. The School also receives overland flow from its north side.</p> <p>Further south, a flow path exists from west to east which crosses the road and ponds in the new Oakchurch development due to the presence of the Dunmurry Road blocking its progress further east.</p>
	<p>Clogharret Glebe</p> <p>Flood waters accumulate from the north due to low topography.</p>



Bishopsland

Runoff from the northern part of the catchment enters the estate and pools in a low point where its only escape is drainage to infiltration systems.



Town Centre and Ruanbeg

Runoff follows the R401 south of the railway the road before cutting through housing estates at Champion Crescent, through the Barracks and Ruanbeg on to French Furze Road where depths reach a maximum of 1.3m.

Capacity issues have been reported where the R401 crosses under the railway and in some of the estates in this area.



Collaghknock Glebe

Flood waters accumulate from the north due to low topography.



Cunnaberry Hill

Flood waters flow through the estates to the west and accumulate in a field due to low topography.

This area was highlighted as having a history of flooding during public consultations.

Amend Section 6.6 with a new final paragraph as follows:

All development proposals should incorporate surface water management in compliance with the Greater Dublin Drainage Strategy (GDSDS), in particular Volume 2 Chapter 6 Stormwater Drainage Design Criteria, and CIRIA SuDS Manual (C753) and with Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document (2021, DHLGH).

Strategic Flood Risk Assessment (SFRA) - Section 7

7 Development Plan Zoning

7.1 Introduction

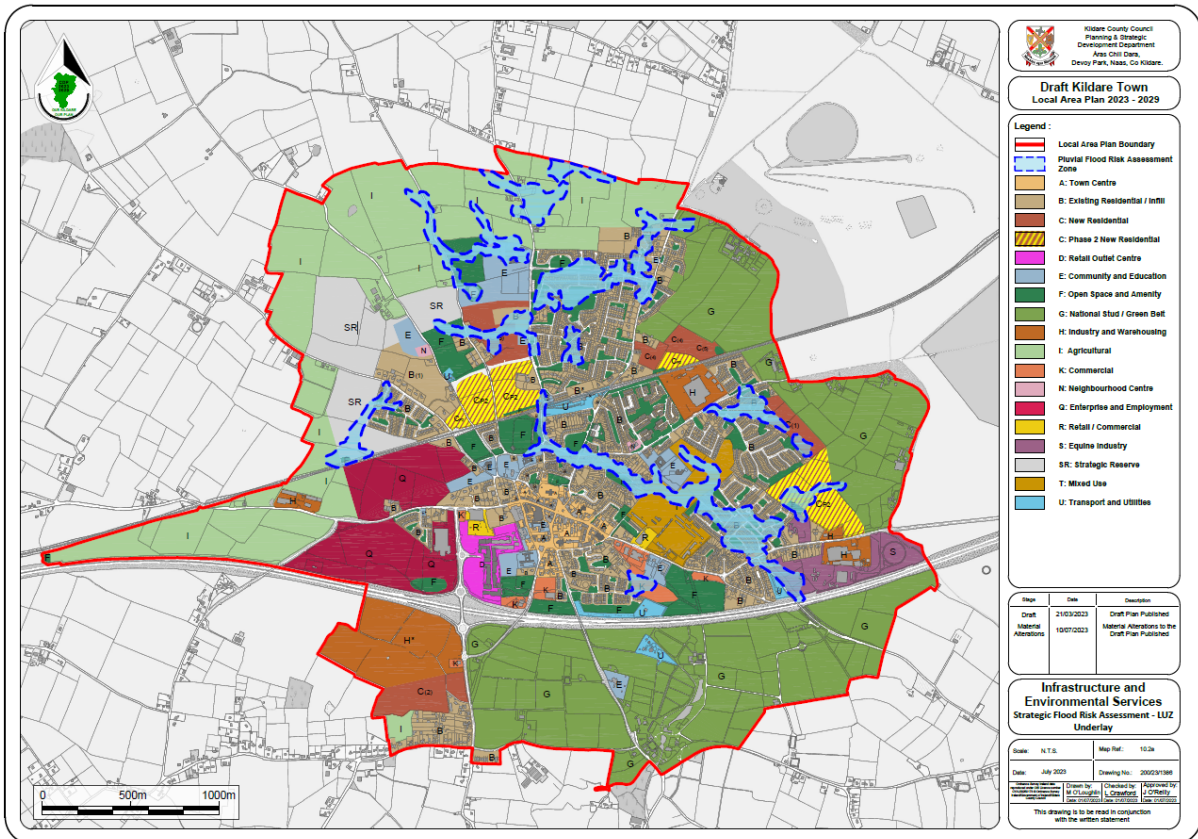
The land use zonings provided by KCC for Kildare Town have been reviewed in the context of the available flood zone mapping, the indicative pluvial risk, the sensitivity of flood extents to climate change and previous SFRA reports.

The entire LAP area is contained within Flood Zone C. Therefore, all land use zones both pre-existing and proposed are appropriate for development in accordance with the objectives of the LAP.

Due to the identified pluvial flood risk in Stage 2, developments identified in Figure 7.1 the noted area at risk of pluvial flooding should be subject to a site-specific flood risk assessment at development management stage which should be carried out appropriate to the scale and nature of the development and the risks arising in accordance with Section 5.2 of the Guidelines.

The *Site-Specific* FRAs should address the site layout with respect to vulnerability of the proposed development type, finished floor levels *with freeboard allowance* should be above the 0.1% or 1% AEP level where appropriate, flood resilient construction materials and fittings should be considered and the site should not impede existing flow paths or cause flood risk impacts to the surrounding areas.

Applications for minor development to existing buildings in areas of flood risk such as small extensions and most changes of use must include a flood risk assessment of appropriate detail to demonstrate that they would not have adverse flood risk impacts and employ flood resilient construction materials and fittings.



Strategic Flood Risk Assessment (SFRA) - Section 7

9. Summary

9.2

Kildare Town is not susceptible to any coastal, fluvial or groundwater flooding but may be susceptible to pluvial flooding. The flood zones extents were reviewed in accordance the Planning System and Flood Risk Assessment Guidelines, identifying Flood Zone C for the entire LAP area. Flood zones only account for fluvial and coastal flooding and are generated without the inclusion of climate change factors. They should not be used to suggest that any areas are free from flood risk as they do not account for potential flooding from pluvial and groundwater.

All development proposals taking place in areas where pluvial flooding is recognised as a flood risk within Kildare Town, must be supported by an appropriately detailed Flood Risk Assessment. The level of detail within the FRA will depend on the risks identified and the proposed land use. The FRA should in general address the site layout with respect to vulnerability of the proposed development type. Finished floor levels should be above the 0.1% or 1% AEP level *with appropriate freeboard* and an allowance for climate change. Flood resilient construction materials and fittings may be considered, and the developments should not impede existing flow paths or cause flood risk impacts to the surrounding areas. It also may be necessary to develop emergency evacuation plans and defined access / egress routes for extreme flood events.