

Kildare County Council

Kildare Town Local Area Plan 2023 - 2029

Proposed Material Alterations

Addendum to SEA Environmental Report

Reference:

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1. Introduction

Kildare County Council is proposing to materially alter the Draft Kildare Town Local Area Plan 2023-2029 (the 'draft Plan') in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended).

This Strategic Environmental Assessment (SEA) Environmental Report for the Proposed Material Alterations (PMAs) to the draft Plan has been prepared by Ove Arup & Partners Ireland Limited (Arup) on behalf of Kildare County Council (KCC). It presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the PMAs to the draft Plan, incorporating screening of the PMAs and further assessment, where necessary.

This SEA Environmental Report contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (S.I. No. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (S.I. No. 201 of 2011). It forms an addendum to the previous SEA Environmental Report for the draft Plan published on 21 March 2023, and should be read in conjunction with the same.

There are 114 PMAs to the Draft Plan. The PMAs are detailed in the list of PMAs provided by KCC, which should be read in conjunction with this addendum.

2. Background to the Plan

The Kildare Town Local Area Plan 2023-2029 will provide the main public statement of planning policies and objectives for Kildare Town. The LAP, once adopted, will be a key document setting out a vision for how Kildare Town should develop over the years 2023-2029 and beyond. The policies and objectives will be critical in determining the appropriate location and form of different types of development, as the LAP will be the primary statutory land use policy framework against which planning applications are assessed.

The objectives of the LAP will also be used by KCC to guide their activities and to indicate priority areas for action and investment by the Council, such as focusing on attracting employment into the town or enhancing the town as a centre for tourism.

KCC is in the plan-making process for the Kildare Town Local Area Plan 2023-2029. The draft Plan was placed on public display from 21 March 2023 – 3 May 2023, during which time 142 submissions and observations were received, including 13 from public bodies. On foot of this public consultation period, on 12 June 2023, the Chief Executive's Report was published, summarising the matters raised in the submissions and observations received. At a Special Meeting of the Kildare Newbridge Municipal District on the 18th of July, in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), the Elected Members resolved to materially alter the draft Plan.

3. SEA Screening of Proposed Material Alterations

This section screens the PMAs to the draft Plan in order to determine whether there is any potential for likely significant effects on the environment to occur and, therefore, whether SEA of the PMAs is required.

Table 3.1 presents the results of SEA screening of the PMAs. The table provides a description of each PMA. For the detailed text of each PMA, refer to the standalone Proposed Material Alteration Report. Should it be determined that any PMA has the potential to result in likely significant environmental effect(s) on the environment, the PMA in question will be subject to further assessment (i.e., SEA) in Section 4 of this report.

Stage 1 Appropriate Assessment (AA) Screening of the PMAs has also been completed (refer to ‘Addendum to AA Screening Report’ document published under separate cover). Regard has been had to the conclusions of the AA screening of the PMAs in the preparation of this report.

Table 3.1 SEA Screening of Proposed Material Alterations (PMAs) to the Draft Plan

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
Chapter 1: Introduction and Context			
1	The PMA inserts a new appendix, Appendix D – ‘Kildare Town Centre Land Use Survey and Vacancy Survey’, comprising of four maps illustrating building use and identifying vacant buildings; and amends the text in Section 1.2, ‘Composition of the Plan’ to include reference to Appendix D.	This constitutes an addition to the supporting information presented in the draft Plan. Such a PMA would not necessitate further assessment.	N
Chapter 2: Spatial Planning Context and Vision for Kildare Town			
2	The PMA amends a paragraph in Section 2.1.1 of the draft Plan, entitled ‘Integrating Climate Considerations into the Kildare Town Local Area Plan’, to update a reference to the Government’s Climate Action Plan (CAP), to refer to the most recent iteration of the plan (CAP 2023) rather than the previous, superseded version (CAP 2021).	This PMA relates to text in the draft Plan that establishes the climate policy context, to which the draft Plan’s climate considerations are aligned. Such a PMA would not necessitate further assessment.	N
3	The PMA inserts a translation in the Irish language of the vision for Kildare Town, as set out in Section 2.2 of the draft Plan.	This PMA improves the accessibility of the document through a translation. Such a PMA would not necessitate further assessment.	N
4	The PMA amends Figure 2-2, ‘Strategic Principles to Achieve the Vision’ in Chapter 2 of the draft Plan, changing one of the Strategic Development Principles from “Enhancing Kildare Town as a Tourist Destination” to “Enhancing Kildare Town as a Tourist Destination and Employment Hub”, acknowledging the role of the draft Plan in increasing local employment opportunities.	This PMA includes additional textual clarifications. It was concluded that further assessment would not be required of this PMA.	N
5	The PMA makes text amendments to Section 2.2.1, ‘Achieving the Vision’, under the Strategic Development Principle heading ‘Enhancing Kildare Town as a Tourist Destination’. It amends the heading of the section, changing it to ‘Enhancing Kildare Town as a Tourist Destination and Employment Hub’, and makes amendments and additions to the text in this section, to elaborate on the role of the draft Plan in supporting Kildare Town becoming an employment hub.	This PMA expands on content already provided in the draft Plan. Such a PMA would not necessitate further assessment.	N
6	The PMA inserts a new sentence in relation to Strategic Development Principle ‘Ensuring a Vibrant Town Centre’, in Section 2.2.1, ‘Achieving the Vision’; which elaborates on the role of the draft Plan in supporting town centre living.	This constitutes a minor elaboration on the ‘town centre first approach’ already provided for in the draft Plan. Such a PMA would not necessitate further assessment.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
Chapter 3: Compliance with the Kildare County Core Strategy			
7	The PMA makes two amendments to land use zoning in Map 11.1 and also amends Table 3-7, 'Residential Development Capacity Audit'. The first land use zoning change is from 'C: New Residential Phase 2' to 'C: New Residential', while the second is from 'C: New Residential' to 'C: New Residential Phase 2'. The corresponding amendment to Table 3-7 results in a reduction in the total residential development area from 47.88 ha to 46.18 ha, and an increase in total units from 1,102 to 1,175.	The proposed land-use zoning changes provides for a change in zoning from 'C: New Residential Phase 2' to 'C: New Residential' and vice-versa. As both of these land zonings constitute development of a similar nature, which have already been assessed as part of the draft Plan SEA Environmental Report, this would not necessitate further assessment.	N
8 (a) (b) (c)	The PMA amends land use zoning in Map 11.1 to introduce three new sites as 'New Residential C', and amends Table 3-7 accordingly. The three amendments relate to lands previously zoned in the draft Plan as 'I: Agriculture' and 'G: National Stud and Green Belt'; (a) 1.97 ha changed to 'C(a)*: New Residential'; (b) 1.13 ha changed to 'C(b)*: New Residential'; and (c) 0.67 ha changed to 'C(c)*: New Residential'. The corresponding amendments to Table 3-7 result in an increase in the total residential development area from 47.88 ha to 49.95 ha, and an increase in total units from 1,102 to 1,188 (when PMA No. 7 is also included).	The change to the zoning objectives from G: 'National Stud and Green Belt' and 'I: Agriculture' to 'C(a)*: New Residential' may generate development which could result in significant environmental effects. As such, further assessment is required.	Y
Chapter 4: Consolidation of the Town Centre			
9	The PMA changes the title of Chapter 4 from 'Consolidation of the Town Centre' to 'Consolidation and Renewal of the Town Centre'.	This PMA expands on content already provided in the draft Plan and considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
10	The PMA amends text in Section 4.1.2, 'Town Centre Land Use and Vacancy', and adding reference to newly inserted Appendix D, 'Kildare Town Centre Land Use Survey and Vacancy Survey'.	This PMA expands on content already provided in the draft Plan and considered in the SEA Environmental Report. It also makes a new reference to Appendix D which contains maps illustrating land uses and vacancy levels at both ground floor and first floor levels in Kildare Town Centre. Such a PMA would not necessitate further assessment.	N
11	The PMA amends Town Centre Objective (TCO) 1.3, changing the term "less desirable uses" to "non-desirable uses" and providing examples of such uses.	This PMA expands on content already provided in the draft Plan and considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
12	The PMA inserts a new 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".	While this is a new objective in the draft Plan, it is administrative in nature and supports the objectives previously set out in the draft Plan. Therefore, no significant environmental effects are likely to arise and no further assessment is required.	N
13	The PMA amends text under Section 4.3.3, 'Cycle and Pedestrian Network Enhancements', in relation to a potential bike hire scheme previously referred to, clarifying the potential route of same.	This PMA expands on content already provided in the draft Plan and elaborates on text which was considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
14	The PMA inserts a new TCO (2.5), to “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.”	This PMA involves the extension to the existing Heritage Centre in Kildare Town, with no greenfield development proposed. The relocation of the existing substation is considered minor development and no significant adverse impacts are likely to arise.	N
15	The PMA inserts a new TCO (2.6), to “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”.	This new objective supports the completion of a new public realm strategy which would be subject to SEA Screening. Such a PMA would not necessitate further assessment at this stage.	N
Chapter 5: Economic Development			
16	The PMA inserts an additional bullet point to a list setting out how the Economic Development Strategy for Kildare Town will be achieved, “Promoting and building on the St Brigid brand as a unique selling point for Kildare Town at international / national level”.	This PMA expands on content already provided in the draft Plan and elaborates on text which was considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
17	The PMA amends text under Section 5.5.1, ‘Town Centre and Core Retail Area’, regarding a potential commercial/retail development opportunity at the old Chilling Factory, to clarify that any development application for the site would need to include an Architectural Heritage Impact Assessment.	This PMA expands on content already provided in the draft Plan and elaborates on text which was considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
18	The PMA in Section 5.5.4, ‘National Equine Innovation Centre at The Irish National Stud’, is a minor text amendment to clarify that KCC’s Local Enterprise Office established the aforementioned centre.	This PMA expands on content already provided in the draft Plan and elaborates on text which was considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
19	The PMA amends Economic Development Objective (EDO) 1.3 to clarify that the Council supports the expansion of the National Equine Innovation Centre “as industry needs arise”, and also supports proposals for future “incubation units”.	This PMA expands on content already provided in the draft Plan and elaborates on text which was considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
20	The PMA amends EDOs 1.5 and 1.6. The proposed amendments to both objectives set out planning requirements – a detailed design statement in the case of EDO 1.5, and a Traffic and Transport Assessment in the case of EDO 1.6.	These amendments relate to the development of lands provided for under the previous iterations of these objectives in the draft Plan. These amendments introduce explicit planning requirements for future developments of certain classes in certain areas. Such a PMA would not necessitate further assessment.	N
21	The PMA amends EDO 1.10 regarding a feasibility study of a transport hub at Cherryville Junction/Kildare Town.	This PMA provides further details on stakeholder engagement. Such a PMA would not necessitate further assessment.	N
22	The PMA amends EDO 2.1 to provide clarification of what is meant by “supporting infrastructure” for tourism.	This PMA expands on content already provided in the draft Plan and elaborates on text which was already considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
23	The PMA amends EDO 2.2 in relation to signage for tourism facilities, clarifying that KCC will facilitate the provision of “bespoke bilingual (Irish and English)” signage and interpretation, rather than “standardised signage and interpretation” as previously proposed.	This PMA expands on content already provided in the draft Plan and elaborates on text which was already considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
24	The PMA inserts a new EDO (2.7), to “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”.	The PMA has the potential to result in tourist accommodation development in the town centre, including but not limited to the reactivation of vacant properties. Such development would be on land zoned accordingly under the previous iteration of the draft Plan, as assessed under the scope of the previous SEA Environmental Report. This PMA does not require further assessment.	N
25	The PMA inserts a new EDO (2.8), to “Support and promote eco-tourism facilities to foster greater appreciation for the natural environment of Kildare Town”.	This PMA is unlikely to cause any significant environmental effects as no development is implied in the objective, as such further assessment is not required.	N
26	The PMA amends EDO 3.3 to include “independent retailers” in the classes of retailers supported in the town centre.	This PMA expands on content already provided in the draft Plan and elaborates on text which was considered in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
27	The PMA amends EDO 3.6 in relation to the Kildare Tourist Outlet Village, to provide for its continued operation.	This change involves minor textual changes, as such further assessment is not required.	N
28	The PMA inserts a new 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”.	This PMA restricts development, as such further assessment is not required.	N
Chapter 6: Homes and Communities			
29	The PMA updates text in Section 6.4.2, ‘Positive Ageing’, to reflect more recent population statistics from the CSO Census of 2022 (as opposed to 2016, used in the previous iteration).	This change involves minor textual changes, as such further assessment is not required.	N
30	The PMA amends objective HCO 2.5, replacing the term “downsizing” with “right sizing”.	This change involves minor textual changes, as such further assessment is not required.	N
31	The PMA inserts a new objective HCO 2.6, to “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”.	This PMA supports development of self-build homes on lands rezoned for residential development under PMA No. 8 (see above), which is subject to further assessment. The likelihood of significant effects resulting from this development cannot be excluded at this stage. Further assessment is, therefore, required.	Y

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
	It also inserts a new, corresponding site-specific objective to Table 11-4, 'Land Use Zoning Objectives' for 'C: New Residential' as follows: "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".		
32	The PMA amends and simplifies text under Section 6.5.1.6, 'Social and Community Services'.	This change involves minor textual changes, as such further assessment is not required.	N
33	The PMA amends objective HCO 3.1, to clarify that "third level and further educational opportunities" are included in educational facilities, and to provide that the "co-location of childcare with educational uses" will be encouraged.	This change involves minor textual changes, as such further assessment is not required.	N
34	The PMA amends objective HCO 4.4, to "support the delivery of multi-use sports facilities (including play facilities and swimming pool) on appropriately zoned land within the plan area".	This amendment supports new development not provided for in the previous iteration of the objective. However, the development in question would be in accordance with the land use zoning assessed under the previous SEA Environmental Report. As such further assessment is not required.	N
35	The PMA amends objective HCO 4.7, to include "pocket parks and outdoor seating" among the listed facilities to be provided in housing developments taken in charge by KCC, where feasible and appropriate.	This change involves minor textual changes, as such further assessment is not required.	N
36	The PMA inserts a new objective, HCO4.10, to "Support and facilitate the provision of a skatepark at an appropriate location within Kildare Town".	This PMA supports development on land already zoned for 'Recreational' uses and assessed in the SEA Environmental Report. Such a PMA would not necessitate further assessment.	N
37	The PMA inserts a new objective, HCO 4.11, to "Promote community-managed gardens/allotments at appropriate locations in Kildare Town".	This PMA is unlikely to cause any significant environmental effects as no major development is implied in the objective, as such further assessment is not required.	N
38	The PMA inserts a new objective, HCO 4.12, to "Support and facilitate the development of a multipurpose community centre on the Dunmurray Road opposite St Conleth's Graveyard".	Assessed under PMA No. 107.	N
39	The PMA inserts a new objective, HCO 4.13, to "Support the provision of community meeting rooms at appropriate locations throughout Kildare Town".	This PMA is unlikely to cause any significant environmental effects as no major development is implied in the objective, as such further assessment is not required.	N
Chapter 7: Movement and Transportation			
40	The PMA amends text in Section 7.2, 'Kildare Town Transport Strategy', to include reference to the relevant provision of the Road Traffic Act 1994.	This change involves minor textual changes, as such further assessment is not required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
41	The PMA amends text in Section 7.3, 'Active Travel – Walking and Cycling', to provide more up-to-date information regarding the presence/absence of cycle infrastructure in the town.	This change involves minor textual changes, as such further assessment is not required.	N
42	The PMA inserts text in Section 7.1.2, 'Achieving a Modal Shift' in relation to modal share targets for Kildare Town.	This change involves minor textual changes, as such further assessment is not required.	N
43	The PMA amends Table 7-1, 'Permeability Measures' in Section 7.3.1, 'Walking', and the corresponding Map 7.1, removing ten of the previously proposed total of 42 measures to promote permeability in the town: PERM 7; PERM 8; PERM 9; PERM 23; PERM 24; PERM 25; PERM 34; PERM 35; PERM 39; and PERM 41.	The removal of PERM measures does not require further assessment.	N
44	The PMA amends Table 7-1 and corresponding Map 7.1 to insert a new permeability measure, PERM 43, "Create a new pedestrian / cyclist link along the Grey Abbey Road connecting from the R415".	This PMA is unlikely to result in any significant adverse environmental effects as the proposed pedestrian / cyclist link is located along existing roads. Such a PMA would not necessitate further assessment.	N
45	The PMA amends Table 7-1 and corresponding Map 7.1 to insert a new permeability measure, PERM 44, "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".	The PMA proposes a new pedestrian/cycle link from Tully Road to Hospital Street, primarily on existing roadbed/hardstanding, and traversing lands previously zoned for 'U: Transport and Utilities' and 'K: Commercial' uses. In light of the likely nature and scale of the planned development, the location of the planned route, and the zoning on the lands in question – as previously assessed under the SEA Environmental Report – the PMA is unlikely to result in significant effects. Further assessment is not required. Note that this PMA links to PMA Nos. 50 and 62.	N
46	The PMA amends Table 7-1 and corresponding Map 7.1 to insert a new permeability measure, PERM 45, "Crossing point to Cherry Avenue Park".	This PMA includes a proposed crossing point is part of an existing road and would not result in further major development. Such a PMA would not necessitate further assessment.	N
47	The PMA inserts additional text in Section 7.3.1, 'Walking' to provide additional statistics on the envisaged mobility impacts of the previously proposed permeability measures as set out in Table 7-1 of the draft Plan as previously published. It is noted that these are subject to update based on the new proposed list of permeability measures under PMA No. 43.	This change involves minor textual changes, as such further assessment is not required.	N
48	The PMA amends Table 7-2, 'Cycling Measures' in Section 7.3.2, 'Cycling', amending certain measures (Cycle 17; Cycle 19 and Cycle 21) and removing seven others (Cycle 32, 34, 35, 37, 38, 46 and 58) of the previously proposed total of 58 measures.	The removal of these measures does not require further assessment.	N
49	The PMA amends the descriptions of Cycle 4 and Cycle 9 in Table 7-2, removing "(middle section)" in both cases.	This change involves minor textual changes, as such further assessment is not required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
50	The PMA amends Table 7-2 to insert a new cycling measure, Cycle 59, a greenway proposal described as a “Link between Tully Road and Cherry Avenue Park, south of Cunnaberry Hill and parallel to the motorway”.	The PMA proposes a new cycling measure, similar in terms of route to the proposed permeability measure PERM 44 under PMA No. 45 and proposed road measure RD 6 under PMA No. 62. The link in question would traverse lands zoned for ‘U: Transport and Utilities’ uses. In light of the likely nature and scale of the planned development, the location of the planned route, and the zoning on the lands in question – as previously assessed under the SEA Environmental Report – the PMA is unlikely to result in significant effects. Further assessment is not required. Note that this PMA links to PMA Nos. 45 and 62.	N
51	The PMA amends objective MTO 1.1 regarding active travel infrastructure in Kildare Town to include “Transport Infrastructure Ireland” in the list of relevant bodies, and to add “(where applicable)” regarding the requirement for consultation with relevant stakeholders.	This change involves minor clarification, as such further assessment is not required.	N
52	The PMA amends objective MTO 1.3 regarding footpath accessibility to allow that regard is had “to the challenges posed by differing road levels in the historic town centre”.	This change involves minor textual changes, as such further assessment is not required.	N
53	The PMA amends objective MTO 1.7 to clarify the potential route of the bike hire scheme, the feasibility of which is to be investigated under this objective.	This change involves minor textual changes, as such further assessment is not required.	N
54	The PMA updates text in Section 7.4, ‘Public Transport’, to provide information regarding the impact of the National Transport Authority (NTA)’s <i>National Fares Strategy</i> (January, 2023) on bus and rail fare in Kildare Town.	This change involves minor textual changes, as such further assessment is not required.	N
55	The PMA inserts an additional point on Map 7.3 in relation to Measure PT 3, “Improve quality and coverage of bus stops” as set out in Table 7-3, ‘Public Transport Measures’.	The PMA provides for the construction of a new bus stop at a new location in Kildare Town. Given the likely nature and scale of works, and the location, there is no potential of likely significant effects resulting from this PMA. No further assessment is required.	N
56	The PMA amends Map 7.4 to insert the text “(including coach parking)” after “Bride Street” and under “Potential sites for new off street car park” in the legend.	This change involves minor textual changes, as such further assessment is not required.	N
57	The PMA amends text in Section 7.4, ‘Public Transport’, removing reference to potential Leap Card integration at Kildare train station in conjunction with the NTA and inserts text in relation to pursuing delivery of extended rail services.	This change involves minor textual changes, as such further assessment is not required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
58	The PMA inserts a new objective, MTO 2.2, to “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.”	This PMA includes details on stakeholder engagement for the improvement of bus services. Such a PMA would not necessitate further assessment.	N
59	The PMA amends objective MTO 2.2 (re-numbered to MTO 2.3 should the preceding PMA be adopted), to note that any infrastructure/service changes resulting from the objective would be “(subject to consultation / engagement with landowners and bus operators)”.	This change involves minor textual changes, as such further assessment is not required.	N
60	The PMA amends objective MTO 2.4 (re-numbered to MTO 2.5 should PMA No. 58 be adopted) to clarify that “NTA” refers to the National Transport Authority, to stipulate that new bus stops are to be “artistically commissioned”, to provide for Rural Transport Services in the town, and to remove reference to Leap Card integration.	This change involves minor textual changes, as such further assessment is not required.	N
61	The PMA amends objective MTO 2.5 (re-numbered to MTO 2.6 should PMA No. 58 be adopted) to add to the list of rail improvements to be supported in conjunction with the NTA and Irish Rail “Providing sufficient car-parking having regard to the efficient use of land”.	This change involves minor textual changes, as such further assessment is not required.	N
62	The PMA amends Table 7-4, ‘Road Measures’ in Section 7.5, ‘Roads and Streets Measures’, to amend one of the measures (RD 4), remove another (PA 3), and insert a new measure (RD 6). The amendment to RD 4 is comprised of a simplification of the description and the addition of text to note that the implementation of this measure “may require the delivery of RD 6, subject to the results of one-way trials”. Proposed new measure, RD 6, is similar to the deleted PA 3 (previously approved).	The PMA removes a previously proposed road measure, PA 3. However, given that the proposed new road measure, RD 6 (which may or may not be required, subject to the results of one-way trials), is similar to PA 3 in terms of the route, any difference in terms of the nature and scale of development is considered marginal. Such a PMA would not necessitate further assessment. Note that this PMA links to PMA Nos. 45 and 50.	N
63	The PMA inserts additional text to Section 7.5, to describe the envisaged mobility impacts of implementing RD 1.	This change involves minor textual changes, as such further assessment is not required.	N
64	The PMA inserts a new subsection in Section 7.5 entitled ‘Outer Relief Road – Long Term Road Corridor’ and inserts a corresponding, new objective, MTO 3.7, to “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”. Map 7.4 is updated accordingly.	The PMA provides for the preservation free from development of an indicative route corridor for a potential future outer relief road to the north of Kildare Town. The proposed text notes that in the event that an outer relief road were required in the future, subject to future growth in the town, this would be delivered beyond the lifetime of this draft Plan. This PMA is aspirational and will not result in development per se. As such, no further assessment is required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
65	The PMA amends objective MTO 3.6 to provide for the consideration of “a one-way system between Dunmurray Road and Rathbride Road” and “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” as part of the list of possible ancillary road measures to be investigated under this objective.	The PMA provides for the investigation of the possibility of implementing one-way road systems at various locations on the existing road network in the town. It does not propose any new development works per se. As such further assessment is not required.	N
66	The PMA inserts new objective, MTO 3.8, to “Provide improved turning lanes at the intersection of the Monasterevin Road (R445) and the Nurney Road (R415), where feasible”.	The PMA supports the completion of minor works/new road markings on existing roadways. This is considered minor development and unlikely to cause any significant environmental effects, as such further assessment is not required.	N
67	The PMA inserts new objective, MTO 4.8, to “Support the provision of charging facilities for Electric Vehicles (EVs) on public and private land in accordance with County Development Plan standards”.	The PMA supports the completion of minor works to install EV charging points in the town in accordance with the standards set out in the Kildare County Development Plan 2023-2029, which was subject to SEA. This is considered minor development and unlikely to cause any significant environmental effects, as such further assessment is not required.	N
68	The PMA inserts new objective, MTO 4.9, to “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”.	The PMA promotes using an existing car park to increase parking provision in the town at particular times (outside of the operating hours of the school in question). This constitutes increasing the intensity of use of an existing built asset, and will not result in new car park development per se. It is considered that any increase in traffic volume as a result of this measure would be marginal. As such further assessment is not required.	N
Chapter 8: Built Heritage			
69	The PMA changes the title of Chapter 8 from “Built Heritage” to “Built Heritage and Archaeology” – and provides for all consequential rewording throughout the draft Plan.	This change involves minor textual changes, as such further assessment is not required.	N
70	The PMA amends a sentence in Section 8.5, ‘Archaeological Heritage’, removing reference to “environmental evidence ... located to the south of the motorway”.	This change involves minor textual changes, as such further assessment is not required.	N
71	The PMA amends a citation to a Government Department in Section 8.5.2, ‘Zone of Archaeological Potential’, changing “Department of Culture, Heritage and the Gaeltacht” to “Department of Housing, Local Government and Heritage”.	This change involves minor textual changes, as such further assessment is not required.	N
72	The PMA inserts a new objective BHO 1.5, to “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”.	The PMA inserts a new objective not previously assessed, which promotes sensitively designed public open space. This is considered minor development and unlikely to cause any significant environmental effects, as such further assessment is not required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
73	The PMA inserts a new objective 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”.	The PMA inserts a new objective not previously assessed, which promotes the delivery of a new public walking trail. This is considered minor development and unlikely to cause any significant environmental effects, as such further assessment is not required.	N
74	The PMA amends objective BHO 4.2, relating to the protection/preservation of archaeological heritage, to insert the words “and Archaeology”.	This change involves minor textual changes, as such further assessment is not required.	N
75	The PMA inserts a new objective, BHO 4.6, “To support the repair and conservation of the Kildare Town Walls within the curtilage of St Brigid’s Cathedral”.	The PMA inserts a new objective not previously assessed, which may entail minor conservation works to historic town walls. This new objective is considered minor development and unlikely to cause any significant environmental effects, as such further assessment is not required.	N
Chapter 9: Natural Heritage and Green Infrastructure			
76	The PMA amends objective NHO 2.4 to include “a Tree Planting Programme and local bee-hive initiative” in a list of initiatives to be supported for the benefit of biodiversity.	While the proposed tree planting programme is likely to have positive effects for biodiversity locally in terms of habitat creation and enhanced connectivity between habitats, the use of honey bee hives is not an evidence-based measure for the benefit of biodiversity, and could result in unintended negative impacts on native bee species ¹ . While it not likely that this would constitute a significant negative impact on biodiversity, it is recommended that the proposal for a “local bee-hive initiative” be removed from objective NHO 2.4.	N
77	The PMA inserts a new objective, NHO 2.7, to “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”.	The PMA inserts a new objective not previously assessed, providing for the potential relocation of an existing wildlife rescue and rehabilitation centre to lands “including but not limited to land identified as Q (1)” on the land use zoning map. PMA No. 90, below, indicates that a site in the Q-zoned lands has been earmarked for the relocated centre. Given the nature of the activity in question, and considering that the Q land use zoning has already been assessed under the previous SEA Environmental Report, it is considered that this PMA is unlikely to cause significant environmental effects and, as such, further assessment is not required.	N
78	The PMA amends objective NHO 4.2 to clarify that tree planting proposals for new residential developments should be of “mixed native” species, “to include specimen Oak”.	The proposed mixed native tree planting is likely to have positive effects for biodiversity at the local level. No further assessment is required.	N

¹ [FitzPatrick & Stout, 2021](#)

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
Chapter 10: Infrastructure and Environmental Services			
79	The PMA inserts a new objective, IO 1.3, to “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”.	This PMA includes a new objective providing details on stakeholder engagement with Uisce Eireann. Such a PMA would not necessitate further assessment.	N
80	The PMA inserts a new objective, IO 4.6, to “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”.	This PMA includes a new objective providing details on stakeholder engagement with ESB. Such a PMA would not necessitate further assessment.	N
81	The PMA inserts a new objective, IO 4.7, to “Work in conjunction with ESB Ireland to facilitate enhancements to the boundary treatment and screening surrounding the existing 38Kv substation on Southgreen Road”.	This PMA includes a new objective providing details on stakeholder engagement with ESB. Such a PMA would not necessitate further assessment.	N
82	The PMA replaces Map 10.2 with an updated map based on recent pluvial flood modelling, and would update Map 10.2(a) in the event that the PMA is adopted.	The PMA constitutes an update to supporting information to the draft Plan. Such a PMA would not necessitate further assessment.	N
Chapter 11: Implementation			
83	The PMA deletes a footnote (No. 68) on p. 132 related to the development of the former Magee Barracks site.	This change involves minor textual changes, as such further assessment is not required.	N
84	The PMA amends Figure 11-2, ‘Former Magee Barracks Design Framework’, re-allocating part of an area on Hospital Street formerly for community uses to ‘residential block’.	The PMA results in the re-allocation of a small area of land from community to residential use at the former Magee Barracks site, which is zoned ‘mixed use’ in the land use zoning map (Map 11.1). Such a PMA would not necessitate further assessment.	N
85	The PMA inserts a new subsection, 11.2, ‘Southgreen Key Development Area’. The PMA inserts a new heading, three paragraphs of explanatory text and a Figure, ‘Figure 11-3, Southgreen Design Framework’ setting out KCC’s vision for the “orderly and sequential development of this strategic growth area”. As illustrated in the design framework (Figure 11-3), the PMA relates to lands proposed for re-zoning under PMA Nos. 7, 110 and 111.	The PMA provides for development on greenfield lands not proposed under the previous iteration of the draft Plan. The likelihood of significant effects cannot be excluded at this stage. As such, further assessment is required.	Y
86	The PMA amends Table 11-2, ‘Implementation and Delivery Schedule Residential Lands’ to include additional information regarding existing water supply and wastewater drainage infrastructure at the Collaghknock, Grey Abbey View and Rathbride Road sites, as well as likely new/improved water infrastructure required to support planned residential development at these sites, to be delivered in tandem with the planned development.	The PMA provides additional information/elaboration in relation to the delivery of planned residential development at specific sites, as proposed in the previous iteration of the draft Plan. Further assessment is not required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
87	The PMA replaces a paragraph of text in relation to zoning designation 'D: Retail Outlet Centre' in Table 11-4, 'Land-Use Zoning Objectives', to clarify KCC's policy regarding provision of food and beverage units at the Kildare Tourist Outlet Village (KTOV).	This change involves minor textual changes, as such further assessment is not required.	N
88	The PMA inserts a site-specific objective, E (1), in relation to zoning designation 'E: Community and Education' in Table 11-4: "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". Map 11.1 is updated to show the location of objective E (1).	The PMA inserts a new objective supporting the development of housing and/or a nursing home for the elderly, as well as a childcare facility. This proposed use is consistent with the land use zoning as set out in the previous iteration of the draft Plan. Further assessment is not required.	N
89	The PMA inserts a site-specific objective, 'Strategic Reserve [Employment] (SR*)', in relation to zoning designation 'SR: Strategic Reserve' in Table 11-4: "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 do 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."	This PMA relates to the extension of the original Kildare Town Local Area Plan boundary to include a reserved parcel of land under the heading 'Strategic Reserve [Employment] (SR*)'. As this PMA does not explicitly commit to development of any sort apart from reserving land from other development, no further assessment is required for this PMA.	N
90	The PMA inserts a site-specific objective, Q (1), in relation to zoning designation 'Q: Enterprise and Employment' in Table 11-4: "The south-west corner of the Q lands to the north of the motorway have been designated for the provision of a facility for the Kildare Wildlife Rescue services".	Refer to screening commentary for PMA No. 77, above. The proposed use provided for by the PMA is consistent with the land use zoning as set out in the previous iteration of the draft Plan and assessed in the previous SEA Environmental Report. Further assessment is not required.	N
91	The PMA inserts a site-specific objective, F (1), in relation to zoning designation 'F: Open Space and Amenity' in Table 11-4: "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: <ul style="list-style-type: none"> • 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; 	The PMA inserts a new objective for the development of a community sports campus on lands zoned for open space and amenity use in the draft Plan, including as a result of a zoning change under this PMA. The likelihood of significant environmental effects resulting from the proposed development works cannot be excluded at this stage. Further assessment is required for this PMA.	Y

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
	<ul style="list-style-type: none"> Retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.” <p>Additionally, the PMA changes the zoning of a land parcel to the north of the town from ‘I: Agricultural’ to ‘F: Open Space and Amenity’.</p>		
92	The PMA is a duplication of the site-specific objective from PMA No. 91 on the site itself. The PMA also changes the zoning of another land parcel to the north of the town from ‘I: Agricultural’ to ‘F: Open Space and Amenity’.	Refer to SEA screening commentary for PMA No. 91, above.	Y
93	The PMA amends the wording of land use designation B in the draft Plan from “Existing Residential” to “Existing Residential / Infill” in accordance with Map 11.1.	This change involves minor textual changes, as such further assessment is not required.	N
94	The PMA amends Table 11-6, ‘Land Use Zoning Matrix’ to include casinos in the “Amusement Arcade” land use category (now “Amusement Arcade/Casino” and, for the ‘A: Town Centre’ zoning designation, to change the policy for “Amusement Arcade/Casino” from ‘O: Open for Consideration’ to ‘N: Not Normally Permitted’.	The PMA constitutes a minor change to the permitted uses in the town centre zoning, that is consistent with the corresponding zoning objective as set out in Table 11-4. Further assessment is not required.	N
95	The PMA amends Table 11-6, ‘Land Use Zoning Matrix’ to include bus parking in the “Car Park (other than ancillary)” land use category (now “Car Park (other than ancillary) / Bus Parking”)	The PMA constitutes a minor clarification of a land use category. Further assessment is not required.	N
96	The PMA changes the policy for “Crèches/Playschool” in the ‘N: Neighbourhood Centre’ zoning designation from ‘O: Open for Consideration’ to ‘Y: Permitted in Principle’.	The PMA constitutes a minor change to the permitted uses in the ‘N: Neighbourhood Centre’ zoning designation, that is consistent with the corresponding zoning objective as set out in Table 11-4. Further assessment is not required.	N
97	The PMA amends Table 11-6, ‘Land Use Zoning Matrix’ to include a new land use category, ‘Conference / Exhibition Centre’ and identify in each case whether the use in question is permitted in principle/open for consideration/not normally permitted/etc. in each land use zoning designation. It also adds a corresponding footnote stating that a “A conference centre will be considered in the eastern section of lands zoned Q: Enterprise and Employment only”.	The PMA constitutes a minor elaboration of the zoning matrix for the purposes of providing greater clarity on the planning policy for conference/exhibition centre use. The planning policy (i.e. permitted in principle/open for consideration/not normally permitted/etc.) for each zoning designation is consistent with the zoning objectives set out in Table 11-4 in all cases. Further assessment is not required.	N
98	The PMA amends Table 11-6, ‘Land Use Zoning Matrix’ to change the planning policy for several land uses (‘Restaurant’, ‘Offices’ and ‘Park/Playground’) on lands zoned ‘D: Retail Outlet Centre’ from ‘N: Not Normally Permitted’ to ‘O: Open for Consideration’. It also adds corresponding footnote for restaurant and office uses in this zoning: “Footnote (Restaurants): Subject to compliance with zoning objective defined in Table 11-4” and “Footnote (Offices): Ancillary only to supporting operations of KTOV”.	The PMA constitutes minor changes to the permitted uses in the ‘D: Retail Outlet Centre’ zoning designation, that is consistent with the corresponding zoning objective as set out in Table 11-4. Further assessment is not required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
99	The PMA amends Table 11-6, 'Land Use Zoning Matrix' to change the planning policy for 'Restaurant' use on lands zoned 'E: Community and Education' from 'N: Not Normally Permitted' to 'O: Open for Consideration'. It also adds a corresponding footnote for restaurant use in this zoning: "Only when ancillary to a community use".	The PMA constitutes a minor change to the permitted uses in the 'E: Community and Education' zoning designation, that is consistent with the corresponding zoning objective as set out in Table 11-4. Further assessment is not required.	N
100	The PMA amends Table 11-6, 'Land Use Zoning Matrix' to change the planning policy for 'Offices' use on lands zoned 'Q: Enterprise and Employment' from 'O: Open for Consideration' to 'Y: Permitted in Principle'.	The PMA constitutes a minor change to the permitted uses in the 'Q: Enterprise and Employment' zoning designation, that is consistent with the corresponding zoning objective as set out in Table 11-4. Further assessment is not required.	N
101	The PMA amends Table 11-6, 'Land Use Zoning Matrix' to change the planning policy for 'Restaurant' use on lands zoned 'G: National Stud and Green Belt' from 'N: Not Normally Permitted' to 'O: Open for Consideration'. It also adds a corresponding footnote for restaurant use in this zoning: "To be provided within the established visitor amenities area of the Irish National Stud only".	The PMA constitutes a minor change to the permitted uses in the 'G: National Stud and Green Belt' zoning designation, that is consistent with the corresponding zoning objective as set out in Table 11-4. Further assessment is not required.	N
102	The PMA adds footnotes regarding 'Shop – Convenience' use in the 'B: Existing Residential' zoning designation, where "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"; and the 'C: New Residential' zoning designation, where "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".	The PMA elaborates conditions of convenience shop use in residentially zoned areas. The PMA is consistent with the corresponding zoning objectives as set out in Table 11-4. Further assessment is not required.	N
103	The PMA amends Table 11-6, 'Land Use Zoning Matrix' to include a new land use category, 'Indoor Recreational & Amenity Facilities' and identify in each case whether the use in question is permitted in principle/open for consideration/not normally permitted in each land use zoning designation. It also adds a corresponding footnote clarifying that "This land use relates to play centres such as indoor play/adventure centres, bowling alleys, trampoline parks."	The PMA constitutes a minor elaboration of the zoning matrix for the purposes of providing greater clarity on the planning policy for indoor recreational and amenity facility use. The planning policy (i.e. permitted in principle/open for consideration/not normally permitted) for each zoning designation is consistent with the zoning objectives set out in Table 11-4 in all cases, as set out in the previous iteration of the draft Plan. Further assessment is not required.	N
104	The PMA inserts a new land use zoning designation, 'M: Tourism' to Tables 11-4 and 11-6 and Map 11.1, with the corresponding zoning objective "To provide for tourism and leisure facilities". The proposed text to be inserted to Table 11-4 includes a statement that "The primary use within this zone is for the provision of a hotel and its ancillary uses only". The PMA inserts a column in Table 11-6, 'Land Use Zoning Matrix' for this new zoning designation. The only permitted in principles use is 'Guest House/Hotel/Hostel'.	The PMA provides for the delivery of hotel and ancillary uses in Kildare Town. Given the location of the new zoning designation and the likely nature and scale of any resultant hotel development, there is no potential for likely significant environmental effects. Further assessment is not required.	N

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
	<p>Open for consideration uses are ‘Emergency residential accommodation’, ‘Park / Playground’, ‘Pub’, ‘Restaurant’ and ‘Utility Structures’.</p> <p>The PMA includes footnotes clarifying that pub/restaurant use in this zoning designation “will only be considered ancillary to the overall function of a hotel”. Map 11.1 is updated accordingly.</p>		
Proposed Changes to Map 11.1: Land Use Zoning			
105	The PMA changes a c. 0.7 ha parcel of land formerly zoned ‘H: Industry and Warehousing’ to ‘E: Community and Education’.	The PMA provides for a small area of re-zoning on a site that is currently brownfield. Given the nature and location of the site and the nature and scale of the planned use, the potential for likely significant effects can be excluded. Further, the planned use under the PMA is less intensive and less likely to generate pollution than the previously proposed use. This would not necessitate further assessment.	N
106	The PMA changes a c. 6.3 ha parcel of land formerly zoned ‘I: Agriculture’ to ‘Q: Enterprise and Employment’.	The PMA provides for the development of a formerly greenfield site. The likelihood of significant effects from any resultant development cannot be ruled out at this stage. Further assessment is required for this PMA.	Y
107	The PMA changes a c. 0.9 ha parcel of land formerly zoned ‘F: Open Space and Amenity’ to ‘E: Community and Education’.	The PMA provides for the development of relatively small, predominantly greenfield site. Given the location of the site and the likely nature and scale of the planned use, the potential for likely significant effects can be excluded. This would not necessitate further assessment.	N
108	The PMA changes a c. 3.6 ha parcel of land formerly zoned ‘C New Residential Phase 2’ to ‘Q: Enterprise and Employment’.	The PMA provides for the re-zoning of a site from residential to enterprise/employment use. Given the location of the site and the likely nature and scale of the planned use, the potential for likely significant effects can be excluded. This would not necessitate further assessment.	N
109	The PMA changes a c. 2.5 ha parcel of land formerly zoned ‘Q: Enterprise and Employment’ to ‘E: Community and Education’.	The PMA provides for the re-zoning of a site from enterprise/employment to community/education use. Given the location of the site and the likely nature and scale of the planned use (very similar in terms of environmental effects to the previous zoning), the potential for likely significant effects can be excluded. This would not necessitate further assessment.	N
110	The PMA changes a c. 5.2 ha parcel of land formerly zoned ‘F: Open Space’ to ‘C: New Residential Phase 2’.	The PMA provides for the development of formerly greenfield site for residential use. The likelihood of significant effects from any resultant development cannot be ruled out at this stage. As such, further assessment is required. Note that this PMA links to PMA No. 85.	Y
111	The PMA changes a c. 13 ha parcel of land formerly zoned ‘I: Agriculture’ and ‘SR: Strategic Reserve’ to ‘F: Open Space and Amenity’. It also inserts a new, site-specific objective to Table 11-4 for zoning designation F, as follows: “F (1) These lands are designated for the provision of a community	The PMA provides for development/land use change on formerly greenfield (agricultural) lands. The likelihood of significant environmental effects resulting from the proposed development works cannot be excluded at this stage. Further assessment is required for this PMA. This would not necessitate further assessment. Note that this PMA links to PMA Nos. 91 and 92, above.	Y

PMA No.	Overview of PMA	SEA Screening Commentary	Further Assessment Required?
	<p>sports campus. A detailed design framework is required for the entire area which shall include:</p> <ul style="list-style-type: none"> • 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.” 		
112	<p>The PMA changes land use zoning on a parcel of land as follows: ‘G: National Stud and Green Belt’ to ‘F: ‘Open Space and Amenity’; ‘G: National Stud and Green Belt’ to ‘F: Open Space and Amenity’; and ‘S: Equine Industry’ to ‘F: Open Space and Amenity’.</p>	<p>The PMA provides for the re-zoning of a parcel of land from a mix of national stud, green belt and equine industry uses to open space and amenity use. Given the location of the site and the likely nature and scale of the planned use (very similar in terms of environmental effects to the previous zonings), the potential for likely significant effects can be excluded. As such, this would not necessitate further assessment.</p>	N
PMA 113: Amendments Related to CSO Census 2022			
113	<p>The PMA makes 21 amendments to update the draft Plan in light of the publication of results of the CSO Census 2022. It has the effect of making updates, additions and clarifications to text throughout the draft Plan to reflect up-to-date population statistics from the CSO and a new statistical geography, the Built-Up Area (BUA), established under the Census.</p>	<p>This change involves minor textual changes, as such further assessment is not required.</p>	N
PMA 114: Amendments to Strategic Flood Risk Assessment (SFRA)			
114	<p>The PMA makes numerous alterations to the SFRA for the draft Plan, as previously published in March. The alterations include text amendments for the purpose of clarification and provision of further information, particularly in relation to pluvial flood modelling.</p> <p>The addition of the following requirement in Section 6.6 is noted: “All development proposals should incorporate surface water management in compliance with the Greater Dublin Drainage Strategy (GSDSDS), 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).”</p>	<p>The addition of the requirement in relation to surface water management for development proposals may be expected to promote attenuation of surface water quality and quantity, with potential positive ecological impacts locally. Notwithstanding this, the PMA to the SFRA does not affect the conclusions of the previous SEA Environmental Report. As such, this would not necessitate further assessment.</p>	N

3.1 SEA Screening Conclusion

Section 3 of this SEA Addendum assessed the potential for likely significant environmental impacts arising from the PMAs to the draft Plan. During the SEA screening process, eight PMAs were identified to have the potential to result in significant environmental effects. These PMAs are, therefore, subject to further assessment (SEA) in Section 4, below.

4. SEA of Proposed Material Alterations

4.1 Introduction

This Section of the addendum presents the findings of the environmental assessment of the likely significant effects on the environment of the eight PMAs identified for further assessment in the SEA screening exercise, above.

4.2 Assessment of Likely Significant Impacts

The environmental impacts of the PMAs identified were assessed in respect of the environmental objectives listed in Chapter 6 of the SEA Environmental Report published in March.

The assessment process categorises environmental impacts using the ratings outlined in Table 4.1, which are based on the impact assessment criteria defined by the EPA for environmental impact assessment.

The PMAs selected for further review constitute text alterations to policy objectives, general text and actions and are considered in Table 4.2, below. These entries should be read in conjunction with the initial findings presented in the SEA Environmental Report published in March.

Table 4.1 Impact Rating

Significance of Impact	
Blue	Neutral
Green	Positive
Red	Negative
Yellow	Uncertain

Table 4.2 Strategic Environmental Assessment of Proposed Material Alterations to the draft Plan.

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
PMA Nos. 8; 31	<p>PMA 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. [Refer to map excerpt in PMA Report] 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. [Refer to map excerpt in PMA Report] 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. [Refer to map excerpt in PMA Report] And: Amend Table 3-7 Residential Development Capacity Audit as follows: [Refer to Table 3-7 in PMA Report]</p> <p>PMA 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.</p> <p>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.</p>								

² As per Proposed Material Alterations Report. Refer to Proposed Material Alterations Report for figures, maps and tables referred to.

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
<p>SEA Commentary:</p> <p>The change to the zoning objective from G: ‘National Stud and Green Belt’ and ‘I: Agriculture’ to ‘C(a)*: New Residential’ across these three sites under PMA No. 8, and the insertion of the above-listed new objectives under PMA No. 31, provides for residential development (of self-build houses) on greenfield land of c. 3.8 ha in total. Potential environmental effects of such development include:</p> <ul style="list-style-type: none"> • Potential positive impact on population due to provision of additional housing; • Potential net negative impact on biodiversity, primarily due to habitat loss (e.g. of hedgerows and grassland); • Potential negative impact on land and soil, primarily due to earthworks and soil sealing with buildings and hardstanding; • Potential negative impacts on water due to increasing area of hardstanding in the catchment with implications for surface water run-off and groundwater recharge, and surface and wastewater emissions from occupants during the operational phase; • Potential negative impacts on air and noise during construction phase due to noise-generating construction works and emissions of dust; • Potential negative impacts on climate due to embodied carbon of building materials and direct and indirect greenhouse gas emissions associated with operation (e.g. from energy consumption and private car usage), mitigated to some degree by proximity to town and public transport modes; • Potential negative impacts on subsurface archaeology, if present; • Potential negative landscape and visual impacts due to replacement of agricultural, equestrian and green belt lands with residential development; and • Potential negative impacts on material assets due to loss of agricultural/equestrian land and increased demand of water and utilities infrastructure. <p>Given the likely nature and scale of resultant development and the locations of the sites in the question, it is considered that PMA Nos. 8 and 31 do not have the potential to give rise to likely significant negative effects on the environment. The mitigation measures set out in Chapter 9 of SEA Environmental Report will serve to further mitigate the environmental effects of the planned residential development on these sites.</p>									
PMA Nos. 85; 110	<p>PMA No. 85</p> <p>Chapter 11 Implementation, insert new Sub-section 11.2. Southgreen Key Development Area, as follows:</p> <p>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.</p>	Green	Red	Red	Red	Green	Yellow	Green	Green

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
	<p>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.</p> <p>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).</p> <p>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 in order 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).</p> <p>Figure 11-3 Southgreen Design Framework <i>[Refer to Figure in Proposed Material Alterations Report]</i></p> <p>PMA No. 110</p> <p>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’.</p>								

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
									

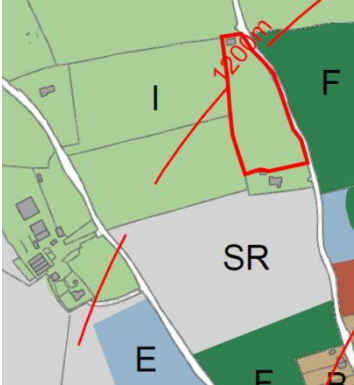
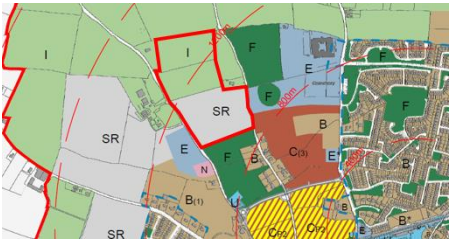
SEA Commentary:

These PMAs provide for the development of the development of the planned ‘Southgreen Key Development Area’. They also link to PMA Nos. 91, 92 and 110, addressed below. The PMAs have the potential to result in large-scale development of residential housing on land which would historically be zoned for ‘Open Space’ use. This assessment assigned a likely positive impact on population and human health as the rezoning will create more housing during the current housing crisis where the housing provision is critically low, and the population is growing. The development of land has the potential to negatively impact on biodiversity, land and soils, water, archaeology and landscape and visual due to the development of a greenfield site. An uncertain impact on air, noise and climate as emissions may reduce during the operational phase of the development due to the site’s proximity to the rail station, encouraging modal shift from private car. However, adverse impacts on air quality and noise may arise during the construction phase. The material assets like wastewater, waste, water supply may be negatively impacted due to pressures on capacity and supply.


Given the likely nature and scale of resultant development and the location of the site in the question, it is considered that PMA Nos. 85 and 110 do not have the potential to give rise to likely significant negative effects on the environment. The mitigation measures set out in Chapter 9 of SEA Environmental Report will serve to further mitigate the environmental effects of development at this site.

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
PMA Nos. 91, 92; 111	<p>PMA No. 91</p> <p>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:</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>phasing details whereby the site is developed sequentially from the south in tandem with new housing.</i> <i>active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.</i> <i>a vehicular access point from the Southgreen Road, proximate to the built up area;</i> <i>retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.</i> <p>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’.</p>								

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
	 <p>PMA No. 92</p> <p>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:</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>• phasing details whereby the site is developed sequentially from the south in tandem with new housing.</i> <i>• active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.</i> <i>• a vehicular access point from the Southgreen Road, proximate to the built up area;</i> <i>• retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.</i> 								

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
	<p>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'.</p>  <p>PMA No. 111</p> <p>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'.</p>  <p>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:</p>								

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>• phasing details whereby the site is developed sequentially from the south in tandem with new housing.</i> <i>• active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.</i> <i>• a vehicular access point from the Southgreen Road, proximate to the built up area;</i> <i>• retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.</i> 	Green	Red	Red	Red	Green	Yellow	Red	Green
<p>SEA Commentary:</p> <p>The PMAs provide for the development of a community sports campus on lands proposed to be zoned for open space and amenity use. The development of amenity areas could potentially cause a positive impact on population and human health and air quality and climate as it generates a space for recreation and encourages modal shift from private car. A positive impact on material assets is expected to arise due to the provision of new facilities. The development of land has the potential to negatively impact on biodiversity, land and soils, water, and archaeology due to the development of a greenfield site, where this was previously zoned for agriculture.</p> <p>Given the likely nature and scale of resultant development and the location of the site in the question, it is considered that PMA Nos. 91, 92 and 111 do not have the potential to give rise to likely significant negative effects on the environment. The mitigation measures set out in Chapter 9 of SEA Environmental Report will serve to further mitigate the environmental effects of development at this site.</p>									
PMA 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'.	Green	Red	Red	Red	Red	Yellow	Red	Red

PMA No.	PMA Text ²	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Archaeology, Architectural and Cultural Heritage	Landscape and Visual	Material Assets
	 <p>The map displays a geographical area with various zoning designations. A red outline highlights a specific area that is being amended from 'I Agriculture' to 'Q; Enterprise and Employment'. The map includes labels for different zones: 'I' (Agriculture), 'Q' (Enterprise and Employment), and 'B' (Residential). A road and a river are also visible on the map.</p>								
<p>SEA Commentary:</p> <p>This PMA amends zoning of lands from ‘I Agriculture’ to ‘Q; Enterprise and Employment’.</p> <p>The development of lands for enterprise and employment could potentially cause a positive impact on population and human health due to the provision of employment opportunities for the population. A negative impact on material assets is expected to arise due to the demand on wastewater capacity, waste capacity and water supply. The development of land has the potential to negatively impact on biodiversity, land and soils, water, and archaeology due to the development of a greenfield site, where this was previously zoned for agriculture.</p> <p>Given the likely nature and scale of resultant development and the location of the site in the question, it is considered that PMA No. 106 does not have the potential to give rise to likely significant negative effects on the environment. The mitigation measures set out in Chapter 9 of SEA Environmental Report will serve to further mitigate the environmental effects of development at this site.</p>									

5. Conclusion

This SEA Addendum concludes that most of the Proposed Material Alterations (PMAs) to the draft Kildare Town Local Area Plan 2023-2029 satisfy the strategic environmental objectives and will not result in any significant negative impacts on the environment that cannot be mitigated.

Some eight PMAs were identified as having potential to result in significant environmental effects. These Alterations have been subjected to SEA in this report.

It is considered that the mitigation measures set out in Chapter 9 of the SEA Environmental Report will work to avoid or reduce any potential negative environmental effects identified in this Addendum and should be complied with.

In relation to PMA No. 76, which amends objective NHO 2.4 to include a Tree Planting Programme and local bee-hive initiative for the benefit of biodiversity, it is recommended that the proposed bee-hive initiative be removed from this PMA/objective in subsequent alterations. While the proposed tree planting programme is likely to have positive effects for biodiversity locally in terms of habitat creation and enhanced connectivity between habitats (and this element of the PMA should be retained), the use of honey bee hives is not an evidence-based measure for the benefit of biodiversity, and could result in unintended negative impacts on native bee species¹. While it not likely that this would constitute a significant negative impact on biodiversity, it is recommended that the proposal for a “local bee-hive initiative” be removed from objective NHO 2.4.

Further, in accordance with environmental legislation, where the potential for significant environmental effects exist, site-specific environmental assessment will be carried out, as required. These assessments will include the incorporation of site-specific detailed mitigation measures to ameliorate the potential for significant environmental effects.