

Chief Executive's Report

on the Proposed Material Alterations of Proposed Variation No. 2 (Newbridge Settlement Plan)

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

6th February 2026



Comhairle Contae Chill Dara
Kildare County Council

All images, maps and illustrations
are in the ownership of Kildare County Council unless otherwise stated.



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

Table of Contents

1	Introduction	1
2	List of Persons/Bodies who made Submissions.....	4
3	Submission from the Office of the Planning Regulator	6
	3.1 Office of the Planning Regulator – Submission No. 17	6
4	Submissions from Prescribed Authorities	16
	The Office of Public Works – Submission No. 4	16
	Uisce Éireann – Submission No. 5.....	20
	National Transport Authority – Submission No. 6	20
	Department of Education and Youth – Submission No. 7	21
	Transport Infrastructure Ireland – Submission No. 8	22
	Department of Transport – Submission No. 12	24
5	Submissions Themed by Chapter and Proposed Material Alterations.....	25
	Chapter 1: Introduction and Context	25
	Chapter 2: Vision for Newbridge	25
	Chapter 3: Compliance with the Kildare County Core Strategy.....	25
	Proposed Material Alteration No. 1	25
	Proposed Material Alteration No. 2	25
	Chapter 4: Consolidation and Renewal of Central Newbridge.....	26
	Proposed Material Alteration No. 3	26
	Proposed Material Alteration No. 4	26
	Proposed Material Alterations No. 5 and No. 6	26
	Proposed Material Alteration No. 7	26
	Proposed Material Alterations No. 8, No. 9 and No. 10.....	27
	Proposed Material Alteration No. 11	27
	Proposed Material Alteration No. 12	28
	Chapter 5: Economic Development	28
	Proposed Material Alteration No. 13	28
	Chapter 6: Homes and Communities.....	28
	Proposed Material Alterations No. 14, No. 15 and No. 16.....	28
	Proposed Material Alteration No. 17	29
	Proposed Material Alteration No. 18	29
	Proposed Material Alteration No. 19	32
	Proposed Material Alteration No. 20	32
	Chapter 7: Movement and Transportation.....	33
	Proposed Material Alterations No. 21, No. 22, No. 23, No. 24 and No. 25	33
	Proposed Material Alteration No. 26	33
	Proposed Material Alteration No. 27	34

Proposed Material Alteration No. 28	34
Proposed Material Alterations No. 29 and No. 30	34
Proposed Material Alteration No. 31	35
Proposed Material Alteration No. 32	35
Proposed Material Alteration No. 33	36
Proposed Material Alteration No. 34	36
Chapter 8: Built Heritage and Archaeology	37
Proposed Material Alteration No. 35	37
Chapter 9: Green and Blue Infrastructure	37
Chapter 10: Infrastructure and Environmental Services	37
Proposed Material Alteration No. 36	37
Proposed Material Alterations No. 37, No. 38 and No. 39.....	37
Chapter 11: Implementation	38
Proposed Material Alterations No. 40, No. 41 and No. 42.....	38
Proposed Material Alteration No. 43	38
Proposed Material Alterations No. 44, No. 45, No. 46 and No. 47	40
Appendix A: Maps	40
Proposed Material Alterations No. 48, No. 49, No. 50, and No. 51	40
Proposed Material Alteration No. 52	40
Proposed Material Alteration No. 53	42
Proposed Material Alterations No. 54, No. 55, No. 56 and No. 57	42
Proposed Material Alteration No. 58	42
Proposed Material Alteration No. 59	45
Proposed Material Alterations No. 60, No. 61, No. 62 and No. 63	46
Proposed Variation No. 2 Amendments to Volume 1 and Volume 2 Kildare County Development Plan 2023 - 2029 (as varied).....	47
Proposed Material Alteration No. 64	47
Strategic Flood Risk Assessment of the Kildare County Development Plan 2023 - 2029 (As Varied) (Variation No. 2).....	47
Proposed Material Alterations No. 65	47
5 Submissions or Observations which do not relate to a particular Proposed Material Alteration	48
6 Overview of Chief Executive’s Recommendations	57
7 Conclusion.....	58

- Appendix A:** Submission from the Office of the Planning Regulator
- Appendix B:** Summaries of the submissions or observations received
- Appendix C:** Minor Modifications to Justification Tests

GLOSSARY OF ACRONYMS

AA	Appropriate Assessment
BUA	Built Up Area
BUF	Built Up Footprint
CDP	Kildare County Development Plan 2023 – 2029 (as varied)
EMRA	Eastern and Midlands Regional Assembly
EPA	Environmental Protection Agency
KCC	Kildare County Council
LAP	Local Area Plan
NABTA	Newbridge Area Based Transport Assessment
NPF	National Planning Framework
NTA	National Transport Authority
OPR	Office of the Planning Regulator
OPW	Office of Public Works
RSES	Regional Spatial & Economic Strategy
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SIA	Social Infrastructure Audit
SWMS	Surface Water Management Strategy
TIA	Traffic Impact Assessment
TII	Transport Infrastructure Ireland

Chief Executive's Report on the Proposed Material Alterations to Proposed Variation No. 2
(Newbridge Settlement Plan) of the Kildare County Development Plan 2023 – 2029 (as varied)

1 Introduction

At a Special Meeting of Kildare County Council on Monday 15th December 2025, it was resolved to alter Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) and that these alterations constitute a material alteration to the Proposed Variation. This report relates to the issues raised in submissions and observations received from members of the public, prescribed authorities and key stakeholders following the publication of the Proposed Material Alterations (numbered 1 – 65). The Proposed Material Alterations (PMAs) were published pursuant to Section 13(6) of the Planning and Development Act 2000 (as amended).

Legislative Requirements

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), written submissions or observations with respect to the proposed material alterations shall be taken into account before the variation of the development plan is made.

This report should:

- List the persons who made submissions or observations,
- Summarise the recommendations, submissions and observations made by the Office of the Planning Regulator (OPR),
- Summarise the issues raised in all submissions or observations made by any other persons,
- Give the response of the Chief Executive's to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

Public Consultation

The Proposed Material Alterations to Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) was placed on public display from Tuesday 6th January 2026 until Tuesday 3rd February 2026.

A public notice was published in the Irish Independent on Tuesday 6th January 2026 and both the Leinster Leader and the Nationalist on Tuesday 6th January 2026 notifying members of the public that the Proposed Material Alterations were on public display from the 6th of January to 3rd of February 2026.

The following documents were placed on display:

- Proposed Material Alteration Report to Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023- 2029 (as varied)
- Strategic Environmental Assessment Addendum Report
- Screening for Appropriate Assessment (AA) Report

Documents for the Proposed Material Alterations to the Proposed Variation were displayed at the following locations:

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

A total of 16 submissions/observations (one submission was withdrawn) were received during the public consultation period, which can be viewed at: <https://consult.kildarecoco.ie/en/consultation/proposed-variation-no-2-newbridge-settlement-plan-kildare-county-development-plan-2023-2029-varied>

Contents of the Chief Executive's Report

The Chief Executive's Report is set out, as follows:

Section 1: Introduction to the Chief Executive Report.

Section 2: List of persons or bodies who made submissions or observations.

Section 3: Submission from the Office of the Planning Regulator (OPR).

Section 4: Submissions from the Prescribed Authorities.

Section 5: Submissions from all other persons or organisations themed by Chapter and Proposed Material Alteration.

Section 6: Noting of submissions/observations which do not relate to a particular Proposed Material Alteration.

Section 7: Overview of Chief Executives' Recommendations

Appendix A: Submission from the Office of the Planning Regulator

Appendix B: Summaries of the submissions and observations received

Next Steps

Within six weeks of receiving the Chief Executive's Report, the Elected Members of the Kildare County Council must consider all Proposed Material Alterations (Numbered 1 – 65) to Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied), the Chief Executive's Report and associated environmental reports.

Following consideration of the above, the Elected Members must decide by resolution, to make the Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) with all, some or none of the Proposed Material Alterations as published.

In accordance with Section 13 of the Planning and Development Act 2000 (as amended) a further modification to the variation may be made where it is **minor** in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site. A further modification shall **not be made** where it refers to an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures.

Recommended deletions to Proposed Variation No. 2 (Newbridge Settlement Plan) are shown in ~~strikethrough red~~ and recommended new text is shown in *italics green*. Further minor modifications in text are shown in *italics purple* or ~~strikethrough purple~~ for text deletions.

Section 13(7) of the Planning and Development Act 2000 (as amended) states that the Members of the Council shall be restricted to considering:

- The proper planning and sustainable development of the area,
- The statutory obligations of any 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 List of Persons/Bodies who made Submissions

During the public consultation period a total of 16 valid submissions or observations were received. The list of persons, prescribed authorities and stakeholders who made valid submissions are listed in Table 2.1.

Kildare County Council would like to take the opportunity to thank those who made written submissions on the Proposed Variation.

Table 2.1: Persons/Organisations Who Made Submissions or Observations

Sub No.¹	Name / Organisation	Categorisation of submission by Proposed Material Alteration (PMA) No. Or as issues that do not relate to a PMA
1	Community Campaigner David Barton	Issues that do not relate to a PMA
2	Christopher Fox	PMA No. 26, PMA No. 11, PMA No. 17, PMA No. 18, PMA No. 19, PMA No. 27, PMA No. 33, PMA No. 34, PMA No. 43
3	Patrick Byrne	PMA No. 58
4	The Office of Public Works	PMA No. 52, PMA No. 53, PMA No. 65
5	Uisce Éireann	PMA No. 36, PMA No. 37
6	National Transport Authority	PMA No. 27, PMA No. 28, PMA No. 29, PMA No. 31
7	Department of Education and Youth	PMA No. 1, PMA No. 59
8	Transport Infrastructure Ireland	PMA No. 32
9	Thoval Properties Limited.	PMA No. 18
10	Muireann Ní Bheaglaoich	Issues that do not relate to a PMA
11	Treacy Group	PMA No. 59
12	Department of Transport	PMA No. 28

¹ Each reference number associated with a submission or observation starts with 'KCC-C441' and is followed by a unique reference which is reflected in the submission numbers referred to in Table 2.1.

Sub No.¹	Name / Organisation	Categorisation of submission by Proposed Material Alteration (PMA) No. Or as issues that do not relate to a PMA
13	Shónagh Ní Raghallaigh	PMA No. 1, PMA No. 4, PMA No. 7, PMA No. 11, PMA No. 13, PMA No. 19, PMA No. 27, PMA No. 34, PMA No. 36
14	Ballymore Group	PMA No. 31, PMA No. 43
15	McGreevy Construction/Enterprises	Issues that do not relate to a PMA
17²	Office of the Planning Regulator	PMA No. 52, PMA No. 53, PMA No. 65

² Submission No. 16 has been withdrawn.

3 Submission from the Office of the Planning Regulator

This section summarises the issues raised in the submission received from the Office of the Planning Regulator (OPR) in respect of the Proposed Material Alterations to Proposed Variation No. 2 (Newbridge Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied). The Chief Executive's response and recommendation is also provided.

3.1 Office of the Planning Regulator – Submission No. 17

Issues Raised

The submission from the Office of the Planning Regulator (OPR) notes the key function of the Office is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The submission states that the Office has evaluated and assessed the proposed Variation and the Proposed Material Alterations under the provisions of sections 31AM (1) and 31AM (2) of the Planning and Development Act 2000, as amended (Act) and that their submission has been prepared accordingly.

The submission further states that Chapter 5 of Part 4 of the Planning and Development Act 2024, which relates to the preparation of development plans and variations by planning authorities and the assessment by the Office, commenced on 31st December 2025. However, section 69(2) provides that the variation of a development plan under section 13 of the Act of 2000 shall continue under the Act after the repeal of section 13 of the Act of 2000.

Overview

The OPR state that in its submission to the Proposed Variation at draft stage, the Office considered it to be generally consistent with policies in the National Planning Framework First Revision (2025) (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly Area.

The Office acknowledges and commends the significant efforts of the Planning Authority with the publication of a very comprehensive Chief Executive's Report response and the careful consideration of the Office's submission at draft stage, in particular regarding residential zoned lands. The Office notes that as this is a transitional stage, it poses challenges in coordinating the settlement plan within the wider context of the NPF: Implementation: Housing Growth Requirements (2025) and Variation No. 3 to the County Development Plan.

The Office particularly welcomes the Planning Authority's approach to the inclusion of Material Alteration (MA) 59, which uplifts previously zoned Strategic Reserve

lands to Residential Phase 2 at Crotanstown with the potential to deliver over 250 new homes. Furthermore, a new Design Brief and Urban Design Framework has been developed and demonstrates how the new community will be served by significant social infrastructure provision. Similarly, the Office fully supports the inclusion of MA 63 and MA 29 which assist in demonstrating how the proposed site will integrate into the proposed and existing active travel and public transport networks.

The submission further welcomes the inclusion of MA 58 which rezones a small parcel of land in the Morristown from Strategic Reserve to Residential 2 lands in response to Recommendation 1 of the Office's submission at draft stage. Submission further commends the inclusion of an amendment to the Newbridge North Key Development Area Framework which integrates these lands in a comprehensive manner.

Notwithstanding the rezoning of a small part of the Morristown lands, the Office notes that the majority of the site remains zoned as Strategic Reserve (Residential and Community). The Office acknowledges the Planning Authority's rationale regarding the quantum of residential zoned land relative to the housing growth requirements, and the coordination of housing growth with supporting social infrastructure in the town. The submission further recognised that the identification of these lands for longer-term strategic and sustainable development provides an important degree of certainty in relation to future housing land supply. In this regard, the submission suggests that the Planning Authority continues to actively monitor residential land requirements over the remaining plan period.

Regarding Recommendation 2 in its previous submission, the Office welcomes the inclusion of MA 21 which provides a baseline of modal share targets with the inclusion to support the National Cycle Policy Framework 2020 to increase journeys to work and school by cycling from 2.3% to 10%. The submission further notes the publication of the Newbridge Area Based Transport Assessment noted in MA 31.

The Office further commends the inclusion of MA 63 which integrates the Implementation Map to include short and medium-term transport measures inclusive of strategic sites such as Littleconnell Strategic Employment Area, Newbridge North Key Development Area and the new Key Development Area at Crotanstown. MA 29 further clarifies the plans for the new bus route which will include key employment areas of Newbridge Industrial estate, Littleconnell and new residential communities at Crotanstown.

In relation to flood risk management, the Office welcomes MA 65 which included a number of important additions to the Strategic Flood Risk Assessment (SFRA)

including individual Justification tests at appendix C and additional text to clarify that the policy objectives are amended to replicate the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). However, there are two minor modifications recommended relating to one particular text and a mapping anomaly.

The submission from the Office outlines concerns regarding the inclusion of MA 53 which proposes to amend lands at Greatconnell previously zoned as Open Space to New Residential which appear to be partially located within Flood Zone A or B and could pose a risk to new homes. The submission recommends that the parts of the site located within the flood extents are not zoned as New Residential and are reverted back to Open Space.

Flood Risk Management

Submission states that the office notes and welcomes that the Planning Authority's response to its recommendation on Flood risk management (Recommendation 3 at draft stage) and notes that the Planning Authority has reviewed and updated the Flood Zoning map 10.2a SFRA to ensure use of present-day flood zone mapping rather than previously based on high end future scenario mapping for Newbridge.

However, the submission states that PMA 53 amends an area of 0.71 ha from Open Space to New Residential within the wider residential lands at Greatconnell, and further states that while the flood maps are not clear, the Office is concerned that part of these lands appear to be located within the present-day Flood Zones A or B. This proposed zoning objective in MA 53, should therefore be reviewed and the parts of these lands located within Flood Zones A or B should be omitted from the New Residential zoning and reverted back to Open Space.

The Office welcomes the inclusion of additional Plan Making Justification tests under MA 65. However, the Office notes under Existing Residential/Infill section, the test (iii) regarding lands within or adjoining the core of an established or designated urban settlement, has not been passed and the conclusion should be corrected to reflect this position.

Submission outlines that if the Planning Authority intends to retain the zoning to reflect existing uses it should clarify that no new 'highly vulnerable development' can be located within Flood Zone A or B or 'less vulnerable development' in Flood Zone A.

Notes and acknowledges that the Planning Authority has included MA 65 and identified and included assessment of a watercourse at Littleconnell Strategic

Employment Area at section 7.1.2 of the SFRA, this watercourse has not been added to Map 10.2 of the SFRA and it is recommended to be reviewed and updated.

MA Recommendation 1 – Flood Risk Management

The Office recommends that the Planning Authority:

- i. Makes the Variation without lands in Flood Zone A or B within MA 53 to rezone lands from Open Space and Amenity to New Residential;
- ii. Review and corrects the conclusion of the Plan-making Justification Tests for MA 65 in appendix C, Existing Residential/Infill, part (iii) within or adjoining the core of an established or designated urban settlement, and ensure that no new 'highly vulnerable development' can be located within Flood Zone A or B, or 'less vulnerable development' in Flood Zone A; and
- iii. Amends MA 52 Strategic Flood Risk Assessment Map 10.2 to identify the watercourse and floodplain transversing the Littleconnell Strategic Employment area.

Chief Executive's Response

Having regard to the issues by the OPR in respect of PMA No. 53 with respect to the issue of flood risk, it is the Chief Executive's recommendation that the proposed material alteration (the amendment to zoning and revised Urban Design Framework with respect the Greatconnell KDA) is not adopted by the Elected Members.

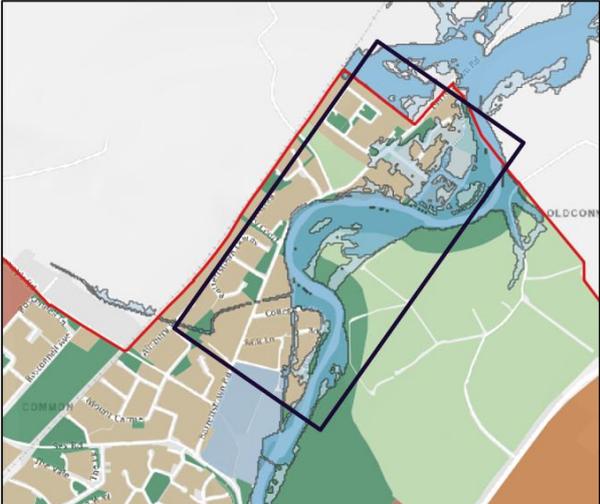
Four of the Plan-making Justification Tests of the Strategic Flood Risk Assessment (SFRA) are to be updated. Appendix C of this report includes the full extent of the minor modifications to the Justification Tests.

The comments related to PMA 65 with respect to the watercourse and floodplain transversing the Littleconnell Strategic Employment area (OPR Recommendation No. 3 and Submission 025 – OPW) are noted. To reflect this, Map Ref: V2-N: 10.2 Strategic Flood Risk Assessment and Map Ref: V2-N: 10.2a SFRA with Land Use Zoning Underlay will be updated to reflect the watercourse and drainage district in Littleconnell, with areas of Flood Zone B in the vicinity of the watercourse identified in PMA. No. 65)

Chief Executive's Recommendation

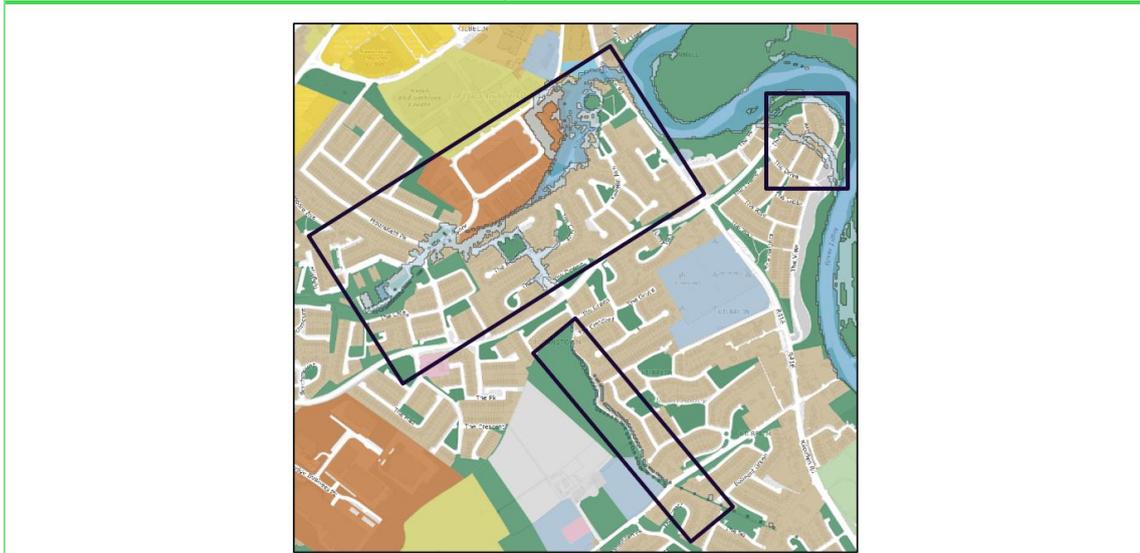
Proposed Material Alteration No. 53 should not be adopted by the Elected Members.

Proposed Material Alteration No. 65 be adopted by the Elected Members with the following minor modifications with respect to the Justification Tests:

<p>Kildare County Development Plan 2023-2029</p>	<p>Newbridge: B – Existing Residential / Infill</p>
	
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>No. The land zoned as existing residential / infill in the north of Newbridge is not located within or adjacent to the core of the settlement.</p> <p>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B.</p>
<p>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should</p>	<p>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</p> <p>The zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new ‘highly vulnerable development’ can be located within Flood Zone A or B or ‘less vulnerable development’ within Flood A with exception of Minor Development in</p>

<p>be described in the relevant flood risk assessment.</p>	<p><i>accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.</i></p>
---	--

<p>Kildare County Development Plan 2023-2029</p>	<p>Newbridge: B – Existing Residential / Infill</p>
---	--

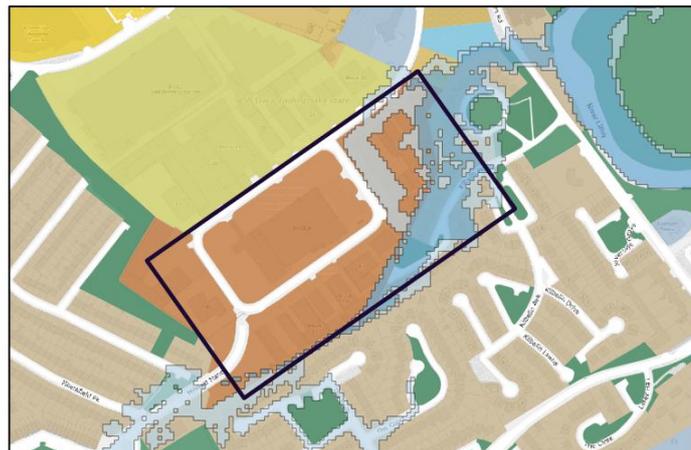


<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p><i>No. The land zoned as existing residential / infill in the south of Newbridge is not located within or adjacent to the core of the settlement.</i></p> <p><i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B.</i></p>
---	---

<p>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause</p>	<p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p> <p><i>The zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the</i></p>
--	---

<p>unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.</p>	<p>existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new 'highly vulnerable development' can be located within Flood Zone A or B or 'less vulnerable development' within Flood A with exception of Minor Development in accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.</p>
--	--

<p>Kildare County Development Plan 2023-2029</p>	<p>Newbridge: H – Industry and Warehousing,</p>
---	--

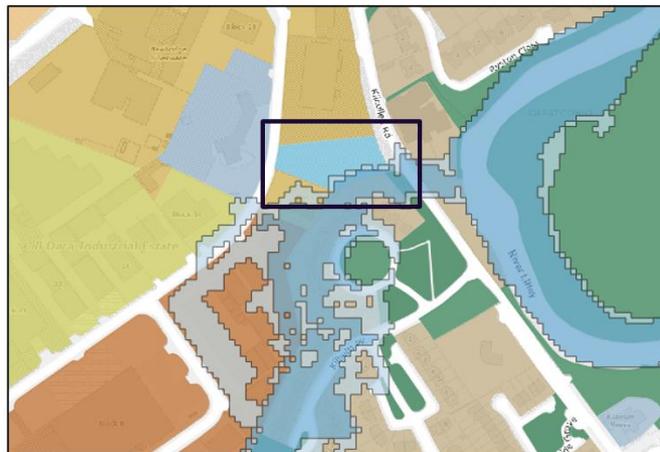


<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>No. The land zoned as Industry and Warehousing in the south of Newbridge is not located within or adjacent to the core of the settlement.</p> <p>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a "highly vulnerable development" can also be located in Flood Zones A and B.</p>
---	---

<p>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the</p>	<p>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2—Flood Risk Mitigation demonstrate this and as such the Justification Test is passed. The</p>
---	--

<p>development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.</p>	<p>zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new 'highly vulnerable development' can be located within Flood Zone A or B or 'less vulnerable development' within Flood A with exception of Minor Development in accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.</p>
---	--

<p>Kildare County Development Plan 2023-2029</p>	<p>Newbridge: U – Transport and Utilities,</p>
---	---



<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>No. The land zoned as transport and utilities in the east of Newbridge is not located within or adjacent to the core of the settlement.</p> <p>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a "highly vulnerable development" can also be located in Flood Zones A and B.</p>
<p>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the</p>	<p>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as</p>

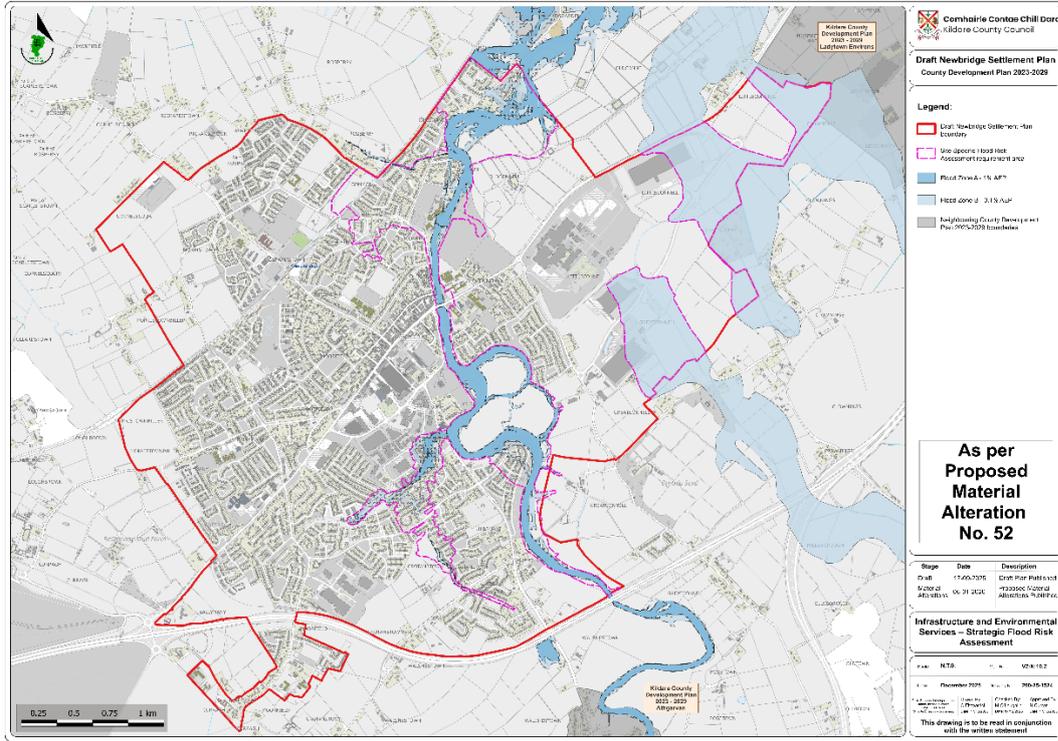
development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.

included in Section 7.1.2 — Flood Risk Mitigation demonstrate this and as such the Justification Test is passed. The zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new 'highly vulnerable development' can be located within Flood Zone A or B or 'less vulnerable development' within Flood A with exception of Minor Development in accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.

Proposed Material Alteration No. 52 **be adopted** by the Elected Members with the following modification:

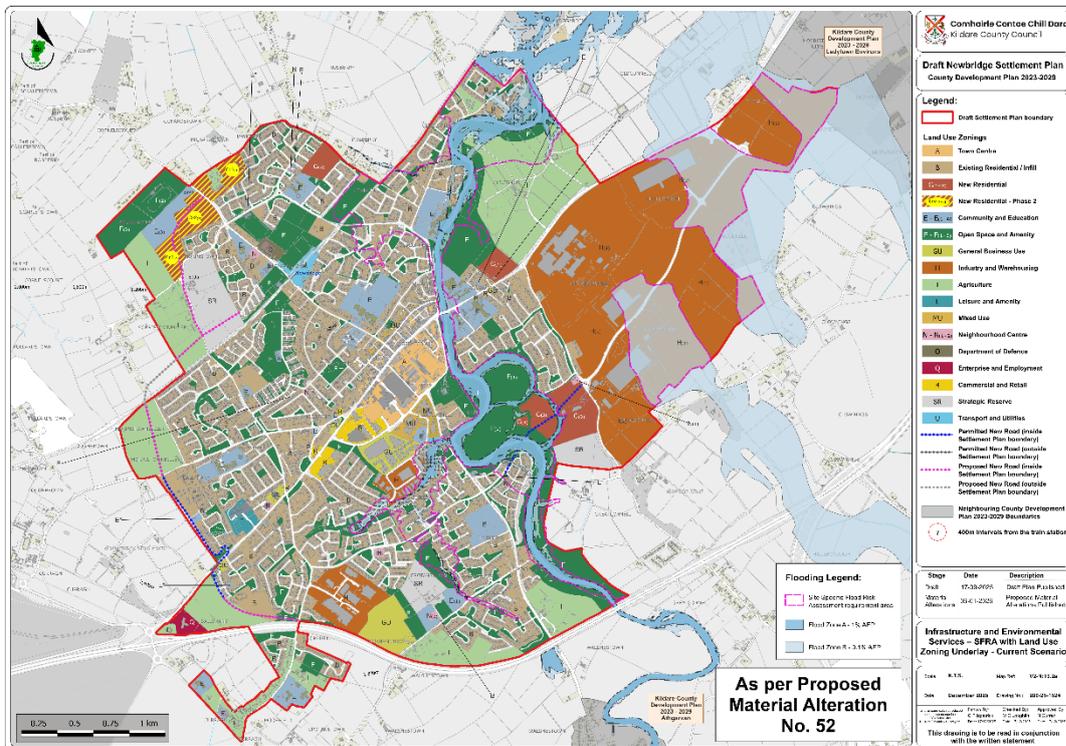
Map Ref: V2-N: 10.2 Strategic Flood Risk Assessment

The map as per PMA No. 52 is to be updated as follows:



Map Ref: V2-N: 10.2a SFRA with Land Use Zoning Underlay

The map as per PMA No. 52 is to be updated as follows:



4 Submissions from Prescribed Authorities

During the public consultation period submissions or observations were received from the prescribed authorities (in addition to the OPR) as follows:

Table 4.1: Prescribed Authorities who made Submissions or Observations

Sub No. ³	Prescribed Authority
4	The Office of Public Works
5	Uisce Éireann
6	National Transport Authority
7	Department of Education and Youth
8	Transport Infrastructure Ireland
12	Department of Transport

The response and recommendations of the Chief Executive in relation to the issues raised are set out under each submission summary.

The Office of Public Works – Submission No. 4

Issues Raised

The submission from the OPW is made concerning flood risk management and sets out National Policy Objective 78 to “**Promote sustainable development by ensuring flooding and flood risk management informs place-making by:**

- *Avoiding inappropriate development in areas at risk of flooding that do not pass the Justification Test, in accordance with the Guidelines on the Planning System and Flood Risk Management.*
- *Taking account of the potential impacts of climate change on flooding and flood risk, in line with national policy regarding climate adaptation.”*

Flood Zone Map

The submission states the flood zones map updated as part of PMA No. 52 does not correspond with the updated map under PMA No. 65, which considers the watercourse and drainage district in Littleconnell. The flood zone map should be updated in line with PMA No. 65.

³ Each reference number associated with a submission or observation starts with ‘KCC-C441’ and is followed by a unique reference which is reflected in the submission numbers referred to in Table 4.1.

Map Review Programme

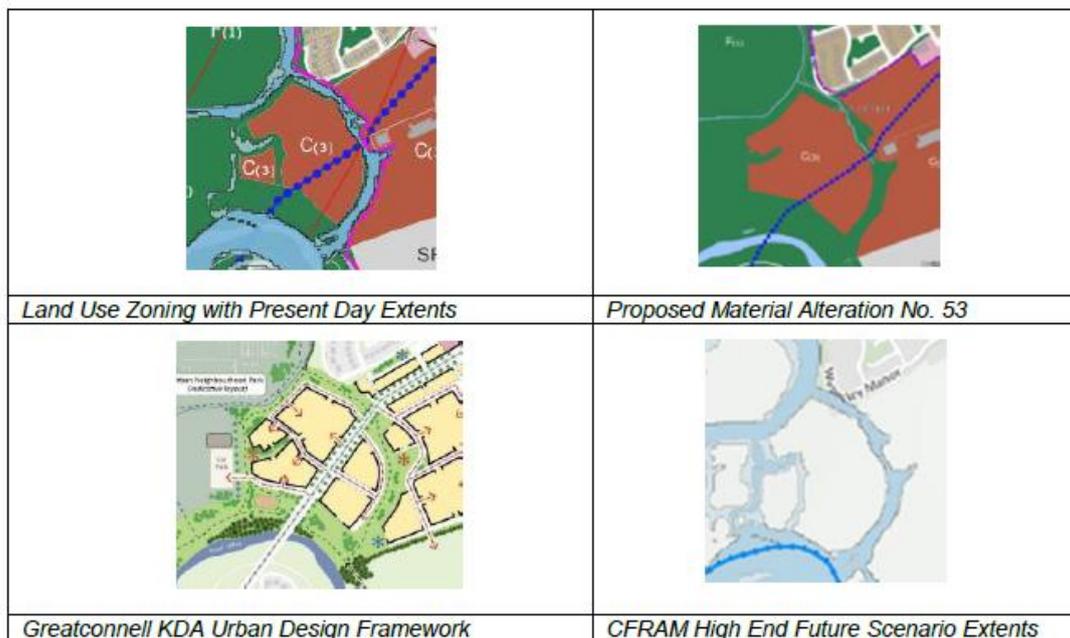
The submission welcomes the text which notes the map review is currently underway and that mapping may change as part of the review.

Proposed Material Alteration No. 53

The submission outlines that PMA No. 53 proposes rezoning lands *F: Open Space and Amenity* to *C: New Residential* using the present-day flood extents, whereas the future scenario mapping had been used in the draft plan to inform land use zoning. The submission notes the update to the Greatconnell KDA Urban Design Framework with an additional two residential blocks.

The submission outlines that it is difficult to review the layout of the development without the flood extents overlaid on the proposal. However, noted that it appears one of these additional blocks is within present day extents or that the extents could be between two residential blocks. The submission recommends that KCC review to ensure compliance with the Guidelines by following the sequential approach.

The submission further states that the proposed development appears to be within future scenario mapping and KCC should set out how the effects of climate change will be managed. The submission included an excerpt as below:



Justification Tests

The submission welcomes the additional plan-making justification tests supplied and the updating text of criterion 1 to be consistent with the Guidelines.

Some of the tests have noted “no” to criterion 2 part (iii) “Is within or adjoining the core of an established or designated urban settlement”, these developments are all

existing, however the test concludes that the “*justification test is passed*”. Each criterion of the Plan Making Justification Test must be satisfied for a zoning to be considered justified. If any of the criteria outlined in Box 4.1 of the Guidelines have not been satisfied, the Justification Test has not been passed.

Chief Executive's Response

The contents of the submission received from the Office of Public Works are noted.

Flood Zone Map

The comments from the OPW regarding PMA No. 52 and PMA No. 65 are acknowledged and note that the issues raised at the Draft Newbridge Settlement Plan stage with respect to the watercourse and floodplain transversing the Littleconnell Strategic Employment area (OPR Recommendation No. 3 and Submission 025 – OPW) have been adequately addressed under PMA No. 65.

In this regard the updating of the mapping illustrated under PMA No. 52 is considered a consequential amendment as a result of PMA No. 65 being considered acceptable. Therefore, Map Ref: V2-N: 10.2 Strategic Flood Risk Assessment and Map Ref: V2-N: 10.2a SFRA with Land Use Zoning Underlay should be updated to reflect the watercourse and drainage district in Littleconnell, with areas of Flood Zone B in the vicinity of the watercourse identified in PMA. No. 65.

Proposed Material Alteration No. 53

The comments made with regards to lands at Greatconnell are noted. It is the Chief Executive's recommendation that the proposed material alteration (the amendment to zoning change and revised Urban Design Framework with respect the Greatconnell KDA is not accepted by the Elected Members.

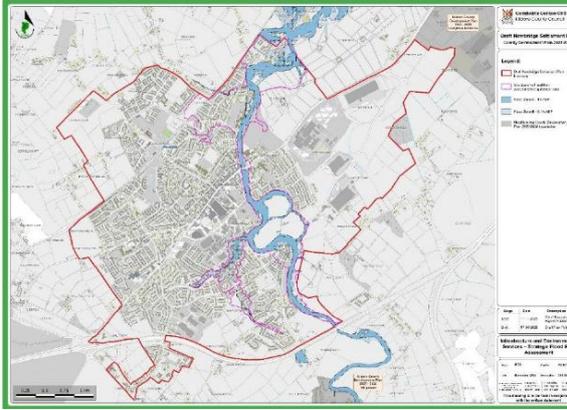
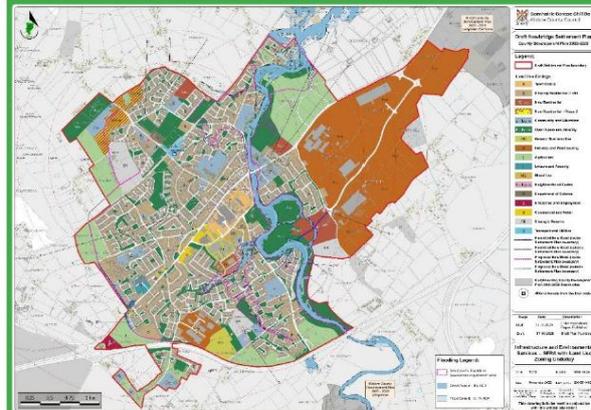
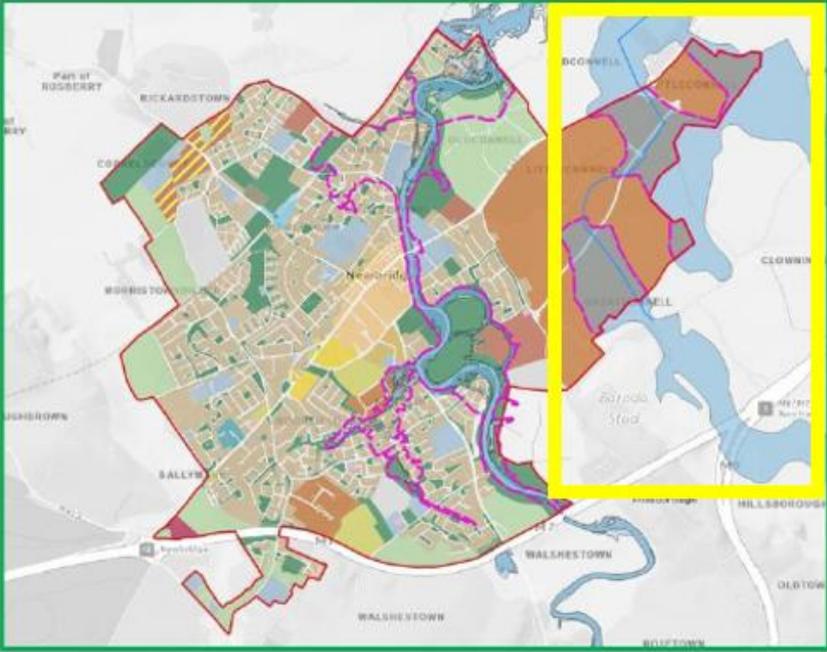
Justification Tests

Four of the Plan-making Justification Tests of the Strategic Flood Risk Assessment (SFRA) are to be updated. Appendix C of this report includes the full extent of the minor modifications to the Justification Tests.

Chief Executive's Recommendation

Proposed Material Alteration No. 52 be adopted by the Elected Members with the following minor modification:

Minor modification to Material Alteration No. 52 with Littleconnell watercourse and drainage district identified in PMA. No 65 (highlighted in yellow below) to be incorporated onto Map Ref: V2-N: 10.2 Strategic Flood Risk Assessment and Map Ref: V2-N: 10.2a SFRA with Land Use Zoning Underlay (please also see response to the OPR under Section 3 of this report which details the full extent of the map changes).

<p>Map Ref: V2-N: 10.2 Strategic Flood Risk Assessment</p>	<p>Map Ref: V2-N: 10.2a SFRA with Land Use Zoning Underlay</p>
<p>PMA No. 52</p> 	<p>PMA No. 52</p> 
<p>PMA No. 65</p> 	

Proposed Material Alteration No. 53 **should not be adopted** by the Elected Members

Proposed Material Alteration No. 65 **be adopted** by the Elected Members with the minor modifications as outlined in Appendix C.

Uisce Éireann – Submission No. 5

Issues Raised

Uisce Éireann (UÉ) have no objection to the PMAs and welcome in particular the following:

- **PMA 36** regarding maintenance of networks and associated new objective (IEO 1.4)
- **PMA 37** regarding early consultation on Public Realm projects and associated new objective (IEO 1.5).

The submission further states that not only can this protect existing infrastructure, it would also be an opportunity for synergies and savings, between utilities on planning and delivering upgraded or new infrastructure.

Chief Executive's Response

The contents of the submission received from Uisce Éireann (UÉ) are noted.

Chief Executive's Recommendation

No further change recommended.

National Transport Authority – Submission No. 6

Issues Raised

Proposed Material Alteration No. 27

The NTA welcomes PMA No. 27 in relation to public transport bus planning measures.

Proposed Material Alteration No. 29

The NTA welcomes PMA No. 29 to amend objective MATO 3.4 to include reference to ancillary public transport infrastructure and Littleconnell Strategic Employment Area.

Proposed Material Alteration No. 31

The NTA welcomes the proposed changes to MATO 4.1 under PMA No. 31 which includes a new paragraph which states that public transport and active travel measures “are also linked to the development of the Newbridge Southern Ring Road”.

Proposed Material Alteration No. 28

The submission states in relation to PMA No. 28, that the GDA Transport Strategy sets out the transport infrastructure requirements for the region, and as such, any proposal for rail infrastructure would be considered as part of the statutory review of the Strategy. The review of the Strategy will take due regard of the All-Island Strategic Rail Review (which is referred to under the new objective proposed under PMA No. 28) in the review of future transport infrastructure requirements.

Chief Executive's Response

The contents of the submission received are noted. Objective TM O1 of the Kildare County Development Plan already supports the Transport Strategy for the GDA and therefore reference to the Strategy within MATO 3.9 is not considered necessary.

Chief Executive's Recommendation

No further change recommended.

Department of Education and Youth – Submission No. 7

Issues Raised

The Department of Education and Youth makes the following observations:

Material Alteration No. 1

The submission notes that the Revised Housing Targets Growth Core Strategy Allocation proposes to increase tier 2 lands by 8.63 hectares with the potential to deliver an additional 262 residential units. An increase in population growth resulting from any associated future residential development will be assessed for its potential impact on future school space provision.

Material Alteration No. 59

The Department welcomes the proposal to increase the footprint of "Community and Education" zoned lands at Crotanstown and notes the additional text relating to the proposed future school facility.

The Department re-iterates its statement from a previous submission to the draft plan, that the requirement for this potential new school facility may not materialise until a sizeable portion of the planned new residential development for the area has been completed.

Chief Executive's Response

The contents of the submission received from the Department of Education of Youth are noted.

Chief Executive's Recommendation

No further change recommended.

Transport Infrastructure Ireland – Submission No. 8

Issues Raised

Transport Infrastructure Ireland (TII) reminds the Council that the M7 Motorway which marks the Draft Newbridge Settlement Plan southern boundary is a critical national and international strategic route and highly trafficked. Reference is made to official national policy and the Kildare Objective TM O62.

Proposed Material Alteration No. 32

TII recommends an editorial but critical clarification revision to PMA No. 32 as outlined below:

The submission states in the interests of implementation of the Draft Settlement Plan identified transport interventions compatible with the safe and efficient operation of the M7 in accordance with provisions of official policy and CDP *Objective TM O62*, that a review of proposed material alteration no. 32 to include recognition of the presence and implications of the M7 be amended as follows [**shown in purple text below**]:

MATO 4.1 (a) Facilitate the implementation of the road and parking measures outlined in Table 7.34 and Map Transport and Movement – Road Network Measures and in Table 7.45 and on Map 7.5 Transport and Movement – Parking Measures, in accordance with the DMURS standards for urban roads and streets and **subject to Appropriate Assessment (AA) screening and where applicable Stage 2 Appropriate Assessment. Where** necessary preserve the identified road routes for the future delivery of the proposed roads. All measures shall incorporate nature-based solutions to surface water management.

(b) All proposed road measures shall comply (where relevant) with the provisions of Measure ROAD1 – Principles of Road Development, Measure ROAD2 - National Roads Requirements and Measure ROAD9 – Regional and Local Roads Policy of the Greater Dublin Area Transport Strategy 2022-2042.”

The submission outlines the follows with respect to the requested modification:

- TII's original submission to proposed Variation no. 2 highlighted the presence and strategic importance of the M7 to the draft Settlement Plan area and made recommendation for the inclusion of recognition of official national roads policy and TII Publications compliance requirements in respect of ABTA identified measures that interact with the M7.
- Having regard to the presence of the M7 and the interactive potential of identified (mapped and not mapped) proposed sustainable transport *measures* with the motorway, TII's submission to the proposed variation

recommended an overarching additional Objective for *Section 7.4 Sustainable Movement and Accessibility* to recognise dedicated official national roads policy and requirements for observance of compliance with TII Publications in respect of measures interacting with the national roads network generally.

- The national roads network is a strategic transport asset of critical national importance and the subject of significant public investment. The maintenance of the network's safe and efficient operation in accordance with official policy and in compliance with TII Publications is essential.
- Having regard to the location and characteristics of Newbridge and potential interactivity of proposed *measures* with the M7, the above revision is minor but critical as it recognises the *GDA Transport Strategy* matching national road network policy provisions.

Chief Executive's Response

The contents of the submission received from Transport Infrastructure Ireland (TII) are noted. Objective TM O1 of the Kildare County Development Plan supports the Transport Strategy for the GDA. The request to amend Objective MATO 4.1 referencing ROAD2 is considered a minor modification and is acceptable.

Chief Executive's Recommendation

Proposed Material Alteration No. 32 **be adopted** by the Elected Members with the following minor modification.

Modification to Material Alteration No. 32 as follows:

MATO 4.1 (a) Facilitate the implementation of the road and parking measures outlined in Table 7.34 and Map Transport and Movement – Road Network Measures and in Table 7.4.5 and on Map 7.5 Transport and Movement – Parking Measures, in accordance with the DMURS standards for urban roads and streets and *subject to Appropriate Assessment (AA) screening and where applicable Stage 2 Appropriate Assessment. Where* necessary preserve the identified road routes for the future delivery of the proposed roads. All measures shall incorporate nature-based solutions to surface water management.

(b) All proposed road measures shall comply (where relevant) with the provisions of Measure ROAD1 – Principles of Road Development, Measure ROAD2 - National Roads Requirements and Measure ROAD9 – Regional and Local Roads Policy of the Greater Dublin Area Transport Strategy 2022-2042.

Department of Transport – Submission No. 12

Issues Raised

The Department of Transport suggests the wording of MATO 3.9 be amended to state “*Support Iarnród Éireann in expanding the rail line serving Newbridge in line with the recommendations of the All-Island Strategic Rail Review*”.

Chief Executive's Response

The change which requests removal of reference to ‘the provision of a four-track rail line in Newbridge’ is noted. The final report of the All-Island Strategic Rail Review refers to options with respect of Hazelhatch – Portarlinton one of which is the four tracking which was also referred to in a submission received from Irish Rail on the Draft Newbridge Settlement Plan (Submission No 75 refers). With respect to the request within the submission a minor modification is proposed to Objective MATO 3.9.

Chief Executive's Recommendation

Proposed Material Alteration No. 28 **be adopted** by the Elected Members with the following minor modification.

MATO 3.9 *Support ~~and facilitate~~ Iarnród Éireann in expanding the rail line in line with the All-Island Strategic Rail Review which includes ~~inter alia~~ the option for the provision of a four-track rail line in Newbridge as part of the wider rail network.*

5 Submissions Themed by Chapter and Proposed Material Alterations

This section of the report groups the submissions or observations received in respect of each Proposed Material Alteration. The Chief Executive's response and recommendation are provided in respect of the issues raised pertaining to the Proposed Material Alterations.

Chapter 1: Introduction and Context

No proposed material alterations.

Chapter 2: Vision for Newbridge

No proposed material alterations.

Chapter 3: Compliance with the Kildare County Core Strategy

Proposed Material Alteration No. 1

Submission No. and Name.	Summary of Issues Raised
13 Shónagh Ní Raghallaigh	Submission supports the language amended regarding the residential units. It is vital that residential units are built as Newbridge continues to grow.

Chief Executive's Response

The comment of Submission No. 13 in support of Proposed Material Alteration No. 1 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 1 **be adopted** by the Elected Members.

Proposed Material Alteration No. 2

No submission/observation has been received in respect of Proposed Material Alteration No. 2.

Chief Executive's Recommendation

Proposed Material Alteration No. 2 **be adopted** by the Elected Members.

Chapter 4: Consolidation and Renewal of Central Newbridge

Proposed Material Alteration No. 3

No submission/observation has been received in respect of Proposed Material Alteration No. 3.

Chief Executive's Recommendation

Proposed Material Alteration No. 3 **be adopted** by the Elected Members.

Proposed Material Alteration No. 4

Submission No. and Name.	Summary of Issues Raised
13 Shónagh Ní Raghallaigh	Submission welcomes the language surrounding pedestrian access and street furniture.

Chief Executive's Response

The comment of Submission No. 13 in support of Proposed Material Alteration No. 4 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 4 **be adopted** by the Elected Members.

Proposed Material Alterations No. 5 and No. 6

No submission/observation has been received in respect of Proposed Material Alterations No. 5 and No. 6.

Chief Executive's Recommendation

Proposed Material Alterations No. 5 and No. 6 **be adopted** by the Elected Members.

Proposed Material Alteration No. 7

Submission No. and Name.	Summary of Issues Raised
13 Shónagh Ní Raghallaigh	Submission states building of civic spaces around the town will ensure that residents will have suitable space.

Chief Executive's Response

The comment of Submission No. 13 in support of Proposed Material Alteration No. 7 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 7 **be adopted** by the Elected Members.

Proposed Material Alterations No. 8, No. 9 and No. 10

No submission/observation has been received in respect of Proposed Material Alterations No. 8, No. 9 and No. 10.

Chief Executive's Recommendation

Proposed Material Alterations No. 8, No. 9 and No.10 **be adopted** by the Elected Members.

Proposed Material Alteration No. 11

Submission No. and Name.	Summary of Issues Raised
2 Christopher Fox	Submission supports a swimming pool and gym next to the running (dog) track as being a big help to members and older athletes. May be possible to offset the cost of the gym against membership.
13 Shónagh Ní Raghallaigh	Submission states the mention of a public swimming pool will be welcome by the Newbridge community. Amenities and services need to be built in tandem with housing. This ensures that residents have sufficient access to amenities.

Chief Executive's Response

The comments of Submission No. 2 and Submission No. 13 in support of Proposed Material Alteration No. 11 are noted. Any future development of swimming pool or the Municipal Sporting Facility at Newbridge North will be subject to a separate statutory procedure which includes for detailed design, consultation with the relevant stakeholders and public consultation. However, operational matters are outside the remit of land use planning.

Chief Executive's Recommendation

Proposed Material Alteration No. 11 **be adopted** by the Elected Members.

Proposed Material Alteration No. 12

No submission/observation has been received in respect of Proposed Material Alteration No. 12.

Chief Executive's Recommendation

Proposed Material Alteration No. 12 **be adopted** by the Elected Members.

Chapter 5: Economic Development

Proposed Material Alteration No. 13

Submission No. and Name.	Summary of Issues Raised
13 Shónagh Ní Raghallaigh	Submission states a tourist information centre would allow the continued growth of Newbridge. From Newbridge Silverware to Pollardstown Fen, these tourist spots should be highlighted as well as celebrated.

Chief Executive's Response

The comment of Submission No. 13 in support of Proposed Material Alteration No. 13 is noted. The importance of Newbridge Silverware and Pollardstown Fen are recognised in the Newbridge Settlement Plan.

Chief Executive's Recommendation

Proposed Material Alteration No. 13 **be adopted** by the Elected Members.

Chapter 6: Homes and Communities

Proposed Material Alterations No. 14, No. 15 and No. 16

No submission/observation has been received in respect of Proposed Material Alterations No. 14, No. 15 and No. 16.

Chief Executive's Recommendation

Proposed Material Alterations No. 14, No. 15 and No. 16 **be adopted** by the Elected Members.

Proposed Material Alteration No. 17

Submission No. and Name.	Summary of Issue
2 Christopher Fox	Submission supports HCO 6.1 and HCO 6.4

Chief Executive's Response

The comment of Submission No. 2 in support of Proposed Material Alteration No. 17 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 17 **be adopted** by the Elected Members.

Proposed Material Alteration No. 18

Submission No. and Name.	Summary of Issue
2 Christopher Fox	Submission supports the new playground at Roseberry/Rosconnell and should tie in with the proposed greenway. Café/toilets should be allowed for. Submission references similar development at Min Ryan Park in Wexford Town.
9 Thoal Properties Limited	<p>The submission is made by Matt Barnes Architect on behalf of Thoal Properties Limited who own the site below shown in the excerpt below in red:</p> <div data-bbox="459 1402 1366 1688" style="text-align: center;"> <p>DRAFT DEVELOPMENT PLAN PROPOSED ZONING TO RESIDENTIAL</p> </div> <p>The site was zoned residential prior to the 2013 development plan when the development to the northwest of the site was constructed with legitimate expectation of residents that it would remain residential. The dark blue flood outline is a predicted 1 in 100-year event. The light blue is a predicted 1 in 1000-year flood overflow from the Liffey. The purple dotted line defines the requirement area for a Site-Specific Flood Risk Assessment.</p>

	<p>The submission proposed the rezoning part of the site to Zone B residential would benefit the community by avoiding urban sprawl and offer more sustainable development close to the railway station.</p> <p>The submission states that Thoval Properties are in the process of preparing a Site-Specific Flood Risk Assessment which will be completed shortly as outlined in the attached engineer's report. The proposed risk mitigation strategy is to build up the site to the level of the access road to the site.</p> <p>The submission requests the Draft Plan be reviewed in light of this information.</p>
--	--

Chief Executive's Response

The comments of Submission No. 2 in support of Proposed Material Alteration No. 18 are noted. The lands zoned F at Roseberry/Rosconnell are open to consideration (Table 11.6 - Land Use Zoning Matrix of the Draft Newbridge Settlement Plan) for a restaurant/café in public parks owned and/or maintained by Kildare County Council.

The issues raised in Submission No. 9 are noted. The comments made with respect to 'legitimate expectation that it would remain residential' is not accepted. The Planning and Development Act 2000 (as amended) is very specific that '*there shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan*'. This statutory provision also relates to local area plans.

It is important to note that the subject lands are zoned F: Open Space and Amenity to reflect the wetland status as per the Habitat Mapping Report which accompanies this Plan. The site was identified as the only area of wet grassland in the Plan area. This has been illustrated on Map Ref: V2-N:91 – Green and Blue Infrastructure. The subject site is an important biodiversity area and stepping stone habitat as outlined in Section 9.5.3 in Chapter 9.





The CFRAM High End Future Scenario mapping show extensive flood extents on the subject lands. The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) states that there is a *'great deal of uncertainty in relation to the potential effects of climate change, and therefore a precautionary approach should be adopted'* which can include *'recognising that significant changes in the flood extent may result from an increase in rainfall or tide events and accordingly adopting a cautious approach to zoning land in these potential transitional areas'*. The precautionary approach in line with the Guidelines was applied to the zoning of land in the Newbridge Settlement Plan.

Furthermore, in accordance with Section 13(6)(c) of the Planning and Development Act 2000 (as amended), a further modification to the Variation may only be made where *'it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site'*. In addition, the Act states a further modification to the variation shall not be made where it refers to *'an increase in the area of land zoned for any purpose'*.

Chief Executive's Recommendation

Proposed Material Alteration No. 18 **be adopted** by the Elected Members.

Proposed Material Alteration No. 19

Submission No. and Name.	Summary of Issue
2 Christopher Fox	Submission supports the plan for the Youth Centre as a social outlet for kids/teenagers.
13 Shónagh Ní Raghallaigh	Submission welcomes the inclusion of a new youth centre is also welcome and would also add to the amenities for a growing commuter town.

Chief Executive's Response

The comment of Submission No. 2 and Submission No. 13 in support of Proposed Material Alteration No. 19 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 19 **be adopted** by the Elected Members.

Proposed Material Alteration No. 20

No submission/observation has been received in respect of Proposed Material Alteration No. 20.

Chief Executive's Recommendation

Proposed Material Alteration No. 20 **be adopted** by the Elected Members.

Chapter 7: Movement and Transportation

Proposed Material Alterations No. 21, No. 22, No. 23, No. 24 and No. 25

No submission/observation has been received in respect of Proposed Material Alterations No. 21, No. 22, No. 23, No. 24 and No. 25.

Chief Executive's Recommendation

Proposed Material Alterations No. 21, No. 22, No. 23, No. 24 and No. 25 **be adopted** by the Elected Members.

Proposed Material Alteration No. 26

Submission No. and Name.	Summary of Issues Raised
2 Christopher Fox	Submission asserts it should state Barretstown Meadows as per original submissions (not Barretstown Lawn as there is no issue at this location).

Chief Executive's Response

The issue raised in Submission No. 2 regarding Proposed Material Alteration No. 26 is noted. A special meeting of Kildare County Council was held on 15th December 2025 to consider the Chief Executive's Report and Item No. 86 of the Meeting Report (Motion submitted by Cllr. Chris Pender) was accepted, to insert a new objective in the Plan to 'support and facilitate a safe, signalised or raised pedestrian crossing at Barretstown Lawns'.

It should be noted that there appears to be an error in the identification of the specific location vis a vis Barretstown Lawns and Barretstown Meadows in the agreed motion. A further amendment to clarify this issue is not considered to be a minor modification and therefore cannot be addressed at this time. However, while the measure suggested above cannot be included in the Plan, this does not preclude it from being implemented and its delivery should be progressed through the Municipal District Roads Improvement Programme.

Chief Executive's Recommendation

Proposed Material Alteration No. 26 **should not be adopted** by the Elected Members.

Proposed Material Alteration No. 27

Submission No. and Name.	Summary of Issues Raised
2 Christopher Fox	Submission supports the revised timeline for bus priority route from long to short-medium term.
13 Shónagh Ní Raghallaigh	Submission states a Newbridge town bus service in the short-medium term would satisfy the needs of those who commute and regularly use public transport.

Chief Executive's Response

The comment of Submission No. 2 and Submission No. 13 in support of Proposed Material Alteration No. 27 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 27 **be adopted** by the Elected Members.

Proposed Material Alteration No. 28

No additional submission/observation has been received in respect of Proposed Material Alterations No. 28.

Chief Executive's Recommendation

It is recommended that Proposed Material Alteration No. 28 **be adopted** by the Elected Members with a minor modification as outlined in the response to the submission from the Department of Transport under Section 4 of this report, as follows:

MATO 3.9 *Support ~~and facilitate~~ Iarnród Éireann in expanding the rail line in line with the All-Island Strategic Rail Review which includes ~~inter alia~~ the option for the provision of a four-track rail line in Newbridge as part of the wider rail network.*

Proposed Material Alterations No. 29 and No. 30

No submission/observation has been received in respect of Proposed Material Alterations No. 29 and No. 30.

Chief Executive's Recommendation

Proposed Material Alterations No. 29 and No. 30 **be adopted** by the Elected Members.

Proposed Material Alteration No. 31

Submission No. and Name.	Summary of Issues Raised
14 Ballymore Group	Submission welcomes Proposed Material Alteration No. 31

Chief Executive's Response

The comment of Submission No. 14 in support of Proposed Material Alteration No. 31 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 31 **be adopted** by the Elected Members.

Proposed Material Alteration No. 32

No additional submission/observation has been received in respect of Proposed Material Alterations No. 32.

Chief Executive's Recommendation

It is recommended that Proposed Material Alteration No. 32 **be adopted** by the Elected Members with the following minor modification as outlined in the response to the submission from the Transport Infrastructure Ireland (TII) under Section 4 of this report, as follows:

Modification to Material Alteration No. 32 as follows:

- MATO 4.1** (a) Facilitate the implementation of the road and parking measures outlined in Table 7.34 and Map Transport and Movement – Road Network Measures and in Table 7.4.5 and on Map 7.5 Transport and Movement – Parking Measures, in accordance with the DMURS standards for urban roads and streets and *subject to Appropriate Assessment (AA) screening and where applicable Stage 2 Appropriate Assessment. Where necessary preserve the identified road routes for the future delivery of the proposed roads. All measures shall incorporate nature-based solutions to surface water management.*
- (b) *All proposed road measures shall comply (where relevant) with the provisions of Measure ROAD1 – Principles of Road Development, Measure ROAD2 - National Roads Requirements and Measure ROAD9 – Regional and Local Roads Policy of the Greater Dublin Area Transport Strategy 2022-2042.*

Proposed Material Alteration No. 33

Submission No. and Name.	Summary of Issues Raised
2 Christopher Fox	Submission supports the revised timeline for the new road from Green Road to Ballymany from medium to short term.

Chief Executive's Response

The comment of Submission No. 2 in support of Proposed Material Alteration No. 33 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 33 **be adopted** by the Elected Members.

Proposed Material Alteration No. 34

Submission No. and Name.	Summary of Issues Raised
2 Christopher Fox	Submission supports encouraging development to prioritise underground and multistorey parking and states there is far too much land wasted around Newbridge Shopping Centre, Woodies/Tesco and Newbridge Retail Park. Also states, any additional large scale shopping units should be encouraged to set up on east side of Newbridge.
13 Shónagh Ní Raghallaigh	Submission states while it is welcome that surface car parking will be discouraged, the car parking facilities in Newbridge at present are plentiful. Multi-story car parks should only be considered if a significant development of traffic management in Newbridge has already been implemented.

Chief Executive's Response

The comment of Submission No. 2 and Submission No. 13 in support of Proposed Material Alteration No. 34 is noted. The additional comments from Submission No. 2 to encourage additional large scale shopping units to set up on the east side of Newbridge, and Submission No. 13 regarding multi-storey car parks only being considered if a significant development of traffic management in Newbridge has already been implemented, cannot, in accordance with the legislation, be considered at this stage of the plan-making process as it is not included as part of any Proposed Material Alteration to the Draft Newbridge Settlement Plan.

Chief Executive's Recommendation

Proposed Material Alteration No. 34 **be adopted** by the Elected Members.

Chapter 8: Built Heritage and Archaeology

Proposed Material Alteration No. 35

No submission/observation has been received in respect of Proposed Material Alterations No. 35.

Chief Executive's Recommendation

Proposed Material Alteration No. 35 **be adopted** by the Elected Members.

Chapter 9: Green and Blue Infrastructure

No proposed material alterations.

Chapter 10: Infrastructure and Environmental Services

Proposed Material Alteration No. 36

Submission No. and Name.	Summary of Issues Raised
13 Shónagh Ní Raghallaigh	Submission states the additional comment to support Uisce Éireann in addressing maintenance issues in Dara Park are vital as this area has experienced significant issues with this.

Chief Executive's Response

The comment of Submission No. 13 in support of Proposed Material Alteration No. 36 is noted.

Chief Executive's Recommendation

Proposed Material Alteration No. 36 **be adopted** by the Elected Members.

Proposed Material Alterations No. 37, No. 38 and No. 39

No submission/observation has been received in respect of Proposed Material Alterations No. 37, No. 38 and No. 39.

Chief Executive's Recommendation

Proposed Material Alterations No. 37, No. 38 and No. 39 **be adopted** by the Elected Members.

Chapter 11: Implementation

Proposed Material Alterations No. 40, No. 41 and No. 42

No submission/observation has been received in respect of Proposed Material Alterations No. 40, No. 41 and No. 42.

Chief Executive's Recommendation

Proposed Material Alterations No. 40, No. 41 and No. 42 **be adopted** by the Elected Members.

Proposed Material Alteration No. 43

Submission No. and Name.	Summary of Issues Raised																								
2 Christopher Fox	Submission supports delivery of new road connection from Morristown to R416 Milltown Road. This will help athletes, players, members get to the new sport facility at the Greyhound stadium.																								
14 Ballymore Group	<p>The submission requests the following comments be taken into consideration:</p> <ul style="list-style-type: none"> Ballymore has interest in lands identified as Cp2 (1), (2) and (3) and intends to proceed with development of these lands for housing as soon as possible. Requests Proposed MA No. 43 is consistent with Proposed MA No. 31 <p>The below excerpt for Proposed MA No 43 is provided:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #008000; color: white;"> <th colspan="3">Cp2 (1): New Residential – Phase 2</th> </tr> <tr style="background-color: #d3d3d3;"> <th>Required Infrastructure</th> <th>Delivery Schedule</th> <th>Funding Sources</th> </tr> </thead> <tbody> <tr style="background-color: #d3d3d3;"> <td colspan="3" style="text-align: center;">Movement and Active Travel</td> </tr> <tr> <td>A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and RD-4 on Table 7.43. <i>Associated active travel measures associated with RD4.</i></td> <td>Long-Term – Linked to development taking place and supporting orbital roads.</td> <td>KCC / NTA / Developer</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #008000; color: white;"> <th colspan="3">Cp2 (2): New Residential – Phase 2</th> </tr> <tr style="background-color: #d3d3d3;"> <th>Required Infrastructure</th> <th>Delivery Schedule</th> <th>Funding Sources</th> </tr> </thead> <tbody> <tr style="background-color: #d3d3d3;"> <td colspan="3" style="text-align: center;">Movement and Active Travel</td> </tr> <tr> <td>A new <i>footpath</i> on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (Walk 3) as outlined on Map 7.1 and Walk-Measure-3 on Table 7.1. <i>A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and on Table 7.3. Associated active travel measures associated with RD4.</i></td> <td>Short-Medium <i>Linked to development taking place and supporting orbital roads.</i></td> <td>KCC / Developer</td> </tr> </tbody> </table>	Cp2 (1): New Residential – Phase 2			Required Infrastructure	Delivery Schedule	Funding Sources	Movement and Active Travel			A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and RD-4 on Table 7.43. <i>Associated active travel measures associated with RD4.</i>	Long-Term – Linked to development taking place and supporting orbital roads.	KCC / NTA / Developer	Cp2 (2): New Residential – Phase 2			Required Infrastructure	Delivery Schedule	Funding Sources	Movement and Active Travel			A new <i>footpath</i> on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (Walk 3) as outlined on Map 7.1 and Walk-Measure-3 on Table 7.1. <i>A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and on Table 7.3. Associated active travel measures associated with RD4.</i>	Short-Medium <i>Linked to development taking place and supporting orbital roads.</i>	KCC / Developer
Cp2 (1): New Residential – Phase 2																									
Required Infrastructure	Delivery Schedule	Funding Sources																							
Movement and Active Travel																									
A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and RD-4 on Table 7.43. <i>Associated active travel measures associated with RD4.</i>	Long-Term – Linked to development taking place and supporting orbital roads.	KCC / NTA / Developer																							
Cp2 (2): New Residential – Phase 2																									
Required Infrastructure	Delivery Schedule	Funding Sources																							
Movement and Active Travel																									
A new <i>footpath</i> on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (Walk 3) as outlined on Map 7.1 and Walk-Measure-3 on Table 7.1. <i>A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and on Table 7.3. Associated active travel measures associated with RD4.</i>	Short-Medium <i>Linked to development taking place and supporting orbital roads.</i>	KCC / Developer																							

	<ul style="list-style-type: none">• The submission requests that the insertion of the following proposed text (in green) is added in relation to Cp2(1) and (2): Linked to development taking place and supporting orbital roads and subject to a Traffic Impact Assessment (TIA) to accompany any planning application for development on the subject lands. Without prejudice to the findings of such TIAs, it is anticipated that the existing road infrastructure can accommodate a substantial quantum of development in the short to medium term, subject to minor, localised improvements. Much of the route of the proposed Orbital Road is through third party lands over which the developer of Cp2 (1), (2) and (3) has no control. Kildare County Council will initiate the route selection, detailed design and, if necessary, the compulsory acquisition of lands along the route needed to facilitate the construction of the proposed orbital road immediately, so that the development of much needed housing in the Rosberry and Cornelscourt can proceed as soon as possible.
--	--

Chief Executive's Response

The comments of Submission No. 2 in support of Proposed Material Alteration (PMA) No. 43 are noted. The request in Submission No. 14 to amend Proposed Material Alteration (PMA) No. 43 is noted. It is considered that the section of RD4 within the CP2 (1), (2) and (3) lands under the control of the developer is delivered rather than the entirety of RD4. This will be reflected in the text and the proposed amendment requested by Ballymore in the submission is not accepted.

Chief Executive's Recommendation

Proposed Material Alteration No. 43 **be adopted** by the Elected Members with the following minor modification.

Minor Modification to Material Alteration No. 43 as follows:

To provide clarity on responsibility for the delivery of enabling infrastructure, it is proposed to include additional footnotes under 'Movement and Active Travel' in Table 11.3 (Cp2 (1): New Residential – Phase 2 and Cp2 (2): New Residential – Phase 2), inserted after the last reference to RD4 in the first column, as follows:

New Footnote:

The section of RD4, together with the associated active travel measures within the subject lands (Cp2(1) and Cp2(2)), shall be delivered in tandem with the provision of residential units.

Proposed Material Alterations No. 44, No. 45, No. 46 and No. 47

No submission/observation has been received in respect of Proposed Material Alterations No. 44, No. 45, No. 46 and No. 47.

Chief Executive's Recommendation

Proposed Material Alterations No. 44, No. 45, No. 46 and No. 47 **be adopted** by the Elected Members.

Appendix A: Maps

Proposed Material Alterations No. 48, No. 49, No. 50, and No. 51

No submission/observation has been received in respect of Proposed Material Alterations No. 48, No. 49, No. 50, and No. 51.

Chief Executive's Recommendation

Proposed Material Alterations No. 48, No. 49, No. 50, and No. 51 **be adopted** by the Elected Members.

Proposed Material Alteration No. 52

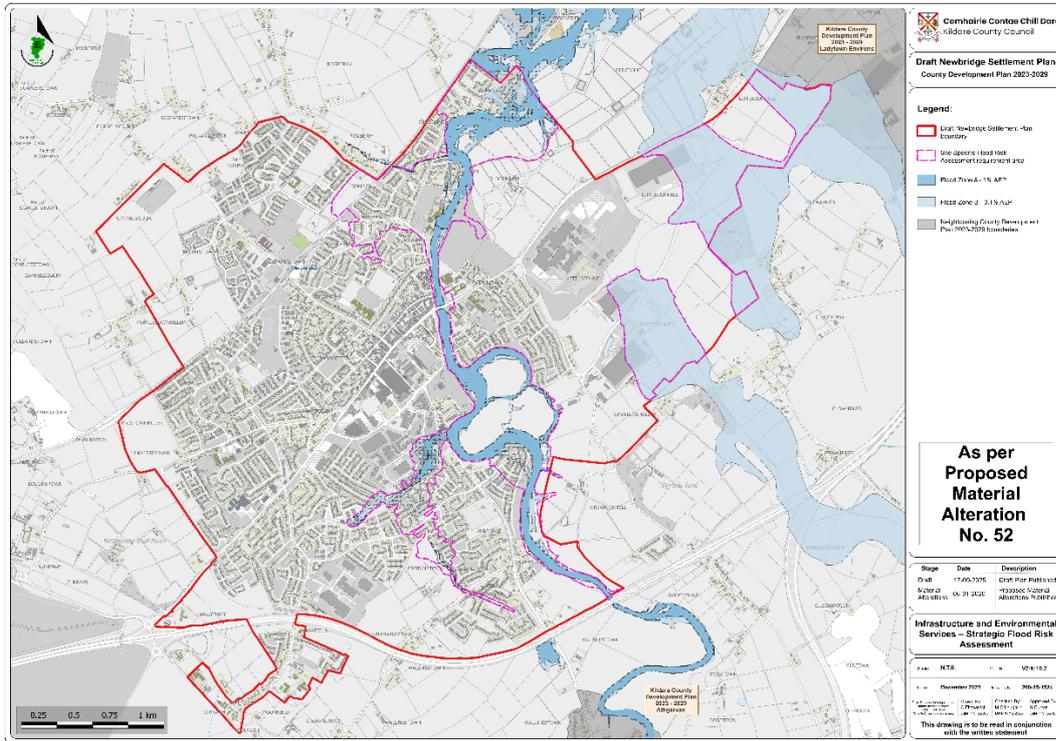
No additional submission/observation has been received in respect of Proposed Material Alterations No. 52.

Chief Executive's Recommendation

Proposed Material Alteration No. 52 **be adopted** by the Elected Members with the following minor modification as outlined in the response to the submission from the Office of the Planning Regulator (Section 3) and the submission from the Office of Public Works (Section 4), as follows:

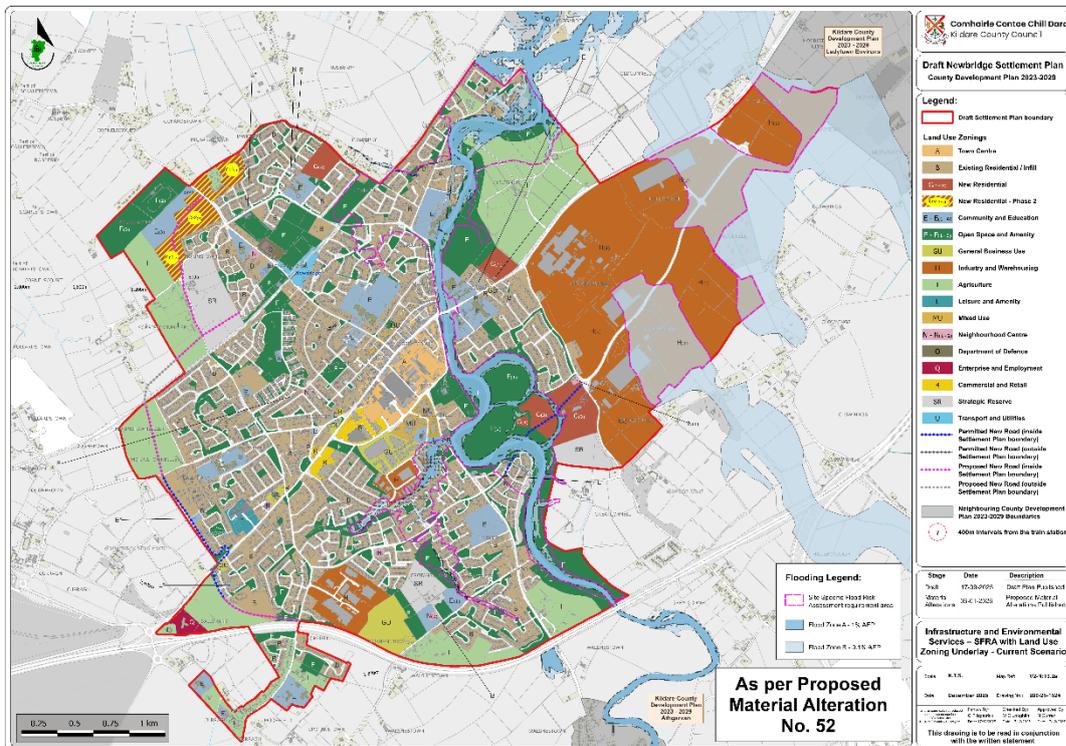
Map Ref: V2-N: 10.2 Strategic Flood Risk Assessment

The map as per PMA No. 52 is to be updated as follows:



Map Ref: V2-N: 10.2a SFRA with Land Use Zoning Underlay

The map as per PMA No. 52 is to be updated as follows:



Proposed Material Alteration No. 53

No additional submission/observation has been received in respect of Proposed Material Alterations No. 53.

Chief Executive’s Recommendation

Proposed Material Alteration No. 53 **should not be adopted** by the Elected Members as outlined in Section 3.1 and Section 4.

Proposed Material Alterations No. 54, No. 55, No. 56 and No. 57

No submission/observation has been received in respect of Proposed Material Alterations No. 54, No. 55, No. 56 and No. 57.

Chief Executive’s Recommendation

Proposed Material Alterations No. 54, No. 55, No. 56 and No. 57 **be adopted** by the Elected Members.

Proposed Material Alteration No. 58

Submission No. and Name.	Summary of Issues Raised
<p>3 Patrick Byrne</p>	<ul style="list-style-type: none"> • Submission should be read in conjunction with Map V2-N:11.1 (Land Use Zoning -Proposed Material Alterations) which was attached with submission. • Submission refers to 97.5 acres of land, extending from the Greyhound Track through the Strategic Reserve (SR) lands, incorporating lands identified in the plan for education, recreation and residential development including Cp2 (1) and Cp2 (2). • Submission supports principle of PMA No. 58 subject to modification. • The SR lands should be zoned Cp2 - New Residential (Phase 2). • Map V2-N:11.1 shows a small portion of the overall landholding rezoned to Cp2 (2) and majority of land remains SR. • This zoning approach breaks up a single, logical planning unit, creates an artificial zoning boundary, and prevents the preparation of a masterplan for the lands as a whole. • The Council’s drawings Map V2-N:11.1 indicate that critical infrastructure (access routes and connectivity) required to serve the Cp2 lands is located within lands

	<p>that remain zoned SR. The Cp2 lands cannot be serviced independently and are dependent on works carried out on lands where development is policy-resisted.</p> <ul style="list-style-type: none">• The Newbridge North KDA Urban Design Framework, Infrastructure and Environment Services illustrates road layouts, movement patterns, service corridors extending through SR lands.• The SR lands (within submitters landholding) are fully serviced and ready for development. The Council's mapping and proposals show that water, wastewater and surface water infrastructure exists or planned for these lands.• SR zoning intends to protect unserviced and inaccessible lands from premature development. That rationale does not apply to this location.• Lands which are fully serviced or serviceable, required for road infrastructure delivery, and integral to coherent development of adjoining residential lands, the continued designation of SR zoning is not justified and contrary to proper planning and sustainable development.• The SR lands, in the subject landholding, are traversed by proposed road infrastructure to access Cp2 (1) and Cp2 (2) lands. The Cp2 (2) land access is dependents on movement through the SR lands and no alternative access is identified that avoids SR lands.
--	--

Chief Executive's Response

The issues raised in Submission No. 3 regarding Proposed Material Alteration No. 58 are noted, however not accepted. The request to rezone the Strategic Reserve (SR) lands, identified in the submission, New Residential -Phase 2, cannot, in accordance with the legislation, be considered at this stage of the plan-making process. In accordance with Section 6(c) of the Planning and Development Act 2000 (as amended), a further modification to the Variation may only be made where '*it is **minor** in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site*'. In addition, the Act states a further modification to the variation shall not be made where it refers to '*an increase in the area of land zoned for any purpose*'.

For context purposes, the Newbridge Settlement Plan and Proposed Material Alteration (PMA) No. 1 make provision for housing growth in excess of 152% over the Core Strategy allocation. It is considered that the growth allocated for Newbridge is sufficient for the next three years, the remaining period of the CDP, which will also allow for catch-up in social infrastructure provision in advance of a revised growth strategy under the life of the next CDP across a 10-year period from 2029 to 2039. In addition, the 'SR: Strategic Reserve' land use zoning as detailed under Table 11.5 of the Plan does not 'protect unserviced and inaccessible lands from premature development' but rather protects lands for future strategic expansion over future plan periods.

Issues raised regarding critical road infrastructure being located on the SR lands required to support the North Newbridge KDA are noted, however not accepted. Road Measure No.4, the proposed road connection from Morristown Road (L7036 to the R416 Milltown Road) is an objective which will provide vehicular access to the Cp2 (1) and Cp2 (2) lands within the proposed North Newbridge KDA. Its delivery is linked to development taking place and supporting orbital roads with a short-medium delivery timeframe as proposed under PMA No. 43. Similarly, Road Measure 4 is identified as the required infrastructure to support development of the North Newbridge KDA, as noted in the Implementation and Infrastructure Delivery Schedule - Chapter 11 Newbridge Settlement Plan and PMA No.43.

Road Measure No. 5 proposes to traverse the SR lands from Morristown Road (L7036) to the R416 Station Road at the entrance to the Department of Defence, through Morristown Crescent, utilising the existing section of street already constructed. It is a long-term objective and linked to development taking place and supporting orbital roads, however not identified as required infrastructure to support the development of Cp2 (1) or Cp2 (2) lands in the Implementation and Infrastructure Delivery Schedule.

The comments made with respect to the small portion of the overall landholding to be amended to New Residential – Phase 2 is noted. This zoning is proposed to offset the land use zoning changes on lands zoned Cp2(3) (PMA No. 55, 56, 57 refers). It is not accepted that this prevents the preparation of a masterplan for the land as a whole over a longer term.

Chief Executive's Recommendation

Proposed Material Alteration No. 58 **be adopted** by the Elected Members.

Proposed Material Alteration No. 59

Submission No. and Name.	Summary of Issues Raised
<p>11 The Treacy Group</p>	<p>The submission by David Mulcahy Planning Consultants Ltd., on behalf of The Treacy Group, relates to Material Alteration No. 59 and lands at Kellsborough House.</p> <p><u>Issues Raised</u></p> <ul style="list-style-type: none"> • States considerable F zoned lands are zoned east and west of Kellsborough house. • Further states the submission relates to the F zoned lands to the west which are within the yellow boundary line indicating were Material Alteration No. 59 refers to. • References Item No. 2 of the Meeting Report on the Chief Executive's Proposed Material Alterations and Motions received on Proposed Variation No. 2 (Newbridge Settlement Plan) and additional text under Item No. 108 as below: (bold emphasis added) <ul style="list-style-type: none"> “Public Open Space on lands zoned F: Open Space and Amenity forming an integrated part of the KDA residential development may contribute towards the 15% site area public open space provision, as provided under Section 15.6.6 of the Development Plan, subject to it providing well located, useable open space” • Submission seeks the same provision to be included on F zoned lands at Kellsborough House and highlights the substantial amount of F zoned lands to the front (south) of the House along with that to the east and west which will be available to the residents of any new housing at Kellsborough. • States it is only reasonable that the cost of landscaping/developing same is partly compensated for by allowing an offset against the public open space requirement for the new housing. • Further seeks that there should be no reference to the 15% public open space provision given the 2024 Compact Settlement Guidelines allow for 10-15% public open space provision.

Chief Executive's Response

The comments of Submission No. 11 regarding Proposed Material Alteration No. 59 are noted. In relation to the request for the same provision for Public Open Space regarding the lands at Kellsborough House as noted in the Meeting Report on the Chief Executive's Proposed Material Alterations and Motions received on Proposed Variation No. 2 (Item No. 108) and PMA No. 41, this is considered acceptable and will be added to the Crotanstown KDA Design Brief.

The comment in relation to the 10-15% is noted, however amending the figure at this stage in the statutory process would not be considered a minor modification.

Chief Executive's Recommendation

Proposed Material Alteration No. 59 **be adopted** by the Elected Members with the following minor modification.

Minor Modification Chapter 11 – Implementation - Table 11.3 Crotanstown KDA Design Brief, insert additional text under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage:

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

Proposed Material Alterations No. 60, No. 61, No. 62 and No. 63

No submission/observation has been received in respect of Proposed Material Alterations No. 60, No. 61, No. 62, and No. 63.

Chief Executive's Recommendation

Proposed Material Alterations No. 60, No. 61, No. 62 and No. 63 **be adopted** by the Elected Members.

Proposed Variation No. 2 Amendments to Volume 1 and Volume 2 Kildare County Development Plan 2023 - 2029 (as varied)

Proposed Material Alteration No. 64

No submission/observation has been received in respect of Proposed Material Alterations No. 64.

Chief Executive's Recommendation

Proposed Material Alteration No. 64 **be adopted** by the Elected Members.

Strategic Flood Risk Assessment of the Kildare County Development Plan 2023 - 2029 (As Varied) (Variation No. 2)

Proposed Material Alterations No. 65

No additional submission/observation has been received in respect of Proposed Material Alteration No. 65.

Chief Executive's Recommendation

Proposed Material Alteration No. 65 **be adopted** by the Elected Members with a minor modification as outlined in the response to the OPR and OPW and detailed under Appendix C.

5 Submissions or Observations which do not relate to a particular Proposed Material Alteration

Section 13(6) of the Planning and Development Act 2000 (as amended) states that written submissions or observations with respect to the proposed material alteration or environmental assessments and made to the planning authorities within a stated period shall be taken into account before the variation of the development plan is made. Having regard to this provision within the legislation, the public notice relating to the public consultation for the Proposed Material Alterations stated that 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 variation of the development plan is made. Submissions or observations in relation to any other aspects of the Settlement Plan cannot be considered at this stage in the process.

The following is a list of submissions, and the issues raised that did not relate to a specific Proposed Material Alteration and therefore were not provided with a Chief Executive's Response or Recommendation. In some instances, submissions or observations referred to a range of issues, some which related to a Proposed Material Alteration and parts which did not; the part relating to a Proposed Material Alteration have been considered by the Chief Executive (Section 5 refers).

Furthermore, the submissions/observations which cannot be considered have also been summarised in their entirety in Appendix B.

Issues Raised: Safeguarding Built Heritage and the Promotion of Traditional Vernacular Architecture

Submission No. and Name.	Summary of Issues Raised
1 Community Campaigner David Barton	<ul style="list-style-type: none"> • The submitter outlines his role as a community campaigner promoting both the existing Built Historic Environment and Traditional Vernacular Architecture (TVA) / Traditional Architecture as a key feature across UK-wide local authorities. States that the submission is an 'umbrella representation.' • Submission outlines the background of the submitter including successful campaigns in the UK to promote and protect historic buildings. • States that the submission is supported by 32 Appendices. It is noted that these have not been included with the submission. However, hyperlinks to websites have been provided for the majority.

	<ul style="list-style-type: none">• Submission calls for the establishment of design codes based on TVA principles and that local authorities should partner with key stakeholder organisations. Outlines a range of suggestions about to policy in this regard, including the non-demolition of pre-1950s buildings.• Regarding conservation areas, the submission outlines the need for enhanced conservation efforts in designated areas. Outlines a range of suggested actions including a streamlined process for listed building consent, the preservation of historic street furniture and financial incentives for maintaining/restoring buildings.• Highlights role of historic buildings in combatting climate change and suggests a range of actions, including a focus on increasing the stock of carbon-rich old buildings, retrofitting historic buildings and financial incentives for the demolition of carbon poor contemporary buildings.• Outlines actions that could be taken on historic buildings including the creation of a Designated and a Non-Designated Heritage Asset List and a scheme to rebuild long lost buildings.• Suggests a range of actions that can be taken to promote traditional value architecture.• Regarding to the planning system, the submission emphasises the need to identify applicants which have a history of harming civic heritage and states that this should be a consideration in the granting of permission. Requests Local Authorities to collaborate with the community and heritage bodies to give these people a voice.• Submission concludes by identifying a range of miscellaneous issues which are aimed at supporting the historic built environment. These include support for well-designed car parking, the utilisation of specialist skills and the creation of a Top 10 Buildings at Risk Register.
--	---

Chief Executive's Response

The issues raised in the submission do not relate to Proposed Material Alternations of Proposed Variation No. 2. Chapter 11: Built and Cultural Heritage of the County Development Plan contains a range of objectives and provisions which seek to safeguard the built heritage of County Kildare (AH O20, AH O21 and AH O22), including vernacular structures which are not on the Record of Protected Structures

(AH O39, AH O54 and AH O55). Furthermore, as part of the preparation of the next CDP and the move to 10-year development plans, all provisions in the Plan relating to the built heritage of the county will be reviewed. This process will formally commence in August 2026.

Issues Raised: Language Planning and Provision for Irish-speaking Communities

Submission No. and Name.	Summary of Issues Raised
<p>10 Muireann Ní Bheaglaioich</p>	<ul style="list-style-type: none"> • The submission raises concerns that language planning has been omitted from the Plan. • Insufficient community services include language planning and appropriate provision for Irish-speaking communities. • Young people in Newbridge travel to Naas to receive post-primary school education, which impacts climate, health and quality of life. • Many families leave the Irish-medium education system because there is no post-primary school option in the area. • A site should be identified for a Gaelcholáiste. • The submission also requests that language planning should be considered with respect to leisure and amenity services. The submission questions how many of these services will be provided through two languages. • The submission states that at a minimum compliance with legislation is required, for instance notices and recorded oral announcements should be in Irish. • The submission also states that public or community art must be in Irish and accurate. • Will there be Irish language conversation benches in the parks? • The submission states that circa 40% of the population speaks Irish and questions will 20-40% of swimming classes be available through Irish? • The submission recognises that funding sources will have to be found and it is stated that capital support may be available from Fhoras na Gaeilge and possibly from the EU. • The submission questions whether housing will be built near the Gaelscoil and could a language condition be attached to the houses which would benefit climate change.

	<ul style="list-style-type: none"> • The submission also questions the opportunity to use Irish after school and suggest locating a Chultúrlann in the town centre, reference is made to Halla Uí Mohhráin. • The submission requests that the Plan should include objectives and actions in relation to language planning and the promotion of Irish.
--	--

Chief Executive's Response

The submission highlights a number of issues which do not relate specifically to a Proposed Material Alteration. The submission also outlines a series of suggestions relating to the Irish Language and Language Planning which are outside the remit of a land use plan.

Leagann an aighneacht béim ar roinnt saincheistanna nach mbaineann go sonrach le hAthrú Ábhartha Beartaithe. Leagtar amach san aighneacht freisin sraith moltaí a bhaineann leis an nGaeilge agus leis an bPleanáil Teanga atá lasmuigh de raon feidhme plean úsáide talún.

Issues Raised: Rezoning of Lands

Submission No. and Name.	Summary of Issues Raised
15 McGreevy Construction/Enterprises	The submission by Hughes Planning and Development Consultants on behalf of McGreevy Construction/Enterprises seeks the rezoning of lands (circa 11.4 ha) to the east of Blackberry Lane and Morrinstown Road, Newbridge, Co. Kildare that were zoned agricultural under the Newbridge LAP 2013-2019 be rezoned to 'New Residential – Phase 2' zoning. The submission includes a report (Appendix A) prepared by Hughes Planning and Development Consultants on behalf of the client, which was previously submitted in respect of Variation No. 3 which gave effect to Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended).



Issues Raised

The submission states the following:

- the town boundary has been moved to omit part of the subject site and rezones another part as Strategic Reserve (SR) and the remaining portion is zoned agricultural.
- the proposed change is misinformed given the strategic location of the lands in respect to public transport, services and town centre.
- zoning the whole lands the same would allow for continuous development of the entire site considering the subject lands are in single ownership.
- the subject lands would better suit being zoned as 'New Residential – Phase 2' lands, forming a consolidated stretch of residential phase 2 lands on the town's north western boundary and this would achieve the same goals as the proposed strategic reserve zoning objective for the subject lands.
- the subject lands meet the criteria set out in the Section 28 Guidelines as follows:
 - Lands are serviced with direct access to water and wastewater infrastructure.
 - Land is accessible by two roads, one of which will be updated.
 - Lands is located 800m from the train station.
 - Land is owned by McGreevy Construction/Enterprises who have the expertise and capital to develop the lands in the short-term.
 - McGreevy Construction/Enterprises can facilitate upgrade works to the Morristown Road bridge over the railway line, allowing for safe pedestrian access and increased permeability.

	<ul style="list-style-type: none">• Refers to PMA No. 58 which seeks to zone a portion of lands to the north as SR in order to provide a consolidated land bank.• Contends that given the proximity of the lands and the proposed route for a new road through the lands, the subject lands should be rezoned 'New Residential – Phase 2' and at the very least it is considered that the lands including the adjacent lands are rezoned SR.• Refers to the increase of residential development of Newbridge to 1,984, as part of Variation No. 2 and contends that the subject lands are a suitable location to meet the housing growth requirement (submission includes an extract from the Compliance with Core Strategy of Variation No. 2).• Contends that based on existing demand, ongoing population growth, and the persistent backlog of unmet housing need, the projected unit numbers will barely make a dent in the current shortfall, will not influence the cost of housing or relieve pressures faced by those seeking suitable accommodation.• Requests that the local authority give full consideration to the inclusion of these lands as part of the necessary review of the Core Strategy for Newbridge and apply appropriate zoning, in keeping with the Minister's directive.• Requests that the development of the subject site is fully supported through the rezoning of the lands to residential as set out within the Proposed Variation No. 2 (Newbridge Settlement Plan) and the Kildare CDP 2023-2029, in line with the recently approved Revised National Planning Framework (NPF) and the urgent direction issued by the Department of Housing, Local Government and Heritage. <p>The accompanying report prepared by Hughes Planning and Development Consultants states the following:</p> <ul style="list-style-type: none">• The report includes a detailed description of the location of the site and proximity to Newbridge town centre, access to services, its zoning history and the planning history of adjoining lands.• The report states the following:<ul style="list-style-type: none">- that Variation No. 3 does not amend the Housing Target Allocation in the existing core strategy (Table 2.8) to include for the additional housing growth requirement for Kildare County but includes tables which sets out additional
--	---

	<p>dwelling for specific towns and villages and does not increase housing targets across the county as a whole.</p> <ul style="list-style-type: none">- Variation No. 3 adversely impacts on the development of a large number of zoned residential lands across County Kildare which are readily available for development.- Housing unit allocation for Newbridge has not been updated to reflect the potential of the subject site.- States the numbers are too conservative and the level of provision currently proposed falls far short of what is required to meaningfully address the scale of the crisis for housing.- Notes the site is readily serviceable, well-located to Newbridge town centre (c.1 km), close to train station and bus stops and capable of delivering houses at pace.- McGreevy has the expertise and resources to provide housing short to medium term.- Housing unit allocation for Newbridge has not been updated to reflect the potential of the subject site.- States the numbers are too conservative and the level of provision currently proposed falls far short of what is required to meaningfully address the scale of the crisis for housing.- Site is located immediately adjacent to existing residential land uses.- Subject lands were zoned Agriculture under the Newbridge LAP 2013-2019 but under Variation No. 2 the proposed Newbridge Settlement Plan, the town boundary has been moved to omit part of the subject site and rezones another part as Strategic Reserve.- The section of land omitted from the town boundary is suitable for rezoning as 'Residential' or 'New Residential – Phase 2' and zoning the whole lands would allow for continuous development of the entire site.- Subject lands are currently located closer to the train station and town centre than some of the zoned lands further to the northwest.- Planning permission was granted for lands east of the subject site by An Bord Pleanála in 2018 for 281 units and creche facility, open spaces and link roads.- Refers to Objective 1 of the NPF Housing Growth Requirements and contends subject site provides suitable lands for revised targets.
--	--

	<ul style="list-style-type: none">- The development of the subject lands as New Residential Phase 2 would achieve the objective of sequential development in Newbridge.- Notes National Strategic Outcomes of the NPF (NSO 1) is focused on the careful management of the sustainable growth of compact cities, towns and villages and rezoning and development of subject site would support these.- Refers to the compact growth objective NPO 7 and the Transport-Orientated Development (NPO 10) of the NPF.- Notes National Policy Objectives of the NPF (NPO 3, 9, 12, 13, 14, 20, 22, 25, 26, 37, 38, 42, 43, 45) as relevant to reflect the type of growth sought.- States development of subject site is in keeping with sequential approach to development.- Asserts the projected unit numbers are significantly understated and lacking in ambition and unlikely to exert any meaningful influence on the escalating cost of housing or pressures faced by households seeking suitable accommodation.- Notes Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 and Objectives 3.2 and 3.5 as relevant to subject site which is located in the Self-Sustaining Growth Town of Newbridge.- Refers to Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) as recognising the need to develop on land which can be integrated into the existing built-up footprint of the settlement.- Residential development on the subject site could comprise a scheme of between 399 to 570 dwellings for a suburban/urban extension location.- Market trends would suggest that buyers prefer medium density development over high density, which requires additional lands to be zoned residential.- Notes that the locations for housing growth in Newbridge are recorded in Table 2.8A as 'to be determined' and would suggest that the subject site would be a suitable location to meet the housing target.- Notes Kildare CDP Objectives (CS O4, CS O5, HO P4, HO O2, HO O5, HO O6, HO O7) and Policy HO P7 as relevant for subject site to meet the housing target.- Lists existing social infrastructure in Newbridge, and Census 2022 demographic and travel statistics for the town.
--	---

	Appendix A to the report provides examples of affordable and private housing developments completed by McGreevy Enterprises in Rathnew and Enniskerry.
--	--

Chief Executive's Response

The issues raised in the submission do not relate to Proposed Material Alterations of Proposed Variation No. 2. Consequently, the request to rezone the subject lands, identified in the submission, New Residential-Phase 2, cannot, in accordance with the legislation, be considered at this stage of the plan-making process. Section 13(6)(c) of the Planning and Development Act 2000 (as amended) states a further modification to the Variation may only be made where '*it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site*'. In addition, the Act states a further modification to the variation shall not be made where it refers to 'an increase in the area of land zoned for any purpose'.

Furthermore, the Newbridge Settlement Plan and Proposed Material Alteration (PMA) No. 1 make provision for housing growth in excess of 152% over the Core Strategy allocation. It is considered that the growth allocated for Newbridge is sufficient for the next three years, the remaining period of the CDP, which will also allow for catch-up in social infrastructure provision in advance of a revised growth strategy under the life of the next CDP across a 10-year period from 2029 to 2039.

6 Overview of Chief Executive's Recommendations

Having regard to all submissions or observations received, in particular to the submission from the Office of the Planning Regulator and the recommendations contained therein, and to all other material considerations related to the proper planning and sustainable development of the plan area, including SEA, AA and SFRA, it is recommended:

- (i) That the following Proposed Material Alterations **be adopted** as published on the 6th of February 2026: Proposed Material Alterations No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7, No. 8, No. 9, No. 10, No. 11, No. 12, No. 13, No. 14, No. 15, No. 16, No. 17, No. 18, No. 19, No. 20, No. 21, No. 22, No. 23, No. 24, No. 25, No. 27, No. 29, No. 30, No. 31, No. 33, No. 34, No. 35, No. 36, No. 37, No. 38, No. 39, No. 40, No. 41, No. 42, No. 44, No. 45, No. 46, No. 47, No. 48, No. 49, No. 50, No. 51, No. 54, No. 55, No. 56, No. 57, No. 58, No. 60, No. 61, No. 62, No. 63 and No. 64.
- (ii) That the following Proposed Material Alterations **be adopted with minor modifications** as detailed in this report: Proposed Material Alterations No. 28, No. 32, No. 43, No. 52, No. 59 and No. 65.
- (iii) That the following Proposed Material Alteration **should not be adopted** for the reasons outlined in this report: Proposed Material Alterations No. 26 and Proposed Material Alterations No. 53.

7 Conclusion

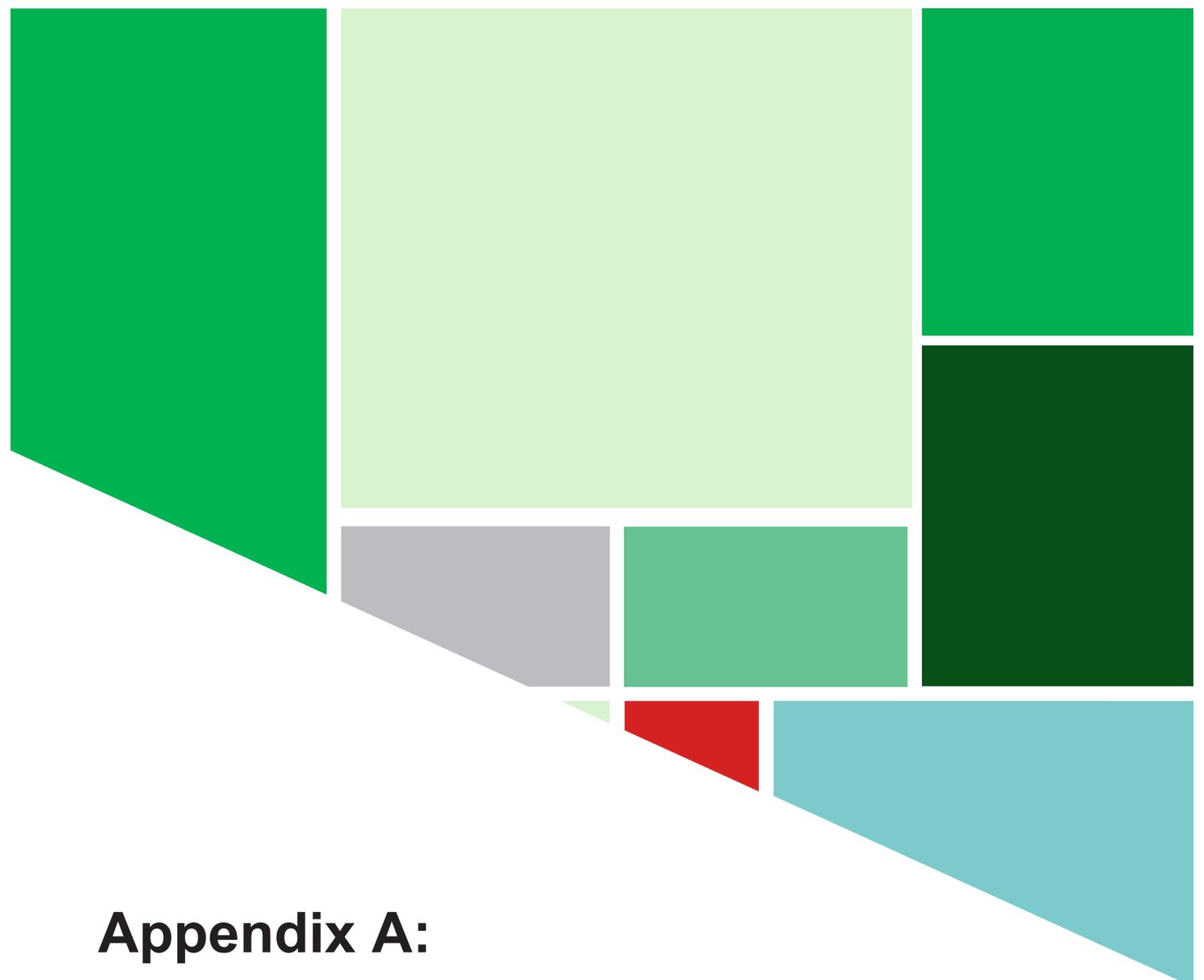
The Elected Members are advised that pursuant to Section 13(7) of the Planning and Development Act 2000 (as amended) that in making a variation under this Section the members of the authority 'shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.'

Section 13(14) of the Planning and Development Act 2000 (as amended) states "statutory obligations" include, in relation to the local authority, the obligation to ensure that the development plan is consistent with:

- i. the national and regional development objectives specified in-
 - I. the National Planning Framework, and
 - II. the regional spatial and economic strategy, and
- ii. specific planning policy requirements specified in guidelines.

Accordingly, should the Elected Members decide not to comply with any recommendation made in the proposed variation and report, it shall inform the Office of the Planning Regulator as soon as practicable by notice in writing, which notice shall contain reasons for the decision.

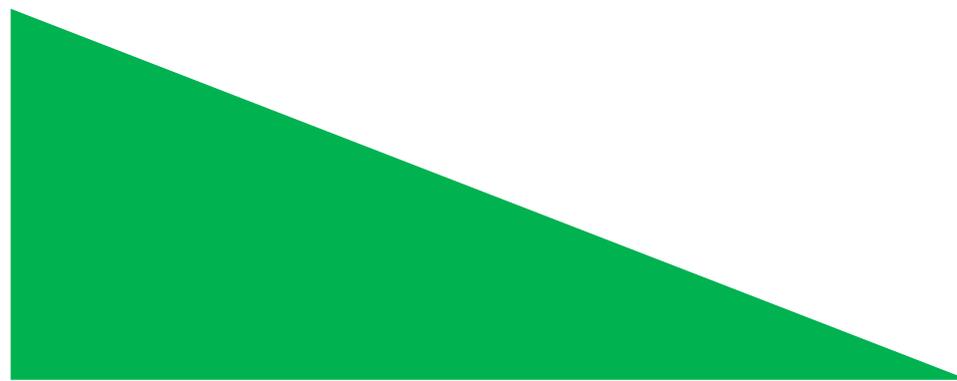
A variation made to a development plan shall have effect from the day that the variation is made.



Appendix A:

**Submission of the
Office of the Planning Regulator (OPR)**

(Submission No. 17)



All images, maps and illustrations
are in the ownership of Kildare County Council unless otherwise stated.



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



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

3rd February 2026

Senior Executive Officer,
Planning Department,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
County Kildare,
W91 X77F.

**Re: Proposed Material Alterations to Variation No. 2 (Newbridge Settlement Plan) of
the Kildare County Development Plan 2023-2029**

A chara,

Thank you for your authority's work in preparing the proposed Material Alterations (material alterations) to the proposed Variation No. 2 (proposed Variation) to the Kildare County Development Plan 2023-2029 (County Development Plan).

As Kildare County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation under the provisions of sections 31AM(1) and 31AM(2) of the Planning and Development Act 2000, as amended (Act) and this submission has been prepared accordingly¹.

Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government,

¹ Chapter 5 of Part 3 of the Planning and Development Act 2024, which relates to the preparation of development plans and variations by planning authorities and the assessment by the Office, was commenced on 31st December 2025. However, section 69(2) provides that the variation of a development plan under section 13 of the Act of 2000 shall continue under that Act after the repeal of section 13 of the Act of 2000.

as set out in the Ministerial guidelines under section 28. As such, planning authorities are requested to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. Planning authorities are advised by the Office to action an observation.

A submission also can include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the plan, the Office will consider whether the plan has been made in a manner consistent with the recommendations of the Office and whether the plan sets out an overall strategy for the proper planning and development of the area concerned.

Overview

As outlined in the Office's submission to the proposed Variation at draft stage, the Office considered the Variation to be generally consistent with the policies in the National Planning Framework First Revision (2025) (NPF) and the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly area.

The Office acknowledges and commends the significant efforts of the Planning Authority with the publication of a very comprehensive Chief Executive's Report response and the careful consideration of the Office's submission at draft stage. In particular, in regard to residential zoned lands, the Office notes as this is a transitional stage of the proposed Variation, it poses challenges in coordinating the settlement plan within the wider context of the NPF Implementation: Housing Growth Requirements (2025) and Variation No.3 to the County Development Plan.

In regard to zoning land for housing development, the Office particularly welcomes the Planning Authority's approach to the inclusion of MA 59 which uplifts previously zoned Strategic Reserve lands to Residential 2 lands at Crotanstown with the potential to deliver over 250 new homes. Furthermore, a new Design Brief and Urban Design Framework has

been developed and demonstrates how the new community will be served by significant social infrastructure provision. Similarly, the Office fully supports the inclusion of MA 63 and MA 29 which assist in demonstrating how the proposed site will integrate into the proposed and existing active travel and public transport networks.

Furthermore, the Office welcomes the inclusion of MA 58 which rezones a small parcel of land in the Morristown from Strategic Reserve to Residential 2 lands in response to Recommendation 1 of the Office's submission at draft stage. The Office also commends the inclusion of an amendment to the Newbridge North Key Development Area Framework which integrates these lands in a comprehensive manner.

Notwithstanding the rezoning of a small part of the Morristown lands, the Office notes that the majority of the site remains zoned as Strategic Reserve (Residential and Community). The Office acknowledges the Planning Authority's rationale regarding of the quantum of residential zoned land relative to the housing growth requirements, and the coordination of housing growth with supporting social infrastructure in the town. The Office further recognised that the identification of these lands for longer-term strategic and sustainable development provides an important degree of certainty in relation to future housing land supply.

However, the Office recommends that the Planning Authority continues to actively monitor residential land requirements over the remaining, relatively short duration of the current plan period, and that the Morristown lands be brought forward for development in a timely manner where emerging need is identified, in order to ensure an adequate and responsive supply of housing land.

In relation to Recommendation 2 of the Office's submission on the proposed Variation, the Office notes and welcomes the inclusion of MA 21 which provides a baseline of modal share targets with the inclusion to support the National Cycle Policy Framework 2020 to increase in journeys to work and school from 2.3% for cycling to 10%. The Office also notes that the associated Newbridge Area Based Transport Assessment has been published and added to the Planning Authority's website and a note added at MA 31 to link this document to the proposed Variation.

The Office further commends the inclusion of MA 63 which integrates the Implementation Map to include short and medium-term transport measures inclusive of strategic sites such

as Littleconnell Strategic Employment Area, Newbridge North Key Development Area and the new Key Development Area at Crotanstown. Furthermore, the Planning Authority has clarified the plans for the new bus route (MA 29) which will also include key employment areas of Newbridge Industrial estate, Littleconnell and new residential communities at Crotanstown.

In relation to flood risk management, the Office welcomes the inclusion of MA 65 which included a number of important additions to the Strategic Flood Risk Assessment (SFRA), including the provision of individual Plan Making Justification tests at appendix C and additional text to clarify that the policy objectives are amended to replicate the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), however there are two minor modifications recommended relating one particular test and a mapping anomaly.

Notwithstanding the above, the Office has concerns regarding the inclusion of MA 53 which proposes to amend lands at Greatconnell previously zoned as Open Space to New Residential which appear to be partially located within Flood Zone A or B and therefore could pose a risk of flooding to new homes. As such, the Office recommends parts of the site affected located within the flood extents are not zoned as New Residential and are reverted back to Open Space.

The submission below has been prepared to provide a strategic level input to your authority in finalising the proposed Variation. It is within the above context that the submission sets out one (1) recommendation under the following key theme:

Key theme	Recommendation	Observation
Flood risk management	MA Recommendation 1	-

Flood risk management

The Office notes and welcomes that the Planning Authority’s response to its recommendation on Flood risk management (Recommendation 3 at draft stage). The Office notes the Planning Authority has reviewed and updated the Flood Zoning map 10.2a SFRA to ensure use of present-day flood zone mapping is shown rather than previously based on high end future scenario mapping for Newbridge.

However, MA 53 amends an area of 0.71 ha from Open Space to New Residential within the wider residential lands at Greatconnell. While the flood maps are not clear, the Office is concerned that part of these lands appear to be located within the present-day Flood Zones A or B. This proposed zoning objective (MA 53) should therefore be reviewed and the parts of these lands located within Flood Zones A or B should be omitted from the New Residential zoning and reverted back to Open Space.

The Office further welcomes the inclusion of additional Plan Making Justification tests under MA 65. However, the Office notes under Existing Residential/Infill section, the test (iii) regarding lands within or adjoining the core of an established or designated urban settlement, has not been passed and the conclusion should be corrected to reflect this position.

Furthermore, if the Planning Authority intends to retain the zoning to reflect existing uses it should clarify that no new 'highly vulnerable development' can be located within Flood Zone A or B or 'less vulnerable development' in Flood Zone A.

Furthermore, while the Office notes that the Planning Authority has included MA 65 and identified and included assessment of a watercourse at Littleconnell Strategic Employment Area at section 7.1.2 of the SFRA, this watercourse has not been added to map 10.2 of the SFRA and therefore it is recommended that this is reviewed and updated.

MA Recommendation 1 - Flood risk management

Having regard to flood risk management, and in particular to:

- NPO 78 of the NPF;
- RPO 7.12 of the RSES to avoid inappropriate land use zonings and development in areas at risk of flooding;
- Policy Objective IN033 of the Kildare County Development Plan 2023-2029 to manage flood risk in the county in accordance with the sequential approach and requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines) when preparing plans; and
- the Flood Guidelines,

the Office recommends that the Planning Authority:

- (i) makes the Variation without lands in Flood Zone A or B within MA 53 to rezone lands from Open Space and Amenity to New Residential;
- (ii) review and corrects the conclusion of the Plan-making Justification Tests for MA 65 in appendix C, Existing Residential/Infill, part (iii) within or adjoining the core of an established or designated urban settlement, and ensure that no new 'highly vulnerable development' can be located within Flood Zone A or B, or 'less vulnerable development'" in Flood Zone A; and
- (iii) amends MA 52 Strategic Flood Risk Assessment Map 10.2 to identify the watercourse and floodplain transversing the Littleconnell Strategic Employment area.

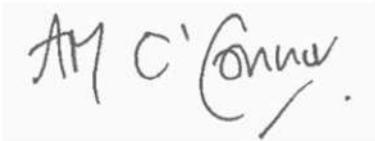
Summary

The Office requests that your authority addresses the recommendations outlined above. As you are aware, the report of the Chief Executive of your authority prepared for the elected members under section 13 of the Act must summarise these recommendations and the manner in which they will be addressed.

At the end of the process, your authority is required to notify this Office within **five working days** of the decision of the Planning Authority in relation to the proposed Variation. Where your authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations made by this Office, then the Chief Executive shall inform the Office and give reasons for this decision.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

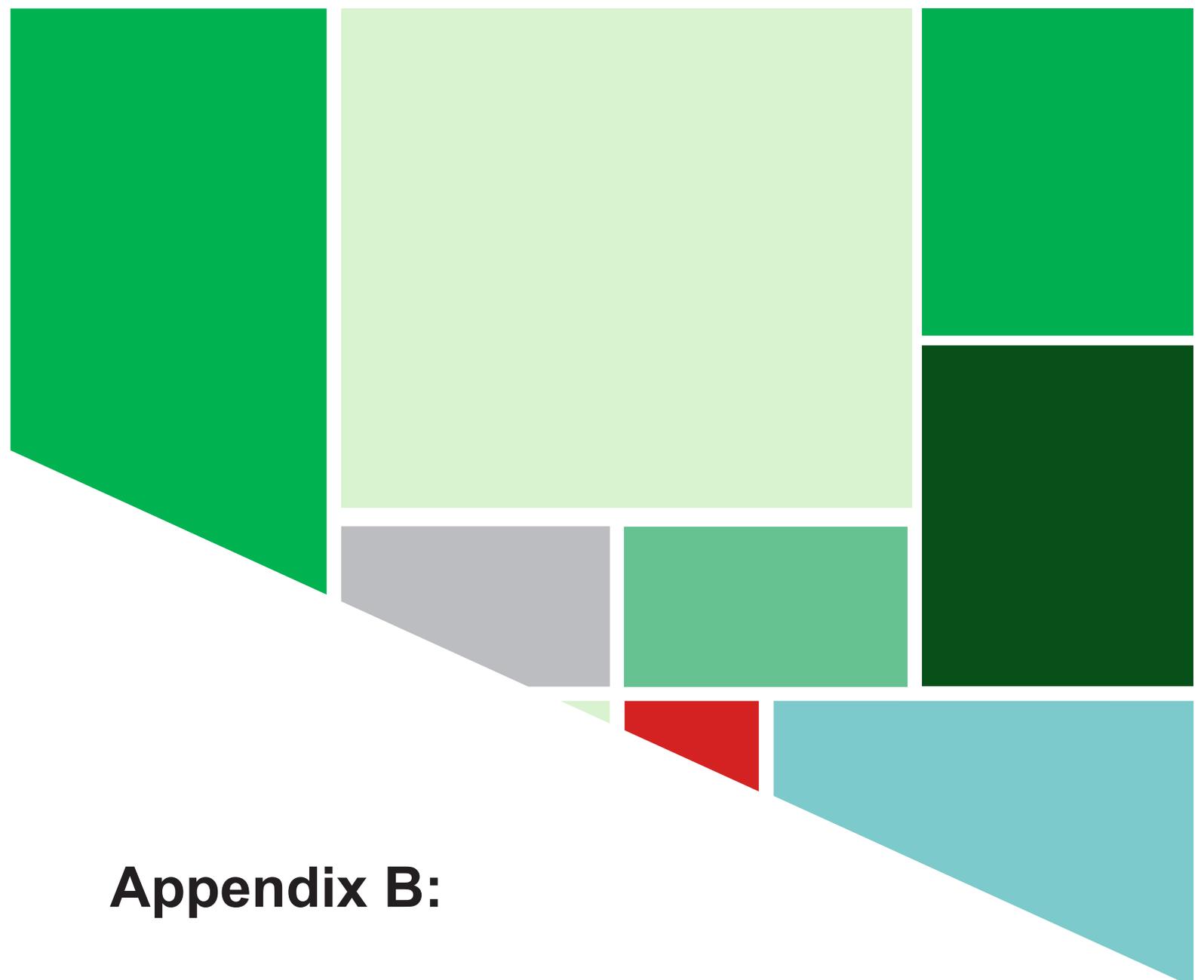
Is mise le meas,

A handwritten signature in black ink on a light grey background. The signature reads "AM O'Connor" in a cursive, slightly slanted script.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

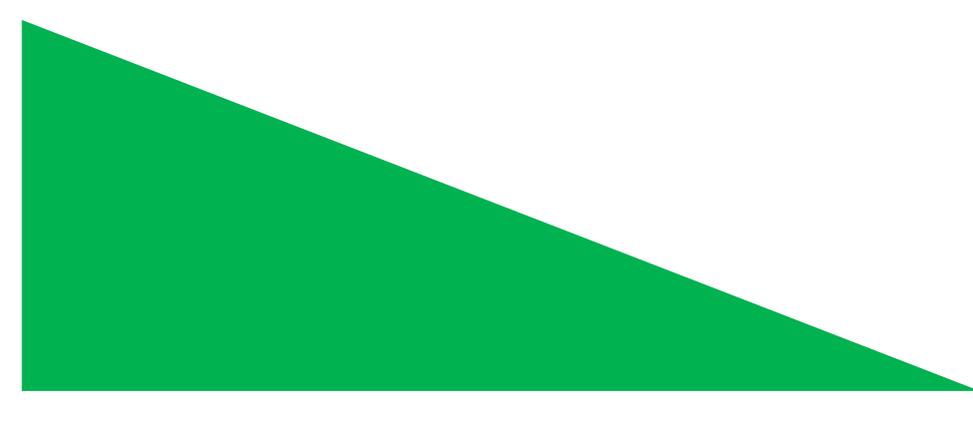
Designated Public Official under the Regulation of Lobbying Act 2015



Appendix B:

**Summary of
Submissions/Observations Received**

**on the Proposed Material Alterations
of Proposed Variation No. 2
(Newbridge Settlement Plan)**



All images, maps and illustrations
are in the ownership of Kildare County Council unless otherwise stated.



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

Appendix B: Summary of Submissions and Observations Received

The submissions summarised in Appendix B **exclude** the following:

- The submission from the Office of the Planning Regulator (see Section 3 of the Chief Executive's report)
- Submissions from Prescribed Authorities (see Section 4 of the Chief Executive's report)

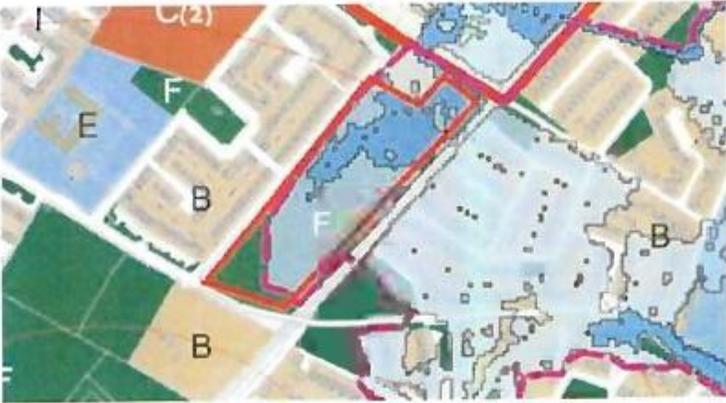
Sub. No.	Name	Summary of Submission
1	David Barton Community Campaigner	<ul style="list-style-type: none"> • The submitter outlines his role as a community campaigner promoting both the existing Built Historic Environment and Traditional Vernacular Architecture (TVA) / Traditional Architecture as a key feature across UK-wide local authorities. States that the submission is an 'umbrella representation.' • Submission outlines the background of the submitter including successful campaigns in the UK to promote and protect historic buildings. • States that the submission is supported by 32 Appendices. It is noted that these have not been included with the submission. However, hyperlinks to websites have been provided for the majority. • Submission calls for the establishment of design codes based on TVA principles and that local authorities should partner with key stakeholder organisations. Outlines a range of suggestions about to policy in this regard, including the non-demolition of pre-1950s buildings. • Regarding conservation areas, the submission outlines the need for enhanced conservation efforts in designated areas. Outlines a range of suggested actions including a streamlined process for listed building consent, the preservation of historic street furniture and financial incentives for maintaining/restoring buildings. • Highlights role of historic buildings in combatting climate change and suggests a range of actions, including a focus on increasing the stock of carbon-rich old buildings, retrofitting historic buildings and financial incentives for the demolition of carbon poor contemporary buildings. • Outlines actions that could be taken on historic buildings including the creation of a Designated and a Non-Designated Heritage Asset List and a scheme to rebuild long lost buildings.

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> • Suggests a range of actions that can be taken to promote traditional value architecture. • Regarding to the planning system, the submission emphasises the need to identify applicants which have a history of harming civic heritage and states that this should be a consideration in the granting of permission. Requests Local Authorities to collaborate with the community and heritage bodies to give these people a voice. • Submission concludes by identifying a range of miscellaneous issues which are aimed at supporting the historic built environment. These include support for well-designed car parking, the utilisation of specialist skills and the creation of a Top 10 Buildings at Risk Register.
2	Christopher Fox	<p>This submission outlines issues and support as follows:</p> <p><u>PMA No.26</u></p> <ul style="list-style-type: none"> • Submission asserts it should state Barretstown Meadows as per original submissions (not Barretstown Lawn as there is no issue at this location). <p><u>PMA No. 11</u></p> <ul style="list-style-type: none"> • Submission supports a swimming pool and gym next to the running (dog) track as being a big help to members and older athletes. May be possible to offset the cost of the gym against membership. <p><u>PMA No.17</u></p> <ul style="list-style-type: none"> • Submission supports HCO 6.1 and HCO 6.4 <p><u>PMA No. 18</u></p> <ul style="list-style-type: none"> • Submission supports new Playground at Roseberry/Rosconnell and should tie in with proposed greenway. Café/toilets should be allowed for. Submission references similar development at Min Ryan Park in Wexford Town.

Sub. No.	Name	Summary of Submission
		<p><u>PMA No. 19</u></p> <ul style="list-style-type: none"> Submission supports the plan for the Youth Centre as a social outlet for kids/teenagers. <p><u>PMA No. 27</u></p> <ul style="list-style-type: none"> Submission supports the revised timeline for bus priority route from long to short-medium term. <p><u>PMA No. 33</u></p> <ul style="list-style-type: none"> Submission supports the revised timeline for the new road from Green Road to Ballymany from medium to short term. <p><u>PMA No. 34</u></p> <ul style="list-style-type: none"> Submission supports encouraging development to prioritise underground and multistorey parking and states there is far too much land wasted around Newbridge Shopping Centre, Woodies/Tesco and Newbridge Retail Park. Also states, any additional large scale shopping units should be encouraged to set up on east side of Newbridge. <p><u>PMA No. 43</u></p> <ul style="list-style-type: none"> Submission supports delivery of new road connection from Morrinstown to R416 Milltown Road. This will help athletes, players, members get to the new sport facility at the Greyhound stadium.
3	Patrick Byrne	<p><u>Proposed Material Alteration No. 58</u></p> <ul style="list-style-type: none"> The submission states that it should be read in conjunction with Map V2-N:11.1 (Land Use Zoning -Proposed Material Alterations) which was attached with the submission.

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> • Submission refers to 97.5 acres of land, extending from the Greyhound Track through the Strategic Reserve (SR) lands, incorporating lands identified in the plan for education, recreation and residential development including Cp2 (1) and Cp2 (2) • Submission supports principle of PMA No. 58 subject to modification. <ul style="list-style-type: none"> • The SR lands should be zoned Cp2 - New Residential (Phase 2). • Map V2-N:11.1 shows a small portion of the overall landholding rezoned to Cp2 (2) and majority of land remains SR. • This zoning approach breaks up a single, logical planning unit, creates an artificial zoning boundary, and prevents the preparation of a masterplan for the lands as a whole. • The Council's drawings Map V2-N:11.1 indicate that critical infrastructure (access routes and connectivity) required to serve the Cp2 lands is located within lands that remain zoned SR. The Cp2 lands cannot be serviced independently and are dependent on works carried out on lands where development is policy-resisted. • The Newbridge North KDA Urban Design Framework, Infrastructure and Environment Services illustrates road layouts, movement patterns, service corridors extending through SR lands. • It is submitted that the SR lands are fully serviced and ready for development. The Council's mapping and proposals show that water, wastewater and surface water infrastructure exists or planned for these lands. • SR zoning intends to protect unserviced and inaccessible lands from premature development. That rationale does not apply to this location. • Lands which are fully serviced or serviceable, required for road infrastructure delivery, and integral to coherent development of adjoining residential lands, the continued designation of SR zoning is not justified and contrary to proper planning and sustainable development.

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> The SR lands, in the subject landholding, are traversed by proposed road infrastructure to access Cp2 (1) and Cp2 (2) lands. The Cp2 (2) land access is dependent on movement through the SR lands and no alternative access is identified that avoids SR lands.
4	The Office of Public Works (OPW)	Please refer to Section 4 which relates to submissions from prescribed authorities.
5	Uisce Éireann	Please refer to Section 4 which relates to submissions from prescribed authorities.
6	National Transport Authority (NTA)	Please refer to Section 4 which relates to submissions from prescribed authorities.
7	Department of Education and Youth	Please refer to Section 4 which relates to submissions from prescribed authorities.
8	Transport Infrastructure Ireland (TII)	Please refer to Section 4 which relates to submissions from prescribed authorities.
9	Thoval Properties Ltd.	The submission is made by Matt Barnes Architect on behalf of Thoval Properties Limited who own the site below shown in the excerpt below in red:

Sub. No.	Name	Summary of Submission
		<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>DRAFT DEVELOPMENT PLAN</p> </div> <div style="text-align: center;">  <p>PROPOSED ZONING TO RESIDENTIAL</p> </div> </div> <p>The site was zoned residential prior to the 2013 development plan when the development to the northwest of the site was constructed with legitimate expectation of residents that it would remain residential. The dark blue flood outline is a predicted 1 in 100-year event. The light blue is a predicted 1 in 1000-year flood overflow from the Liffey. The purple dotted line defines the requirement area for a Site-Specific Flood Risk Assessment.</p> <p>The submission proposed the rezoning part of the site to Zone B residential would benefit the community by avoiding urban sprawl and offer more sustainable development close to the railway station.</p> <p>The submission states that Thoval Properties are in the process of preparing a Site-Specific Flood Risk Assessment which will be completed shortly as outlined in the attached engineer's report. The proposed risk mitigation strategy is to build up the site to the level of the access road to the site.</p>

Sub. No.	Name	Summary of Submission
		The submission requests the Draft Plan be reviewed in light of this information.
10	Muireann Ní Bheaglaoich	<ul style="list-style-type: none"> - The submission raises concerns that language planning has been omitted from the Plan. - Insufficient community services include language planning and appropriate provision for Irish-speaking communities. - Young people in Newbridge travel to Naas to receive post-primary school education, which impacts climate, health and quality of life. - Many families leave the Irish-medium education system because there is no post-primary school option in the area. - A site should be identified for a Gaelcholáiste. - The submission also requests that language planning should be considered with respect to leisure and amenity services. The submission questions how many of these services will be provided through two languages. - The submission states that at a minimum compliance with legislation is required, for instance notices and recorded oral announcements should be in Irish. - The submission also states that public or community art must be in Irish and accurate. - Will there be Irish language conversation benches in the parks? - The submission states that circa 40% of the population speaks Irish and questions will 20-40% of swimming classes be available through Irish? - The submission recognises that funding sources will have to be found and it is stated that capital support may be available from Fhoras na Gaeilge and possibly from the EU. - The submission questions whether housing will be built near the Gaelscoil and could a language condition be attached to the houses which would benefit climate change. - The submission also questions the opportunity to use Irish after school and suggest locating a Chultúrlann in the town centre, reference is made to Halla Uí Mohráin.

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> - The submission requests that the Plan should include objectives and actions in relation to language planning and the promotion of Irish.
11	The Treacy Group	<p>The submission by David Mulcahy Planning Consultants Ltd., on behalf of The Treacy Group, relates to Material Alteration No. 59 and lands at Kellsborough House.</p> <p><u>Issues Raised</u></p> <ul style="list-style-type: none"> • States considerable F zoned lands are zoned east and west of Kellsborough house. • Further states the submission relates to the F zoned lands to the west which are within the yellow boundary line indicating were Material Alteration No. 59 refers to. • References Item No. 2 of the Meeting Report on the Chief Executive's Proposed Material Alterations and Motions received on Proposed Variation No. 2 (Newbridge Settlement Plan) and additional text under Item No. 108 as below: (bold emphasis added) <ul style="list-style-type: none"> “Public Open Space on lands zoned F: Open Space and Amenity forming an integrated part of the KDA residential development may contribute towards the 15% site area public open space provision, as provided under Section 15.6.6 of the Development Plan, subject to it providing well located, useable open space” • Submission seeks the same provision to be included on F zoned lands at Kellsborough House and highlights the substantial amount of F zoned lands to the front (south) of the House along with that to the east and west which will be available to the residents of any new housing at Kellsborough. • States it is only reasonable that the cost of landscaping/developing same is partly compensated for by allowing an offset against the public open space requirement for the new housing. • Further seeks that there should be no reference to the 15% public open space provision given the 2024 Compact Settlement Guidelines allow for 10-15% public open space provision.

Sub. No.	Name	Summary of Submission
12	Department of Transport	Please refer to Section 4 which relates to submissions from prescribed authorities.
13	Shónagh Ní Raghallaigh	<p>Submission welcomes the amendments to the Newbridge Settlement Plan and specifically makes the below comments:</p> <ul style="list-style-type: none"> • The language amended regarding the residential units. It is vital that residential units are built as Newbridge continues to grow. • The language surrounding pedestrian access and street furniture is also welcome. • The building of civic spaces around the town will ensure that residents will have suitable space. • The mention of a public swimming pool will be welcome by the Newbridge community. Amenities and services need to be built in tandem with housing. This ensures that residents have sufficient access to amenities. • A tourist information centre would allow the continued growth of Newbridge. From Newbridge Silverware to Pollardstown Fen, these tourist spots should be highlighted as well as celebrated. • The inclusion of a new youth centre is also welcome and would also add to the amenities for a growing commuter town. • A Newbridge town bus service in the short-medium term would satisfy the needs of those who commute and regularly use public transport. • While it is welcome that surface car parking will be discouraged, the car parking facilities in Newbridge at present are plentiful. Multi-story car parks should only be considered if a significant development of traffic management in Newbridge has already been implemented. • The additional comment to support Uisce Éireann in addressing maintenance issues in Dara Park are vital as this area has experienced significant issues with this.

Sub. No.	Name	Summary of Submission																								
		<ul style="list-style-type: none"> Overall, this plan is very welcome. Both residential, along with further facilities for Newbridge are respected and will hopefully contribute to the growth of Newbridge in the long-term. 																								
14	Ballymore Group	<p>The submission requests the following comments be taken into consideration:</p> <ul style="list-style-type: none"> Ballymore has interest in lands identified as Cp2 (1), (2) and (3) and intends to proceed with development of these lands for housing as soon as possible. Submission welcomes Proposed MA No. 31 Submission requests Proposed MA No. 43 is consistent with Proposed MA No. 31 <p>The below excerpt for Proposed MA No 43 is provided:</p> <table border="1" data-bbox="622 691 1249 949"> <thead> <tr> <th colspan="3">Cp2 (1): New Residential – Phase 2</th> </tr> <tr> <th>Required Infrastructure</th> <th>Delivery Schedule</th> <th>Funding Sources</th> </tr> </thead> <tbody> <tr> <td colspan="3">Movement and Active Travel</td> </tr> <tr> <td>A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and RD-4 on Table 7.43. Associated active travel measures associated with RD4.</td> <td>Long-Term – Linked to development taking place and supporting orbital roads.</td> <td>KCC / NTA / Developer</td> </tr> </tbody> </table> <table border="1" data-bbox="622 970 1249 1353"> <thead> <tr> <th colspan="3">Cp2 (2): New Residential – Phase 2</th> </tr> <tr> <th>Required Infrastructure</th> <th>Delivery Schedule</th> <th>Funding Sources</th> </tr> </thead> <tbody> <tr> <td colspan="3">Movement and Active Travel</td> </tr> <tr> <td>A new <i>footpath</i> on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (Walk 3) as outlined on Map 7.1 and Walk-Measure-3 on Table 7.1. A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and on Table 7.3. Associated active travel measures associated with RD4.</td> <td>Short-Medium Linked to development taking place and supporting orbital roads.</td> <td>KCC / Developer</td> </tr> </tbody> </table>	Cp2 (1): New Residential – Phase 2			Required Infrastructure	Delivery Schedule	Funding Sources	Movement and Active Travel			A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and RD-4 on Table 7.43. Associated active travel measures associated with RD4.	Long-Term – Linked to development taking place and supporting orbital roads.	KCC / NTA / Developer	Cp2 (2): New Residential – Phase 2			Required Infrastructure	Delivery Schedule	Funding Sources	Movement and Active Travel			A new <i>footpath</i> on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (Walk 3) as outlined on Map 7.1 and Walk-Measure-3 on Table 7.1. A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and on Table 7.3. Associated active travel measures associated with RD4.	Short-Medium Linked to development taking place and supporting orbital roads.	KCC / Developer
Cp2 (1): New Residential – Phase 2																										
Required Infrastructure	Delivery Schedule	Funding Sources																								
Movement and Active Travel																										
A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and RD-4 on Table 7.43. Associated active travel measures associated with RD4.	Long-Term – Linked to development taking place and supporting orbital roads.	KCC / NTA / Developer																								
Cp2 (2): New Residential – Phase 2																										
Required Infrastructure	Delivery Schedule	Funding Sources																								
Movement and Active Travel																										
A new <i>footpath</i> on Milltown Road extending as far as Hawkfield/Manguard Park GAA Pitches (Walk 3) as outlined on Map 7.1 and Walk-Measure-3 on Table 7.1. A new road connection from Morristown (L7036) to the R416 Milltown Road (RD 4) as identified on Map 7.4 and on Table 7.3. Associated active travel measures associated with RD4.	Short-Medium Linked to development taking place and supporting orbital roads.	KCC / Developer																								

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> The submission requests that the insertion of the following proposed text (in green) is added in relation to Cp2(1) and (2): <p style="padding-left: 40px;">Linked to development taking place and supporting orbital roads and subject to a Traffic Impact Assessment (TIA) to accompany any planning application for development on the subject lands. Without prejudice to the findings of such TIAs, it is anticipated that the existing road infrastructure can accommodate a substantial quantum of development in the short to medium term, subject to minor, localised improvements.</p> <p style="padding-left: 40px;">Much of the route of the proposed Orbital Road is through third party lands over which the developer of Cp2 (1), (2) and (3) has no control. Kildare County Council will initiate the route selection, detailed design and, if necessary, the compulsory acquisition of lands along the route needed to facilitate the construction of the proposed orbital road immediately, so that the development of much needed housing in the Rosberry and Cornelscourt can proceed as soon as possible.</p>
15	McGreevy Construction/Enterprises	<p>The submission by Hughes Planning and Development Consultants on behalf of McGreevy Construction/Enterprises seeks the rezoning of lands (circa 11.4 ha) to the east of Blackberry Lane and Morristown Road, Newbridge, Co. Kildare that were zoned agricultural under the Newbridge LAP 2013-2019 be rezoned to 'New Residential – Phase 2' zoning. The submission includes a report (Appendix A) prepared by Hughes Planning and Development Consultants on behalf of the client, which was previously submitted in respect of Variation No. 3 which gave effect to Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended).</p>

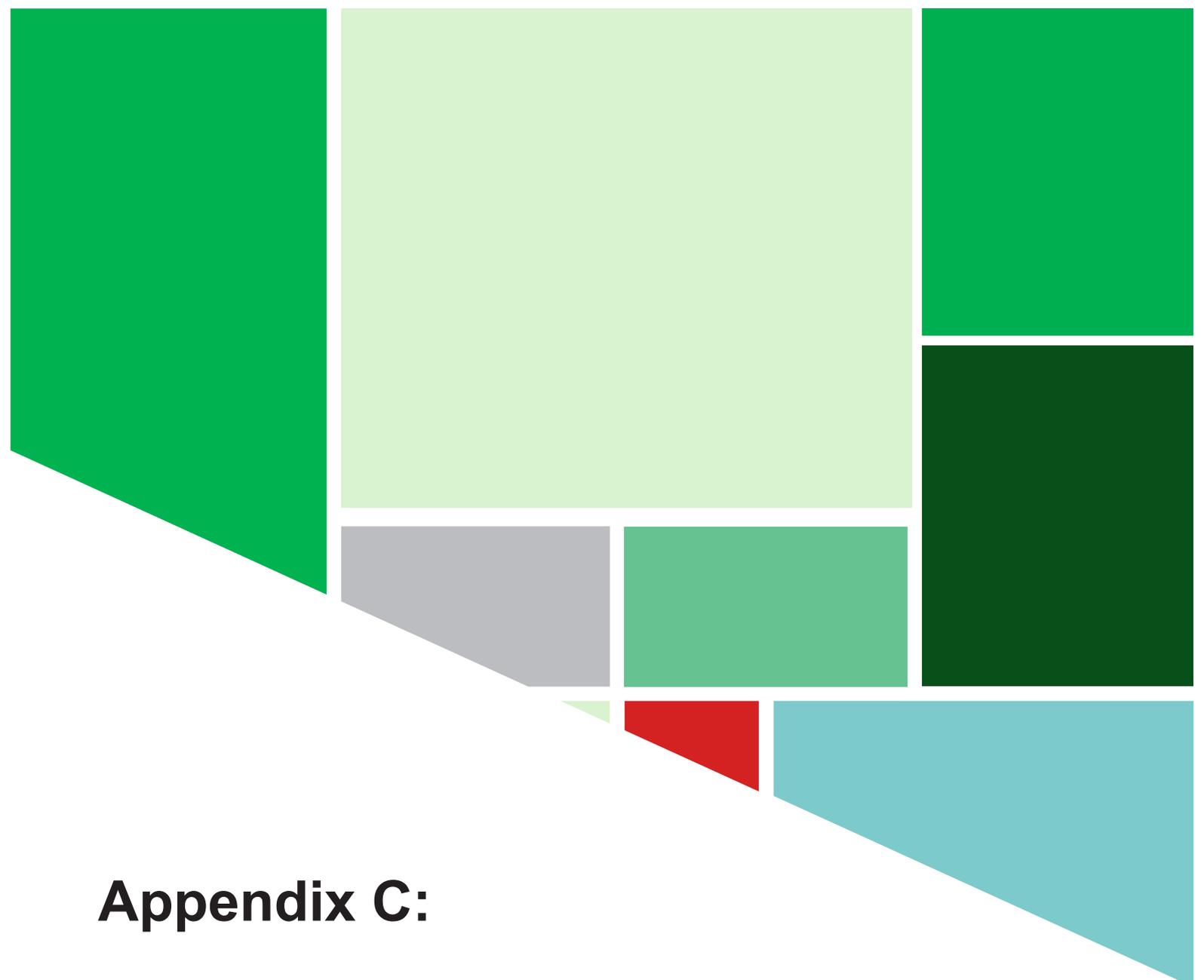
Sub. No.	Name	Summary of Submission
		 <p>Issues Raised</p> <p>The submission states the following:</p> <ul style="list-style-type: none"> • the town boundary has been moved to omit part of the subject site and rezones another part as Strategic Reserve (SR) and the remaining portion is zoned agricultural. • the proposed change is misinformed given the strategic location of the lands in respect to public transport, services and town centre. • zoning the whole lands the same would allow for continuous development of the entire site considering the subject lands are in single ownership. • the subject lands would better suit being zoned as 'New Residential – Phase 2' lands, forming a consolidated stretch of residential phase 2 lands on the town's north western boundary and this would achieve the same goals as the proposed strategic reserve zoning objective for the subject lands. • the subject lands meet the criteria set out in the Section 28 Guidelines as follows: <ul style="list-style-type: none"> - Lands are serviced with direct access to water and wastewater infrastructure. - Land is accessible by two roads, one of which will be updated.

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> - Lands is located 800m from the train station. - Land is owned by McGreevy Construction/Enterprises who have the expertise and capital to develop the lands in the short-term. - McGreevy Construction/Enterprises can facilitate upgrade works to the Morristown Road bridge over the railway line, allowing for safe pedestrian access and increased permeability. • Refers to PMA No. 58 which seeks to zone a portion of lands to the north as SR in order to provide a consolidated land bank. • Contends that given the proximity of the lands and the proposed route for a new road through the lands, the subject lands should be rezoned 'New Residential – Phase 2' and at the very least it is considered that the lands including the adjacent lands are rezoned SR. • Refers to the increase of residential development of Newbridge to 1,984, as part of Variation No. 2 and contends that the subject lands are a suitable location to meet the housing growth requirement (submission includes an extract from the Compliance with Core Strategy of Variation No. 2). • Contends that based on existing demand, ongoing population growth, and the persistent backlog of unmet housing need, the projected unit numbers will barely make a dent in the current shortfall, will not influence the cost of housing or relieve pressures faced by those seeking suitable accommodation. • Requests that the local authority give full consideration to the inclusion of these lands as part of the necessary review of the Core Strategy for Newbridge and apply appropriate zoning, in keeping with the Minister's directive. • Requests that the development of the subject site is fully supported through the rezoning of the lands to residential as set out within the Proposed Variation No. 2 (Newbridge Settlement Plan) and the Kildare CDP 2023-2029, in line with the recently approved Revised National Planning Framework (NPF) and the urgent direction issued by the Department of Housing, Local Government and Heritage.

Sub. No.	Name	Summary of Submission
		<p>The accompanying report prepared by Hughes Planning and Development Consultants states the following:</p> <ul style="list-style-type: none"> • The report includes a detailed description of the location of the site and proximity to Newbridge town centre, access to services, its zoning history and the planning history of adjoining lands. • The report states the following: <ul style="list-style-type: none"> - that Variation No. 3 does not amend the Housing Target Allocation in the existing core strategy (Table 2.8) to include for the additional housing growth requirement for Kildare County but includes tables which sets out additional dwellings for specific towns and villages and does not increase housing targets across the county as a whole. - Variation No. 3 adversely impacts on the development of a large number of zoned residential lands across County Kildare which are readily available for development. - Housing unit allocation for Newbridge has not been updated to reflect the potential of the subject site. - States the numbers are too conservative and the level of provision currently proposed falls far short of what is required to meaningfully address the scale of the crisis for housing. - Notes the site is readily serviceable, well-located to Newbridge town centre (c.1 km), close to train station and bus stops and capable of delivering houses at pace. - McGreevy has the expertise and resources to provide housing short to medium term. - Housing unit allocation for Newbridge has not been updated to reflect the potential of the subject site. - States the numbers are too conservative and the level of provision currently proposed falls far short of what is required to meaningfully address the scale of the crisis for housing. - Site is located immediately adjacent to existing residential land uses. - Subject lands were zoned Agriculture under the Newbridge LAP 2013-2019 but under Variation No. 2 the proposed Newbridge Settlement Plan, the town boundary has been moved to omit part of the subject site and rezones another part as Strategic Reserve.

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> - The section of land omitted from the town boundary is suitable for rezoning as 'Residential' or 'New Residential – Phase 2' and zoning the whole lands would allow for continuous development of the entire site. - Subject lands are currently located closer to the train station and town centre than some of the zoned lands further to the northwest. - Planning permission was granted for lands east of the subject site by An Bord Pleanála in 2018 for 281 units and creche facility, open spaces and link roads. - Refers to Objective 1 of the NPF Housing Growth Requirements and contends subject site provides suitable lands for revised targets. - The development of the subject lands as New Residential Phase 2 would achieve the objective of sequential development in Newbridge. - Notes National Strategic Outcomes of the NPF (NSO 1) is focused on the careful management of the sustainable growth of compact cities, towns and villages and rezoning and development of subject site would support these. - Refers to the compact growth objective NPO 7 and the Transport-Orientated Development (NPO 10) of the NPF. - Notes National Policy Objectives of the NPF (NPO 3, 9, 12, 13, 14, 20, 22, 25, 26, 37, 38, 42, 43, 45) as relevant to reflect the type of growth sought. - States development of subject site is in keeping with sequential approach to development. - Asserts the projected unit numbers are significantly understated and lacking in ambition and unlikely to exert any meaningful influence on the escalating cost of housing or pressures faced by households seeking suitable accommodation. - Notes Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 and Objectives 3.2 and 3.5 as relevant to subject site which is located in the Self-Sustaining Growth Town of Newbridge.

Sub. No.	Name	Summary of Submission
		<ul style="list-style-type: none"> - Refers to Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) as recognising the need to develop on land which can be integrated into the existing built-up footprint of the settlement. - Residential development on the subject site could comprise a scheme of between 399 to 570 dwellings for a suburban/urban extension location. - Market trends would suggest that buyers prefer medium density development over high density, which requires additional lands to be zoned residential. - Notes that the locations for housing growth in Newbridge are recorded in Table 2.8A as 'to be determined' and would suggest that the subject site would be a suitable location to meet the housing target. - Notes Kildare CDP Objectives (CS O4, CS O5, HO P4, HO O2, HO O5, HO O6, HO O7) and Policy HO P7 as relevant for subject site to meet the housing target. - Lists existing social infrastructure in Newbridge, and Census 2022 demographic and travel statistics for the town. <p>Appendix A to the report provides examples of affordable and private housing developments completed by McGreevy Enterprises in Rathnew and Enniskerry.</p>
17	Office of the Planning Regulator (OPR)	Please refer to Section 3.1 which relates to submission from the Office of the Planning Regulator



Appendix C:

**Strategic Flood Risk Assessment (SFRA)
of the Kildare County Development Plan
2023-2029 (as varied) (Variation No. 2)**

Minor Modifications to Justification Tests



All images, maps and illustrations
are in the ownership of Kildare County Council unless otherwise stated.



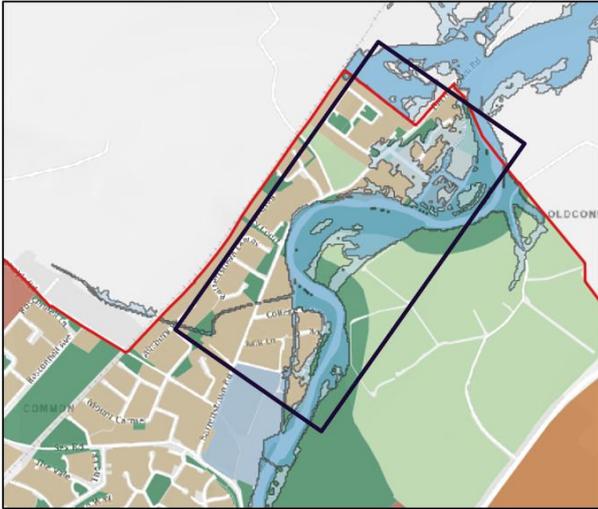
**Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W91 X77F**

Appendix C

Strategic Flood Risk Assessment of the Kildare County Development Plan 2023 - 2029 (as varied) (Variation No. 2)

Minor modifications in text are shown in *italics purple* or ~~strikethrough purple~~ for text deletions.

The Justification Tests (Proposed Material Alteration No. 65 refers) in Appendix C of the Strategic Flood Risk Assessment (SFRA) are to be updated with minor modifications as follows:

<i>Kildare County Development Plan 2023-2029</i>	<i>Newbridge: B – Existing Residential / Infill</i>
	
<p><i>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</i></p>	<p><i>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare</i></p>

	<i>County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i>
<i>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</i>	<i>Land Zoned: - B – Existing Residential / Infill, Zoning is required to maintain the proper planning and development of Newbridge.</i>
<i>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</i>	<i>Yes. The land in the north of Newbridge zoned as existing residential / infill, comprises of the existing Old Connell Weir, Barrettstown Meadows, Riverside Park, Mill Lane, College Grove, Barrettstown Lawns, Barrettstown Roads, Ring of Roseberry, Ailesbury Park, and Abbey Manor residential estates.</i>
<i>(ii) Comprises significant previously developed and / or underutilized lands,</i>	<i>Yes. See (i) above. The lands identified are significantly previously developed.</i>
<i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i>	<i>No. The land zoned as existing residential / infill in the north of Newbridge is not located within or adjacent to the core of the settlement. In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B.</i>
<i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i>	<i>Yes. The existing residential / infill lands are already developed.</i>
<i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i>	<i>The existing residential / infill zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a</i>

	<p><i>SSFRA should be undertaken to the satisfaction of Kildare County Council.</i></p>
<p><i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.</i></p>	<p><i>A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</i></p> <p><i>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>• The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);</i> <i>• The flood risk management policies outlined in the KCC CDP 2023-2029; and</i> <i>• The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.</i> <p><i>Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water</i></p>

	<p><i>Management Plan to mitigate any potential pluvial flood risk.</i></p> <p><i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.</i></p> <p><i>Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk</i></p>
--	---

	<p>Mitigation demonstrate this and as such the Justification Test is passed.</p> <p><i>The zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new 'highly vulnerable development' can be located within Flood Zone A or B or 'less vulnerable development' within Flood A with exception of Minor Development in accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.</i></p>
--	---

<p>Kildare County Development Plan 2023-2029</p>	<p>Newbridge: B – Existing Residential / Infill</p>
	
<p><i>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning</i></p>	<p><i>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level</i></p>

<p>Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p>	<p><i>strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i></p>
<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</p>	<p><i>Land Zoned:</i></p> <ul style="list-style-type: none"> - B – Existing Residential / Infill, Zoning is required to maintain the proper planning and development of Newbridge.
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p><i>Yes. The land in the south of Newbridge zoned as existing residential / infill comprises of the existing Belin Wood, Kilbelin Park, Liffey Hall, Moorefield Park, Millfield, Curragh Grange, Kilbelin Abbey, Belmont Green, Walshestown Abbey, Walshestown Park, and Walshestown Crossroads residential estates.</i></p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p><i>Yes. See (i) above. The lands identified are significantly previously developed.</i></p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p><i>No. The land zoned as existing residential / infill in the south of Newbridge is not located within or adjacent to the core of the settlement.</i></p> <p>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B.</p>

<p><i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i></p>	<p><i>Yes. The existing residential / infill lands are already developed.</i></p>
<p><i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i></p>	<p><i>The existing residential / infill zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.</i></p>
<p><i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.</i></p>	<p><i>A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</i></p> <p><i>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>• The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);</i>

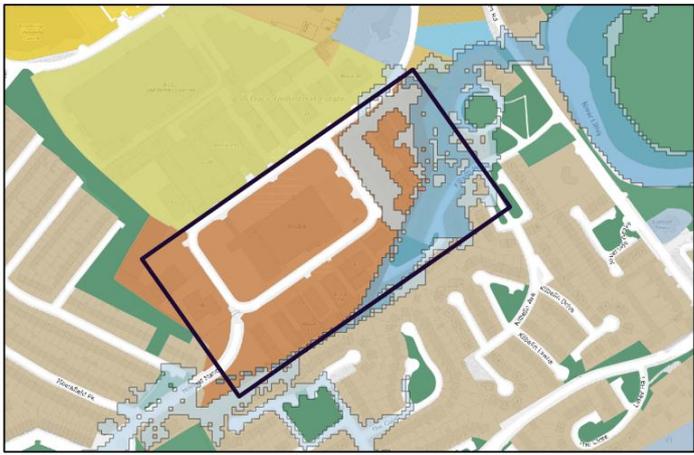
- *The flood risk management policies outlined in the KCC CDP 2023-2029; and*
- *The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.*

Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.

In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.

Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.

	<p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p> <p><i>The zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new 'highly vulnerable development' can be located within Flood Zone A or B or 'less vulnerable development' within Flood A with exception of Minor Development in accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.</i></p>
--	---

<p><i>Kildare County Development Plan 2023-2029</i></p>	<p><i>Newbridge: H – Industry and Warehousing,</i></p>
 A map of Newbridge, Ireland, showing various land use zones. A large area in the center is highlighted with a black outline, indicating the proposed industrial and warehousing zone. The map includes roads, water bodies, and different colored zones representing various land uses.	

<p><i>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</i></p>	<p><i>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i></p>
<p><i>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</i></p>	<p><i>Land Zoned:</i></p> <ul style="list-style-type: none"> - H – Industry and Warehousing, Zoning is required to maintain the proper planning and development of Newbridge.
<p><i>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</i></p>	<p><i>Yes. The land in the south of Newbridge zoned as industry and warehousing, comprises of the Newbridge Industrial Estate.</i></p>
<p><i>(ii) Comprises significant previously developed and / or underutilized lands,</i></p>	<p><i>Yes. See (i) above. The lands identified are significantly previously developed.</i></p>
<p><i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i></p>	<p><i>No. The land zoned as Industry and Warehousing in the south of Newbridge is not located within or adjacent to the core of the settlement.</i></p> <p><i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” can also be located in Flood Zones A and B.</i></p>

<p><i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i></p>	<p><i>Yes. The existing industry and warehousing lands are already developed.</i></p>
<p><i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i></p>	<p><i>The industry and warehousing zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.</i></p>
<p><i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.</i></p>	<p><i>A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</i></p> <p><i>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>• The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);</i>

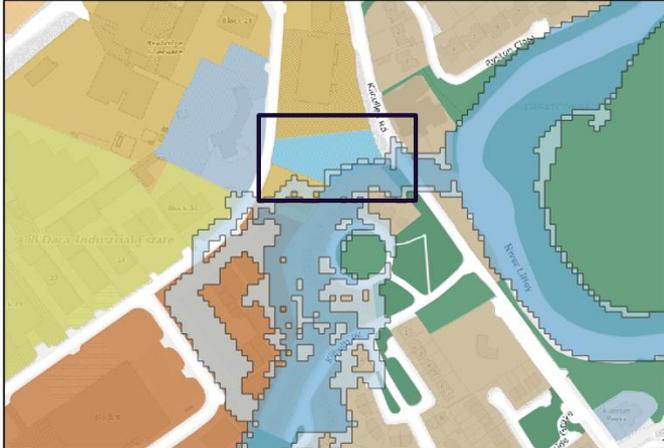
- *The flood risk management policies outlined in the KCC CDP 2023-2029; and*
- *The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.*

Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.

In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.

Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted

	<p><i>internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p> <p><i>The zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new ‘highly vulnerable development’ can be located within Flood Zone A or B or ‘less vulnerable development’ within Flood A with exception of Minor Development in accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.</i></p>
--	---

<p>Kildare County Development Plan 2023-2029</p>	<p>Newbridge: U – Transport and Utilities,</p>
	
<p><i>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</i></p>	<p><i>The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031 sets out the planned direction for sustainable growth within the Eastern and Midland Region up to 2031. The RSES provides regional level strategic planning and economic policy in support of the implementation of the National Planning Framework (NPF) and provides a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. Newbridge provides a wide range of local service and employment functions and has accordingly been designated as a Self-Sustaining Growth Town under the Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</i></p>
<p><i>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</i></p>	<p><i>Land Zoned:</i></p> <ul style="list-style-type: none"> - U – Transport and Utilities, Zoning is required to maintain the proper planning and development of Newbridge.
<p><i>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</i></p>	<p><i>Yes. The land in the south of Newbridge zoned as transport and utilities comprises of a wastewater pumping station by the Newbridge Industrial Estate.</i></p>

<p><i>(ii) Comprises significant previously developed and / or underutilized lands,</i></p>	<p><i>Yes. See (i) above. The lands identified are significantly previously developed.</i></p>
<p><i>(iii) Is within or adjoining the core of an established or designated urban settlement,</i></p>	<p><i>No. The land zoned as transport and utilities in the east of Newbridge is not located within or adjacent to the core of the settlement.</i></p> <p><i>In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” can also be located in Flood Zones A and B.</i></p>
<p><i>(iv) Will be essential in achieving compact and sustainable urban growth, and</i></p>	<p><i>Yes. The existing transport and utilities lands are already developed.</i></p>
<p><i>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</i></p>	<p><i>The transport and utilities zoned land is already developed. It is considered reasonable to retain the use and zoning subject to a stipulation that any development within the areas of the flood risk zone include measures to mitigate against flooding. Therefore, prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council.</i></p>
<p><i>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should</i></p>	<p><i>A SFRA was completed as part of the CDP 2023-2029. A review of the flood zone mapping in Newbridge highlighted multiple areas overlapping with Flood Zones A and B including multiple existing residential zonings, industry and warehousing zoning at Newbridge Industrial Estate, educational zoning at Newbridge College, Patrician Secondary School and Patrician Primary School, and transport and utilities zoning within the town boundary. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</i></p>

be described in the relevant flood risk assessment.

All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the CDP SFRA should carry out a SSFRA as part of their planning application. The delineated area requiring SSFRA includes all lands predicted to flood within the 0.1%AEP High-End Future Scenario. The SSFRAs should be carried out in accordance with the following:

- The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014);*
- The flood risk management policies outlined in the KCC CDP 2023-2029; and*
- The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the CDP SFRA.*

Also, all planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.

In accordance with Section 4.27a of the Planning Guidelines Circular PL 2-2014, existing land use which is categorised as a “highly vulnerable development” such as housing and is zoned for residential purposes, can also be located in Flood Zones A and B. Additional development such as small scale infill housing, extensions, or changes of use that could increase the risk or number of people in the flood-prone area can be expected in such a zone into the future.

Furthermore, in accordance with Section 5.28 of the FRM Planning Guidelines, the Justification Test does not apply for minor

	<p><i>developments which cannot be located in lower-risk areas. However, an SSFRA should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. In accordance with Appendix B of the FRM Guidelines Technical Appendices, the SSFRA should include assessment of residual risk, exceedance, access and egress, flood resistant construction, flood resilient construction, raising floor levels, adapted internal layout, and emergency response planning.</i></p> <p><i>The SSFRA should also address all types of mitigation measures to inform the assignment of appropriate land use with respect to vulnerability of the proposed development type. Mitigation measures as included in Section 7.1.2 – Flood Risk Mitigation demonstrate this and as such the Justification Test is passed.</i></p> <p><i>The zoning has been considered as part of the development plan preparation, including the use of the Justification Test as appropriate. It is considered that the existing use zoning is still appropriate in accordance with Section 4.27a of the Planning Guidelines Circular PL 2/2014. No new ‘highly vulnerable development’ can be located within Flood Zone A or B or ‘less vulnerable development’ within Flood A with exception of Minor Development in accordance with Revised Section 5.28 of the Planning Guidelines for Flood Risk Management. The nature and design of structural or non-structural flood risk management measures required prior to future development in this area are provided in Section 7.1.2.</i></p>
--	---