



3.2 Volume 2 of draft CDP

VOLUME 2 (A) – SMALL TOWNS			
Sub No.	Name	Summary of Issues Raised	Chief Executive’s Responses & Recommendations
321	Mark Doyle	<p><u>Castledermot</u></p> <p>The submission is seeking to have the subject landholding incorporated into the development boundary of Castledermot. The subject site borders the River Lerr to the immediate east (see map below).</p> <p>The submission is requesting that the subject site is divided into 3 separate zonings.</p>  <p>(a) The most westerly portion of the landholding to be zoned ‘New Residential’, consisting of a 0.75 Hectare town park alongside the river Lerr, 2 hectares of “New residential” for housing and 1 Hectare for a Nursing home / Assisted living.</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that small towns like Castledermot should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the town centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for Castledermot. A population target of 126 persons and a housing target of 46 units is outlined for the Draft Plan period. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 5.4Ha was identified as suitable lands to be zoned ‘New Residential’ in the small town of Castledermot under the Draft Plan.</p> <p>The Draft Plan has not identified the site for ‘New Residential’ zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located within the northern portion of the town and are closer to the ‘Market Square’ which is considered the commercial heart of the town centre thereby</p>


	<p>(b) The most easterly portion of the landholding (3ha) to be zoned E / Ei (Community & Education) for the new Secondary School with new playing fields / sports grounds. This land is level and ideal for the development of sports fields along with the new secondary school</p> <p>(c) The remaining lands in between the proposed 'New Residential' and the 'Community & Education' to be zoned 'Agriculture'.</p> <p>The submission states that the subject lands are within close walking distance to local shops, the community centre, church, public transport, playground, amenity area etc., which would contribute to a greener lifestyle. Part of the lands identified above had been previously zoned in the Castledermot Local Area Plan 2009.</p> <p>Summary of Appendix attached Although the lands run alongside the river Lerr, they have never flooded.</p> <p>Two of the boundaries of the subject site borders proposed foot path / cycle tracks, and the proposed re-zoning would facilitate the development of these footpaths / cycleways and benefit the safety of those people walking to and from the houses on the Saint John's / Knockaphuca/ Crophill road.</p> <p>The development of the riverside would help preserve the mature lime trees, as mentioned in objective ST C15. In separate locations along the river Lerr ESB Low Voltage Overhead power lines cross over the river and through the Lime trees leaving a 40 metre and 80 metre gap in the trees, if these lands were to be developed these overhead power lines could be diverted and the 120-metre gap in the trees could be re-planted with new Lime trees enhancing the riverbank further.</p>	<p>consolidating the built-up area and ensuring the proper planning and sustainable development of Castledermot.</p> <p>The proposal for a 1 Hectare Nursing home / Assisted living is noted, however it is considered that a Nursing home would be better facilitated on other more appropriately located lands within the Draft Plan boundary. The subject site is not in close proximity to community facilities, public transport and retail services. It is considered that a nursing home at this location would therefore not accord with Section 3.11.1 of the Draft Plan.</p> <p>The River Lerr is considered a natural boundary for Castledermot, particularly along the eastern portion of the town, and to zone additional lands 'New Residential' would establish an undesirable precedence for the future growth of the small town.</p> <p>In relation to the development of the River Lerr riverside, it should be noted that it is envisaged that the development of the linear park will be located to the west of the River Lerr. Also, objective ST C12 stipulates that any future footpaths, cycle tracks or lighting should be located on the western side of the Hamilton Road. No development will be permitted between the Hamilton Road and the River Lerr as it is part of the SAC. The proposed re-zoning could not facilitate the development of these footpaths / cycleways.</p> <p>It is also considered that the proposed re-zoning of the subject lands is not necessary to facilitate the diversion of overhead lines, which are currently preventing the planting of the River Lerr riverbank with Lime trees.</p> <p>During the preparation of the Draft Plan the council had engagement with representatives of Colaiste Lorcaín</p>
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			<p>Community College and it was made clear that it is the intention to construct a new school on the existing site.</p>
			<p>Chief Executive's Recommendation No change to the Draft Plan.</p>
<p>573</p>	<p>Aidan Kelly</p>	<p>Castledermot <u>Summary of submission from David Mulcahy (Planning Consultants Ltd)</u> A comprehensive submission was prepared on behalf of Aidan Kelly (owner) for the subject lands measuring 3.79 hectares at Abbeylands, Castledermot, to demonstrate that the subject lands are appropriate for New Residential Zoning to ideally facilitate social housing (letter from Co-operative Housing Ireland attached to submission), but the owner would also be open to Serviced Sites.</p> <p>It is submitted that planning gain will be provided in the form of a Linear Park, New GAA Pitch and a running/walking track around the perimeter. The facilities will be for use by the school (with pedestrian link to same) and the wider community.</p>  <p>The map shows a site plan for Castledermot with various zones and proposed facilities. Key features include: 'Proposed New Residential Zoning' (F) in a red-shaded area; 'Linear Park' (F) in a green-shaded area; 'Proposed GAA Pitch' (A) in a yellow-shaded area; 'Proposed Walking Route' (A) indicated by a dashed line; 'Link to school' (B) indicated by a dashed line; and 'RA48 To Carr' (I) indicated by a dashed line. Other zones labeled include A, B, and E.</p>	<p>Chief Executive's Response</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for Castledermot. A population target of 126 persons and a housing target of 46 units is outlined for the Plan period. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development.</p> <p>Having regard to the above, and other matters pertaining to proper planning and sustainable development, an overall area of circa 5.4Ha was identified as a suitable quantum of lands to be zoned 'New Residential' in the small town of Castledermot under the Draft Plan to comply with the core strategy.</p> <p>The Draft Plan has not identified the subject site for 'New Residential' zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located within the northern portion of the town and are closer to the 'Market Square' which is considered the commercial heart of the town centre thereby consolidating the built-up area and ensuring the proper planning and sustainable development of Castledermot.</p>
			<p>Chief Executive's Recommendation No change to the Draft Plan.</p>


	<p>The proposed changes to the Castledermot Zoning Map being sought under this submission is shown on the map below.</p> <p>The subject lands are located approximately 400m from the town centre of Castledermot and adjoin town centre zoned lands. There is a wayleave to lands owned by Kildare County Council. A review of historic maps does not reveal any historic buildings or monuments associated with the subject lands. The submission details the adjoining land uses and includes an analysis of the Castledermot population which states that the population is generally quite young and that there is likely to be a strong demand for housing in the coming years.</p> <p>At present the subject lands are greenfield in nature and are zoned Open Space and Amenity (F) in the Kildare County Development Plan (2017-2023). A review of the Kildare County Council on-line planning enquiry system revealed 3 no. relevant planning permissions associated with the subject site.</p> <ul style="list-style-type: none"> • Reg. Ref. 05/448 – Application for 91 dwellings withdrawn, • Reg. Ref. 07/46 – Conditional permission was granted on the 7th of January 2008 for 52 no. dwellings. • Reg. Ref 12/878 – Permission under Reg. Ref. 07/46 was extended to 2018 but was not acted upon and has since expired. <p>The submission notes that National and Regional policies promote the development of new homes in small towns, villages and settlements as an alternative for people who would otherwise seek to develop a house in an un-serviced</p>	
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	<p>rural area. National and regional planning strategies promote compact growth in urban settlements with an emphasis on developing lands close to town centres for residential development.</p> <p>An analysis of the Draft Kildare County Development Plan 2023-2029 is included which highlights the following with regards to Castledermot:</p> <ul style="list-style-type: none"> • Castledermot WWTP – additional spare capacity of 627PE. • The housing target is 126 units to Q4 2028. • The zoning map shows that there are 4 landholdings in Castledermot zoned for New Residential development. The submission does not wish to get involved in an individual comparison of each site but wishes to highlight that there are difficulties with delivering housing on some of these sites with particular reference to archaeology and drainage arrangements not being in situ and location on bogland. • The Castledermot objectives map shows an indicative road objective running through the subject lands and a potential walking and cycling route along the river. • The site is in a Flood Risk Assessment area, however most of the town is subject to same. • Portions of the site are within a Zone of Archaeological Potential and a Special Area of Conservation. • The site is just outside the 500m distance from the town centre. • Objectives ST C12 and ST C14 are highlighted, and it is submitted that both of the objectives could be realised as part of this zoning objective. 	
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	<p>It is submitted that there has been a notable lack of activity on lands zoned New Residential. The social housing demand for Castledermot in November 2020 has been established to be 106 units. (Source: Kildare Housing Department)</p> <p>The submission includes the following Appendices:</p> <ul style="list-style-type: none"> • Appendix A – Ordinance Survey map showing the extent of lands owned by Mr. Kelly • Appendix B - Includes an engineering statement which concludes that the subject lands are serviceable. • Appendix C – Letter from Byrne Mullins & Associates which concludes that the majority of the subject lands are of low archaeological potential, although the easternmost area is considered to be moderate-high, however any possible impacts could be reduced/negated by sensitive development layouts. • Appendix D – Includes letters of support from the Castledermot GAA, the Rundermot Running Club, Coláiste Lorcáin, Scoil Diarmada and the Co-operative Housing Ireland. <p>It is stated that the submission should be read in conjunction with the Flood Risk Assessment prepared by Donnachadh O’Brien Consulting Engineers (dated December 2020).</p> <p><u>Summary of Appendix from Donnachadh O’Brien Consulting Engineer</u></p> <p>The preliminary Flood Risk Assessment concludes that:</p> <ul style="list-style-type: none"> • The vast majority of the site is situated in Flood Zones A and B in accordance with OPW CFRAMS mapping. 	
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		<ul style="list-style-type: none"> • The residential area will be raised in level to ensure this portion of lands is classified as Flood Zone C and compensatory storage will be provided in the playing field area. • As the volume of compensatory storage provided is marginally greater than the displaced volume, it is the opinion of the writer that there will be negligible impact on any upstream or downstream flooding conditions. It is recommended as part of a future detailed assessment to accompany a formal planning application that hydraulic modelling is undertaken to verify the findings. 	
109	Ken Tyrrell (Receiver)	<p><u>Castledermot</u></p> <p>A comprehensive submission was prepared by Hughes Planning & Development Consultants on behalf of Ken Tyrrell (Receiver) which identifies a 6.07-hectare site west of Castledermot outlining its suitability for residential development. (Site shown in red on aerial image below).</p> <p>In the current Kildare County Development Plan 2017-2023, the land is zoned residential and open space / amenity. The Draft Kildare County Development Plan 2023-2029 has retained the open space / amenity zoning (0.97 ha) and removed the residential zoning (5.1 ha).</p> 	<p>Chief Executive's Response</p> <p>The Draft Plan has not identified the site for development as it is considered that sufficient lands are identified elsewhere within the settlement boundary to ensure compliance with the core strategy. These lands are located closer to the settlement core of the town centre thereby consolidating the built-up area and ensuring the proper planning and sustainable development of Castledermot, aligning with NPF principles of compact growth. Lands within the identified flood risk area will be subject to a site specific flood risk assessment appropriate to the type and scale of development being proposed.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan</p>


	<p>The submission requests that Kildare County Council maintain the current residential zoning of the site and to extend the settlement boundary west to include the submissions lands, as per the current Kildare CDP 2017-2023.</p> <p>The request is supported by noting the site is located adjacent to the footprint of Castledermot and within walking distance of amenities, services, and public transport links in the centre. It is also stated that the site is readily serviceable with access to infrastructure such as roads, wastewater, and footpaths. Reference is also made to a footpath and cycle path objective in the Draft CDP which runs along the northern boundary of the site.</p> <p>It is contended that zoning the site would be consistent with National, Regional, and Local Policy such as helping to achieve compact growth, delivering new homes within the built-up footprint of an existing settlement, provision of housing close to community infrastructure, accommodating a proportion of future growth in the region and directing population away from the countryside into an established settlement.</p> <p>A planning history of the site, adjoining properties and the wider Castledermot area is included which outlines that permission was previously granted on the site for 154 units (expired in 2017), while in recent years permission has been refused on other residentially zoned lands in the town. The housing target of 46 units for Castledermot to the end of 2028 is noted from the Settlement Hierarchy in the Draft CDP. It is suggested that the subject lands can deliver the required housing in this period and are more suitable than other lands zoned residential in the town due to flooding, ecological, and archaeological / historical constraints within those sites.</p> <p>Details of potential constraints within each of the four</p>	
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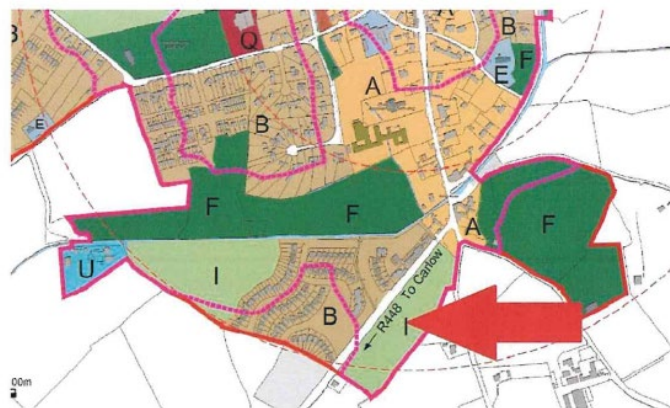
		<p>residentially zoned sites in Castledermot are outlined which demonstrate that the much-needed housing for the area may not be delivered in the specified period at these locations.</p> <p>It is submitted that the provision of additional housing at the location outlined above would allow for the sustainable and sequential development of the area in line with the key objectives of the NPF and the RSES, which seek to secure the compact growth of towns and villages.</p>	
<p>316.</p>	<p>Focus Capital</p>	<p>Castledermot</p> <p>Submission by CSR Ltd. on behalf of Focus Capital relates to lands located on the Athy Road in Castledermot proposed to be zoned F: Open Space and Amenity in the draft Plan.</p>  <p>Submission supports the predominant residential zoning of the subject lands but seeks the removal of the open space zoning within their site which it states is arbitrarily located. Submission contends that the provision of open space is part</p>	<p>Chief Executive’s Response</p> <p>The contents of the submission are noted. The request to alter the zoning of the F: Open Space and Amenity lands from its proposed location to the southwest of the site so that it can extend through the site 10 metres either side of the stream is considered to offer a responsive design solution for the site. However, it is considered more appropriate to remove the 'F' (Open Space) zoning located partly within and partly to the south of the subject lands, to zone these lands 'C' (New Residential) and to include a site specific objective as set out below.</p> <p>Chief Executive’s Recommendation</p> <p>To remove the current proposed 'F' zoning, partly within and partly to the south of the subject site and to zone these lands as 'C' (New Residential).</p> <p>To outline the above lands, in addition to the 1.5ha 'C' lands with a yellow boundary and to identify same on the legend as 'Site Specific Objective'.</p> <p>To include a specific objective in Section 2.2.1 'Castledermot' under a new sub-heading 'Site Specific Objective' to read as follows;</p>

	<p>of a development management requirement for all planning applications for residential developments and therefore does not need to be specified within a site zoned for residential and which is of relatively limited size.</p> <p>Submission states that a precedent is contained within the adopted Kildare County Development Plan 2017-2023, where land was not zoned specifically as open space.</p> <p>States that if the Council does not agree to dispense entirely with the open space zoning it is requested that the local authority relocate the open space zoning possibly as a linear park or green corridor along the stream that runs through the site.</p> <p>Submits that their second preference is that the area of zoned Open Space be relocated within the site and the provision of complementary open space along the stream will mean that there will be an actual gain in open space from that shown in the Draft Plan and that the consolidated open space that would be provided, should the subject site be granted planning permission, would provide an area of better variety and biodiversity value than that accruing from the current proposed zoning of the site.</p> <p>Points out the site identified was the subject of a planning permission for a residential development on its southern portion but these have lapsed without ever being implemented. Notes that phases 1 and 2 were granted planning permission for some 78 units to the east under ref. 01/1876, which was implemented, and built out. States that it is the client's intention to lodge a new planning application as phase 3 of the previously permitted development and to merge previous Phases 3 and 4 into a single Phase 3.</p>	<p>Any development of the 'C' zoned lands identified within the yellow boundary on Map V2-1.1A shall incorporate a 10m 'open space/amenity' buffer either side of the stream that runs in a north-south direction through the subject lands. Where a 10m buffer cannot be satisfactorily achieved, for stated reasons, compensatory open space for the quantum of open space that cannot be provided, shall be provided at an alternative, suitable, central location to be agreed with the Planning Authority noting that in accordance with Section 2.1.6, lands within the flood zone area must be accompanied by a site-specific flood risk assessment. There shall be no requirement for any additional open space to be provided on the lands outlined in yellow, in addition to the open space as required above.</p>
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	<p>Reiterates that the provision of open space is a requirement in all residential developments. States that Focus Capital intends to proceed with a planning application for a 42-unit residential scheme (submission includes an indicative layout). It is their contention that the current location of the zoned open space does not maximise the development potential of the site.</p> <p>Submits that the location of that open space zoning, in the context of further zoned residential lands to the south implies that the client’s site will be responsible for a wholly unfair proportion of open space for what is an additional area of zoned residential land further to the south. Submits that there is no justification for the draft Plan requiring the client’s site provide that open space for other zoned sites. Submission questions, whether an open space zoning is required in the first instance.</p> <p>Submits that if any zoning as open space was unnecessary in the same location and for the same extent of residential zoning for the adopted CDP then it should not be required in the draft Plan.</p> <p>Reiterates that should the Council want to provide a larger area of open space to meet broader needs then this can be achieved but that the requirement should not be entirely contained within the client’s site especially if there is residential zoned land located further to the south. Notes that the opportunity for any large area of open space sufficient to provide formal recreational or sports space is extremely limited in this location (in such close proximity to the town centre) and submits that such formal recreational activities should be catered for closer to the school on the other site of the Athy Road.</p>	
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		<p>It proposes to provide formal recreational opportunities on the site, without the need for an open space zoning. States that it is their intention to provide open space to the south of the site that could potentially adjoin with open space for the development of the residentially zoned site to the immediate south. Questions therefore how the area zoned for Open Space and the subject of this submission is in the optimal location.</p> <p>Notes that a formal Section 247 pre-planning application was held with the Council on 8 February 2022. The submission requests that a green corridor of 10m would be shown in a revised zoning for the subject site as a relatively thin green line along both sides of the stream instead of a single area to the south of the site.</p> <p>Refers to Figure 4 of the submission and states that the intended area of open space is proposed to be located further south to include an area that is prone to flooding and it should be noted that an area of formal sport and recreation is proposed in the same area by the client. Submits that it does not make sense to split the formal area for sport and recreation shown in Figure 4 from the main area of open space as proposed by the draft Plan.</p> <p>A green corridor or linear park along both sides of the stream to a width of 10m either side would yield an area of some 5.1ha as opposed to the 4.0ha zoned as open space in the emerging plan.</p>	
33	Thomas Dunne	<p>Castledermot</p> <p>The submission identifies circa 5.8 acres of land (Folio KE62908F) on the edge of Castledermot which was not proposed to be zoned in the Draft Plan and proposes that this</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that small towns like Castledermot should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre</p>

		<p>portion be zoned for New Residential Development to accommodate 40-50 new houses. Also included within the submission are several letters from local businesses, schools and residents supporting the proposed zoning. See site outlined in red below.</p>  <p>It is stated that the site is ready to go with all the necessary infrastructure available. This is supported with photographs showing where the site has access to roads and wastewater. It is also contended that the site enjoys excellent connectivity to amenities and community facilities.</p> <p>The submission also identifies a lack of available housing to buy or rent in Castledermot and this is supported by images of recent searches on Daft.ie. It is suggested that the previous core strategy failed to deliver the required housing for Kildare and additional lands need to be zoned to allow for more headroom as there is no guarantee that all zoned lands will be brought forward for development.</p>	<p>being given preference for development in the first instance. Zoning shall extend outwards from the town centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the town boundary, which are located closer to the town centre thereby consolidating the built-up area, ensuring compact growth and the proper planning and sustainable development of Castledermot.</p>
			<p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan</p>
<p>268</p>	<p>Colin Braithwaite</p>	<p><u>Castledermot</u></p> <p>This submission relates to land within the Castledermot plan boundary identified for agricultural use emphasising its residential benefit to the town. Submitted by Paddy Byrne (planning agent).</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that small towns like Castledermot should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the town</p>



Summary of Appendix from P.D.S & Associates

The subject site has an overall area of circa 3 hectares and is well serviced and should benefit from existing or available services which run adjacent to this site.

It is proposed that the site zoned 'Agricultural' should be zoned 'New Residential'.

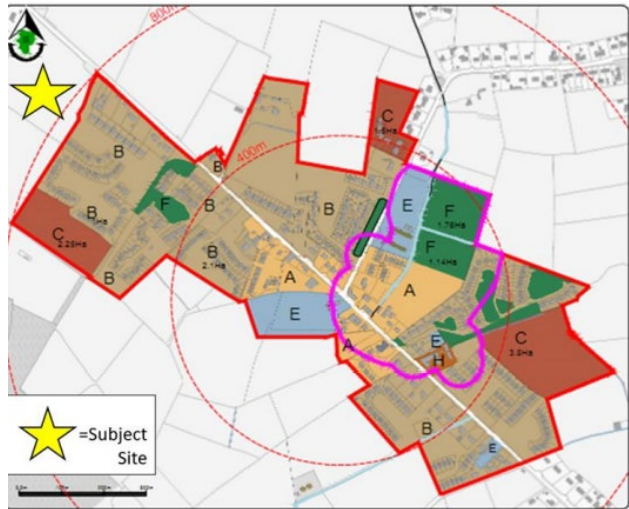
The proposed residential development would facilitate a new bus stop, new cycle laneway and the creation of a more pronounced entrance into the settlement of Castledermot. It would also improve a town entry point, which is outlined as an objective in the Draft Plan.

The areas proposed for new residential in the Draft Plan are located on local roads and are not improving the proposed entry to the town of Castledermot. The subject site is the only site within the town boundary on the R448 with available services, adjacent to established residential developments and numerous sports facilities.

centre with a strong emphasis placed on encouraging infill and regeneration opportunities.

Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for Castledermot. A population target of 126 persons and housing target of 46 units is outlined for the Draft Plan period. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 5.4Ha was identified as suitable lands to be zoned 'New Residential' in the small town of Castledermot under the Draft Plan. The 'New Residential' lands, which are located within the northern portion of the town are in close proximity to the settlement core of the town centre and are fully serviced lands. The sites identified for 'New Residential' in the Draft Plan are also infill sites that will consolidate and coalesce existing development within the town.

The Draft Plan has not identified the subject site for 'New Residential' zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located closer to the settlement core of the town centre, which is the Market Square area, as this is where most of the commercial activity is located within the town centre. Although the subject site adjoins the 'Town Centre' zoning it is relatively peripheral to the commercial heart of the town, which is located further north. The lands zoned 'New Residential' under the Draft Plan are located closer to the commercial heart of Castledermot than the subject site.

			<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
<p>420</p>	<p>Alder Homes</p>	<p>Derrinturn</p> <p>The submission was prepared by MKO Planning Consultants on behalf of Alder Homes. It seeks to have a 10.2-ha site highlighted below to be included in the town boundary of Derrinturn and zoned for Community and Educational use, to permit the development of a nursing home or other educational / community related development.</p>  <p>Subject site (yellow star) in the context of the Draft zoning map</p> <p>It is stated that the site has been earmarked for development of a nursing home for some time with pre-planning discussions having taken place with the Council. The proposal was considered to be acceptable in principle. Significant architectural and engineering work have been undertaken to prepare for the lodgement of an application.</p>	<p>Chief Executive’s Response</p> <p>It should be noted that under the Draft Plan that Nursing Homes are permitted in principle within small towns on lands zoned for town centre, existing residential / infill, new residential and community / education.</p> <p>While there is an emphasis on compact growth throughout the Draft Plan and in national and regional policy it is considered appropriate to zone part of the lands to which the submission refers for community and education purposes as they are located within 500m of the town centre, are served by a public footpath and have available public transport links.</p> <p>Regarding the preparation of an application for this site, any development proposal submitted without the relevant infrastructure in place would be deemed to be premature by the Planning Authority.</p> <p>Chief Executive’s Recommendation</p> <p>Amend map ref: 1.2a in Volume 2 of the Draft Plan ‘Land Use Zoning Map’ to extend the town boundary to include the site outlined in red below and zone it for community and educational purposes.</p>

The Council requested that an application should not be submitted until Irish Water release their schedule of upgrade works. It is anticipated that this will be released shortly.

Given that the site is within 500m of the town centre, there is a need to develop it as a nursing home and this is supported by national and regional policy. The removal of the lands from within the town boundary and the overall reduction in size of a town settlement is inappropriate and is not consistent with national and regional policies which support the growth and self sufficiency of small towns. The towns settlement boundary as existing in the Kildare County Development Plan 2017-2023, is considered to be appropriate and should not be reduced as proposed in the Draft Plan.

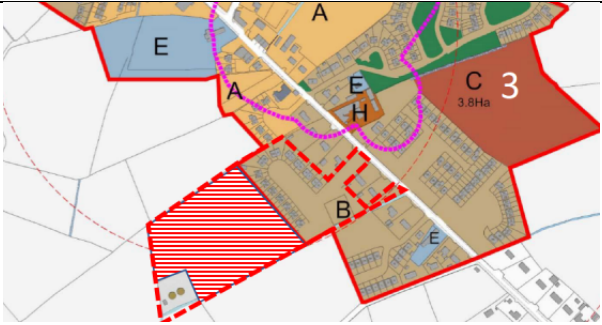
The merits of zoning the land for Community and Education are outlined which include available access to the road network, provision of a pedestrian footpath to the town centre and upgrades being approved for the WWTP in the town. It is considered that the development of a residential nursing home would provide suitable homes for the ageing population and free up units in the existing housing stock for the market. The facility will help increase population density and provide new employment opportunities. It is also contended that the site would represent an infill site.

Reference is made to a range of policies from national and regional policy documents which support the need to provide services for ageing populations, offering alternatives to driving and reducing carbon emissions. These include NPO 4, NPO 27, NPO 30, NPO 64, NPO 68, NSO 1, NSO 10, RPO 4.41, and RPO 9.12.

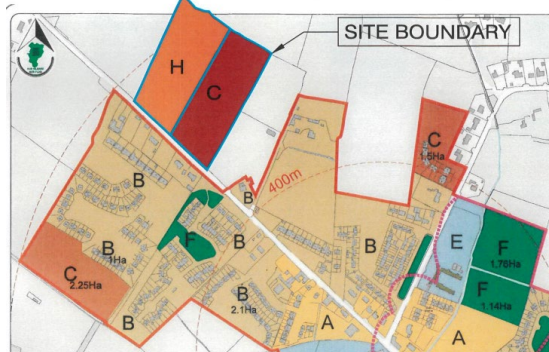
Policies and objectives from the Draft Plan are also highlighted which support the provision of community



		<p>services, housing the aging population, supporting active travel, and the 10-minute town concept. These include HO O21, HO O22, HO O25, HO O26, TM O18, TM O93, and SC O17. Reference is also made to the Housing Need and Demand appendix which shows there is a growing demand for nursing homes to house the older population.</p> <p>It is submitted that the semi-urban location of the site, with access to amenities and services in the town centre make it attractive for the provision of community services. Losing the zoning status of the subject lands will be detrimental to the provision of housing stock in the area which could house members of the ageing population. Development of a nursing home in this area will provide an economic and community benefit in the form of employment for nursing home staff including catering.</p>	
99	Joe Mulligan	<p>Derrinturn</p> <p>Highlights the potential of no new housing in Derrinturn during the lifetime of the new County Development Plan.</p> <p><u>Summary of Appendix from AKM Design</u> Within Derrinturn, three unconnected sites have been zoned 'New Residential' in the Draft Plan. Two of these sites are practically completed and the third has been zoned 'New Residential' in the last four CDPs, yet remains undeveloped.</p> <p>The subject site (shown in pink on the map below) is within 500 metres of Derrinturn town centre and is closer than other sites which have been zoned residential development, which is contrary to the policy of 'sequential development'.</p>	<p>Chief Executive's Response</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the town of Derrinturn from Q1-2023 to 2028. The Table calculates that a Housing Target of 55 units is required from 2023 to 2028 (end of Q4) with a Residential Zoned Land requirement of 2ha. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above, the three sites currently identified for 'New Residential' fulfils the residential zoned land requirements for Derrinturn in order to comply with the core strategy.</p> <p>The two 'New Residential' sites located within the north-western and north-eastern portions of the town have planning permissions and are currently being built out. The 'New Residential' site within the south-eastern portion of</p>

		 <p>The subject site can be classified as a Tier 1 site in contrast to the site to the east, which appears to fall into the category of a Tier 2. Also, the residential zoning of the subject site would be consistent with the submission by the OPR to the Issues Paper, which focussed on the requirement for compact growth.</p> <p>The development of the subject site could provide in the region of 40 units, which would alleviate the pressure for housing in rural areas.</p> <p>Housing for All identifies a need for 30,000 houses per annum and the subject site is in an ideal location due to its proximity to services such as schools, recreational facilities, public transport and a regional health centre. The Ukrainian crisis has also increased housing demand.</p>	<p>the town is an ideal site to integrate with existing housing developments to the north and west and is fully serviced.</p> <p>Having regard to the above, the zoning of additional 'New Residential' lands in Derrinturn is not considered appropriate at this time.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
609	Fernside Homes	<p>Derrinturn</p> <p>The submission was prepared by Maguire & Associates on behalf of Fernside Homes. It seeks to have a 5.51-ha site outlined in orange and red and marked 'H' and 'C' to the north west, on map extract below to be included in the town</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that towns like Derrinturn should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with</p>

boundary of Derrinturn with half of the subject lands zoned 'New Residential (C)' and the other half zoned for 'Industry / Warehousing (H)'. The site is not zoned in the Draft CDP.



Part of the proposed site is zoned for Industry and Warehousing in the current Kildare CDP 2017-2023, however this designation has been removed in the Draft CDP.

The merits of zoning the land are outlined which include proximity to existing residential areas, being within the 50km/hr speed limit zone, available access to infrastructure such as water, wastewater, road network, and footpaths. Other adjoining land uses are noted, which include agriculture to the north and residential to the east. A brief planning history of the site is also submitted, which refers to invalid and withdrawn applications for a bungalow.

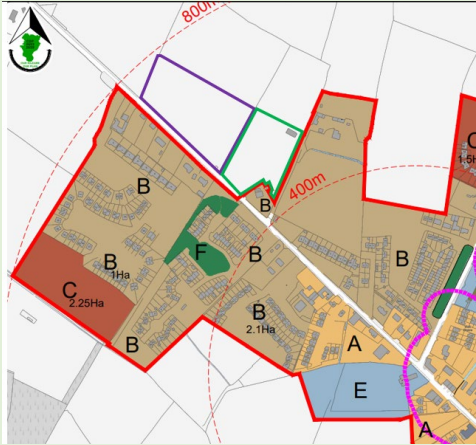
Reference is made to objectives in the core strategy of the Draft Plan including CSO 1.7 which is to promote and facilitate the development of sustainable communities, by providing for land uses capable of accommodating employment, CSO 1.10 which is to inform and engage with the preparation of the LECP which will promote the economic development of Kildare, and CSO 1.15 which is to review the

a strong emphasis placed on encouraging infill and regeneration opportunities.

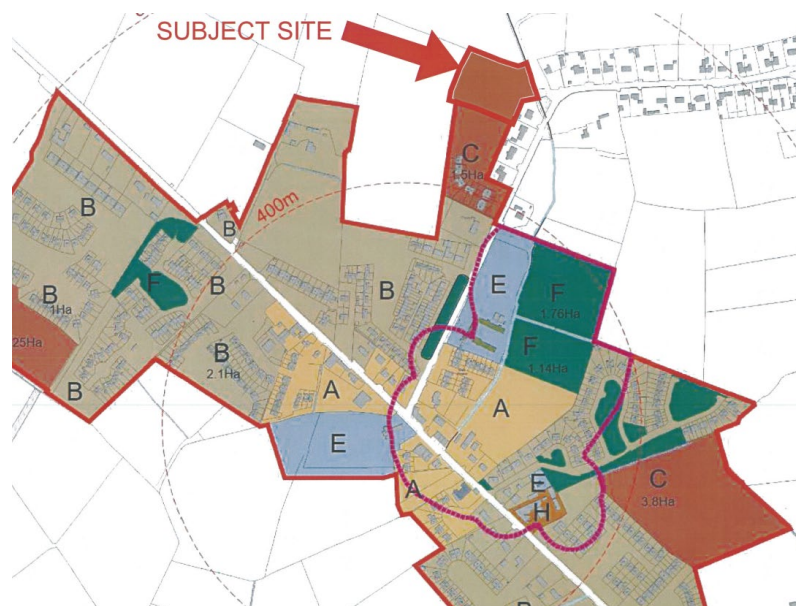
Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 7.55 hectares was identified for 'New Residential' zoning which are located east, west, and north of the town centre with live permissions on lands to the west and north.

The subject site is over 250 metres from the town centre, while the new residential zoned lands are less than 150 metres (east). The remaining two sites have live permissions and are under construction. To zone the subject site for new residential development would result in 'leap-frogging' over lands located closer to the town centre which is strongly resisted under objective V GO 3 in Volume 2 of the Draft Plan. It is therefore not considered appropriate to zone the subject lands for residential purposes at this time.

However, it is considered appropriate to include a quantum of land for employment uses having regard to national and regional policy. It is therefore recommended to zone part of the subject lands for 'Industry and Warehousing (H)'. The adjoining lands to the east are considered appropriate for Open Space and Amenity to act as a buffer between the proposed land use and the adjacent land uses, to protect residential amenities and to provide a centrally located, area of amenity space for Derrinturn which is absent at present.

		<p>quantum of employment related land use zonings in each of the LAP towns.</p> <p>Objectives which specifically relate to Derrinturn are also cited from the current Kildare CDP 2017-2023 and include DT 4 which is to promote Derrinturn as a local employment centre to reduce long distance commuting patterns and DT 5 which is to facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town.</p> <p>It is submitted that the Draft Plan ensures there will be no 'Industrial / Warehousing' land available for future building and this is contrary to the core strategies in the current plan, the Draft Plan, and the economic development of the town. The proposal to de-zone the subject land would be inconsistent with the government policy of providing jobs for local people. The subject lands are suitable for the provision of a government hub to enable people to work remotely and reduce commuting. It is also suitable for the storage of goods for small operators given its good road connections and access to the motorway. There is huge demand for this type of site.</p> <p>It is contended that the lands zoned for 'New Residential' in the town should be more evenly distributed. The subject lands are suitable for such development given its proximity in the town and availability of services during the plan period.</p> <p>Finally, it is submitted that ST D3 cannot be located on map V2-1.2b.</p>	<p>It is acknowledged that ST D3 does not appear on map V2-1.2b and it is proposed to rectify same as set out below.</p> <p>Chief Executive's Recommendation</p> <p>Amend map V2-1.2a in Volume 2 of the Draft Plan, to extend the settlement boundary and zone part of the subject lands (outlined in purple on map below) as 'H' (Industry and Warehousing) and to show lands (outlined in green on map below) as 'F' (Open Space and Amenity).</p>  <p>Amend section 8.7.3.1 to include Derrinturn and Kill.</p> <p>Amend section 8.7.3.2 and delete Derrinturn and Kill.</p> <p>To include the reference ST D3 on Map V2-1.2b between the Church of the Holy Trinity and the Turn Inn Public House (to align with Objective ST D3 for Derrinturn)</p>
121	Kilway Developments	<p>Derrinturn</p> <p><u>Summary of Appendix from John J. Cross (planning agent)</u></p>	<p>Chief Executive's Response</p>

The subject site in Derrinturn, has an overall area of 0.7 hectares and is well serviced in terms of water supply, surface water, transport, schools, sports, industry and shopping. It is suggested that a development on 0.7 hectares will have little impact on foul sewage.




National and regional policy stipulates that small towns like Derrinturn should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance.

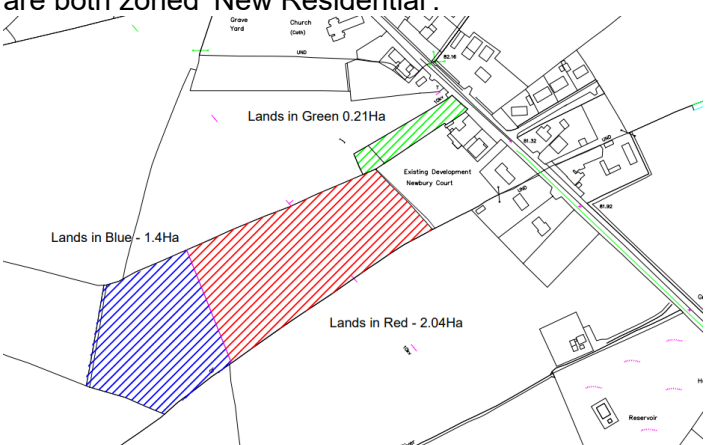
Zoning shall extend outwards from the town centre with a strong emphasis placed on encouraging infill and regeneration opportunities.

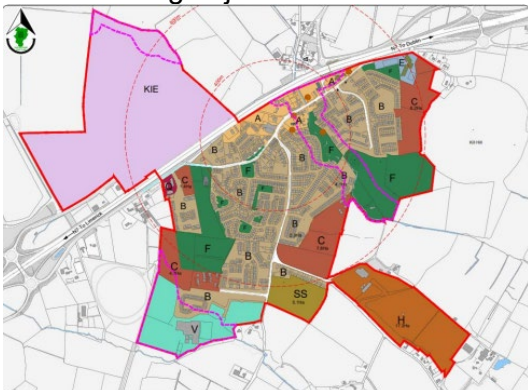
Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the town of Derrinturn from Q1-2023 to 2028. The Table calculates that a Housing Target of 55 units is required from 2023 to 2028 (end of Q4) with a Residential Zoned Land requirement of 2ha. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above, the three sites currently identified for 'New Residential' shall more than fulfil the residential zoned land requirements for Derrinturn during the life of this Plan.

The two 'New Residential' sites located within the north-western and north-eastern portions of the town have live planning permissions and are currently being built out. The 'New Residential' site within the south-eastern portion of the town is an ideal site to integrate with existing housing developments to the north and west and is fully serviced.

The subject site, as identified in the submission, is circa 450m from the town centre. To zone the subject site 'New Residential' would entail 'leap-frogging' over other lands which are located closer to the town centre, which should be strongly resisted in line with national planning policy. Having regard to the above, the zoning of additional 'New

			<p>Residential' lands in Derrinturn is not considered appropriate at this time.</p>
			<p>Chief Executive's Recommendation No change to the Draft Plan.</p>
<p>119</p>	<p>Eleanor Grogan</p>	<p>Derrinturn</p> <p>The submission was prepared by Cross Chartered Building Surveyors on behalf of Eleanor Grogan. A 1.7-hectare site south of Derrinturn is presented for low density new residential zoning. See lands outlined in red below.</p>  <p>The merits of zoning the subject lands are listed which include being located within 600m of Derrinturn town centre and having access to infrastructure with available capacity in the water supply network, while the foul sewage network will be upgraded during the life of the CDP. In addition, access to the site can be gained via the Dreenane Road.</p> <p>A variety of services, including social, and community infrastructure in the area are noted with available capacity in</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that towns like Derrinturn should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 7.55 hectares were identified for 'New Residential' zoning which are located east, west, and north of the town centre with live permissions on lands to the west and north.</p> <p>The subject site is over 600 metres from the town centre, while the new residential zoned lands are less than 150 metres (east), 200 metres (north), and 400 metres (west) from the town centre. To zone the subject site for new residential development would result in 'leap-frogging' over lands located closer to the town centre which is strongly resisted under objective V GO 3 in Volume 2 of the Draft</p>

		<p>the local primary school, while there is a post primary school in Edenderry which is within 8km of the subject site and served by bus. Other notable facilities nearby include a range of retail services, sports / recreation facilities, and local employment opportunities. It is requested that the council zone the site outlined above for new low density residential use.</p>	<p>Plan. It is therefore not considered appropriate to zone the subject lands at this time.</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
<p>230</p>	<p>JPM Energy and Planning Consultants</p>	<p>Derrinturn</p> <p>The submission requests that the lands coloured red and blue are both zoned ‘New Residential’.</p>  <p>Summary of Appendix from JPM Energy and Planning Consultants.</p> <p>The subject site is an infill town centre site. The front access is beside the Centra Shop and service station. The lands extend behind an existing housing development at Newbury Court.</p> <p>Land coloured green on the map are zoned town centre currently and are not subject to this proposal and would</p>	<p>Chief Executive’s Response</p> <p>The lands shaded in green have already been identified as ‘Town Centre’ in the Draft Plan. The subject lands shaded in red and blue are greenfield sites and the submission requests that these lands are zoned ‘New Residential’.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the town of Derrinturn from Q1-2023 to 2028. The Table calculates that a Housing Target of 55 units is required from 2023 to 2028 (end of Q4) with a Residential Zoned Land requirement of 2ha. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above, the three sites currently identified for ‘New Residential’ shall more than fulfil the residential zoned land requirements for Derrinturn.</p> <p>The two ‘New Residential’ sites located within the north-western and north-eastern portions of the town have live planning permissions and are currently being built out. The ‘New Residential’ site within the south-eastern portion of the town is an ideal site to integrate with existing housing developments to the north and west and is fully serviced.</p> <p>Having regard to the above, the zoning of additional ‘New Residential’ lands in Derrinturn is not considered appropriate at this time.</p>

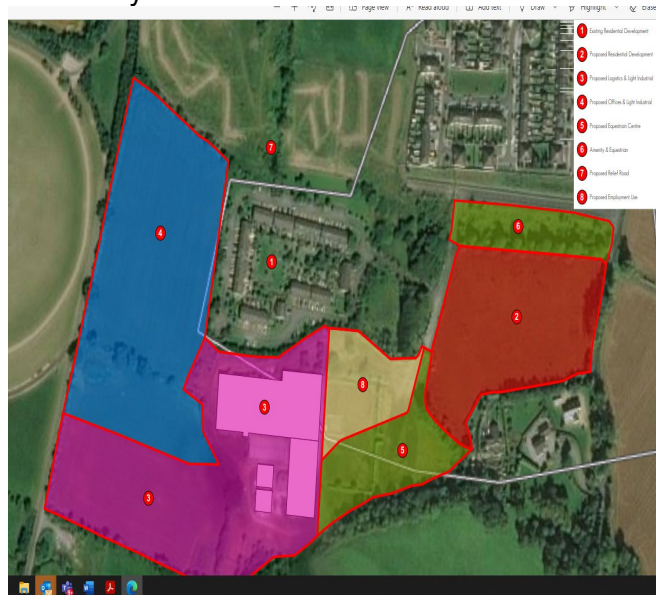
		<p>provide access to the lands to the rear. Lands coloured red are requested for zoning as part of this proposal and lands coloured blue are requested for zoning for a later phase of development.</p> <p>Part of the subject site already received planning permission under PI. Ref. 05/2675 (mixed-use development) however the permission was not taken up. The subject site is well serviced in terms of social and physical infrastructure.</p>	<p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
<p>451</p>	<p>RJ Goff & Co. Ltd.</p>	<p>Kill</p> <p>The submission was prepared by John Spain Associates, on behalf of RJ Goff & Co. Ltd. The inclusion of the KIE zoning in respect of the subject lands (identified KIE below) are welcomed.</p> <p>However, it is submitted that the zoning matrix for small towns in the draft plan should be reviewed. It is requested that complementary uses to the existing bloodstock sales facility such as restaurants, pubs, and shop-convenience are ‘open for consideration’ in the small towns zoning matrix of the Draft Plan as they are in the current plan. No explanation was given for this change, and it is inconsistent with the overall zoning objective.</p> 	<p>Chief Executive’s Response</p> <p>The proposed amendment with respect to current land use zonings on the subject site to permit a restaurant, pub, and shop (convenience) uses to “permitted” in the Draft Plan would be inconsistent with national and regional policy which seek to contain such uses in established town and village centres. The subject lands are removed from the serviced centres of Kill and Naas. Allowing such uses at this location would set an undesirable precedent for further such uses as the policies and objectives of the Draft Plan seek to strengthen our town and village centres.</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p>

		<p>The lands comprise the sales premises with surplus greenfield land to the east and west. It is not possible for the entirety of the lands to be utilised for bloodstock / equine use. A sterile environment is required for the top-quality thoroughbred horses sold at Goffs and this requires adjacent lands not to be used for other equine activity. This in effect sterilises portions of the land from equine use.</p> <p>Therefore, it is necessary to utilise the remainder of the lands for other complementary uses rather than equine. It is considered that an opportunity exists for tourism and leisure related uses on the lands, complementary to the bloodstock/equine business that can support the primary use of the land. This is essential to ensure the medium and long-term sustainability of the Goffs bloodstock operation having regard to the highly cyclical nature of bloodstock sales.</p> <p>The following zoning objective which reflects the wording in the current plan should be considered <i>“to develop equine based industry at Goffs. This zoning objective is to facilitate the expansion of existing equine-based development at Kill. This zone is solely for equine based leisure tourism and enterprise. Any development must be equine-based and fully integrated with this primary focus of activities on the site”</i>.</p> <p>In conclusion, it is requested that the zoning matrix be amended for KIE lands to ensure Restaurant, Pub, and Shop-Convenience are open for consideration. The Plan should also include policies / objectives to encourage and support the complementary tourism and leisure facilities at Goffs, to ensure its sustainable future.</p>	
370	Newtownsland (Kill) Ltd.	<p>Kill</p> <p>The rezoning of the equestrian site would enable the best use of existing developed land beside the town for reuse as active</p>	<p>Chief Executive’s Response</p> <p>The subject site has an overall area of c. 12.5 hectares, and it is requested that the site be separated into 3</p>

	<p>commercial and residential uses in a highly sustainable and suitable location, bringing a vacant, derelict site back into active use.</p> <p><u>Summary of Appendix from McGill Planning</u> The subject site has an overall area of c. 12.5 hectares, and it is requested that the site be separated into 3 separate zonings. North-east of the site to be zoned 'C' 'New Residential', south central and north area of the site to be retained as 'V' 'Amenity and Equestrian' and western and north central area to be zoned "T" "General Development (see map below). Each area would also have its own zoning objective.</p> <p>The proposal would be in accordance with National and Regional policies which encourage the development of more compact urban development and promote the use of under-utilised land and buildings.</p> <p>The Kill International Equestrian Centre has been vacant for over 10 years. There has also been substantial redevelopment of Goffs to the north side of the N7 and it is considered more appropriate to encourage and continue the consolidation of these lands as the primary equine location for Kill.</p> <p>The submission states that the owner of the subject site has been approached by Endress+Hauser, who are a large local employer in Kill, regarding the potential of the use of this land to meet their growth and expansion needs.</p> <p>The proposed level of new dwellings for Kill is not proportionate to its size, the level of existing employment within the town, the quantum of brownfield land available for re-use and redevelopment within the town boundary and its</p>	<p>separate zonings. North-east of the site to be zoned 'C' 'New Residential', south central and north area of the site to be retained as 'V' 'Amenity and Equestrian' and western and north central area to be zoned "T" "General Development (see map below).</p> <p><u>Proposed New Residential Zoning:</u> The submission seeks to have the north-east of the subject site re-zoned 'C' 'New Residential'. National and regional policy stipulates that towns like Kill should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for Kill. A population target of 327 persons and a housing target of 119 units is outlined for the Draft Plan period. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 20.1ha was identified as a suitable quantum of lands to be zoned 'New Residential' in the small town of Kill under the Draft Plan. It should also be noted that 5.1ha is also proposed to be zoned for 'Serviced Sites'.</p> <p>The Draft Plan has not identified the subject site for 'New Residential' zoning as it is considered that sufficient lands are identified elsewhere within the small town boundary. These lands are located closer to the 'Town Centre'. To zone the subject site 'New Residential' would entail 'leap-frogging' over other lands which are located closer to the</p>
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proximity to the excellent transport infrastructure in the form of the N7, linking it to Dublin and Naas. All of these factors make Kill an ideal location for increased employment and residential development in the area. On this basis, the target for Kill should be at least doubled in terms of housing, and sites should also be clearly identified for new employment development.

The submission notes that development at this location would be in accordance with Chapter 2, which states that “The aim for this Plan is to co-locate employment centres near homes and communities, thereby reducing the need for unsustainable commuting patterns into, within or outside of the county.’



The subject site has the benefit of a ‘new roads’ objective to the immediate north, which would provide for commercial and industrial traffic in this area. The improvement in the road

town centre, which should be strongly resisted and would be contrary to national and regional planning policy.

Proposed General Development Zoning

In relation to the proposal that the western area, and north central area be rezoned “T” “General Development’, it is noted that the uses identified on the Masterplan at this location include offices, light industrial and logistics. It is also proposed that the existing equestrian building would be renovated for light industrial use.

Table 4.1 (Economic Development Hierarchy Table) of the Draft Plan identifies Kill as a town where it is an objective to ‘encourage and promote small scale industry, diversification of the rural economy, new economic opportunities arising from digital connectivity and indigenous innovation and enterprise as well as more traditional natural and resource assets (e.g. food, energy, tourism) in these Towns.’ The Masterplan submitted proposes a substantial office, light industrial and logistics development, which does not accord with Kill’s designation as a ‘town’ in the Economic Development Hierarchy Table. The proposed development would be more appropriately located in the ‘Key Town’ of Naas, where it is an objective to ‘strengthen and promote the local employment base through the development of MERITS (Mid-East Regional Innovation Thinkspace), Millennium Park in the North-West Quadrant and the regeneration of underutilised lands including industrial lands in the north-east of the town.’ Millennium Park and the industrial lands in the north-east of Naas are circa 4km from the subject site and are easily accessible from the N7/M7.

The submission also states that the subject site has the benefit of a ‘new roads’ objective to the immediate north, which would provide for commercial and industrial traffic in

		<p>network within the Kill area, would provide greater connectivity to the N7 and the subject site being in an ideal location for future development in terms of employment and residential development.</p> <p><u>Summary of Appendix from Gerry O’Sullivan (Meitheal Architects)</u> The Strategic Flood Risk Assessment for the Kildare County Development Plan 2023-2029 indicates that the area is susceptible to the 1000-year return fluvial flood event with increases for High End Future Scenario (HEFS) climate change. Any proposed development will require a Site Specific Flood Risk Assessment to be carried out as part of the relevant planning application process as opposed to suggesting that these lands are not suitable for development.</p>	<p>this area. Following consultation with the Transportation Department of Kildare County Council, it is our understanding that the delivery in full of the Kill - Johnstown Road to the Hartwell Road relief road as outlined in objective ST K14 and Map V2 – 1.3b of the Draft Plan is still some way off and is dependent on lands being acquired from a third party by CPO to complete the full link road.</p> <p>Having regard to the above and National and Regional policies it is considered the proposed offices, light industrial and logistics development would be more appropriately located in the ‘Key Town’ of Naas.</p> <p>The V’ ‘Amenity and Equestrian’ zoning should be retained for the whole site.</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p> <p>(See response to the submission from the OPW also).</p>
476	Circle K Ireland Energy Group Limited	<p>Kill</p> <p>The submission was prepared by Coakley O’Neill Town Planning on behalf of Circle K Energy Group Limited in relation to the Circle K Kill South service station on the N7 at Exit 7, Kill. The site is 0.6 ha in area and is in use as a service station. It is submitted that the development boundary of Kill be extended to include the service station and zoned Enterprise and Employment. See site outlined below in red. The development boundary is circa 815 metres from the site.</p>	<p>Chief Executive’s Response</p> <p>It is not considered feasible or desirable to specifically zone the existing Service Station or the lands to the east and west of same within the boundary of Kill. Such a proposal would be inconsistent with national and regional policy which seeks to contain retail services in established town and village centres. The subject land is removed from the serviced centre of Kill. Extending the settlement boundary to cater for the proposed zoning would set an undesirable precedent for further such uses as the policies and objectives of the Draft Plan seek to strengthen our town and village centres.</p>



The site is not in the boundary of Kill under the existing CDP or the Draft CDP. This poses a risk to the operation of the service station and could damage its future development prospects and does not reflect the established and permitted commercial use of the site.

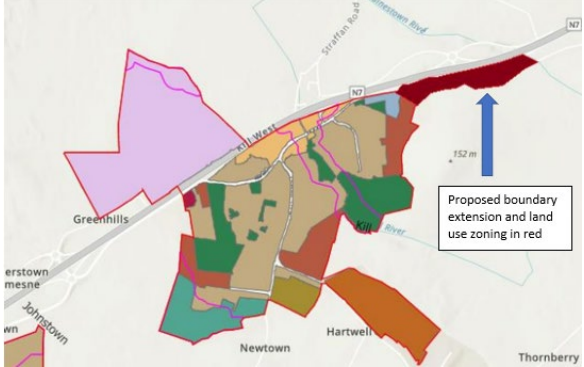
It is contended that the site forms a key part of the established commercial offering for the surrounding area as the first site motorists pass as they exit the N7 towards Kill. A description of the facilities contained at the premises are outlined along with details of adjoining land uses, while it is noted that there is a live application for an extension to the premises' facilities.

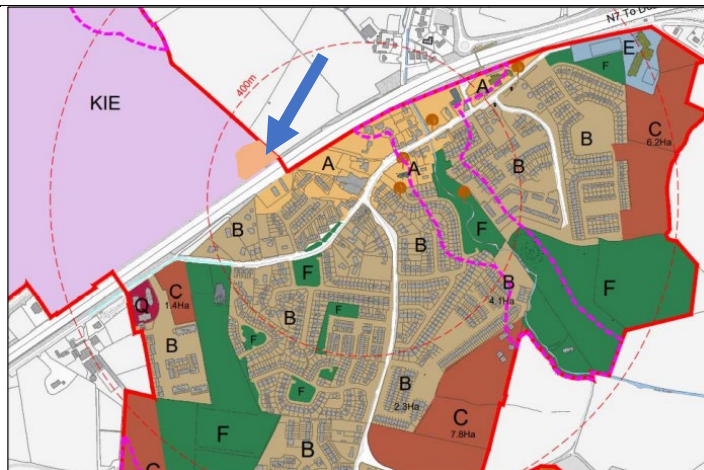
Reference is made to the current development plan, including growth rates for small towns along with specific reference to Kill in relation to Retail and Commercial Development, where it states that residents of the town and hinterland area must travel to higher order centres to meet much of their shopping needs. Objective KL30 is noted which is to actively encourage the provision of shops and services to consolidate and strengthen the role of Kill in meeting the needs of its population and its hinterland. The Draft Plan is then referred to and its guidance on petrol stations, which includes their

Chief Executive's Recommendation

No change to the Draft Plan.

	<p>purpose, preferred locations, and details to be submitted with applications for such development. The location of the service station complies with Draft Plan policy for petrol stations.</p> <p>The service station operates a local service use situated close to existing population and employment areas. It is submitted the plan should reflect the existing permitted nature of uses within the area. While it is also stated that the focus in the future is to expand the range of services on site in line with customer and market expectations. It is suggested that not zoning this site could be viewed as anti-competitive and in contravention of the Retail Planning Guidelines in terms of its impact on an existing retail outlet. A comparison is made with a Maxol Service Station on the opposite side of the N7, which has a town centre zoning.</p> <p>It is contended that the sites inclusion in the settlement boundary would demonstrate strong compliance with national, regional, and local planning policy regarding development of compact urban centres of sufficient critical mass to support their strategic roles within wider settlement structures.</p> <p>In addition to the subject site being zoned and included in the settlement boundary it is proposed that lands to the east and west are also included and zoned Enterprise and Employment, as illustrated below:</p>	
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		 <p>Proposed extended boundary and zoning</p>	
<p>471</p>	<p>Circle K Ireland Energy Group Limited</p>	<p><u>Kill</u> Summary of Appendix from Coakley O'Neill Town Planning</p> <p>The existing and proposed KIE – 'Equine Based Leisure, Tourism and Enterprise' zoning does not align with the established and permitted commercial use on site. A petrol/service station use is 'not permitted' within the zoning objective. The proposed KIE zoning risks fundamentally undermining the ongoing operation of the service station and its future development prospects.</p>	<p>Chief Executive's Response</p> <p>It is accepted that the proposed KIE – 'Equine Based Leisure, Tourism and Enterprise' zoning under the Draft Plan does not align with the established and permitted commercial use on site. A petrol station use is 'not permitted' under KIE zoning as outlined under Table 2.4 – Small Towns – Land Use Zoning Matrix. The proposed KIE zoning risks jeopardising the future development prospects of the established petrol / service station.</p> <p>However, the proposal to re-zone the subject site 'town centre' is also considered unacceptable. The subject site is separated from Kill Town Centre by the N7 National Road. There is no pedestrian or cycling linkages from the subject site to Kill Town Centre, which is located to the east of the N7 National Road. The uses permitted under a Town Centre zoning would leave the subject site open to a variety of land uses many of which would not be appropriate at this location, which is visually and physically divorced from Kill Town Centre.</p>



The existing Maxol Service Station located directly opposite the subject site is proposed to be zoned A – ‘Town Centre’ under the Draft Plan. It is also of note that the Johnstown Garden Centre, circa 2km to the south and also on the northern side of the N7, is to be zoned for Enterprise and Employment uses.

Guidance on petrol stations is outlined in section 15.3.6 (ii) of the Draft Plan.

The submission argues for the service station site to be rezoned ‘A - ‘Town Centre’ from KIE as the range of uses permitted within the Town Centre zoning align with the nature of the permitted service station use at the site. Also, the service station’s location directly adjoining other commercial development and nearby residential populations should be noted.

It is considered that the established and permitted commercial use on site would be better facilitated by a T: General Development zoning than a Town Centre zoning. A specific objective limiting the use of the subject site to a Petrol Filling Station use, and clearly stating that any development proposal shall be in accordance with the development standards for Motor Service Areas / Petrol Filling Stations as outlined in Chapter 15 of the Plan is considered more appropriate.

Chief Executive’s Recommendation

To amend the zoning of Map Ref. V2-1.3a to show the subject lands (identified by the blue arrow above) as **T1: General Development**.

To insert the following objective into the V2 2.4.5 Economic Development section of the Kill Plan.

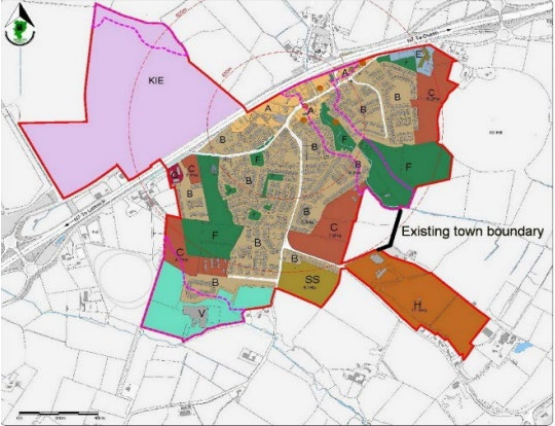
It is an objective of the Council that any development proposal for the Service Station which is located on the western side of the N9 and is zoned ‘General Development’ shall be limited to a Fuel Filling Station use. Any development proposal must be in accordance with the development standards for Fuel Filling Stations as outlined in Chapter 15 of the Plan and the proper planning and sustainable development of the area.

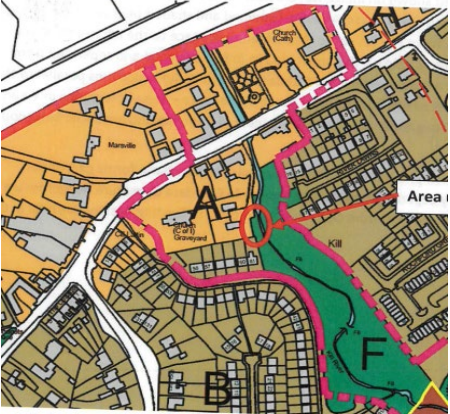
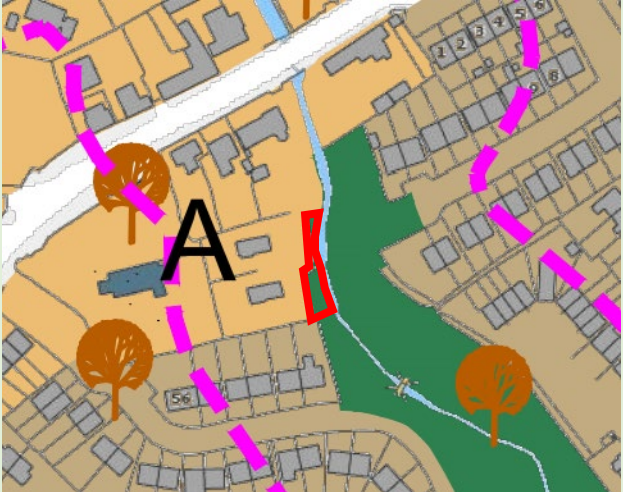
To also insert the following text into Table 2.2 – Small Town Land Use Zoning Objectives

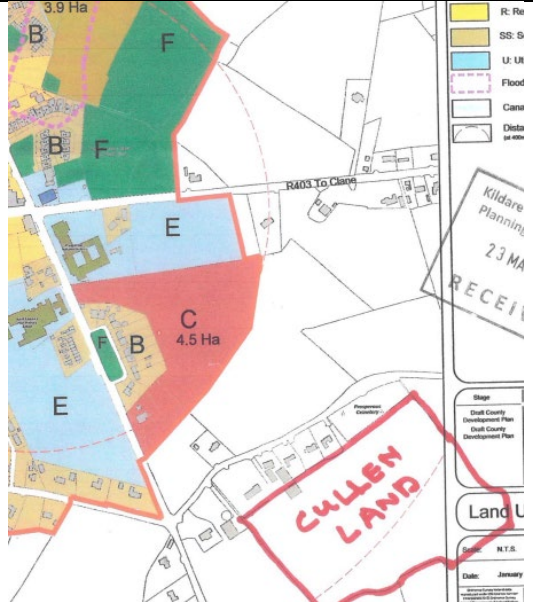
T	General Development	To provide for general development. This zoning provides for a wide range of uses including office, leisure, residential, retail and light industrial /employment use. In this zone, it is important to avoid
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			<p>T1</p> <p>abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p> <p>To facilitate the operation of a Service Station on the western side of the N9 within the town of Kill. Any development proposal shall be limited to a Fuel Filling Station use and must be in accordance with the development standards for Fuel Filling Stations as outlined in Chapter 15 of the Plan and the proper planning and sustainable development of the area.</p>
<p>To also amend Table 2.4 – Small Towns – Land Use Zoning Matrix of Volume 2 by inserting a T1; General Development column. The only land use Permitted in Principle (Y) in this column shall be a Fuel Filling Station. Utility Structures shall be Open for Consideration (O). All other land uses shall appear as ‘Not Permitted’ (N).</p>			
343	Endress + Hauser (Ireland) Ltd.	<p>Kill</p> <p>The submission states that they wish to support Newtownsland (Kill) Limited in its residential / light industrial zoning submission.</p> <p>Endress+Hauser (Ireland) has been operating for 42 years from County Kildare and its headquarters is based in Kill (Embassy Park), with circa 30 employees. It is anticipated that by the end of the year 70 employees will be based in Kill, and this could double or triple in the next 5 to 10 years, which will bring the level of employees from 80 to potentially 200. However, the current rented building from which Endress +</p>	<p>Chief Executive’s Response</p> <p>The contents of this submission are noted. The reader is requested to refer to the response and recommendation relating to submission number 370.</p> <p>Chief Executive’s Recommendation</p> <p>As per above.</p>

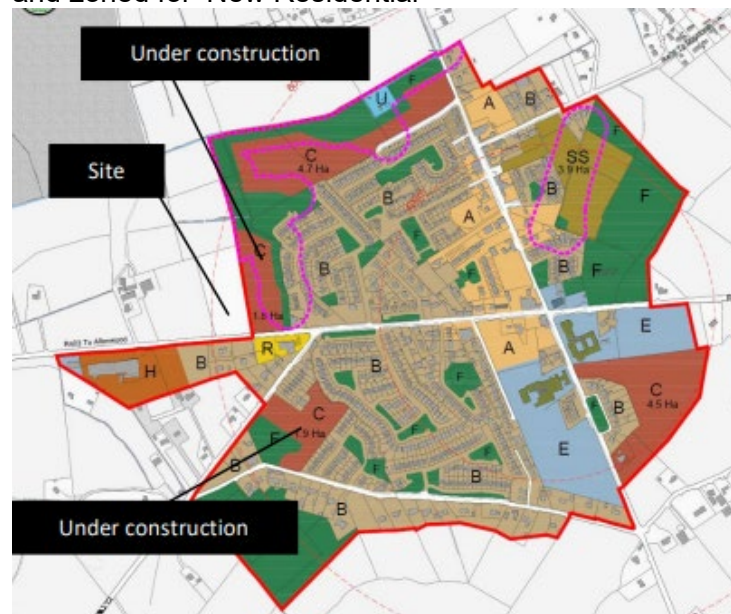
		<p>Hauser operate is soon to be undersized for the required needs.</p> <p>Any building constructed by Endress + Hauser will be environmentally friendly and sustainable. The submission wishes to support the zoning submission by Montane for their lands in Kill and partner with them so that a permanent base can be developed at Kill.</p>	
189	Endress + Hauser (Ireland) Ltd.	<p><u>Kill</u></p> <p>The submission states that they wish to support Montane / McGill’s submission with respect to its residential / light industrial zoning submission.</p> <p>Endress+Hauser (Ireland) has been operating for 42 years from County Kildare and its headquarters is based in Kill (Embassy Park), with circa 30 employees. It is anticipated that by the end of the year 70 employees will be based in Kill, and this could double or triple in the next 5 to 10 years, which would bring the number of employees from 80 to potentially 200. However, the current rented building from which Endress + Hauser operate is soon to be undersized for their needs. Any building constructed by Endress + Hauser will be environmentally friendly and sustainable.</p>	<p>Chief Executive’s Response This submission wishes to support sub 370 (Newtownsland (Kill) Ltd.), which seeks a re-zoning of the lands at the Kill Equestrian Centre. The reader is advised to refer to the response and recommendation in this report with respect to submission number 370.</p> <p>Chief Executive’s Recommendation As per above.</p>
425	Melinda Lyons	<p><u>Kill</u></p> <p>The submission refers to a change in the town boundary on the east side of Kill Village. It is requested that the boundary be amended to include the lands to the west of the black line as shown on the map below.</p> <p>There is no justification for altering the boundary or reducing the extent of lands within the town. It is contended that the land between the existing boundary and proposed boundary</p>	<p>Chief Executive’s Response National and regional policy stipulates that towns like Kill should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p>

		<p>should be retained within the town due to its accessibility and proximity to the town centre.</p>  <p>It is further requested that the subject lands are zoned as New Residential. It is contended that the land will link sequentially to existing residential land and constitute sustainable infill, and consolidate the H, F and C land uses. As most of the adjoining residential land is now built or being built, with an excellent amenity link to the village along the Kill River, the development of this site would constitute compact growth and make best use of investment in services.</p>	<p>Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 25.2 hectares was identified for ‘New Residential’ zoning in Kill. These lands are located south, east, and west of the town centre with live applications and permissions on all new residential zoned lands, one of which is currently being built out.</p> <p>It is considered that a sufficient quantum of residential zoned land has been identified in the town to facilitate the projected growth outlined in table 2.8 of the Core Strategy. It is not considered appropriate to identify additional lands for residential development at this time.</p>
29	David & Hilary Creighton	<p>Kill</p> <p>The submission identifies a small portion of land (outlined in red on map extract below) and requests that the proposed zoning be changed from “Open Space and Amenity” to “Existing / Infill Residential” as the land is in private ownership and forms part of a private garden which is enclosed and separate from the open space in the adjoining housing development of Glendara. An extract of the land ownership map from landdirect.ie is included, while reference is also made to the potential development of this land under</p>	<p>Chief Executive’s Recommendation No change to the Draft Plan.</p> <hr/> <p>Chief Executive’s Response</p> <p>The Draft Plan proposes the zoning of the subject parcel of land which is in an area identified for flood risk assessment as Open Space and Amenity to protect the River Kill from inappropriate development and the town centre from the potential impacts of flooding from the river. However, given that the land identified is stated to be in private ownership and forms part of a private garden which is linked to a private dwelling on town centre zoned lands it is recommended to amend the “Open Space and Amenity”</p>

		<p>objectives ST K6 (investigate the feasibility of developing Kill riverside) and ST K7 (provision of appropriate facilities for local groups and clubs) in Volume 2 of the Draft Plan.</p> 	<p>zoning to “Town Centre” with respect to both the subject site and also to the site immediately to the north for consistency.</p> <p>Chief Executive’s Recommendation</p> <p>Amend zoning on land outlined in red below from “Open Space and Amenity” to “Town Centre” on Map Ref: V2 – 1.3a.</p> 
<p>607</p>	<p>Tommy Cullen</p>	<p>Prosperous</p> <p><u>Summary of Appendix from Tommy Cullen</u> Request that a greenfield site with an overall area of c.8.7 ha is zoned for residential purposes.’</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that towns like Prosperous should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p>

		 <p>No issue with flooding and vehicular access is from the local road linking Hatter’s crossroads to Firmount crossroads. The subject site and Prosperous in general are well serviced in terms of social and physical infrastructure. The subject site is an ideal location for the expansion of Prosperous and is preferential to alternative lands to the north, west and east of the town.</p> <p>The subject site does not contain any archaeological or other heritage features.</p>	<p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for Prosperous. A population target of 251 persons and a housing target of 91 units is outlined for the Draft Plan period. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 13Ha was identified as a suitable quantum of lands to be zoned ‘New Residential’ in the small town of Prosperous under the Draft Plan.</p> <p>The Draft Plan has not identified the subject site for ‘New Residential’ zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located closer to the ‘Town Centre’. To zone the subject site ‘New Residential’, would entail ‘leap-frogging’ over other lands that are located closer to the town centre, which should be strongly resisted and would be contrary to national and regional planning policy.</p>
362	Ardlea Construction Ltd.	<p>Prosperous</p> <p><u>Summary of Appendix from David Mulcahy (Planning Consultants Ltd)</u></p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that towns like Prosperous should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with</p>
<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>			

Request that a greenfield site with an overall area of c.1.6 ha be included within the small town boundary of Prosperous and zoned for 'New Residential'



The subject site is close to public transport services and Prosperous has a wide range of social and physical infrastructure. Ballynafagh Bog SAC is located 250m to the north-west.

No planning permissions are associated with the subject site however permission was granted for a residential scheme to the immediate east (PI. Ref. 18/1166), which included a future access point along the western boundary to facilitate access to the subject lands. These adjoining lands are currently under construction and are substantially complete. A new footpath was also provided along the R413 as part of PI. Ref. 18/1166.

a strong emphasis placed on encouraging infill and regeneration opportunities.

Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for Prosperous. A population target of 251 persons and a housing target of 91 units is outlined for the Draft Plan period. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 13Ha was identified as suitable lands to be zoned 'New Residential' in the small town of Prosperous under the Draft Plan.

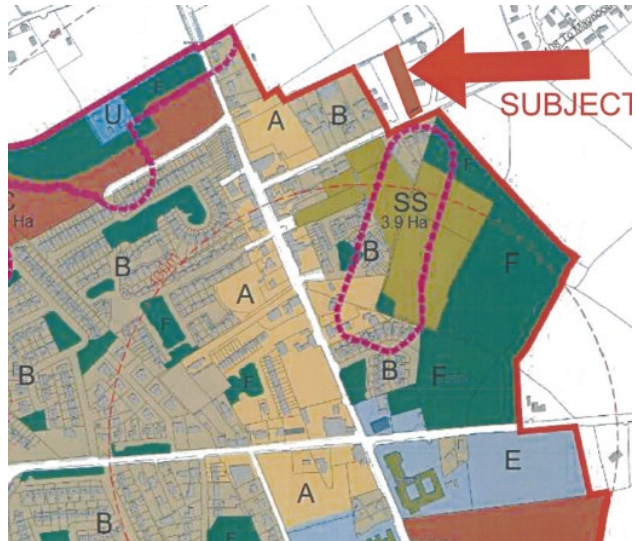
The Draft Plan has not identified the subject site for 'New Residential' zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located closer to the 'Town Centre'. To zone the subject site 'New Residential' would entail 'leap-frogging' over other lands which are located closer to the town centre, which should be strongly resisted and would be contrary to national and regional planning policy.

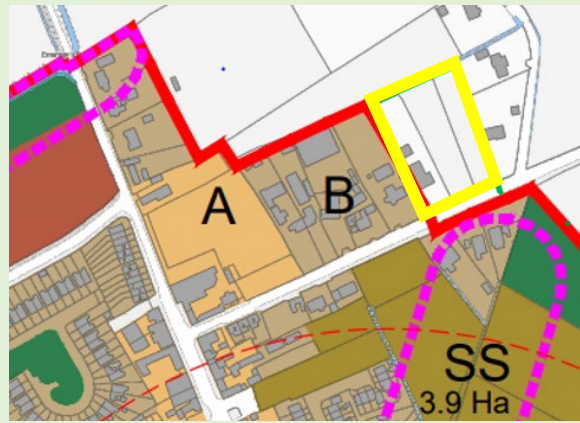
Chief Executive's Recommendation

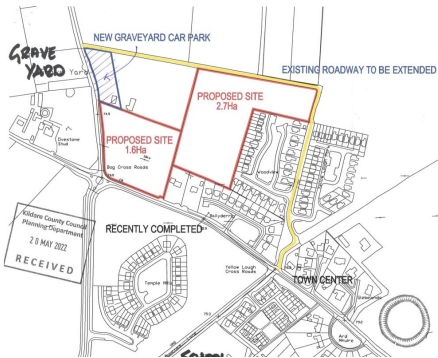
No change to the Draft Plan.

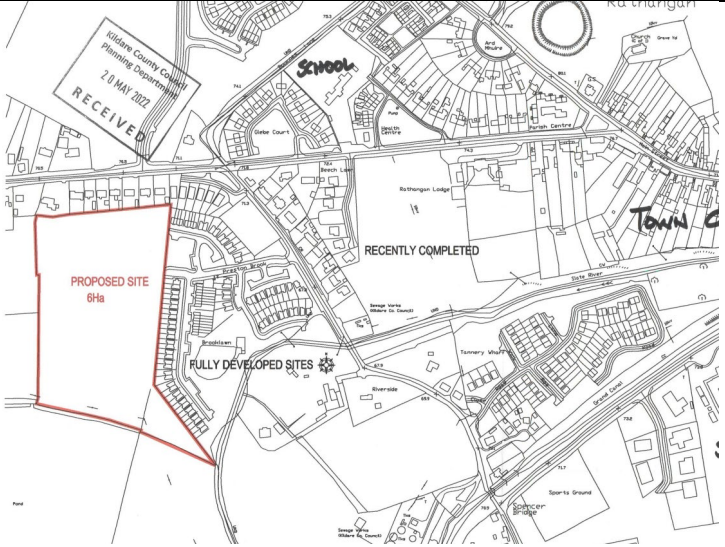
	<p>The submission notes that National and Regional policies promote the development of new homes in small towns, villages and settlements as an alternative for people who would otherwise seek to develop a house in an un-serviced rural area. National and regional planning strategies promote compact growth in urban settlements with an emphasis on developing lands close to town centres for residential development.</p> <p>Under the current CDP the subject site is zoned Agricultural (I) The site is shown to be in an area subject to a flood risk assessment but this issue was fully addressed with the permitted development on the adjoining residential zoned lands when investigated in detail.</p> <p>TJ O’Mahoney Plus Hardware store (including café) to the west of the town is isolated from the town despite being within the development boundary of the town, zoned and connected to the town via a public footpath. There is a need to tie this development back into the town. Development to the west of the town would help achieve this.</p> <p><u>Summary of Appendix from Donnachadh O’Brien Consulting Engineer</u></p> <p>Under Pl. Ref. 18/1199, which is the adjacent site to the east of the subject site, a residential development on lands adjacent to the flood extent of the Slate River was successfully designed. The planning for this scheme was approved by KCC.</p> <p>Lands further west of the current zoned lands would be suitable for development. All lands adjacent to the Slate River to the north of Prosperous are at potential risk of flooding and similar detailed site specific assessments would be required</p>	
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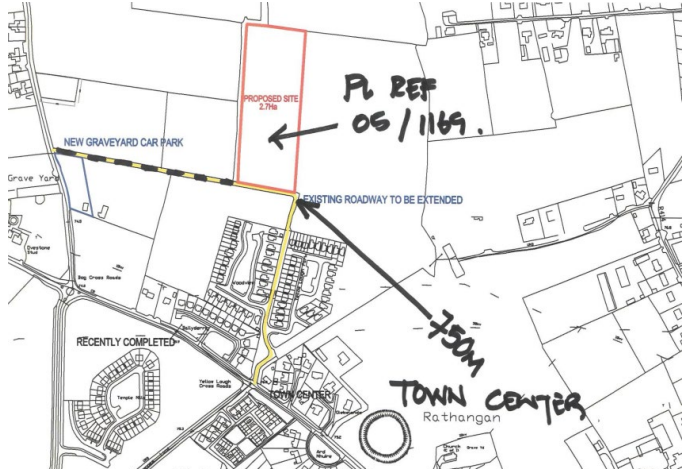
		<p>in order to confirm the suitability of these lands for future development, and future zoning should be limited to lands outside the flood extent.</p> <p>Prosperous would benefit from a new surface water discharge to the Slate River that would serve the existing centre, south and south-east of the town.</p> <p>No issue with foul and water infrastructure. No significant impediments to development from a strategic roads' infrastructure point of view.</p>	
546	Bernard Moran	<p>Prosperous</p> <p>This submission requests that a site located northwest of Prosperous retain its existing New Residential zoning objective as depicted in the existing Kildare Development Plan 2017 – 2023 as the Draft Development Plan proposes to decrease the area of New Residential zoning on the subject site.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="450 871 840 1161"> </div> <div data-bbox="875 871 1263 1161"> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div data-bbox="465 1171 775 1235"> <p>County Development Plan 2017-2023</p> </div> <div data-bbox="887 1171 1205 1235"> <p>Draft County Development Plan 2023-2029</p> </div> </div> <p>Planning application ref. 20/1403 was submitted to provide 94 dwellings, a crèche, a linear park in accordance with PR 30 of the current CDP, provision of part road as defined by PR8 of</p>	<p>Chief Executive's Response</p> <p>The map below is an extract from the Strategic Flood Risk Assessment that accompanies the Draft Plan. The indicative mapping shows (in dark blue) areas subject to flooding to the north of the town. With respect to Climate Change the indicative mapping shows that areas to the north of Prosperous also show an increase in flood extents. For the purposes of the Draft Plan therefore and having regard to the above, where flood zones have been identified these areas are now indicated as areas of open space which has resulted in alterations to the 'C' (New Residential) zoned lands to the north of Prosperous.</p> <div data-bbox="1283 1031 1771 1342" style="text-align: center;"> </div>


		<p>current CDP and associated siteworks. These objectives are retained in the current Draft Development Plan. The submission states as part of this application, KCC requested further information including a Site Specific Flood Risk Assessment be carried out on the lands. It was concluded in this assessment the lands currently zoned New Residential in the existing Kildare Development Plan 2017 – 2023 are not at flood risk. This Site Specific Flood Risk Assessment is included as an appendix to this submission.</p>	<p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
<p>134</p>	<p>MA Tudor Ltd</p>	<p>Prosperous</p> <p>A 0.26-hectare site on the Maynooth Road in Prosperous is identified (outlined in red below) with a request to have the site zoned for new residential use. The land is currently not zoned and falls 30m outside the town boundary.</p>  <p><i>Subject site outlined in red.</i></p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that towns like Prosperous should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 12.9 hectares was identified for ‘New Residential’ zoning in Prosperous. These lands are located north, south, east, and west of the town centre with live applications and permissions on all new residential zoned lands, one of which is currently being built out.</p> <p>As the subject site is less than 200 metres from the town centre and is not significant in size it is considered</p>

		<p>The merits of zoning the subject site for residential use are outlined which include being located within 500m of the village centre, having access to infrastructure with available capacity in the water supply and foul sewage networks. Proximity of the site to public transport links, other nearby towns and the motorway is also noted.</p> <p>A variety of services, including social and community infrastructure in the area are noted with available capacity in the local primary and secondary schools. Other notable facilities nearby include a range of retail services and sports / recreation facilities. It is contended there is a need for further housing in Prosperous and zoning the subject site for residential use will cater for local demand and provide an alternative to 'one-off' rural houses.</p>	<p>reasonable to extend the town boundary to encompass the subject site but also to include the two narrow linear parcels of land to the west of same, the westernmost site having already been developed. Having regard to the above it is considered most appropriate to zone the subject lands (as identified below in green) as 'existing / infill residential' in recognition of existing land uses and for the purposes of consolidating the built-up area.</p> <p>Chief Executive's Recommendation Amend Map Ref: 1.4a in Volume 2 of the Draft Plan to extend the town boundary as outlined in yellow on the map extract below and to zone the identified lands as 'existing / infill residential'.</p> 
566	Joe Foran	<p>Rathangan</p> <p>The subject sites which are outlined in red on the map below are being requested to be zoned for residential purposes.</p> <p>It is contended that the subject sites are located adjacent to Temple Mills housing development, are well served by</p>	<p>Chief Executive's Response</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary to cater for anticipated growth in the town. These lands are located closer to the town centre of Rathangan, thereby consolidating the built-</p>

		<p>sewage and water services, meet the sequential test and will result in a compact form of urban development.</p>  <p>Furthermore, the proposal comes with an offer to provide free of charge a parcel of land for the purposes of a new car parking facility for the graveyard. The submission proposes to extend Yellowlough Laneway to link up with the existing developments (see yellow line on map below), which will allow for a walkway to the graveyard from the town centre.</p>	<p>up area and ensuring the proper planning and sustainable development of the town.</p> <p>To zone the subject site to accommodate a residential development would entail ‘leap-frogging’ and would also set an undesirable precedent to encourage development between the subject lands and the development boundary for Rathangan. More favourable consideration should instead be given to the location of a residential development on more suitably located and zoned lands closer to and within the town.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
<p>567</p>	<p>Des Flanagan</p>	<p>Rathangan</p> <p>The subject site is outlined in red on the map below. It is requested that the subject site be zoned for residential purposes.</p> <p>It is contended that the subject site is located adjacent to Prestonbrook housing development, is well served by sewage and water services, meets the sequential test and will not result in the sprawling of development on approach roads into Rathangan.</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that small towns like Rathangan should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the town centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for Rathangan. A population target of 226 persons and a housing target of 82 units is outlined for the Draft Plan period. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to</p>

		 <p>The submission highlights that the applicant part funded the upgrading of the public sewage plant at no cost to the Local Authority. It was agreed at this time that the overall landholding would be developed out to meet the needs of the town.</p>	<p>assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 4.2Ha was identified as suitable lands to be zoned 'New Residential' in the small town of Rathangan under the Draft Plan.</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary to cater for anticipated growth in the town. These lands are located closer to the town centre of Rathangan thereby consolidating the built-up area and ensuring the proper planning and sustainable development of the town.</p>
531	Bernard Flanagan	<p>Rathangan</p> <p>The subject site is outlined in red on the map below. The submission is requesting the subject site to be zoned for retirement home purposes.</p> <p>The submission highlights that planning permission was approved in 2005 for a new nursing home facility on the subject site, PI Ref.: 05/1169.</p>	<p>Chief Executive's Recommendation No change to the Draft Plan.</p> <hr/> <p>Chief Executive's Response</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary to cater for anticipated growth in the town. These lands are located closer to the town centre of Rathangan thereby consolidating the built-up area and encouraging compact growth in line with national and regional planning policy.</p> <p>To zone the subject site to accommodate a retirement facility would entail 'leap-frogging' and would also set an</p>

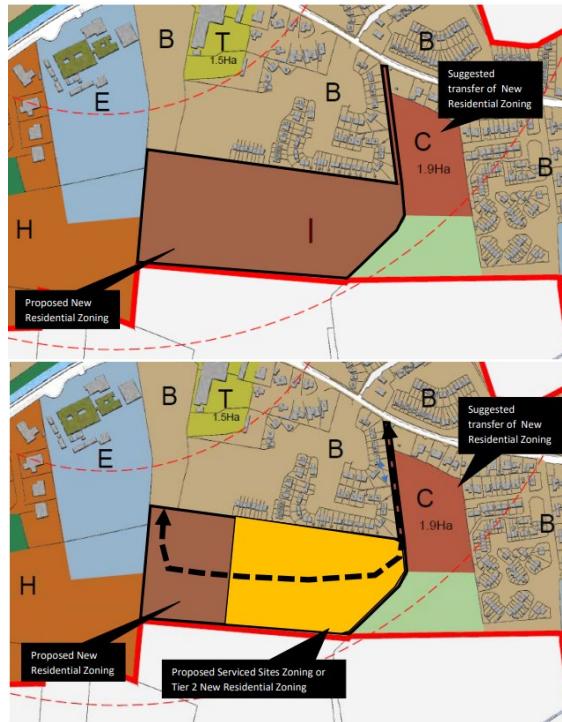
		<p>It is contended that the site has been included in the development boundary of Rathangan for several years, is well located at the edge of residential lands and the lands are fully serviced with connections to mains sewer, water and ESB.</p> <p>Furthermore, the submission indicates that the facility has the backing of an approved operator, will generate local employment and will provide much needed nursing home beds.</p> 	<p>undesirable precedent to encourage development between the subject lands and the development boundary for Rathangan. More favourable consideration should instead be given to the location of a retirement facility on more suitably located and zoned lands closer to and within the town centre which may also consider the rejuvenation of existing buildings within the town.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
12	Raymond Conlan	<p>Rathangan</p> <p>The submission was prepared by Whyte Planning Consultants on behalf of Raymond Conlan. A 1.65-hectare site on the edge of Rathangan is identified for re-zoning (see site outlined in red below). It is requested that the site which is zoned 'New Residential' in the Kildare County Development Plan 2017-2023 retain its existing zoning status as it currently has permission for 10 serviced sites (Planning Ref: 17/856). The permission is due to expire on the 21st of</p>	<p>Chief Executive's Response</p> <p>(See no. 523 below)</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary to cater for anticipated growth in the town. The zoned lands are located closer to the town centre of Rathangan thereby consolidating the built-up area and ensuring the proper planning and sustainable development of the town. Notwithstanding same however it is noted that the subject lands currently</p>

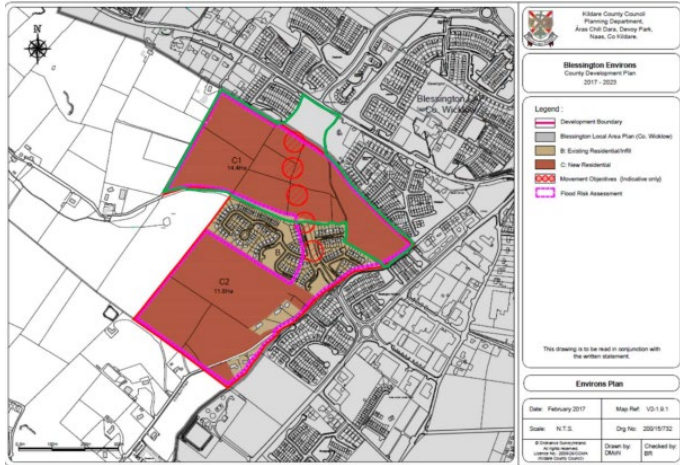
		<p>May 2023 and it is intended that development will start this year.</p> 	<p>have planning permission for 10 serviced sites under planning file ref 17/856 and could be developed in accordance with the associated planning conditions in any event.</p> <p>Chief Executive's Recommendation (See no. 523 below)</p> <p>No change to the Draft Plan.</p>
523	Raymond Conlan	<p>Rathangan</p> <p>The subject site outlined in red on the map below is currently zoned under the County Development Plan and has an active planning permission for 10 no. sites, permitted under PI ref No. 17/856.</p> <p>The submission wishes to retain the current zoning and to increase the allowable density to 8 units per acre in order to provide affordable housing for the people of Rathangan Town.</p> <p>It is contended that the site has been approved by Irish water for a connection to the mains sewer and all other services such as water, footpaths and ESB are freely available.</p>	<p>Chief Executive's Response</p> <p>(See no. 12 above)</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary to cater for anticipated growth in the town. These lands are located closer to the town centre of Rathangan thereby consolidating the built-up area and ensuring the proper planning and sustainable development of the town. Notwithstanding same however it is noted that the subject lands currently have planning permission for 10 no. detached dwellings under planning file ref 17/856 and could be developed in accordance with the associated planning conditions in any event.</p> <p>Chief Executive's Recommendation (See no. 12 above)</p> <p>No change to the Draft Plan</p>

<p>216</p>	<p>Oakway Homes</p>	<p>Rathangan</p> <p>The submission was prepared by David Mulcahy, Planning Consultants on behalf of Oakway Homes which identifies a 7.08-hectare site circa 480m south of the town centre in Rathangan. The subject lands are greenfield in nature. (Site shown in red on map below).</p> <p>In the current Kildare County Development Plan 2017-2023, the land is zoned for agriculture with a small part of the site (laneway) zoned existing / infill residential. The Draft Kildare County Development Plan 2023-2029 has retained the zoning status of the site.</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that towns like Rathangan should be developed in a sequential manner, with suitable undeveloped lands closest to the town centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 4.2 hectares was identified for ‘New Residential’ zoning.</p> <p>The subject site is circa 400 metres from the town centre. To zone the subject site for new residential development would result in ‘leap-frogging’ over lands located closer to the town centre which is strongly resisted under objective V GO 3 in Volume 2 of the Draft Plan. It is therefore not</p>

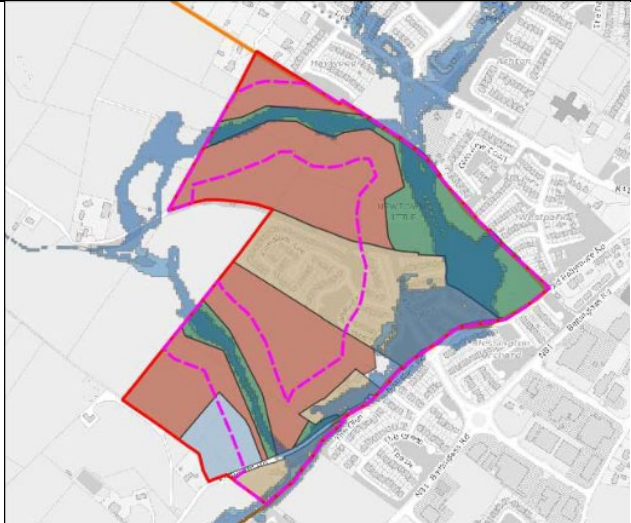
	<p>that is currently being appealed to ABP. It is noted that the housing target to Q4, 2028 is 82 units.</p> <p>A variety of housing targets, figures and objectives are referred to from National and Regional policy documents outlining the need for additional housing along with some points of guidance in relation to smaller towns from the Sustainable Urban Residential Development Guidelines, 2009, while a range of policies are also referred to in the Draft Kildare County Development Plan which support serviced sites including HO P22, HO P23, HO O55, and HO A8.</p> <p>It is further contended that of the 3 sites zoned for agriculture in the town, the subject site, which is also the largest of the 3, is the only one not constrained by flood risk assessment or protected structures.</p> <p>The four residential zoned sites in the town are assessed. It is stated one of the sites (0.3 ha) is almost developed while another is relatively small. It is proposed that the 1.6 ha site north of the town centre which has permission for 28 units (currently on appeal to ABP), should be changed from new residential zoning to existing / infill residential zoning along with the 0.3 ha site.</p> <p>The largest residential site is a 1.9-hectare landholding, which adjoins the subject land and is owned by the Council. It is contended that the zoning of the 1.9 ha landholding should be transferred to the subject site as the zoning has been in place on those lands for 20 years without delivering houses. The 1.9 hectares site should then be zoned for open space and amenity rather than new residential.</p> <p>Zoning the subject lands most of which are within 800m of the town centre, close to education, amenity, and employment,</p>	
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while bounding existing residential lands would represent sequential development. The submission presents 2 options one of which is to zone the entire site for residential development while the other includes a mix of residential and serviced sites zoning. See below proposed options.



VOLUME 2 (B) – ENVIRONS			
Sub No.	Name	Summary of Issues Raised	Chief Executive's Responses & Recommendations
492	Kelland Homes Limited	<p>Blessington</p> <p>Submission from Armstrong Fenton Limited on behalf of Kelland Homes Limited. The submission is accompanied by a Site Specific Flood Risk Assessment (SSFRA) prepared by Kilgallen & Partners, Consulting Engineers.</p> <p><u>Introductory Overview to Submission</u> The submission seeks an amendment to the draft Kildare County Development Plan 2023-2029 comprising the re-classification of lands at Newtown Little & Newtownpark, Blessington, Co. Wicklow.</p>  <p>The submission states that the site is located near the border of the Kildare and Wicklow administrative areas.</p>	<p>Chief Executive's Response</p> <p>The contents of the submission and the accompanying Flood Risk Report are noted.</p> <p>It should be noted that Kildare County Council commissioned RPS to carry out a SFRA to support and inform the preparation of the Draft CDP. The SFRA informs policy regarding inappropriate development in areas at risk of flooding and identifies areas where Site Specific Flood Risk Assessments (SSFRA) should be undertaken for development. Section 7 of the SFRA Report states that the zonings and land allocations for all areas identified in Table 2.01 have been reviewed against historical flooding, the available flood zone mapping, the indicative pluvial risk mapping, the sensitivity of flood extents to climate change, previous SFRA reports and existing planning applications. Kildare County Council reviewed the flood zones regularly during the Draft Plan process and followed the sequential approach to zone land appropriate to their flood risk vulnerability. Open Space and Amenity areas have been zoned to coincide with flood risk areas in so far as possible and practicable.</p> <p>Section 6 of the SFRA refers to the 'Stage 2 – Initial Flood Risk Assessment' for County Kildare. The purpose of the Initial FRA was to appraise the availability of the identified flood risk information; to qualitatively appraise the flood risk posed to the urban areas and potential impacts on flood risk elsewhere; and recommend possible mitigation measures to reduce the risk to acceptable level. In</p>

	<p>States that the vast majority of the lands are located within the KCC authority area and are zoned for new residential development in the current Kildare CDP. However, a portion of the lands are within the Wicklow administrative area and are zoned as open space in the Blessington Local Area Plan 2013-2019.</p> <p>States that in the Draft Plan a significant portion of the lands are proposed to be zoned objective F for “Open Space & Amenity” use. Furthermore, objective BE O1 of the Draft Plan is directly applicable to the subject lands; <i>“Ensure the development of a masterplan for the total extent of the site as illustrated on Map V2-2.1 which includes the C1 New Residential lands and the F: Open Space and Amenity lands (as identified within the yellow boundary on Map V2-2.1) and ensure the development of the new road/cycle/pedestrian link route objective and the amenity lands in full as part of Phase 1 of the development”</i>.</p> <p>The submission refers to Figure 3 which shows the zoning map for the area as provided in the Draft Plan. States that the lands proposed to be zoned “F” for open space and amenity use, i.e. that traverse the north-</p>	<p>consideration of the above assessment, the primary flood risk to the study areas was attributed to:</p> <ul style="list-style-type: none"> • Fluvial – High Risk • Pluvial (overland flow) – Medium Risk • Groundwater – Low Risk. <p>The fluvial flood zones used to review flood risk within County Kildare for the SFRA are derived from three sources including CFRAM Flood Zone maps, the NIFM project and the indicative (Stage 2) SFRA mapping generated for the report. KCC has used the flood zones to apply the Guidelines’ sequential approach, and where necessary the Justification Test, to appraise sites for suitable land zonings and identify how flood risk can be managed as part of the Draft CDP. The NIFM mapping has not been used in areas where Justification Tests have been required. The sequential approach was followed and the flood zones were avoided.</p> <p>Section 6.3 refers to Fluvial Flooding – Climate Change Sensitivity and Section 6.5 refers to Pluvial Flooding.</p> <p>Section 7.1.2 refers to the Blessington Environs and refers to the zoning map contained in the Draft Plan.</p>
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	<p>western part of the subject lands is directly related to flood risk. States that the subject lands have already been the subject of a SSFRA carried out by Kilgallen & Partners, Consulting Engineers.</p> <p>The submission states that a stream enters the subject site from the Naas Road and flows through the middle of the site in a south-easterly direction to the southern boundary. The stream is culverted through Blessington Manor using a 1,200mm pipe. Downstream of Blessington Manor the culvert discharges to an open channel. The submission states that it is the submitters' understanding that CFRAM mapping also identified flood risk from overland flow. The source of this overland flow is a watercourse ("the Western Stream") which flows in a southerly direction to the west of the site. The mapping suggests that during extreme rainfall events, the hydraulic capacity of the watercourse will be exceeded and the exceedance water will flow overland to the western boundary of the site. States that this overland flow pattern is similar to and consistent with the flood risk identified in the SFRA prepared for the Draft Plan. Refers to the culvert of the Western Stream by a 45mm diameter pipe, which is of lower hydraulic capacity than the channel/ponds upstream and downstream of it and is the primary cause of the overland flow which occurs upstream of the culvert.</p> <p>The submission states that the current proposal to extend the "F" zoning i.e. open space and amenity land use, dissecting the existing and proposed "C" residential land use zoning is a direct result of the overland flow route. The submission requests that Kildare County Council considers an alternative route for same such that a more pragmatic residential land</p>	 <p>It concludes that based on the criteria in the Guidelines, the Development Plan Justification Test is required to assess if the Existing Residential zoning in this area is still suitable. A Justification Test was carried out by KCC and found that it is considered appropriate to retain the existing zoning. The Justification Test is included at Appendix C of the SFRA.</p> <p>Further, it concludes that the extent of the areas where an SSFRA must be carried out as part of planning applications have been delineated. FRAs should address all types of flood risk, mitigation measures, residual flood risk and the sequential approach to assign appropriate land use with respect to vulnerability of the proposed development type. All planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>
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	<p>use zoning can be applied to the subject lands. States that the rationale and justification for same is as set out below and is supported by the accompanying report prepared by Kilgallen & Partners.</p> <p>Proposes that the overland flow route be moved north-westwards into the “C” residential zoning and this alternative route is created by forming an open channel to the north of the existing route which has the capacity to carry the overland flow rate associated with the 0.1% AEP event. The alternative route is selected to be as close to the northern boundary of the site as possible and thus minimises the severance caused by the need to accommodate this overland flow risk.</p> <p>States that the proposal rationalises the “C” zoning of the subject lands as the current proposal in the Draft Plan dissects the “C” zoning which makes the north-western part of the subject site extremely difficult to develop, in effect sterilising same, which it states is not considered appropriate nor would it assist in achieving the objective of the Plan in terms of accommodating future growth/housing. States that a pragmatic alternative approach is to re-route the overall land flow path north-westwards, essentially swapping the “F” open space zoning for this route with the current and proposed north-western part of the land that is zoned “C” for residential use. States that the overall land flow path will still be accommodated and open space zoning also provided, albeit in an alternative location.</p> <p>Proposes that Kildare County Council apply this proposal to the subject lands in the making and adoption of the new County Development Plan rather</p>	<p>The submission and the attached Engineering Report were forwarded to RPS for review. The response received from RPS states, inter alia, the following:</p> <ul style="list-style-type: none"> • The IH124 calculation for the Little Newtown Stream uses the incorrect SOIL value. The soil type indicated on the FSR maps is soil type 5. • No hydrological calculations were presented for the Deerpark Stream. • No climate change assessment was undertaken, the CFRAM flows utilised in the assessment do not have a climate change allowance. • There does not appear to be any consideration of the impact to the floodplain upstream or downstream outside of the subject boundary in the proposed scenario. • There is no combined analysis of the proposed alternative overland ditch and the Deerpark Stream, which are examined independently. • No hydraulic modelling has been undertaken of the proposed alternative overland ditch or how this would impact on the flood storage volumes at the compensatory storage along the Deerpark Stream. • Maps were not included showing the cut and fill locations for the compensatory storage in order to assess same. • The proposed alternative overland ditch is not shown in Figures in Chapter 4. It is not clear how it interfaces with the other flood mitigation works along the Deerpark Stream. • The proposed overland flow route has a 90 degree bend which potentially causes flood risk to the properties on the northern boundary if not effectively designed to convey the potential flood waters.
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	<p>than sterilising lands unnecessarily. Proposed rerouting of the overland flow path is technically feasible from an engineering viewpoint. States that any future development proposal for the subject lands will be the subject of a SSPRA and a Justification Test.</p> <p>In conclusion, the submission requests that the Planning Department, in conjunction with their Water Services Department, closely examine this submission and the accompanying report prepared by Kilgallen & Partners and to implement the proposal set out in this submission.</p> <p><u>Site Specific Flood Risk Assessment Report</u> Section 1 of the Report describes the extent of the lands and the streams located in or close to it as shown on Figure 1-1 of the SSFRA Report.</p> <p>States that Figure 1-2 is reproduced from the Draft Plan and shows the land-use classification proposed at the site. This proposed classification differs from the current development plan in that:</p> <ul style="list-style-type: none"> • An area of land, corresponding to a flow path for fluvial overland flow through the site during extreme events, has been re-classified from New Residential to Amenity; • All lands within the Site located east of the Blessington Stream and a corridor adjacent to the western boundary of the Blessington Stream have been re-classified from New Residential to Amenity. <p>States that this proposed classification severs the western part of the site. The Report proposes an</p>	<ul style="list-style-type: none"> • There appears to be a new culvert proposed along the Deerpark Stream to cater for an internal road, however, no sizing of this culvert has been indicated and no blockage analysis has been provided for the new proposed culvert. <p>It should also be noted that in the review of the Draft Plan undertaken by the Office of the Planning Regulator (OPR), it is noted that Recommendation No. 3 of the OPR submission states the following: The OPR requires the Planning Authority to review the housing supply targets for Kill, Derrinturn, Prosperous and Blessington in the context of the quantum of lands zoned C; New Residential in these areas and reduce the extent of zoning in these areas to meet the housing supply needs. The OPR requires that consideration be given to sequential approach, compact growth, servicing of zoned lands and the Flood Risk Management Guidelines.</p> <p><u>Blessington</u> Lands identified as being at risk of flooding have been designated as open space in Blessington.</p> <p>Note: The Strategic Flood Risk Assessment which was prepared to inform the Draft Plan includes (in Appendix B) a series of maps which illustrate the Land Use Zoning with Flood Risk Areas overlaid.</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
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	<p>alternative route for overland flow through the site which would allow this severance to be eliminated.</p> <p>This proposed classification also eliminates development in the eastern side of the site. The Report demonstrates that the eastern part of the site can be developed in compliance with the Flood Risk Management Guidelines.</p> <p>Section 2 of the Report concerns the flood risk at the site arising from overland flow. The Report states that the source of this overland flow is a watercourse ('the Western Stream') which flows in a southerly direction to the west of the site. The mapping suggests that during extreme rainfall events, the hydraulic capacity of the watercourse will be exceeded, and the exceedance water will flow overland to the western boundary of the site. This overland flow pattern is similar to and consistent with the flood risk identified in the SFRA prepared for the draft CDP. A copy of the relevant CFRAM flood risk map is provided in Appendix A of the Report. Report states that the Western Stream is culverted at a point approximately 100m west of the Development Site. The culvert comprises a 450mm diameter pipe and is of lower hydraulic capacity than the channel/ponds upstream and downstream of it. States that this lower hydraulic capacity is the primary cause of the overland flow which occurs upstream of the culvert.</p> <p>Section 3 of the Report provides an alternative route for overland flow. The Report states that the catchment for the Western Stream (shown in Figure 3-1) measures 0.76km square. States that the OPW Web Portal advises particular caution where peak flows are being</p>	
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	<p>estimated for catchments of less than 25km square. States that, accordingly, peak flows in the watercourse are estimated using IH124 (Flood Estimation for Small Catchments). Details of these calculations are included in Appendix ~B and the results summarised in Table 3-1 of the Report. States that these estimates include a climate change factor of 20%. States that the CFRAM flows are higher and so, applying the precautionary principles, these higher flows are used for this assessment. States that the piped culvert that restricts the capacity of the watercourse is 450mm diameter. Based on the following conservative assumptions, the rate of overland flow exceeding the capacity of the culvert becomes overland flow to the development site.</p> <p>Section 3 (Figure 3-2) shows an alternative route for the overland flow risk at the site. This alternative route is created by forming an open channel to the north of the existing route which has the capacity to carry the overland flow rate associated with the 0.1% AEP event (details provided in Appendix C). The alternative route is selected to be as close to the northern boundary of the site as possible and thus minimise the severance caused by the need to accommodate this overland flow risk.</p> <p>Section 4 of the Report concerns the development of the eastern side of the site. States that a preliminary design for development of the site was 2003 and as part of the design process, an initial assessment of flood risk was carried out in accordance with the Flood Risk Management Guidelines. States that this initial assessment identified indicators of fluvial flood risk at the site and so detailed assessment of fluvial flood was carried out. States that the catchment area for the</p>	
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	<p>stream, shown on Figure 401, measures 6.48km square.</p> <p>Report refers to the OPW Web Portal and states that the Portal advised particular caution where peak flows are being estimated for catchments of less than 25km square. Accordingly, peak flows in the stream are estimated using IH124 (Flood Estimation for Small Catchments). Details of these calculations are included in Appendix D and the results summarised in Table 4-1. States that the CFRAM flows are slightly higher and so, applying the precautionary principles, these higher flows are used for this assessment.</p> <p>The results of the topographical survey, which was carried out by a third-party land surveyor, was imported into the industry standard software package Infrastructure Ultimate Design Suite to create a 3D digital terrain model for the study area. A hydrological model was prepared to simulate flow patterns during the 100 year and 1000-year rainfall events.</p> <p>Section 4 also refers to compensatory storage and states that it is necessary to provide compensatory storage due to the potential for the proposed development to displace flood plain storage and thereby increase flood risk elsewhere. Compensatory storage is provided by reducing the existing ground level immediately adjacent to the stream to create a basin. States that the requirements for providing compensatory storage are set out in the Appendix to the Flood Risk Management Guidelines. Figure 4-2 shows the existing flood risk zones associated with the Blessington Stream superimposed on the development layout and figure 4-3 shows the location of the compens</p>	
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		<p>atory storage basins.</p> <p>The Report concludes by stating that the detailed assessment demonstrates that development of the eastern part of the site is possible while achieving full compliance with the Flood Risk Management Guidelines.</p>	
<p>449.</p>	<p>Seamus Caulfield</p>	<p>Celbridge</p> <p>Submission on behalf of the three shareholders who hold the majority share of a lands comprising c. 5.5 hectares, at Loughlinstown, Celbridge, adjacent to Celbridge Train Station. Requests that the lands be included in any 'Key Development Area' designation of infill between the current south boundary of Celbridge and what will shortly be the terminus of the Dart+ Southwest rail service to Heuston / Grand Canal Dock. Submits that the subject site is mainly within 500 metres, and all of it is within the one kilometre (10-minute walking distance) of the best-connected transport hub in Ireland. States that the land is dissected by the major OPW flood channel excavated in 2001 as part of the Shinkeen arterial drainage programme, and since then, all land east of the Shinkeen is immune from flooding even in a High End Future Scenario.</p> <p><u>Attached submission relating to flooding issues</u> Refers to '<i>supposed flooding issues</i>'. Refers to the issue of Sustainable Mobility and Transport including Objective TM09, TM034 and Policy TMP3 of the draft Plan. Notes that Celbridge Train Station is due to become a Dart terminus during the lifetime of the</p>	<p>Chief Executive's Response</p> <p>The request that the lands subject to this submission be included in any 'Key Development Area' designation of infill development is not accepted. It is the position of the Planning Authority that such land use zoning proposals need to be supported by a robust evidence-led rationale. In this regard, it is considered the local area plan process would be the most appropriate approach to take to ensure that land use zoning for the larger settlements in the county takes place in a sustainable, sequential and phased manner, as per objectives CSO 1.1 and CSO 1.4 of the draft Plan. The methodology for the development of local area plans for settlements in County Kildare is based on the preparation of a series of detailed assessments including an Infrastructural Assessment (Settlement Capacity Audit), an Area Based Transport Assessment (ABTA) and a Strategic Flood Risk Assessment (SFRA) to determine the suitability and capacity of specific sites to accommodate particular land use zoning objectives.</p> <p>The issues raised in the submission that relate to the Hazelhatch Further Study are noted however as the draft Plan contains no specific land use zoning objective relating to the subject lands or area in question, it would not be appropriate to further consider the issues raised at this stage of the development plan process.</p>

	<p>Development Plan as part of the Dart+ Southwest project. Notes the various services at the station and states that it is also a major bus hub. Submits that even before the Dart upgrade, the Train Station is one of the best-connected hubs on the island of Ireland. Submits that the National Government, regional assembly, and local government, have for many years recommended development, including high density residential development within one kilometre or ten-minute walking distance of such a hub. However, states that such development in this location is threatened itself by the publication of the Hazelhatch Further Study. Asserts that extensive tracts of land within the 1 km radius previously deemed to be free of flood risk (Flood Risk Zone C) are now considered extreme Zone A Flood Risk, susceptible to flooding on a 10-year return basis. States that as this perceived risk of frequent flooding applies to the station itself, the perceived risk could influence decisions about the scale of development of the station (about to be electrified).</p> <p>Contends that the purpose of this submission is to bring to the attention of the Council that due to two simple mistakes in preparing the hydrographs on which the flood volumes are calculated, all flood volumes in the Hazelhatch Further Study relating to the Hazelhatch stream and probably also the Shinkeen, have been multiplied by a factor of three. Submits that at any rate, the Balscott/Shinkeen is impacted because of the significant but unquantified modelled transfer overland of flood water from the Hazelhatch. The key flood volumes supposedly with a return period of ten years, have as a result, a return period of hundreds of years. Refers to the two relevant diagrams are the time captions on hydrographs in Fig. 3.13 and Fig. 3.14 in</p>	<p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
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	<p>the Hazelhatch Further Study. Outlines in technical detail the error in these two figures. States that because of the errors, the hydrograph time axis is therefore mistakenly multiplied by three and thus the volume of discharge is accordingly multiplied by three.</p> <p>States that the striking feature of the comparison of the 10-, 100- and 1,000-year flood extents of the original ECFRAM study and the more recent Hazelhatch Further Study is the fact that the HFS flood expected to occur on average once every ten years is much more extensive than the flood expected only once every thousand years in the ECFRAM study.</p> <p>States that the explanation put forward for this is that the catchment area of the Hazelhatch stream has been increased by 30% and catchment descriptor alterations and additional small streams and tributaries '<i>has resulted in significant flooding in the upper reaches of the Hazelhatch catchment</i>'. Contends that this alone does not explain how the HFS 10-year flood could be so much more extensive than the ECFRAM 1,000-year flood. Asserts that the real reason is the erroneous multiplication of the flood volume by a factor of 3 due to the hydrograph errors.</p> <p>Submits a diagram detailing the four main return periods starting with the 2-year or 50% base unit in the ECFRAM study represented as 1X and the growth factors for the relevant return periods. States that because of the hydrograph time error and hence volume error combined with the 54% increase for other reasons, the Hazelhatch Further Study 10-year flood has been assigned a far higher volume than the ECFRAM 1000-year flood.</p>	
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<p>535</p> <p>Patrick O'Reilly Paul O'Reilly James O'Reilly</p>	<p>Kill – Oldtownmill</p> <p>The submission requests the Council to zone c. 8.9 hectares of land at Oldtownmill, Kill. The land is not zoned in the current CDP, and it is proposed that the area shaded in red on the aerial image below be zoned commercial. Relevant land folios are also noted.</p> <p>It is submitted that the site is an infill site of c. 20 acres of 150 acres established and sustainable commercial industrial lands with various energy provision, global manufacturing sales, storage, and logistics facilities contiguous. A list of infrastructure and other facilities / enterprises are identified in the vicinity.</p>	<p>Chief Executive's Response</p> <p>The subject site is in the rural countryside. While the level of infrastructure in the area is acknowledged, commercial development is more appropriately located in urban areas close to services and other infrastructure.</p> <p>Therefore, it is not considered appropriate to zone the subject lands for commercial development. To zone the subject site would be inconsistent with national and regional planning policy which promote compact growth within existing urban / built-up areas and the protection of the rural countryside</p>
		<p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>

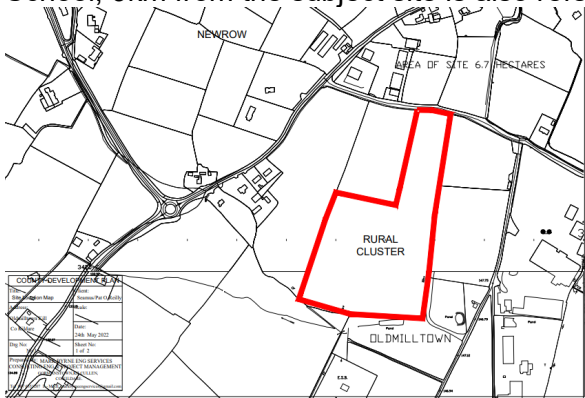



Subject site shaded in red

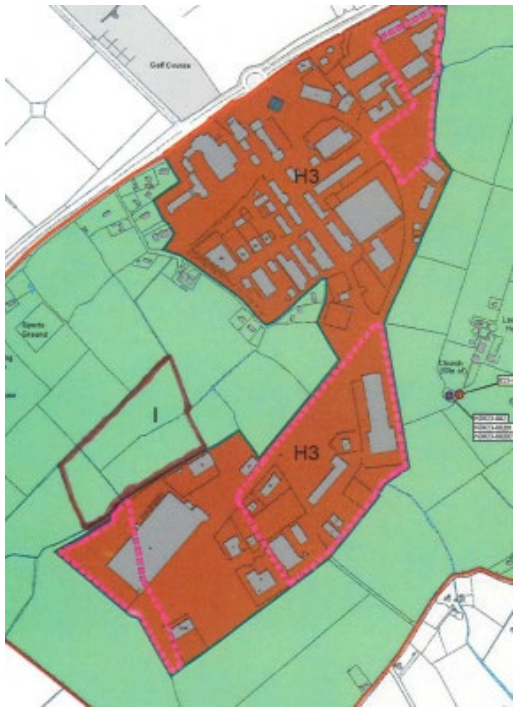
The strategic importance of the site in providing opportunities for inward investment in Kildare from high end users is noted. It is contended the site fits within objectives in the Draft Plan that promote smart

	<p>specialisation and clustering in accordance with the economic principles set out in the RSES. The Plan also includes objectives that promote co-working spaces, digital hubs, smart towns and villages, environmentally sustainable jobs, and remote working with access to accessible, sustainable modes of transport. It is further stated that the site complies with the criteria set out in RSES under the 'Guiding Principles to Identify Locations for Strategic Employment Development'.</p> <p>Reference is made to the site's location in relation to key towns, Tallaght and Maynooth Universities, road infrastructure, and electrical infrastructure / power sources (innovation poles). The site is adjacent to several key commercial areas many of which are reaching capacity and require additional space. These include Citywest, Greenogue Commercial Park, and Oldmill Industrial Estate. Links to transport are also noted which include access to the M7, and proximity to Dublin Airport and Port. Public transport links in the vicinity are also listed, these include the Luas, local bus stops and the rail stations at Hazelhatch, and Sallins.</p> <p>The site has potential to facilitate the re-location of enterprises from metropolitan areas and large towns to allow regeneration of those urban areas. The City Edge Project in Dublin is referred to and the transformation of Naas Road, Ballymount and Park West. The regeneration of these areas will require the relocation of multiple businesses.</p> <p>Previous submissions were made at pre-draft stage identifying Junction 6 on the M7 as a key strategic location. Being close to road, rail network, shipping ports, airports, and high-density industrial sites creating an opportunity to attract high value industry which aim</p>	
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		<p>to have a neutral impact on the environment such as R&D, ICT, Data centres, alternative energy, logistics and warehousing. These are identified as value adding enterprises in action REA 1.</p> <p>It is submitted that the site being an infill site in an established industrial / commercial area ensures the level of sprawl off the M7 is not exasperated. Other merits for zoning the site include no flood risk, no impact on archaeological or architectural heritage, and will not have an impact on amenities in the area as there is a low residential density in the surrounding area.</p> <p>It is submitted that the development of the site will provide employment in the area and that traffic will be increased by the level of jobs created by the development.</p> <p>Five maps / images are included with the submission which illustrate the subject site, the range of electrical infrastructure, and other enterprises in the surrounding area.</p>	
496	Seamus and Patrick O'Reilly	<p>Oldmill/ Kiltel</p> <p>The submission was prepared by Mark Byrne Engineering Services on behalf of Seamus and Patrick O'Reilly. A 6.7 hectare site outlined in red on the map extract below is identified to provide housing for the community and area around Oldmill and Kiltel. The site is 2km from the junction of the M7 at Castlewarden.</p> <p>The merits of zoning the subject site are identified which include available road access, water supply, and on-site wastewater treatment. Shops and facilities in</p>	<p>Chief Executive's Response</p> <p>The subject site is in the rural countryside, cluster type developments may be considered in rural areas on family farm holdings for applicants who are family members and comply with the social or economic element of the rural housing policy.</p> <p>It is not appropriate to zone lands for residential development in rural areas removed from services in nearby towns, villages, and settlements. To zone the subject site would be inconsistent with national, and regional planning policy which promotes compact growth</p>

		<p>Kill, 3km from the subject site are identified as local community infrastructure. These include Kill Primary School and Kill GAA Club, while Naas Secondary School, 9km from the subject site is also referenced.</p> 	<p>within existing urban / built-up areas and the protection of the rural countryside.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
<p>464</p>	<p>Patrick, Paul and James O’Reilly</p>	<p>Kilteel Lower</p> <p>This submission requests that a site of approximately 20 hectares be zoned to provide for commercial/industrial/enterprise on the northwest edge of Oldmill Industrial Estate in Kilteel Lower.</p> <p>The submission puts forward the case that such a zoning would provide the opportunity for a major employer to locate to this location which is well connected to the M7 and in close proximity to several surrounding towns, large businesses, transport hubs and institutions. Furthermore, it submits that as projects like the City Edge Project by SDCC and DCC are progressed and industrial lands are regenerated for residential purposes many businesses will require further space to relocate. They also submit this site to</p>	<p>Chief Executive’s Response</p> <p>The nearest town to the subject site is Kill, which is approximately 4.4km away and the nearest bus stop is 1.5km away. There is no consistent footpath between this site and Kill or the Castlewarden Bus Stop.</p> <p>The Draft Development Plan seeks to foster employment creation and maximise the jobs potential in appropriate locations throughout the county, to achieve a greater alignment between population and employment opportunities. The Draft Development Plan states in Section 4.3.2 in Chapter 4 (Resilient Economy and Job Creation) that it is important to ensure there is an adequate supply of zoned land for employment purposes at appropriate locations to accommodate employment growth. There is a total of 1098 hectares of zoned undeveloped land available for employment purposes in the County. This</p>

		<p>be well serviced and colocation with the existing industrial estate will be beneficial to any potential employers. The submission also highlights that further employment in such a location is supported by the Draft Development Plan and RSES.</p> <p>Appendices accompany this submission indicating the subject site and its context in various maps.</p> <p>The extract below illustrates the sites location and context.</p> 	<p>offers significant potential for future economic development within these key centres.</p> <p>This approach of zoning land for employment purposes close to larger settlements is consistent with NSO1 of the NPF which advocates for Compact Growth. It states relating to the Mid-East region in Section 3.2:</p> <p><i>Managing the challenges of future growth is critical to this regional area. A more balanced and sustainable pattern of development, with a greater focus on addressing employment creation, local infrastructure needs and addressing the legacy of rapid growth, must be prioritised. This means that housing development should be primarily based on employment growth, accessibility by sustainable transport modes and quality of life, rather than unsustainable commuting patterns.</i></p> <p>It is therefore considered that zoning such an unsustainable location for employment purposes would be contrary to proper planning and sustainable development. Furthermore, it is determined there has been a significant area zoned for employment purposes within the nearby settlement of Kill.</p>
		<p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan</p>	
<p>128</p>	<p>James Corrigan</p>	<p>Ladytown</p> <p>The submission requests that the zoning of 21.473 acres for agriculture (I) outlined in red below be changed to industry / warehousing (H3).</p>	<p>Chief Executive's Response</p> <p>Section 2.15 of the Draft Plan is of particular relevance with respect to this submission. The long-term vision for the area between Naas and Newbridge is for the two towns to be linked by a strong economic corridor focused on the eastern side of the R445. This will evolve over many years, well beyond the life of this emerging Plan.</p>

		 <p data-bbox="472 938 831 970">Subject site outlined in red.</p>	<p data-bbox="1218 197 1977 432">What is critical during the lifetime of this Plan (and subsequent plans) is that there is an avoidance of haphazard industrial development. The preference is to consolidate development within existing development envelopes. It is stated in Section 2.15 of the Plan that the development of this area will be underpinned by an Urban Design Framework.</p> <p data-bbox="1218 456 1989 520">It is not considered appropriate at this time to bring forward a zoning change</p> <p data-bbox="1218 544 1720 576">Chief Executive’s Recommendation</p> <p data-bbox="1218 580 1375 612">No change.</p>
285	Crylock Developments Limited	<p data-bbox="465 995 600 1027">Ladytown</p> <p data-bbox="465 1032 1193 1195">This submission is a zoning request for lands at Newhall Naas to be zoned as H3- Industry and Warehousing as an extension to the Ladytown Environs zoning map within Volume 2 of the Draft Plan and the map title to be read ‘Ladytown and Newhall’.</p>	<p data-bbox="1218 995 1615 1027">Chief Executive’s Response</p> <p data-bbox="1218 1048 1984 1382">The Naas Local Area Plan 2017-2023 has been informed by a series of comprehensive evidence-based assessments, which included the Naas/Sallins Transport Strategy (2020). The Transport Strategy provides an evidence base for the integration of land use and transport planning, which is at the centre of the Naas plan-making process. The study found that large scale development in the vicinity of the Newhall Interchange would exacerbate issues at the Newbridge Road Roundabout and therefore could not be justified in the Plan. Therefore, the subject</p>



The subject lands are located 2km west of the Naas Town Centre, and contiguous to existing and permitted employment uses to the east. The lands are highly accessible from the national road networks in particular and are well served in terms of water, energy, and transport infrastructure. An agreement has been entered into with the adjoining landowner to the east, to provide access to the subject lands via the existing estate road to the east (to be delivered as part of any future development of the subject lands), thereby ensuring future development will not adversely impact on the operation of the new Motorway Junction to the southeast.

Previous Planning Context

The subject lands were previously zoned in the 2005 and 2011 Kildare Development Plans. Planning permission for industrial sites and a warehouse was granted and a subsequent extension of permission expired.

lands were not zoned in the Plan as the necessary supporting evidence base did not exist.

It is noted that the subject lands are a fraction of what was modelled at this location in the Transport Strategy however it is considered that there is sufficient land zoned within the Naas Plan to meet the needs of the town in recognition of its status as a Key Town and the County Town.


Furthermore, as provided for in the RSES in terms of the integration of land use and transport, the development of lands within or contiguous with existing urban areas should be prioritised over locations that are further removed from urban areas and it is also stated that a high level of priority and permeability for walking, cycling and public transport modes to create accessible, attractive, vibrant and safe places to work, live, shop and engage in community life, should be delivered. In this context, the subject site, with no dedicated pedestrian or cycle infrastructure or high-quality local bus stops would only serve to encourage car usage for workers commuting to the site.

With regards the previous zoning of the subject lands in the 2005 and 2011 Development Plans, it is important to note 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 (Section 10 (8) of the Planning and Development Act 2000 (as amended) refers). This is an importance provision in the Act to ensure that development plans are kept up to date with policy changes at national, regional and local level.

With regards relocating less intensive uses outside the M50 ring in particular and from the existing built-up area

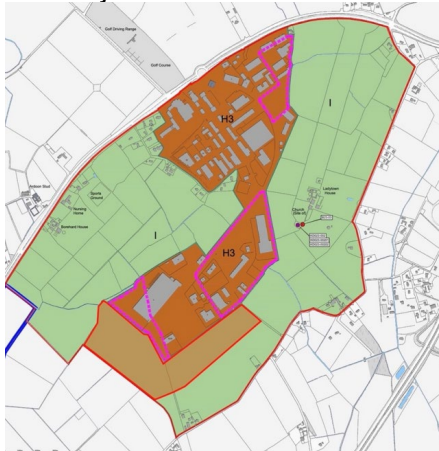
	<p>Reference is made to two freezer warehouse applications that were granted in 2021 on lands immediately adjacent, which are accessed off the same road. In granting permission, the 2011 zoning map of the 2011 Development Plan was noted. The Naas LAP 2021-2027 regularised the two sites and it is requested that the same opportunity should now be taken for the subject lands.</p> <p>The submission makes reference to the Newhall Improvement Scheme Part 8 (P8.2021.05) which is 700m west of the proposed subject lands and states that the requested zoning would be complementary to the much needed road improvements.</p> <p>The subject lands were zoned in the draft of the subsequently abandoned Naas Plan 2019-2023 and not included within the boundary of the new 2021-2027 Naas Plan, which is now operational. Some of the lands previously zoned in the environs of Naas under the 2005-2011 and 2011-2017 Development Plans have subsequently been zoned within the new LAP for Naas.</p> <p><u>Infrastructure and Services</u> The lands are located to the north of the R445 which links Naas to Newbridge. It is a high-quality dual carriageway for a significant portion. It is submitted that the zoning and delivery of development on the subject lands will support and enable the delivery of the Part 8 which is an important piece of infrastructure for the area.</p> <p>By accessing the subject lands through the adjacent business park, the capacity and operation of the new</p>	<p>generally as per the NPF, this relates to the growth enablers with regards Dublin City and the Metropolitan area which do not relate to either Naas or the Newhall areas.</p> <p>The subject lands do not represent the consolidation of the urban form of Naas and there are more suitable sites within the built-up form to meet employment needs over the lifetime of the Naas Plan. In the absence of detailed strategic modelling to protect the capacity of the M7 motorway the zoning of the subject lands would not represent proper planning or sustainable development.</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
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	<p>interchange at Junction 10 will not be impacted upon by the proposed zoning.</p> <p>The site has unrivalled connectivity to telecommunications networks and is located close to Osberstown WWTP.</p> <p><u>National and Regional Policy Support</u> An important development put forward within the NPF is the relocation of less intense uses on greenfield sites outside the built-up urban areas, in order to provide space for the location of more intensive uses within the city limits (in the case of Dublin within the M50).</p> <p>The submission references page 64 of the NPF and the criteria for the selection of locations of employment growth at Regional and Local levels. These include consideration of the relationship between the intensity of the employment use, how space extensive such uses are, and what infrastructure requirements such employment uses have.</p> <p>It is stated in this context that the subject lands represent an appropriate opportunity to deliver space extensive Industry / Warehousing type uses (which represent space extensive use classes) on lands which are exceptionally well located and serviced to accommodate such uses, thereby accommodating demand arising from the redevelopment of underutilised urban lands inside the M50.</p> <p>Reference is made to the RSES in terms of increasing employment and improving local economies.</p>	
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<p>491</p>	<p>Blockstar Ltd.</p>	<p>Ladytown This submission relates to lands off the R445 at (6.44 ha) Ladytown adjacent to the Tougher Industrial Park and Naas Enterprise Park.</p> <p>A hotel and conferencing facility is developed on the site.</p>  <p>The submission seeks a number of amendments to the Draft Plan that relate to the subject lands.</p> <ul style="list-style-type: none"> - Amend zoning to reflect existing hotel on site. - Retain hotel as permitted use - Identify crèche/playschool', 'medical and related consultant'; 'nursing home' and 'park/playground' as uses that are 'open for consideration. - Avoid zoning for only industrial/warehousing to preserve amenity of the residents. - Extend the Ladytown development boundary. - Align zoning with the objective for the planned expansion at Ladytown- Tougher-Littleconnell-Greatconnell. 	<p>Chief Executive's Response</p> <p>The comments in the submission are noted. In relation to the 'existing hotel development' on the site (as per the wording of the submission) it should be clarified that while a hotel operated on the subject site at one time, the subject building has not operated as a hotel for a significant period of time and is not operating as a hotel currently.</p> <p>Notwithstanding the above it is considered reasonable to amend the land use zoning to reflect the original hotel use on the subject lands, to identify the lands as 'T' (General Development), details as set out below.</p> <p>Chief Executive's Recommendation</p> <p>To zone the subject lands as 'T' General Development</p> <p>To amend Table 2.7 'Ladytown Environs – Zoning Matrix', to identify the following uses <u>only</u> as 'Y' (Permitted in Principle);</p> <p>Hotel, Conference (new land use in zoning matrix), Offices, Nursing Home, Car Park, Community Hall / Sports Hall, Medical and related consultant, Utility structures</p> <p>And to show the following as 'N' (Not Permitted)</p> <p>Convenience and Comparison Retail</p> <p>To amend Action UD A2 (Chapter 14) to include Naas to Newbridge Strategic Economic and Employment Zone [to reflect paragraph 2.15]</p>
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	<p>The submission refers to the existing Industry/Warehousing zoning pertaining to the site and the specific objective which relates to the purpose of the site to provide for the development of industrial and warehousing uses and other uses including Nursing Home, Film Studios and Hotel.</p> <p>The submission refers to the Newbridge to Naas Strategic Economic Zone in the Draft Plan in the context of the subject lands.</p> <p>The submission also refers to the Ladytown Environs Zoning Objectives contained in the Draft Plan and compares the land uses allowable in the 2017 CDP and the Draft Plan. The noted changes are that Retail Warehouse is 'Permitted as Principle', pub, shop (comparison) is open for consideration and 'amusement arcade', crèche /playschool', 'funeral home', 'halting site', 'hotel', 'medical and related consultant', 'nursing home', and 'park / playground' as 'Not Permitted'.</p> <p>The specific reference to Nursing Home, Film Studio and Hotel have now been deleted.</p> <p><u>Influencing Adjacent Uses</u> The nature of adjoining uses, and the sensitivity of those receptors is a consideration in specifying appropriate future uses/development on the site. The current use provides a buffer between the residential and the industrial uses.</p> <p><u>Planned Vision for Tougher-Ladytown-Littleconnell-Greatconnell</u> The proposed Urban Development Framework will bring forward a coherent and comprehensive plan and a key</p>	
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	<p>consideration to be addressed within the Environs of Tougher /Ladytown is a clear identity for the area.</p> <p>In this context the amendments to the land use matrix are considered premature, given that the initial steps in the preparation of the Urban Development Framework will be to undertake a series of baseline analyses, including an audit of Land Uses, before seeking the advice of a commercial agent and stakeholder/community feedback on the range of uses and potential gaps in the local offering.</p> <p><u>Planning For Economic Growth</u> The submission references Objectives RE O34, RE O40, RE O53 and RE O54 in terms of placemaking and attracting FDI. It is stated that the Draft Plan reflects the recommendations and experience of the IDA, where it has been consistently emphasising the importance of Placemaking and Sustainable Mobility.</p> <p>The submission outlines the compatibility of the subject lands for a hotel relative to the Draft Plan’s Key Principles in terms of compact growth, co-location of a mix of uses, site well served by public transport and will reduce a number of transport trips, the subject lands are a strategic economic development opportunity, will support the rural economy, renewable energy sources can be considered, and a hotel can promote social inclusion.</p> <p>Appendix 1: Existing and Proposed Zoning Maps Appendix 2: Details of the Planning History pertaining to the site from 2004 to 2019, which relate to the hotel’s changes of use that were refused or withdrawn.</p>	
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<p>92</p>	<p>Palm Logistics</p>	<p>Naas Enterprise Park</p> <p>This submission is a re-zoning request of agricultural zoned land (23.16 ha) to NW 1: Industry /Warehousing at the Naas Enterprise Park (see area shaded in a light orange colour to the southwest on the map below). Palm Logistics have identified Naas Enterprise Park as a key national logistics and distribution hub with strong fundamentals for future growth and are the owners of the subject lands.</p>  <p>The submission is accompanied by six appendices in support of the re-zoning request.</p> <p>Naas Enterprise currently has eight zoned sites in the ownership which will be built out by Palm Logistics as part of their initial investment in the scheme. However, there are no zoned sites that can facilitate large buildings in excess of 25,000 sq.m which are required by existing tenants (DSV) and additional prospective large-scale operators who have expressed a desire to locate here. Furthermore, there is a present and real risk that some existing tenants, notably DSV, will have</p>	<p>Chief Executive’s Response</p> <p>Agreed, in part. Having regard to the location of the subject lands relative to the recent road improvements, including the roundabout to the south-west of same and the potential to create a sustainable link road to the east of the R445, parallel and through the ‘Ladytown’ lands, it is considered reasonable to propose that a portion of the requested zoning is facilitated at this time. This route should provide for a high quality, well landscaped corridor, to accommodate public transport, walking and cycling in the first instance.</p> <p>Chief Executive’s Recommendation</p> <p>To include the site as outlined in yellow below as ‘H3’ (Industry and Warehousing) on Map V2 2.2 and to identify same with a yellow outline on the associated legend.</p> <p>To include a site-specific objective as LE O3 in Section 2.7 to read as follows;</p> <p>Development proposals on the lands outlined in yellow on Map V2 – 2.2, shall provide for a route that will traverse the entirety of the lands in an east-west direction. This route shall link with an eastern arm of the existing roundabout to the south-west and shall create a parallel route through the subject lands and the remainder of the lands at Ladytown. It shall comprise of a high quality, well landscaped corridor suitably designed to accommodate public transport, walking and cycling in the first instance.</p>
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	<p>to re-locate if their growth cannot be accommodated in the park.</p> <p>Issues Papers The submission references the CE Report following the publication of the Issues Paper particularly the undertaking that an analysis of the existing economic base throughout the county in collaboration with the LEO office, Enterprise Ireland and the IDA, particularly in relation to the extent of existing employment land and proposed additional employment land. Reference is also made to rural enterprise and the promotion of enterprise and industrial zoning for maximum employment opportunity.</p> <p>The submission states that the subject lands are the most appropriate for additional zoned lands for economic purposes.</p> <p>The submission states that sites such as this at Naas Enterprise Park which are separated from both Naas and Newbridge are ideal locations to facilitate this expansion of employment opportunities.</p> <p>Draft Development Plan Policy The submission considered that the zoning of the subject lands would support policies RE P1 and RE P2 in the Draft Plan as it would promote economic development along the M7 corridor with increased capacity to facilitate sustainable growth and increase employment and allow investment into areas across the eight areas of focus of the Kildare Economic Development Strategy.</p>	
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	<p>The plans improvements to the Park would be in keeping with RE P4 in relation to placemaking and competitive advantage. Public realm improvements would be in line with RE P12.</p> <p>Draft Development Plan Zoning The submission shows that the zoning status largely remains the same at Ladytown from the current 2017 Plan to the Draft Plan.</p> <p>Naas Local Area Plan 2021-2027 There was significant de-zoning of the land from the Naas Plan 2019 which was not adopted to the current Naas Plan 2021. In particular a site of 62.09 ha zoned for Enterprise and Employment. The submission states that the subject lands can address the deficit the de-zoning created.</p> <p>Newbridge Local Area Plan 2013-2019 (extended to 2021) The subject lands are not contained in the Newbridge Plan. The appropriate mechanism for the consideration of additional zoned lands at Naas Enterprise Park is through the review of the current Development Plan, wherein the Ladytown Environs Plan sits. Palm Logistics does not control any lands adjacent to the boundary of the Newbridge LAP and it is considered appropriate to keep the development boundary of each site separate, as per the Policy Guidance contained in the Draft Plan.</p> <p>Rational and Support for Rezoning Palm Logistics have appointed a number of consultants who have undertaken various studies:</p>	
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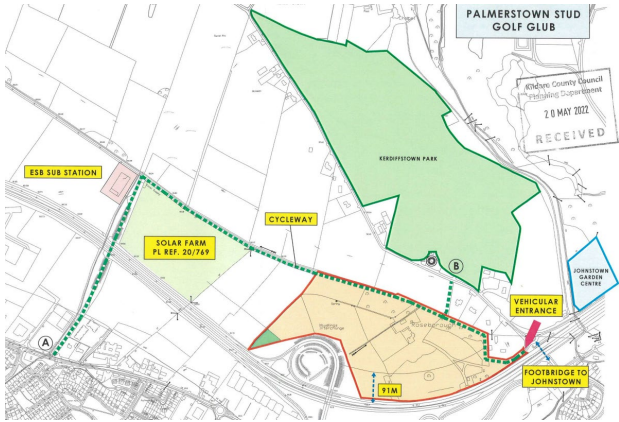
	<p><i>Sequential Analysis – Chartered Surveyors</i> There are only 151.2 acres of zoned and serviced land available in this corridor which will be absorbed at most in the next 3 years resulting in very limited availability of serviced logistics land available.</p> <p><i>Supply and Demand Analysis - Chartered Surveyors</i> A structural shift has fuelled demand for modern industrial and logistics premises, particularly in the Greater Dublin Area and along major road arteries such as the N7 which is the primary road network connecting the cities of Dublin and Cork. Vacancy rate in the top 35 industrial schemes in the Dublin region is 2.83%. Vacancy between Junction 9 and Junction 12 is 1%.</p> <p>Sufficient lands need to be zoned and the subject lands are ideal as an already established area, easily accessible using the existing road infrastructure, greenfield, not close to existing residential areas and fully serviced.</p> <p><i>Traffic and Transport</i> Transport Insights have concluded that the proposed rezoning will not give rise to a material impact on the performance of the nearby M7 mainline strategic road network.</p> <p><i>Ecological Analysis</i> Palm Logistics confirm that all appropriate due diligence and recommended mitigation measures will be implemented, as a matter of course, in the event that future planning applications are brought forward on newly zoned lands.</p> <p><i>Flood Risk Analysis</i></p>	
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	<p>The SFRA Report's 'The PFRA [OPW's Preliminary Flood Risk Assessment] mapping highlights clusters of pluvial risk within the business park. Surface water and drainage should be addressed in SSFRAs.' It goes on to state that 'There is very little flood risk identified in this area and there is no Justification Test required'.</p> <p>The proposed expansion of the Naas Enterprise Park can be carried out in a manner which is in accordance with the Planning System and Flood Risk Management Guidelines, and it is appropriate to rezone portions of the I - Agriculture zoning to H3 – Industry / Warehousing (JBA Consulting).</p> <p><i>Architectural Analysis</i> Masterplanning of the site has been prepared with the intention of making overall improvements to the Park.</p> <p><i>Kildare District Underage League Playing Fields</i> A current use of the land in use by KDUL which has extensive planning history making it clear that the Council views this land use as incompatible with the overall functioning and operations at the Enterprise Park. An opportunity now presents to relocate the KDUL to a more suitable location and to financially assist with the establishment of new facilities, of which Palm Logistics intend to facilitate.</p> <p>Conclusion The submission concludes that re-zoning of the subject lands is in accordance with proper planning and sustainable development, makes efficient use of serviced lands, and is a logical, and sequential way to deal with a conclusive supply/ demand issue.</p>	
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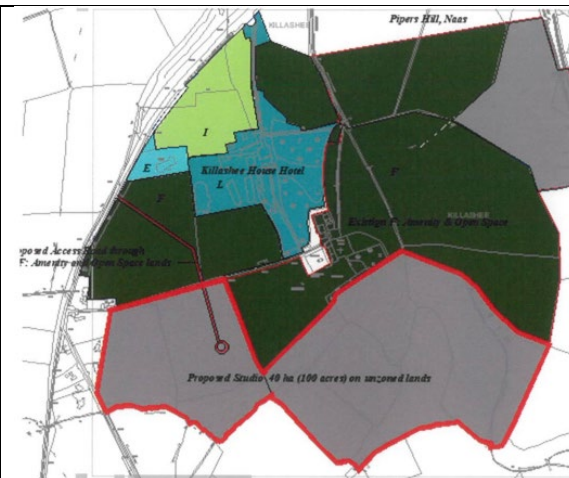
	<p>Appendices:</p> <p>Maps – a number of maps were referred to in the report.</p> <p>CBRE Report – The development of the new three-lane carriageway on the M7 has been instrumental in attracting an increasing number of occupiers. Supply of land and buildings is very low preventing KCC from capitalising on huge opportunity. Demand for up to 25,000sqm buildings. An analysis of current zoned lands shows ca. 150 acres of land zoned and available in Naas but likely to be occupied within the next 3 years. Penney’s (Primark) recently made the decision to vacate the scheme and develop a bespoke distribution centre elsewhere in Kildare due to insufficient land being zoned for industrial use within the NEP. Existing tenants want to expand.</p> <p>JBA Consulting – Certain areas on the subject lands are highlighted as requiring a flood risk assessment. Examination of the supporting SFRA and publicly available information on the sources of flooding, such as the OPW website www.floodmaps.ie, the EPA rivers network and historical flood information does not provide a correlation between the areas marked as flood risk and watercourses in the locale. SFRA reports 'The OPW's Preliminary Flood Risk Assessment mapping highlights clusters of pluvial risk within the business park. Surface water and drainage should be addressed in SSFRAs.' The PFRA is a broadscale highly indicative dataset. It should also be noted that, prior to the publication of the draft CDP, the OPW has withdrawn the PFRA from public display and usage. Under the Planning Guidelines, this means the enterprise park and</p>	
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	<p>surrounding lands are in Flood Zone C. As part of the detailed design of the enterprise park expansion, an assessment of surface water mechanisms and risks to the existing enterprise park and the expansion areas will be undertaken.</p> <p>Palm Logistics – Background on Palm Logistics company and the overall vision/design concept for the Naas Enterprise Park.</p> <p>Transport Insights - Report on the potential transport impact of the rezoning of the subject lands. There is currently no footpath provision along the R445. Given the R445 is a dual carriageway regional road its main function is to provide a high-capacity vehicular link between Naas, the M7 motorway and Newbridge. There is no dedicated cycling infrastructure within the NEP or along the R455 in the vicinity of the NEP, the R455 does have a hard shoulder and it has been designated as an inter-urban cycling route. Bus stops are present on the R445, ca. 100-150 metres to the southwest of the NEP access roundabout, no dedicated crossing over the R455.</p> <p>A junction turning count survey was carried out on February 15th 2022. Proposed rezoning of lands equates to an increased total site area of ca. 21% when compared to the existing total site area. Any future planning application for the unzoned lands at the R445/ NEP Access roundabout would require a junction assessment to be undertaken in order to determine potential traffic impacts and if deemed necessary, mitigation measures to be applied.</p>	
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	<p>In relation to impact on the M7 it is projected that development on the unzoned land would have a projected percentage increase in AADT of 0.7% to 4.4% in the YoO+7, percentage impacts below the 5% threshold.</p> <p>Enviroguide - Ecological Impact Assessment No potential significant effects on European Sites. Predicted negative impacts on the Key Ecological Receptors are identified in the report. Mitigation measures proposed.</p>	
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<p>572</p>	<p>Margaret and Graeme Beere</p>	<p>Naas</p> <p>This submission is a re-zoning request to change land (16.759 ha) zoned from agriculture to low density residential (40 units) at Maudlins, Naas.</p> 	<p>Chief Executive's Response</p> <p>National Strategic Outcome (NSO) No. 1 of the National Planning Framework (NPF) is Compact Growth. The NPF states that this will be achieved by managing the sustainable growth of compact cities, towns and villages. The Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES) 2019-2031 reinforces this approach stating that 'Compact Growth and Urban Regeneration promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint to drive the delivery of quality housing and employment choice for the Region's citizens'.</p> <p>The Urban Development and Building Heights Guidelines (2018) refer to the expansion of low-density development around our cities and towns as not being sustainable and cannot continue. The</p>
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		<p>The lands are located to the west of Johnstown Village and at present access is via a gated entrance from a roundabout on the new and improved Kerdiffstown Road. There are major employers in Naas and an obvious need to provide individual sites to reduce commuting.</p> <p>The development of the lands would allow the Monread Road and Kerdiffstown Park Cycleway to be completed. The lands would be considered Tier 1 as all necessary infrastructure is immediately available. The residents would benefit from the social infrastructure form Kerdiffstown Park and also in turn provide active security.</p> <p>Solar farm granted adjacent would ensure renewable power readily available.</p> <p>Connectivity via pedestrian access to Johnstown and on the 126 bus route.</p> <p>The development will be high design and provide a reduction in one-off individual housing sites.</p>	<p>increased level and cost of infrastructure it generates, the energy intensive transport systems needed to feed it, and the loss of prime green land which, once developed is irreplaceable, all indicate that a low-density, peripheral proposal would be contrary to the principles of proper planning and sustainable development.</p> <p>The subject lands on the periphery, removed from the town centre of Naas and Johnstown do not facilitate consolidation of the existing urban form. Low-density residential development on the outskirts of urban settlements is not considered appropriate having regard to the national and regional policy context.</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
582	Ballymore Group	<p>Naas (Killashee)</p> <p>This submission relates to the zoning of unzoned lands (40 ha) to be used for Film, TV, Audio-visual and relative creative industries at Killashee, Naas.</p>	<p>Chief Executive’s Response</p> <p>RPO 9.26 of the RSES references the clustering of the film and audio-visual sector in the Dublin and Wicklow areas to support training of film workers and crew around the Region, as well as exploiting opportunities for the industry outside of these hubs. In this regard Objective RE O56 supports the</p>



The submission refers to a report in 2017: Economic Analysis of the Audio-Visual Sector in the Republic of Ireland, in which it is stated Ireland is uniquely placed to participate in the growth of the industry, it has an existing track record, it has growth potential of over 24,000 full time equivalents and could be a centre of excellence for media production.

Since the report there have been new studios in Ashbourne (170,000 sq ft), Ashford (526,000 sq ft) and Greystones (790,000 sq ft) in Wicklow.

Requirements are large sites, somewhat remote from existing developments for sound reasons, access to a good road network and they are not heavy traffic generators.

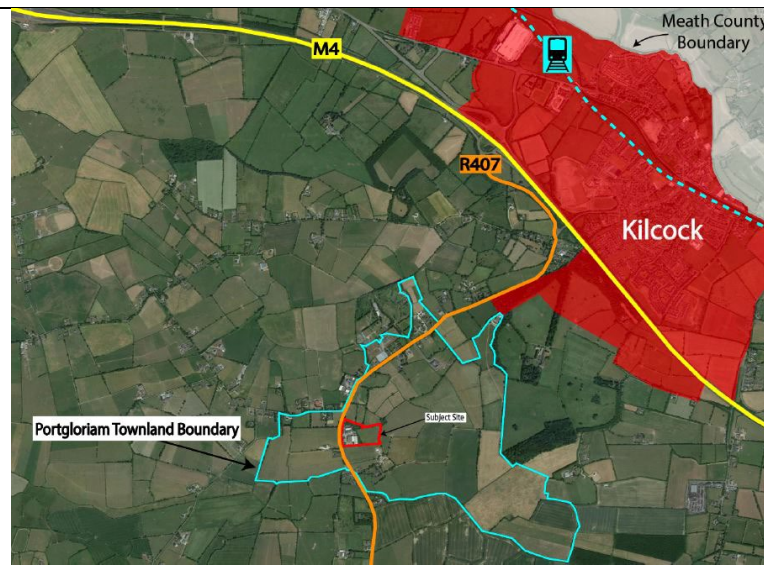
development of start-up businesses and small-scale industrial enterprises, particularly those that have a creative and innovative dimension, and which promote environmentally sustainable jobs. Therefore, the Draft Plan is supportive of development of the creative industries across the county.

The subject lands are contiguous to the development boundary of the Naas Local Area Plan 2021-2027 which came into effect in December 2021. The zoning of land requires an evidence-based approach. The ad hoc zoning of land in isolation is considered contrary to the proper planning and development of the area due to the absence of robust assessments on transport modelling and infrastructural provision for lands immediately adjoining a local area plan.

Chief Executive’s Recommendation

No change to the Draft Plan.

		<p>Subject lands would be an ideal location and it is requested that lands are zoned for such purposes.</p>	
<p>269.</p>	<p>Nord-stone Holdings</p>	<p><u>Portgloriam Business Campus, Clane Road, Kilcock</u></p> <p>Submission by Brock McClure Planning Consultants on behalf of Nordstone Holdings relates to a request to zone lands at Portgloriam Business Campus, Portgloriam, Clane Road, Kilcock as NE 1: Industry/Warehousing.</p> <p><u>Attached Submission Document</u> The submission outlines the merits of zoning currently unzoned lands to NE 1: Industry/ Warehousing. States that there is an opportunity for Portgloriam Business Campus to firmly establish itself as a small to medium size industrial location resulting in the stimulation of further enterprise, jobs and economic growth in Kildare. States it needs the zoning to allow them to fulfil the demand requirement that currently exists in Kildare and at this immediate location.</p>	<p>Chief Executive’s Response</p> <p>The contents of the submission are noted. In preparing the draft County Development Plan, particular cognisance was placed on the policy objectives outlined in the National Planning Framework (2018) and the Regional Spatial and Economic Strategy (RSES) 2019 – 2031 for the Eastern and Midlands Region.</p> <p>In this regard, the draft Plan was required (under National Policy Objective (NPO) 7) to apply a tailored approach to urban development with a particular focus on (inter alia); supporting a continuation of balanced population and employment growth in more self-contained settlements of all sizes.</p> <p>It is considered that the subject site, given its distance outside the defined settlement boundary of Kilcock (CSO 2016), its remote location within the open countryside, well-removed from both pedestrian and cycling infrastructure and access to public transport options means that zoning the lands as <i>NE 1: Industry & Warehousing</i> would be contrary to national and regional objectives to provide for compact growth and the sequential development of urban areas.</p> <p>It is further considered that such a zoning designation would provide for the future expansion of urban type</p>



Notes that the site proposed for zoning is partially developed (Portgloriam Business Campus) and is directly adjacent to greenfield lands (approx. 2.16 Ha) which forms part of the site and is also the subject of this zoning. Notes this land is fully accessible, can be developed efficiently and is fully serviced. States that Nordstone Holdings have identified this land to further develop the campus and improve facilities, enhance the general environment of the campus and its identity, and improve the campus’s sustainability credentials.


Notes the location of the subject site is located on the R407 regional road, approx. 3.5 km to the southwest of Kilcock and 1.52km from the Kilcock Local Area Plan boundary. Further notes its relative proximity to Kilcock Train Station and the M4

industrial uses on the site to be ‘permitted in principle’ which would be contrary to the provisions of NSO1 and NPO6 of the NPF and in particular, RPO 4.82 of the RSES which states that ‘Local Authorities shall ensure that economic development that is urban in nature should be in the first instance located in urban areas.’ Furthermore, such a zoning designation would undermine the intentions of objectives RE O1 and RE O3 of the draft Plan, regarding economic development in the county.

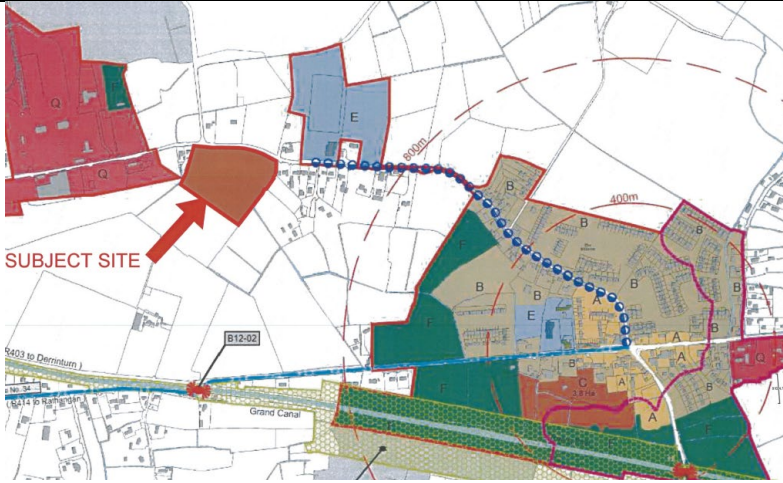
Chief Executive’s Recommendation
No change to the Draft Plan.

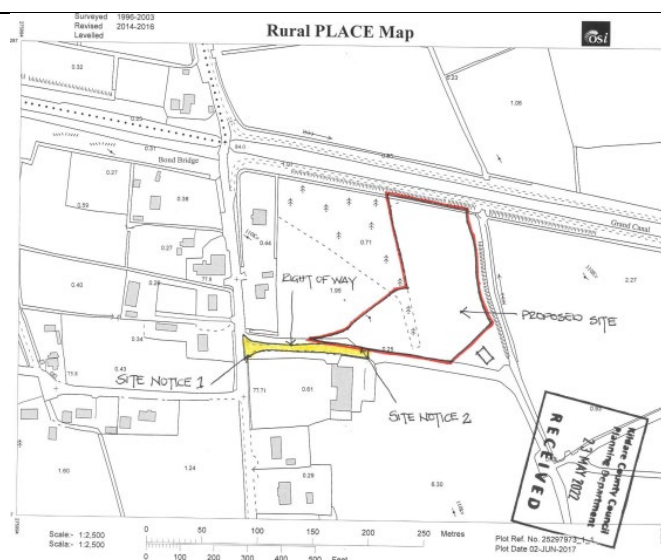
	<p>Motorway (and N4, N6 routes) which connect to Sligo, Galway and Longford. Notes that there are other active Industrial and Warehousing uses proximate to the site.</p> <p>Submission notes the current extent of the Portgloriam Business Campus (2.2ha) which is comprised of various industrial buildings employing up to 100 people.</p> <p>Submits that it is the intention of Nordstone Holdings to improve and upgrade the existing campus and attempt to align the demand requirements for land uses within the campus. States that this demand can only be met through the rezoning of the current business campus as well as additional lands to the east (rear) of this location.</p> <p>Refers to the provisions of the draft Plan, noting policy RE P1 which provides that the future economic development in Kildare should be largely distributed in accordance with the county's economic hierarchy. The proposal for Portgloriam Business Campus supports policy REP1 as the zoning of additional lands for Industry & Warehousing would promote economic development at this location.</p> <p>Also notes the policy RE P2 of the draft Plan to support and facilitate the economic development of the county in accordance with the Kildare 2025 Economic Development Strategy across a range of</p>	
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		<p>sectors. Submission states that an employment zoning designation for Portgloriam Business Campus supports and aligns with RE P2 wherein the zoning of additional lands for Industry and Warehousing would allow for increased Foreign Direct Investment.</p> <p>Notes also that the proposed rezoning would be in keeping with the provisions of policies RE P3 and RE P4 of the draft Plan. States that the requested zoning would allow them to fulfil demand requirements and ensure that any new development activity occurs in a logical and sequential fashion.</p> <p>Submission states that Nordstone engaged a company (O'Neill & Co. Chartered Surveyors & Auctioneers) to understand the supply and demand requirements in existence at this location and to assess whether, in principle, the lands were capable of accommodating increased enterprise and industrial activity. States that they have concluded that a strong demand exists for zoned land, formally supporting industry at this location, in addition to an increase on the available zoned lands at this location.</p> <p>Concludes submission by restating their request for a zoning of these unzoned lands comprising approximately 4.45 ha to NE 1: Industry & Warehousing.</p>	
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VOLUME 2 (C) – VILLAGES			
Sub No.	Name	Summary of Issues Raised	Chief Executive's Responses & Recommendations
439	Mick Carroll	<p>Allenwood</p> <p>The submission identifies a 2.16-hectare site in Allenwood (site highlighted below). It is requested that the land be zoned mainly for new residential (2.06 ha) with the remaining part (0.10 ha) zoned for existing / infill residential.</p>  <p>The merits of zoning the subject site are noted which include being 400m from the village centre, close to services and utilities, with available access from the R403. Details of existing physical infrastructure in the area are included noting capacity in the water and wastewater networks. Social infrastructure facilities are also noted, such as recreational amenities, public transport links, services / shops and schools.</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that villages like Allenwood should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 4ha was identified as an adequate quantum of lands to be zoned 'New Residential' in the village of Allenwood under the Draft Plan. The 'New Residential' lands, which total 3.8-ha are located within the southern portion of the village, have live planning permissions, are adjacent to the village centre and are fully serviced Tier 1 lands.</p> <p>The subject site, as identified in the submission, is circa 170m from the village centre. To zone the subject site 'New Residential' is considered premature at this time until those lands to the east, which have live planning permission and can accommodate the anticipated growth in Allenwood over the Plan period, have been developed.</p> <p>v</p>

		<p>A planning history of the subject site is included (14/762) which resulted in a dwelling being built on part of the site (0.10 hectare) following a grant of permission. The submission also refers to other permitted developments on adjoining land to the east, adjacent land to the north, and on lands further north detached from the subject site.</p> <p>It is contended that the site is an outward extension to the village boundary and represents an infill site within 400m of the centre. It should also be classed as regeneration as it is on the edge of quarry lands currently being filled under a permit to complete the regeneration of the area.</p> <p>Tables 3.2 and 3.3 in Volume 2 of the Draft Plan are noted with regard to the 4 ha of land zoning in Allenwood. It is submitted that the total area of land proposed is within the target area and is the most advantageous and sustainable land in the village for expansion. Zoning the land offers an opportunity to consider a micro masterplan for the area possibly including a playground and connecting the village to developments on the outskirts.</p>	<p>See response to submission no. 550 (Office of the Planning Regulator)</p> <p>Chief Executive’s Recommendation</p> <p>See recommendation to submission no. 550 (Office of the Planning Regulator)</p>
120	Francis Dowling	<p>Allenwood</p> <p><u>Summary of Appendix</u> The subject site has an overall area of 3.5 hectares and is well serviced in terms of water supply, foul sewerage, surface water, transport, schools, sports, industry and shopping. It is proposed to upgrade the existing Allenwood wastewater treatment system within the life of the 2023-2029 County Development Plan.</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that villages like Allenwood should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the</p>

			<p>suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 4Ha was identified as suitable lands to be zoned 'New Residential' in the village of Allenwood under the Draft Plan. The 'New Residential' lands, which are located within the southern portion of the village have live planning permissions, are located adjacent to the village centre and are fully serviced Tier 1 lands.</p> <p>The subject site, as identified in the submission, is 1km from the village centre and 600 metres from residential zoned land. To zone the subject site 'New Residential' would entail 'leap-frogging' over neighbouring lands which are located closer to the village centre, which is to be strongly resisted under V GO 3 of the Draft Plan.</p> <p>Having regard to the above, the zoning of additional 'New Residential' lands at the proposed location is not considered feasible.</p> <p>See response to submission no. 550 (Office of the Planning Regulator)</p> <p>Chief Executive's Recommendation</p> <p>See recommendation to submission no. 550 (Office of the Planning Regulator)</p>
<p>539</p>	<p>Stephen Talbot</p>	<p>Allenwood</p> <p>The submission refers to lands at Allenwood, County Kildare and the purpose of the submission is to request the Council to consider the re-zoning of the lands for residential purposes.</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that villages like Allenwood should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p>



It is stated that the lands are currently zoned and have been approved by way of planning permission for a cluster of 9 no. units. It is stated that at the date of writing the submission (19/05/2022), there was a current planning application to renew the previously approved planning permission (Pl. Ref. No. 21/1534). It is noted that the lands are currently zoned 'C-New Residential' in the current CDP 2017-2023. A review of the Planning Register indicates that on the 31/05/2022 planning permission was refused for 9 no. dwellings. on previously approved site 06/2206 for reasons relating to endangerment of public safety and traffic hazards that were considered would arise from the proposed development.

It is further stated that the lands in question were part of a deal with the Planning Authority to allow for the development of a new wastewater treatment plant for the village of Allenwood. The submission requests that the

Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 4Ha was identified as suitable lands to be zoned 'New Residential' in the village of Allenwood under the Draft Plan. The 'New Residential' lands, which are located within the southern portion of the village have live planning permissions, are located adjacent to the village centre and are fully serviced Tier 1 lands.

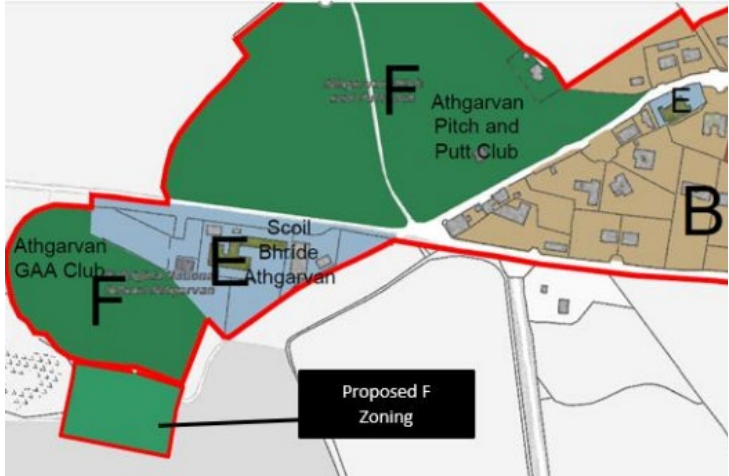
The subject site, which is located south of the Grand canal and at a distance from town centre activities, is not considered to contribute towards the compact and sequential growth of the village. In this regard, the zoning of these additional lands for residential purposes is not considered to be in accordance with the proper planning and sustainable development of the area.

Planning application 21/1534 was refused by Kildare County Council (31/05/22) and this is now the subject of a first party appeal to An Bord Pleanála.

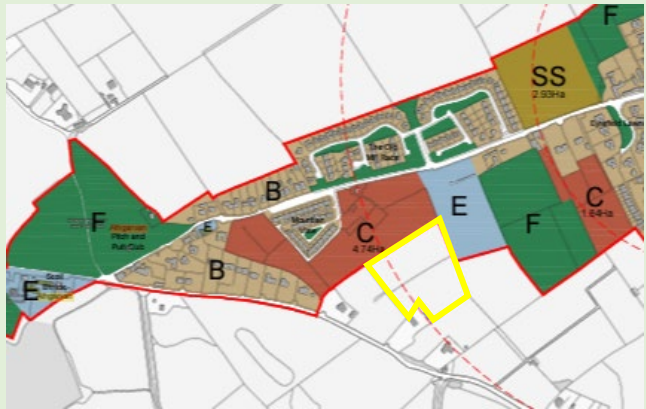
See response to submission no. 550 (Office of the Planning Regulator)

Chief Executive's Recommendation

See recommendation to submission no. 550 (Office of the Planning Regulator)

		<p>agreements with regard to this parcel of land remain in place and that the 9 no. units be delivered to the housing market in the Allenwood catchment area.</p>	
<p>163</p>	<p>Athgarvan GAA Club</p>	<p>Athgarvan</p> <p>Zone additional lands in Athgarvan village to facilitate additional playing facilities for this growing club.</p> <p>Summary of Appendix from David Mulcahy (Planning Consultants Ltd).</p> <p>Membership of Athgarvan GAA has grown rapidly in the last 10 years and the club believes there is an overwhelming need for additional sport and recreational facilities for the Athgarvan Community. The proposal requires the rezoning of approximately 0.7 Acres of Curragh lands bordering the existing pitch (see map below). It is intended that the club would construct a new pitch which would be framed by a 2-metre-wide walking track.</p> 	<p>Chief Executive’s Response</p> <p>The proposed zoning is on lands within the Curragh (pNHA Site No. 000392), which under Table 13.1 of the Draft Plan has a Class 5 (Unique Sensitivity) Landscape Sensitivity Classification. To permit the extension of the Athgarvan settlement boundary, on lands identified as a proposed Natural Heritage Area would establish an undesirable precedence.</p> <p>A significant quantum of land has been zoned F: Open Space and Amenity in the Athgarvan Village Plan. Some of these zoned lands are near Athgarvan GAA club and National School and could facilitate the types of uses proposed in this submission.</p> <p>Furthermore, Objective ST A9 stipulates the following <i>‘Maintain an amenity buffer zone along the bank of the River Liffey through all undeveloped lands, wherein no development other than parks/playing pitches may be provided’</i>.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

		<p>The GAA clubs facilities are on lands owned by the Department of Defence. These amount to a single GAA pitch, small but functional changing rooms and parking for some 50 cars. All these facilities are shared with the local primary school, which is also situated on land owned by the Department of Defence. These facilities are incapable of meeting the current needs of Athgarvan GAA Club for playing and training facilities.</p> <p>Also, given that the land available for development in the vicinity of the school and the GAA pitch is limited, the Council needs to consider alternative lands that would provide additional playing pitches, ideally within a convenient distance of the school and the GAA club, land with an established pedestrian connection to the school and the GAA club. We believe such land is available but would need to be zoned appropriately.</p>	
51	Robert Doyle	<p>Athgarvan</p> <p>Lands at Athgarvan, identified as C 'New Residential' in the current CDP have been shown as 'Agriculture' in the Draft Plan.</p> <p>Planning permission was granted under Pl. Ref. 19/117 on the subject lands.</p>	<p>Chief Executive's Response</p> <p>Pl. Ref. 19/117 granted permission for 95 dwelling units however part of the subject planning permission now falls outside the Village boundary for Athgarvan. It is considered reasonable to amend the Athgarvan zoning map and zoning objectives map in order to align with existing planning permissions.</p> <p>Chief Executive's Recommendation</p> <p>Amend the boundary of Map Ref; V2-3.2A (Land Use Zoning Map) so that it includes the lands associated with Pl. Ref. 19/117 and shows these lands as C 'New Residential' (as outlined in yellow below).</p> <p>Amend the boundary of Map Ref; V2-3.2B (Objectives Map) so that it correlates with Pl. Ref. 19/117.</p>

		 <p>E BOUNDARY OF . REG REF 19/117.</p> <p>Subject lands</p>	
<p>17</p>	<p>Noelle Wall</p>	<p>Ballitore</p> <p>The submission relates to the Folio KE6598 lands which is unzoned in the Draft CDP 2023-2029 and requests the lands to be zoned for open space, amenity and residential use.</p> 	<p>Chief Executive’s Response</p> <p>The intention of the submission to zone additional lands for “F: Open Space and Amenity” and “C: New Residential” at the periphery of the village plan boundary are acknowledged.</p> <p>It is considered that the Draft Plan has zoned sufficient lands for future residential development to cater for local demands within and surrounding Ballitore over the lifetime of this Plan. The zoned lands are located closer to the settlement core and are in line with the objective of the Draft Plan to encourage development from the centre of villages outwards with undeveloped lands closest to the centres being given first priority.</p> <p>In relation to the request for the Folio KE6598 lands to be zoned ‘F: Open Space and Amenity’, the merits of having a quality community, recreational and sports facility at this location are noted and it is recommended that the lands be zoned ‘F: Open Space and Amenity’ with a site-specific</p>

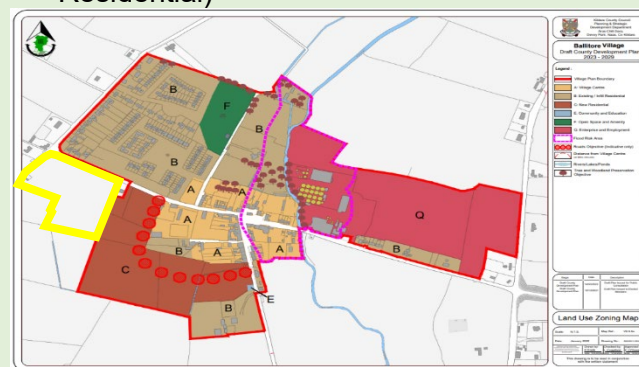
- The rationale supporting this submission includes:
- 1) To provide quality housing and a quality community, recreational and sports facility for the residents of Ballitore.
 - 2) An all-weather sports facility would be of benefit to the community of Ballitore as well as the local communities within close proximity of Ballitore Village.
 - 3) The site is within close walking distance of the village centre and will have far reaching social and economic benefits for the future growth of the community in Ballitore and the surrounding area.

objective to accommodate a community, recreational and sports facility on the subject lands.


Chief Executive’s Recommendation

With respect to the above submission, no changes are recommended regarding zoning additional land ‘C: New Residential’. Regarding the request to zone the Folio KE6598 lands ‘F: Open Space and Amenity’, the following changes are recommended:

- 1) Ballitore Village – Land Use Zoning Map
Include the Folio KE 6598 lands marked in yellow within the Village Plan Boundary for Ballitore and to zone the lands ‘F: Open Space and Amenity’.
- 2) To include the lands between the lands outlined in yellow and ‘C’ (New Residential) to the east as ‘C’ (New Residential)

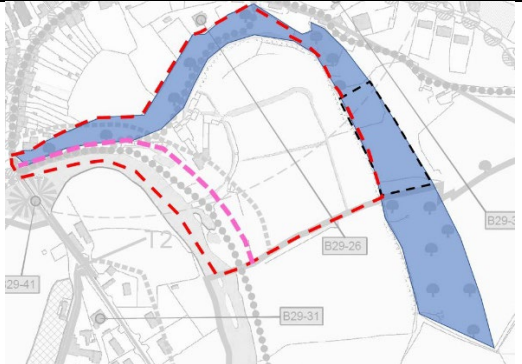
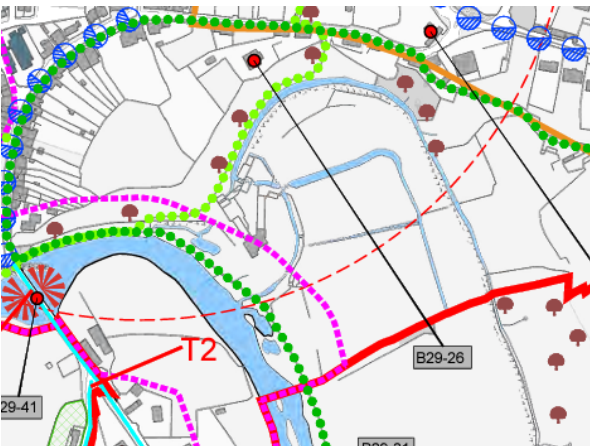


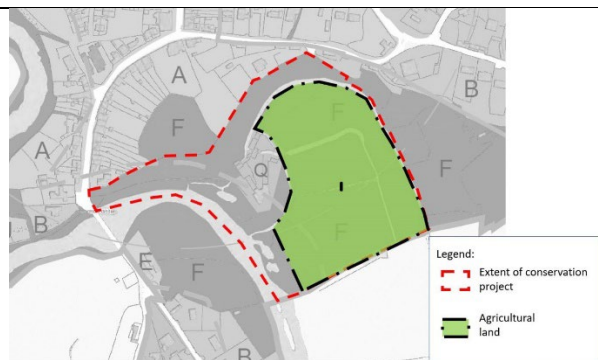
- 3) Add the following objective to Section V2 3.4.7.
Support and facilitate the development of a Sport and Recreational Facility on the lands zoned ‘Open Space and Amenity’ to the west of the village.

<p>96</p>	<p>Lioncor</p>	<p>Ballymore Eustace Request to zone lands as residential in Ballymore Eustace.</p> <p><u>Summary of Appendix from Thornton O'Connor (Town Planning)</u></p> <p>The subject site, which is located adjacent to the south-west of the village of Ballymore Eustace should revert back to the zoning objective 'C-New Residential'. See subject site marked in yellow below.</p>  <p>The subject site was zoned 'C-New Residential' prior to being de-zoned in the 2017-2023 County Development Plan. A planning application on the subject site was previously refused under Planning Reference 17/204. The application was refused by Kildare County Council and An Bord Pleanála with ABP refusing for one reason which</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that villages like Ballymore Eustace should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development.</p> <p>It is noted that the two plots of land zoned 'New Residential', which are located within the northern and western portions of the village are both currently being developed. These sites are located adjacent to the village centre and are fully serviced Tier 1 lands. It is considered appropriate to state that these lands are 'Under Construction' on the zoning maps accordingly.</p> <p>However, the subject site, as identified in the submission, is circa 500m from the village centre and also separated by the River Liffey from the village centre. To zone the subject site 'New Residential' would entail 'leap-frogging' over neighbouring lands which are located closer to the village centre, which is to be strongly resisted under V GO 3 of the Draft Plan.</p> <p>Having regard to the above, the zoning of additional 'New Residential' lands at the proposed location is not considered feasible.</p>
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	<p>related to the absence of a safe pedestrian and cycle route across the River Liffey.</p> <p>In order to address the reason for refusal, the developer proposes, as part of any planning application, to construct a boardwalk structure attached to the existing bridge which would cater for pedestrian and cycle access. The submission recommends that the following Specific Local Objective be applied to these lands: <i>‘Development on this site shall proceed following, or in tandem with, the delivery of suitable infrastructure which will enable pedestrians and cyclists to safely cross Ballymore Bridge to reach the Village Centre.’</i></p> <p>The Draft Plan includes 2 sites in Ballymore Eustace zoned as ‘C-New Residential’. Planning permission exists on both these sites and development is underway. These 2 sites should therefore be zoned ‘B – Existing / Infill Residential’.</p> <p>The Draft Core Strategy was based on 2016 Census Data and therefore most probably underestimates what is needed in Kildare up to 2029.</p> <p>The zoning of this site would comply with the National and Regional Planning Policy Context, specifically the National Planning Framework, Rebuilding Ireland – an Action Plan for Housing and Homelessness and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region. The subject site has the characteristics of a ‘Tier 1’ site and development at this location would entail the next logical step in the spatial development of the village.</p> <p><u>Summary of Appendix (drawings and text from JFOC Architects)</u></p>	<p>The proposal to construct a boardwalk structure attached to the existing bridge which would cater for pedestrian and cycle access is noted, however it is considered these infrastructural improvements are premature having regard to the above.</p> <p>Chief Executive’s Recommendation</p> <p>To state ‘Under construction’ on the two plots of land lands zoned ‘C: New Residential’ (3.9ha) and (5.0ha) on Land Use Zoning Map for Ballymore Eustace Village.</p>
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		<p>A proposed site layout plan for a residential development on the subject site is submitted along with photomontages of the proposed residential development and associated Pedestrian and Cycle Bridge over the River Liffey</p> <p><u>Summary of Appendix (drawings and text from Donnachadh O'Brien & Associates Consulting Engineers)</u></p> <p>The report assesses the feasibility of a residential development on the subject site in relation to the following areas: surface water, flooding, foul drainage, water supply and roads. The conclusion of the report is that all these areas can be satisfactorily addressed as part of any proposed development.</p> <p>The developer is willing to explore options with Kildare County Council in relation to the development of a new pedestrian / cyclist bridge over the River Liffey. A template of a recently constructed pedestrian / cyclist bridge over the River Slaney in Tullow is submitted as a good example.</p>	
226	Ciara and Harvey Applebe	<p>Ballymore Eustace</p> <p>The Flood Risk zone identified in Map V2-3.4b incorrectly shows how the River Liffey floods to the east of Ballymore Eustace. The below map, which was attached to this submission, depicts this Flood Risk zone and its context, where the pink dashed line represents the flood risk zone.</p>	<p>Chief Executive's Response</p> <p>The Strategic Flood Risk Assessment undertaken to inform the Draft Plan was informed by CFRAM mapping, which has been used to identify the areas at risk of flooding in the various settlements throughout Kildare. The flood risk area identified with respect to Ballymore Eustace reflects the most up to date flood data available. The pink-hatched line in the extract below from Map V2-3.4b shows the identified flood risk.</p> <p>It should also be noted that CFRAMS depicts a 1 in 100 year flood event as well as actual flood events. The Council acknowledges that these are high level strategic flood</p>

			<p>zones. Any proposal for development within a CFRAM area must be accompanied by a site-specific flood risk assessment.</p> 
<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>			
<p>220.</p>	<p>Ciara and Harvey Applebe</p>	<p>Ballymore Eustace</p> <p>The submission relates to lands in the village of Ballymore Eustace which the Draft Plan proposed to be zoned as ‘F: Open Space and Amenity’.</p> <p>The submitters state that since taking ownership of the Old Woollen Mills in Ballymore Eustace they have supported the objective of conserving the ecology of the site, not least for the amenity value of the community. They note that this is demonstrated by their facilitating the "5K walk" through the subject site for the benefit of the community.</p>	<p>Chief Executive’s Response</p> <p>The objection to the proposed zoning of the subject site as ‘F: Open Space and Amenity’ in the Draft Plan is noted by the Council. It should be noted that zoning the land ‘F: Open Space and Amenity’ would not affect the ongoing agricultural use of the site nor would it alter or undermine, in any way, its status as a private property. However, the arguments put forward in the submission as to its current agricultural use are accepted by the Council and it is therefore recommended that the landholding being the subject of this submission reverts to its ‘I: Agricultural’ designation as per the provisions of the Kildare County Development Plan 2017-2023.</p>



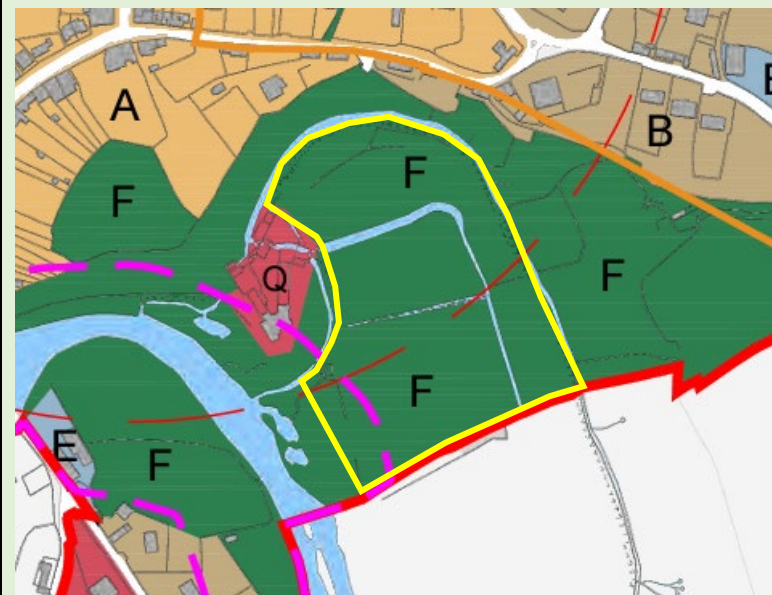
It is asserted that the proposal to zone all of the lands (with the exception of the Mill buildings) 'F: Open Space and Amenity' is inappropriate as the area includes long established fields and agricultural facilities that have been restored for the purpose of continuing agriculture practices, most recently for grazing organic sheep, dexter cattle and escargot. It is noted that the fields will soon be used to produce organic crops for use in the whiskey distillery.


It is stated that since the land is in private ownership, where there are active agricultural activities, the public are discouraged from using these fields as an amenity. It is noted that the subject lands also include existing buildings that meet the proposed objective (V BE3) to encourage redevelopment or restoration of derelict, vacant or underused buildings within the village centre.

It is submitted that the fields (see map below) should be zoned 'I' as Agricultural in order to maintain the open space for the valuable food production while maintaining the benefit of ecology and visual amenity and that imposing zone 'F' would frustrate the valuable enjoyment

Chief Executive's Recommendation

Amend Map Ref. V2-3.4a to change the zoning of the lands outlined in yellow below 'F: Open Space and Amenity' to 'I: Agricultural'.



		<p>of our private land and undermine our efforts to make this heritage site sustainable.</p>	
<p>311</p>	<p>Joe and Anne Headon</p>	<p>Ballymore Eustace This submission is a zoning request for lands in Ballymore Eustace to be zoned as serviced sites or for New Residential or a combination of the two. The site extends to c.7 hectares.</p>  <p><small>Proposed changes to dKCDP 2023-29 Zoning Map being sought under this submission</small></p> <p>Three attachments comprise the submission.</p> <ul style="list-style-type: none"> ○ Planning Report. ○ Desk-top Archaeological Impact Assessment ○ Engineering Services Report <p>Attachment One: The northern portion of the subject lands are greenfield and zoned Agriculture ('I'). The Draft Plan zones the northern portion of the lands as Open Space & Amenity. Planning gain will be achieved in the form of an enhanced public footpath, and the lighting and opening up of woodlands.</p>	<p>Chief Executive's Response</p> <p>The contents of the submission are noted. As per Table 2.8 of the Draft Plan 366 units have been allocated across all villages (18) within the County Plan area, which includes Ballymore Eustace, during the lifetime of the plan.</p> <p>The Draft Plan has zoned two plots of land for 'New Residential' development and it is noted that both of these sites are currently being developed. It is considered appropriate therefore to include additional lands for new residential purposes during the lifetime of the Plan.</p> <p>Whilst the submission refers to a 7 hectare plot, it is considered that 7 ha additional residential development would be excessive for the settlement during the plan period. However, the northern field of this landholding and the adjacent undeveloped land zoned 'B' (which have a combined area of 1.8ha) present well in terms of sequential development. It is noted that the 5km looped walkway traverses this landholding, which is a significant amenity to the area. Subject to a site specific objective requiring the integration of the existing trees and looped walk into any future scheme, in addition to an archaeological impact assessment, it is considered reasonable to include these additional lands.</p> <p>Chief Executive's Recommendation</p> <p>To amend Land Use Zoning Map for Ballymore Eustace by changing the zoning of lands outlined in yellow below from</p>

The subject lands are located approx. 420 metres from the village centre and the entire site 800m. Access to the site is currently via an agricultural access on the L2025. The site is serviceable and heavily wooded on the west side. There is an established pedestrian access back into the village. The site is within the 50kph posted speed limit. Public access to the wooded area would be made available to the village by means of a walking trail, linking with the proposed 5k looped walking trail.

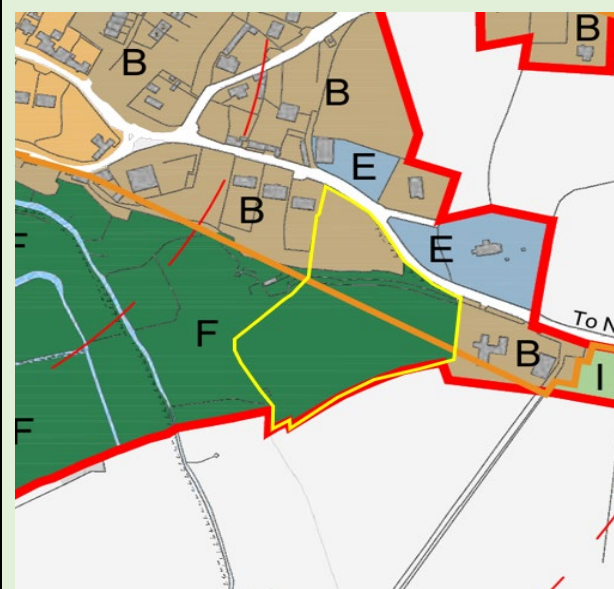
No recorded monuments on the subject lands but a portion of the northern boundary is within the Zone of Archaeological Potential. A desktop assessment concludes that there are no findings of archaeology associated with the subject site, but test trenching of the site is recommended prior to any potential future development. There are no ecological designations.

The draft Plan states that Ballymore Eustace has an adequate water supply to meet the current demands and the future planned growth over the life of the Plan and the area is serviced by the Ballymore Eustace WWTP which has spare capacity for 1,185(PE).

The submission outlines a planning context having regard to the NPF and housing and serviced sites and the need to increase new housing supply having regard to Housing for All and ESRI housing demand reports. Reference is made to the Sustainable Urban Residential Development Guidelines in terms of the redevelopment of backlands and proposals for lower densities on serviced lands to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village.

'F: Open Space' to 'C: New Residential (1.8ha)' and include site specific objective as follows:

The development of these lands shall include the integration of the existing 5km looped walk in Ballymore Eustace, a site specific archaeological impact assessment and retention and integration of existing trees into any proposed development.



	<p>Circular letter NRUP 02/2021- cautions against large scale, rapid development that may overwhelm and detract from the quintessential character of towns and villages that have developed slowly and organically over time, and furthermore, clarifies that there is already clear scope for greater variation in density in smaller towns, but that this should not lead to provision for disproportionate development in such places through excessive zoning.</p> <p>RSES – reference to promoting regeneration and revitalisation of towns and villages and making better use of under-used land.</p> <p>Kildare County Development Plan 2017-2023 Northern portion of the site was zoned for agriculture use, even though within zone of Archaeological potential and in a flood risk assessment area.</p> <p>Draft Kildare County Development Plan 2023-2029 The northern portion of the site is zoned Open Space and Amenity ('F'). The Objectives Map shows the northern portion of the site to be within the zone of Archaeological potential and containing a Tree & Woodland Preservation Objective.</p> <p>The submission makes reference to the Draft Plan in the context of serviced sites, that they are a 'priority of the plan', and the establishment of a "County Kildare Serviced Sites Initiative". The submission states that no serviced sites have been allocated to Ballymore Eustace unlike other villages and it is an area under pressure for one-off housing.</p> <p>Attachment Two: Archaeological Impact Assessment</p>	
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	<p>The report relates to a desk-based assessment of a land parcel of c.7.4hectares. The report states that there are no known items of archaeological heritage in the land parcel. Externally the proposed development has the potential to impact the setting of St. John’s ecclesiastical site (RMP KD029-011002-KD029-011020-).</p> <p>Attachment Three: Engineering Report The report has been compiled using desktop information gathered and publicly available resources including Kildare County Council, Irish Water, and other utility providers. No site visit of the lands has been made and no surveys or other investigative works were undertaken.</p> <p>The landowners have had extensive correspondence and communication with KCC Roads and planning department in relation to facilitating improved footpath and pedestrian facilities in the vicinity of the site.</p> <p>Any future potential development would benefit from a village gateway located east of the existing 50kph speed sign which would reduce traffic speeds on the approach to the village, subject to detailed design and some modifications to existing hedges and roadside vegetation.</p> <p>The provision of potable or firefighting water would not be a constraint to developing the site. The subject lands are located in Flood Zone C in accordance with the Flood Risk Management Guidelines. Soil types are likely to be positive for implementation of sustainable site drainage. The Ballymore Eustace Wastewater Treatment Plant has adequate capacity, there are no particular constraints in regard to foul drainage.</p>	
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<p>426</p>	<p>O'Flynn Constructi on</p>	<p>Caragh – Tree Preservation Order</p> <p>The policies within the Draft Plan relating to a Proposed Tree Preservation Order KCC PTPO No. 1 of 2021 at Caragh are premature (as the Planning Authority has not produced a tree survey) and misconceived (as the trees are at various states of dying, already dead and dangerous / hazardous). Given their current state, the protection of these trees is not facilitated by legislation.</p> <p>This submission is accompanied by a Preliminary Tree Survey Report (dated 12 April 2021, updated 18/11/21) prepared by Independent Tree Surveys, which includes an assessment of 23 no. trees, a site plan with approximate locations and photographs of some of the trees. Of the 23 individual trees assessed, 17 were graded category U (unsuited to long term retention) and 6 were graded category C (low quality). The Beech trees are all in full or late maturity. It is suggested that given the poor physiological and structural condition of the trees, they should not be considered for coverage by a tree preservation order.</p> <p>This submission is also accompanied by a report from Tom Phillips + Associates which requests that the TPO be rescinded and reference to it be removed from the Plan, in particular from Map V2 3.5 and from Section V2 3.6.1, in addition to removal of policy V CA4 in V2 3.6.4. It is argued that Section 205 of the Planning & Development Act (as amended) prevents a TPO from being made in respect of trees that are dying or dead or have become dangerous. A survey completed by a competent independent arboricultural consultant was not carried out by the Planning Authority. It is also argued that the proposed TPO is contrary to the zoning of adjoining lands</p>	<p>Chief Executive's Response</p> <p>The proposed Tree Preservation Order at Caragh is being progressed by KCC under Section 205 of the Planning and Development Act (as amended).</p> <p>In May 2022, KCC procured the services of an independent arborist to inspect the trees to which the TPO refers. A recommendation in relation to the proposed TPO, which will be informed by the independent arborists report, is being finalised and will be referred to the Elected Members of the Kildare-Newbridge Municipal District for their consideration and decision.</p> <p>Should the TPO be adopted or amended, the references in Map V2 3.5, Section V2 3.6.1 and policy V CA4 in V2 3.6.4 will remain within the Plan (or be amended to reflect an amended Order). Should the TPO be rejected, the references to the TPO will fall from the Plan.</p> <p>It is anticipated that the TPO process will be finalised in advance of the adoption of the County Development Plan.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan</p>
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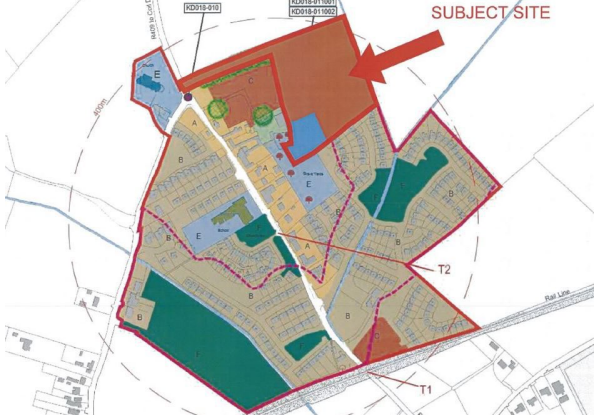
		for new residential and village centre development and would present a hazard to the community. There are appropriate policies elsewhere in the plan requiring landscaping and replacement trees (e.g. BI O17) to ensure that the amenity and ecological value of any trees removed in the course of development of the 1.35 ha site will be mitigated.	
433.	John Lawler	<p>Caragh</p> <p>The submission is from a resident of Caragh and outlines a number of issues in relation to the development of the village and the wider rural area.</p> <p><u>Cycle-lane</u> There is no cycle lane link from Caragh to the Naas / Osberstown roundabout.</p> <p><u>Railway bridge in the village</u> The railway bridge UBC49 at Caragh currently guides pedestrians under the rail line on a 800mm wide footpath adjacent to the R409. This path is used by locals, accessing Raheens GAA grounds at Gingerstown. Traffic calming measures are urgently required to reduce the two traffic lanes to one lane. Alternatively, there needs to be either a widening of the bridge or the provision of a dedicated underpass for pedestrians / cyclists / wheelchair / buggy users.</p> <p><u>Mast</u> The recently constructed 30 metre Irish Rail "exempt planning" GSM-R mast installed on the existing 5m high railway embankment in the village of Caragh overlooks Gingerstown Park housing estate and should be re-examined.</p>	<p>Chief Executive's Response</p> <p><u>Cycle lane</u> The proposal for a cycle lane link from Caragh to Naas / Osberstown roundabout is noted. Objective V CA8 of Volume 2 states the following. 'Investigate the feasibility of a cycleway/ walkway being extended from the village centre to Millennium Park, Naas.'</p> <p>Also, objective TM O27 of Chapter 5 states the following; 'Investigate the feasibility of developing a cycle-way at the following locations; from Caragh Village to Naas along the R409 and R445.'</p> <p><u>Mast</u> In relation to the recently constructed 30 metre Irish Rail "exempt planning" GSM-R mast, it is outside the scope of the County Development Plan to assess individual planning applications or section 5 applications.</p> <p><u>Railway bridge in the village</u> The concerns about the railway bridge in the village are noted. It is considered these concerns are addressed under Objective V CA6 of Volume 2, which states the following 'Widen and upgrade the existing railway bridge on the R409 at Gingerstown (See T1 on Map V2-3.5).'</p>


		<p><u>Village centre</u> Development should engage with locals on the future plans for the "Caragh Heights" site. The building of non-residential road frontage units has not occurred in line with the main development. The development also saw an increase from 4 to 6 housing units. The two-storey houses do not sit well on the site and their pitches assume a far too elevated height given the local topography.</p> <p><u>Retaining wall</u> That the concrete kingpost retaining wall structure which runs along the footpath on the approach to the village of Caragh (opposite Apple Green service station) be removed and the existing earthen bank be battered in steps to improve the visual approach to the village.</p>	<p><u>Village centre</u> The comments in relation to the "Caragh Heights" site are noted and while it is not a function of the Draft Plan to engage with the public in relation to the development of a particular site, it should be noted that Objective V CA1 of Volume 2, states the following ‘Strongly resist any change of use from commercial to residential development on the village centre site that is located directly opposite Caragh Catholic Church.’</p> <p><u>Retaining wall</u> The comments regarding the concrete kingpost retaining wall structure which runs along the footpath on the approach to the village are noted. This particular matter is considered to be outside the scope of the Draft Plan.</p> <p>Chief Executive’s Recommendation</p> <p>Refer to sub 107, which sought the same recommendation.</p>
132	JJ Power	<p>Caragh</p> <p>The submission refers to an 8 acre site (3.2 hectares) on the R409, located south of the Caragh Village settlement boundary as indicated in the Draft Plan. The submission proposes that the land be zoned for residential development for the following reasons: there is a high local demand for housing; the site is located within the 50km speed limit; it is located near the community centre and the Raheens GAA pitches; and it is connected to the village by footpath.</p>	<p>Chief Executive’s Response</p> <p>The Draft Plan has identified sufficient lands within the village boundary to provide for new residential development in compliance with the core strategy over the lifetime of this Plan. The total lands zoned for new residential development in Caragh is 2 hectares, and these are located closer to the Village core than the lands referred to in this submission, thereby facilitating compact and sequential growth, consolidating the built-up area, providing new homes closer to the existing school and village services, preventing sprawl and ensuring the proper planning and sustainable development of the village for this Plan period. To include an additional 3.2 hectares of land for new residential development, outside the Village boundary and without the necessary social infrastructure</p>

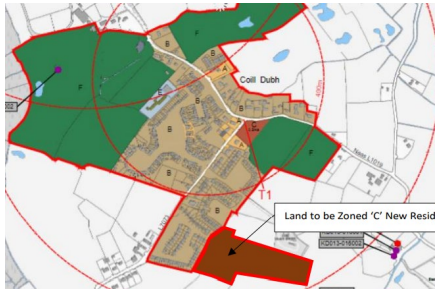
			<p>for the additional population, would be contrary to the proper planning and sustainable development of the village for this Plan period.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
<p>107.</p>	<p>Joan McLoughlin</p>	<p>Caragh</p> <p>The submission is from a resident of Caragh and outlines a number of issues in relation to the development of the village.</p> <p>Despite the large number of houses constructed in the village over the past number of decades there has been no community gain for the village. The playground was built on parish land.</p> <p>Planning permission to develop playing pitches and walking track at the Parish Field was granted in 2005 but not advanced - these would be a huge advantage to the community.</p> <p>No social housing was constructed on the building estates in Caragh and Part 5 of the Planning Act was ignored. The site at Gingerstown Park was granted permission but the construction of social/affordable houses never happened, and the site is still vacant. Local families have difficulties getting planning permission for a one-off and house prices</p>	<p>Chief Executive’s Response</p> <p>It is noted that the Parish Field, zoned ‘F: Open Space and Amenity’ in the draft Plan, has been the subject of a Part 8 planning application by the Council to provide for the development of a playground and landscaping. Furthermore, objective V CA3 contained in the draft Plan provides for the Council to support a plan for the Parish Field, which would identify and facilitate further improvement works to enhance its facilities.</p> <p>The provision of social and affordable housing under Part V of the Planning Act 2000 (as amended) is a mandatory requirement for all developments comprising 10 residential units or more. It should be noted that the obligations under Part V can be met through a variety of different ways as outlined under section 96(3) of the Act, including the transferring of other properties to the Local Authority which may be located in a different settlement within the authority’s functional area. While it is recognised that there is an ongoing and chronic housing and affordability crisis in the county, the issue of setting policy on housing affordability lies outside the scope and competence of the</p>

	<p>in the village are prohibitively expensive. Where will these young people live?</p> <p>The area mapped as vulnerable to flooding is not accurate. In November 2000 the site under the Streams Estate was flooded but this was raised by infill of soil as part of the Liffey Flood Plain. The OPW concerns were ignored.</p> <p><u>Attached to the submission were two letters, as follows:</u></p> <ul style="list-style-type: none"> - Letter from Alan Dukes (TD) dated 22 February 2002 stating that he had was in contact with the County Manager on 8 September 2000 in regard to an Area Action Plan for Caragh. - Letter from the OPW dated 24 April 2003 in relation to the need for Kildare County Council to get permission from the Commissioners of Public Works for the culverting of any watercourse. 	<p>Local Authority. However, Kildare County Council endeavours to implement all actions and initiatives that are contained in the government’s national policy response to the crisis <i>Housing for All</i> (2021) to addressing the housing crisis that are relevant to County Kildare.</p> <p>On the issue of flooding, the proposed land use zonings of all lands contained in the draft Development Plan has been the subject of a Strategic Flood Risk Assessment (SFRA) which has been published alongside this plan. It should be noted that the OPW flood extent mapping was used to define the flood zones for this SFRA. It’s conclusion for the zonings in Caragh is as follows: <i>Based on the criteria in the Guidelines the Development Plan Justification Test is required to assess the existing zonings adjacent to the Awillyinish Stream and its tributaries. A Justification Test was carried out by KCC and found that it is considered appropriate to retain the existing zonings. The Justification Test is included in Appendix C. (of the SFRA)</i></p> <p><i>The extent of the areas where an SSFRA (Site Specific Flood Risk Assessment) must be carried out as part of planning applications has been delineated. FRAs (Flood Risk Areas) should address all types of flood risk, mitigation measures, residual flood risk and the sequential approach to assign appropriate land use with respect to vulnerability of the proposed development type. All planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</i></p>
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			Chief Executive's Recommendation No change to the Draft Plan
117.	Anne Crowe	<p>Caragh</p> <p>Submission from John J. Cross on behalf of Anne Crowe and Family relates to a 3.1 ha landholding in the village of Caragh for which it is requested to be zoned for residential use and community gain.</p> <p>The submission notes the attributes of the site including its proximity to the village centre (within 400 metres) including the shops and services located in the village and its access through lands proposed to be zoned C: New Residential. The submission states that there is adequate water and wastewater supply and there is capacity in the existing school in the village. Further notes the proximity of transport and amenity infrastructure to the subject site.</p> <p>Proposes that part of the landholding (0.42 ha) be contributed to the council as community gain for the expansion of the existing cemetery.</p> <p>Concludes by stating there is a need in Caragh for further housing and that the Council are encouraging people to live in villages rather than in one-off houses. Also states that such development will cater for local demand and that there is a requirement to expand the local cemetery.</p>	<p>Chief Executive's Response</p> <p>The contents of the submission are noted. It should be noted while the subject site may, at first glance, appear to present well in terms of its proximity to the village, the Core Strategy of the draft Plan (Table 2.8) places a limitation on the quantum of the development that villages like Caragh can adequately accommodate over the life of the CDP. Furthermore, national and regional policy stipulates that villages like Caragh should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities. In this regard, it is considered that the lands proposed to be zoned for new residential in Caragh in the draft CDP were sequential and more appropriate to develop over the life of the Plan.</p> <p>It is also noted that the zoning of lands in all Villages, including Caragh, is evidence-led and based on a Sustainable Planning and Infrastructural Assessment (SPIA). Contrary to the submission the SPIA notes that the school in the village 'is almost at capacity'.</p> <p>Accordingly, it is considered that the proposal to zone the landholding for new residential use, as per the submission, is not appropriate at this time due to both the size of the area proposed to be zoned at 3.1 ha, which would be contrary to the provisions of the core strategy (which provisions for a maximum of 2 ha of new residential lands),</p>

			<p>and its location relative to more sequentially suitable sites within the village.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
<p>610</p>	<p>Carmel Kenny</p>	<p>Coolearagh, Coill Dubh</p> <p>The subject lands with an area of approximately 4.45 hectares are outlined in red on the map below.</p> <p>The land is owned by Carmel Kenny (and her family) and it is requested that the land be zoned for residential use to:</p> <ul style="list-style-type: none"> • accommodate family need (housing for the owners’ children) & local need; • achieve the housing targets as outlined in the core strategy & government’s policy ‘Housing for All’; and • contribute to achieving a mix of house types within the area. <p>The subject site is located within the village settlement, immediately adjacent to the existing built-up area, is serviced by public water and wastewater facilities and is located adjacent to all services within the village, including the school, church, sporting & community facilities and local retail.</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that villages like Coill Dubh / Coolearagh should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of circa 3.3ha was identified as a suitable quantum of lands to be zoned ‘New Residential’ in the village of Coill Dubh / Coolearagh in the Draft Plan. The ‘New Residential’ land, which is located within Coolearagh has a live planning permission (PI. Ref. 18/851) and is located adjacent to the village centre. The ‘New Residential’ lands within Coill Dubh have been</p>

		 <p>It is contended that the site is approximately 250 metres from the geographic centre point of Coolearagh and approximately 400 metres from the current Coil Dubh development boundary.</p> <p>The submission highlights the upcoming statutory provision to legislate the right of workers to apply for remote working and it is contended that it will add benefit to Coolearagh as a remote working place of choice. In addition, the submission highlights the subject areas' excellent broadband services.</p> <p>In terms of connectivity, Coil Dubh and Coolearagh are accessed from the R403 which links to Prosperous, Clane, Maynooth and Celbridge. The village also enjoys excellent connectivity by public transport to Naas, Prosperous, Clane, Maynooth, Derrinturn, Carbury and Newbridge.</p> <p>It is stated that this submission has been prepared with cognisance to the NPF, RSES, the Kildare County</p>	<p>identified by Kildare County Council as being appropriate for a social housing scheme, these lands are also located adjacent to the village centre.</p> <p>It is considered that the quantum of lands proposed to be zoned in Coolearagh (at 2.8ha) is sufficient to meet the anticipated growth of this village over the life of the Plan. The lands currently proposed as 'C' (New Residential) are more centrally located, immediately adjoining the identified 'village centre' and align with national and regional planning policies with respect to infill development and compact growth. Having regard to same therefore it is not considered appropriate to consider the zoning of the subject lands in Coolearagh at this time.</p> <p>Having regard to the above, the zoning of additional 'New Residential' lands at the proposed location is not considered appropriate.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
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		<p>Development Plan (2017 – 2023) and the Draft Kildare County Development Plan (2023-2029).</p> <p>An assessment of the subject site against the criteria for the identification of appropriate land for new residential development as set out in Section 4 of the Development Plans: Guidelines for Planning Authorities (2007) are included in the submission. The criteria includes the following: Need, Policy Context, Capacity of Water, Drainage and Roads Infrastructure, Supporting Infrastructure & Facilities, Physical Suitability, Sequential Approach, Environmental and Heritage Policy. The assessment also notes the criteria set out in section 6.2 of the Draft Development Plan Guidelines for Planning Authorities (2021). The submission concludes that it is evident that the zoning of this site at an appropriate residential density is consistent with the guidance as outlined in the above mentioned guidelines (2007).</p>	
43	Henry Kilmur-ray	<p>Coill Dubh</p> <p>The submission requests that the land indicated on the map V2-3.6 extract be zoned for 'C: New Residential' use.</p> 	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that villages like Coill Dubh / Cooleragh should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>The Draft Plan has not identified the site for residential or any other land use zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary, including the 0.5ha site zoned 'C: New Residential' and land zoned 'B: Existing/Infill Residential' with the potential for infill residential development. These</p>

		<p>It is submitted that the subject lands are connected to Hawthorn Manor and are a natural extension of the existing development.</p> <p>The following reasons are provided:</p> <ul style="list-style-type: none"> • Only 0.5 ha are zoned 'C: New Residential' in Coill Dubh. • The WWTP has capacity for 630 PE. • The local national school has a capacity for 199 additional pupils. • The village is serviced by a regular bus route. • Coill Dubh has a Post Office, various other retail outlets and a pre-school facility. 	<p>lands are located closer to the settlement core of Coill Dubh thereby consolidating the built-up area and ensuring the proper planning and sustainable development of this village.</p> <hr/> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
373	Coill Dubh Hurling Club	<p>Coill Dubh / Cooleragh</p> <p><u>Summary of Appendix from David Mulcahy Planning Consultants Ltd.</u></p> <p>Request that the subject site, which is in the ownership of Coill Dubh Hurling Club, with an overall area of c.1.9 ha be re-zoned from 'Open Space & Amenity' to 'New Residential'.</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that villages like Coill Dubh / Cooleragh should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 3.3ha was identified as suitable lands to be zoned 'New Residential' in the village of Coill Dubh / Cooleragh under the Draft Plan. The 'New Residential' land, which is located within Cooleragh has a live planning permission (Pl. Ref. 18/851) and is</p>



The submission refers to re-locating the existing Coill Dubh Hurling Club to lands south of Cooleragh. A separate submission seeks to have these lands zoned Open Space and Amenity.

No built and natural heritage issues. All residential zoned lands within the village are built out or are substantially complete. The submission refers to both PI. Ref. 18/851 and PI. Ref. 19/1341 and that the lands in Cooleragh permitted under PI. Ref. 18/851 should be re-zoned from 'New Residential' to 'Existing Residential / Infill'. There is a need for new landholdings to be zoned for New Residential to encourage new housing in the village. The surrounding rural hinterland of Coill Dubh / Cooleragh is under significant pressure for one-off housing.

The submission notes that National and Regional policies promote the development of new homes in small towns,

located adjacent to the village centre. The 'New Residential' lands within Coill Dubh have been identified by Kildare County Council as being appropriate for a social housing scheme, these lands are also located adjacent to the village centre. The lands permitted under PI. Ref. 18/851 are still substantially undeveloped and although development has commenced on these lands it does not warrant them being re-zoned to 'Existing Residential / Infill'.

The subject site, as identified in the submission, is further away from the village centre than the existing lands identified for 'New Residential' under the Draft Plan. To zone the subject site 'New Residential' would entail 'leap-frogging' over neighbouring lands which are located closer to the village centre, which is to be strongly resisted under V GO 3 of the Draft Plan.

Having regard to the above, the zoning of additional 'New Residential' lands at the proposed location is not considered appropriate. The zoning of additional lands for 'Open Space and Amenity' to the south of Cooleragh is assessed in the response to the submission from Alan Byrne (sub 380, which is considered under 'Serviced Sites').

Chief Executive's Recommendation

No change to the Draft Plan.

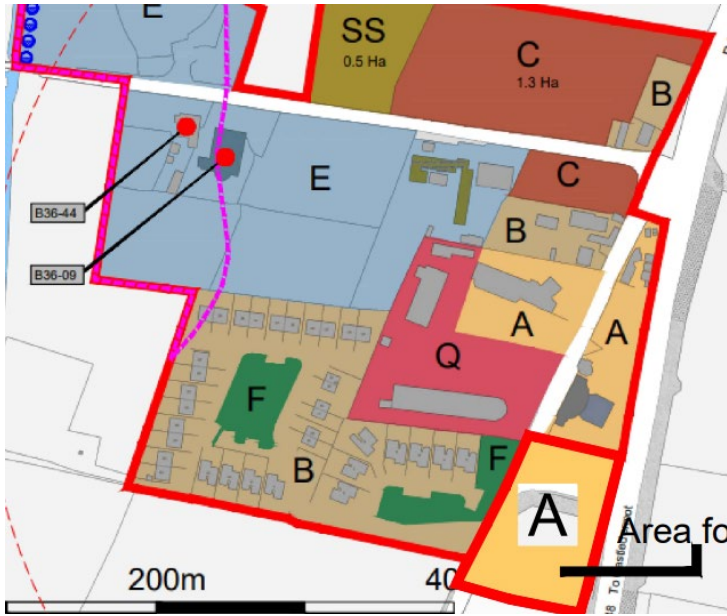
		<p>villages and settlements as an alternative for people who would otherwise seek to develop a house in an un-serviced rural area. National and regional planning strategies promote compact growth in urban settlements with an emphasis on developing lands close to town and village centres for residential development.</p> <p>A letter of support has been submitted from Coill Dubh Hurling Club.</p> <p><u>Summary of Appendix from Kavanagh Burke Consulting Engineers.</u></p> <p>No flooding constraints and Coill Dubh / Cooleragh is well serviced in terms of water and wastewater provision.</p>	
394	St. Laurence O’Toole Diocesan Trust	<p>Crookstown</p> <p>The submission was prepared by Brock McClure Planning & Development Consultants on behalf of St. Laurence O’Toole Diocesan Trust. It seeks the re- zoning of a circa 0.476-ha site in the village from ‘Community and Education’ to ‘New Residential’. The site is brownfield and currently houses educational facilities. See site outlined in red on aerial image below.</p>	<p>Chief Executive’s Response</p> <p>It is an objective (SC O5) in section 10.6 to protect and enhance existing community facilities. In addition, an adequate quantum of land has been identified for residential purposes in the village of Crookstown. Circa 2.1 hectares has been zoned to accommodate projected growth in the village as per table 2.8 in the Core Strategy.</p> <p>It is considered appropriate however to identify the lands as ‘A’ Village Centre to permit a mixed-use development on the subject lands.</p> <p>Chief Executive’s Recommendation</p> <p>Identify the subject lands as ‘A’ Village Centre.</p>



Site(s) outlined in red.

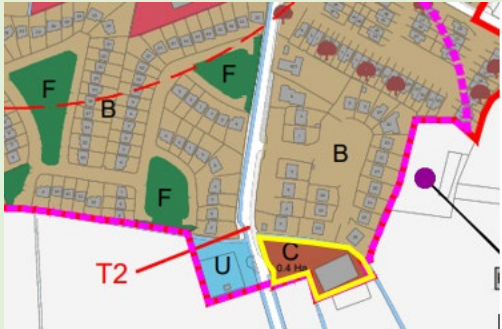
Adjoining land uses are referred to and it is submitted that the lands can be classified as an 'infill site'. It is further stated that the buildings are no longer fit for their original purpose and a more efficient use of this land is now being considered. In the circumstances the submission proposes that the site(s) be zoned as 'New Residential' to support a residential, age care facility or sheltered accommodation. Flexibility is therefore required in the planning context to support the provision of much needed housing.

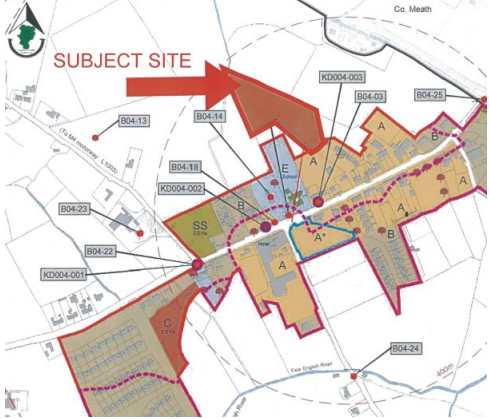
The merits of zoning the subject site for residential purposes are noted which include access to the strategic road network, available capacity in the wastewater network, availability / access to a range of community services and facilities (i.e., school, church, hall, shop, butchers) and an industrial complex.

<p>228</p>	<p>Seamus Reilly</p>	<p>Crookstown</p> <p>This submission requests that the subject site be re-zoned 'Village Centre'. The site has an overall area of 0.4 hectares and is well serviced in terms of water supply, foul sewerage, surface water, transport, schools, sports, industry and shopping.</p> 	<p>Chief Executive's Response</p> <p>A desktop survey of the village in 2021 estimated that the population within the village boundary is approximately 121 persons (41 households identified with the average household size for Co. Kildare in 2021 calculated at 2.94). The existing village centre zoning consists of a service station, shop and butchers and a former primary school, which is now being used as a training and community centre, pharmacy, health centre, hair salon, charity shop, laundrette, and pet groomers.</p> <p>Crookstown does not have a standalone municipal Irish Water WWTP. Sewage flows from the national school are pumped from an Irish Water Pumping Station to Ballitore WWTP.</p> <p>For a village with such a small population and limited physical infrastructure, it is considered that it is sufficiently catered for in terms of services.</p> <p>National and regional policy stipulates those additional services, which would be attracted towards the proposed village centre zoning would be better facilitated in neighbouring towns like Kilcullen and Castledermot, where there is the population base and physical infrastructure to accommodate such services.</p> <p>Having regard to the above, the zoning of additional 'Village Centre' lands at the proposed location is not considered feasible.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
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461	Laurnic Stores Ltd T/A Centra Johnstown	<p>Johnstown</p> <p>This submission proposes a larger unit/facility for the local convenience centra shop in Johnstown Village.</p> <p>Population and housing have increased significantly.</p> <p>The old Garden Centre site would be an ideal location for an appropriately sized local community retail convenience shop.</p>	<p>Chief Executive’s Response</p> <p>The subject lands are zoned Open Space and Amenity under the Draft Plan. It is an objective of the Draft Plan to support the development of community / recreational facilities as part of the redevelopment of the former Johnstown Garden Centre site (Objective V JT4, refers). As per Table 3.6 of the Draft Plan a shop (convenience) is not permitted within the Open Space and Amenity zoning. However, there are other lands within the village boundary of Johnstown that are zoned ‘A’ (Village Centre) on which a convenience shop would be permitted in principle.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
465	Johnstown Community Association	<p>Johnstown</p> <p>The submission strongly objects to any further development of the village until the significant deficit in community amenities are addressed. There are no playing fields, or playgrounds, and there are limited childminding facilities available. There should be no further housing or land zoned for development until such facilities are in place. It will take at least 5 to 10 years for facilities to catch up with the level of growth in Johnstown over the last two years.</p> <p>The Play Barn has applied for housing to be built on the site. This proposal will wipe out the only amenity of this type in the village and increase the amenity deficit. Existing facilities are under extreme pressure due to the increase in housing over the last two years.</p>	<p>Chief Executive’s Response</p> <p>The Draft Plan has taken account of recent development in Johnstown following a survey of the village as part of the Plan making process. This is reflected in the land use zoning map with just one site being identified for new residential development. This site totals 0.4 hectares and is the site of the Play Barn facility. It is proposed to amend this zoning from ‘New Residential’ outlined in the Draft Plan to ‘Enterprise & Employment’ as per its existing use. It is further noted that this site is located within a Flood Risk Area. Therefore, in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), and Recommendation 6 outlined in the submission from the Office of the Planning Regulator (specific reference to this site), the ‘New Residential’ zoning proposed should be reviewed / omitted.</p>

	<p>Existing and Infill land zoning marked within all estates should be removed as they are developed.</p> <p>The Hall in the St. Johns Grove Estate which is zoned for educational purposes is not available to the community unless it is leased. Therefore, there is no community centre available to the community.</p> <p>The status of Johnstown as being on a floodplain needs to be addressed as it has created an insurance problem for residents who cannot arrange flood insurance despite significant flood remedial works being completed. No flood issues have arisen since.</p>	<p>It should be noted that existing / infill zoning represents developed areas; this zoning is used to illustrate developed residential areas in all land use zoning maps.</p> <p>In relation to provision of community infrastructure in Johnstown there is an objective (V JT4) to support the development of community / recreational facilities as part of the redevelopment of the former Johnstown Garden Centre site. While there is also an objective (V JT5) to assess the need to provide for the expansion and development of educational, social, community and recreational facilities in the settlement. A range of objectives are also included in section 10.6 of the Plan which include SC O6, SC O10, and SC O12 which support clustering, co-location / sharing of community facilities, and investigating the feasibility of making available suitable unused council land / buildings for such infrastructure on a long-term lease basis.</p> <p>It should also be noted that an amendment is proposed to Action LR A17 (Section 13.7.5) in the Draft Plan wherein additional playgrounds/play facilities for communities in a number of listed areas (including Johnstown) will be supported and delivered, where possible, subject to the identification of suitable sites, during the lifetime of this Plan.</p> <p>The privately owned Hall in St. Johns Grove is correctly identified as community / educational lands. While a fee may be required for its use, the Draft Plan does not distinguish between fee paying and non-fee-paying facilities / infrastructure.</p> <p>The Draft Plan is required to identify areas where there is potential for flood risk. Flood risk data is publicly available from other sources such as the OPW. It is not appropriate</p>
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			<p>for the Draft Plan to exclude this information. Provision of flood cover in such areas is a matter for insurance companies.</p> <p>Chief Executive’s Recommendation</p> <p>Change the zoning objective for lands outlined in yellow below from ‘New Residential’ (0.4 ha) to ‘Q’ (Enterprise & Employment) on Map Ref: 3.8, in Volume 2.</p> 
<p>118</p>	<p>Colm Farrell</p>	<p>Johnstownbridge</p> <p>The submission was prepared by Cross Chartered Building Surveyors on behalf of Colm Farrell. A 1.15-hectare site north of the Johnstownbridge village boundary is presented for residential or town centre zoning.</p> <p>The merits of zoning the subject lands are listed which include being located within 250m of the village centre and having access to infrastructure with available capacity in the village water supply while the foul sewage network will be upgraded during the life of the CDP. In addition, access to the site can be gained through the Church View Estate immediately south of the subject lands.</p>	<p>Chief Executive’s Response</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the village boundary on lands zoned ‘C’ New Residential but also on lands zoned ‘A’ Village Centre which better align with national and regional objectives with respect to compact growth development of brownfield and infill sites prior to consideration of greenfield lands for development.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

		 <p>A variety of services, including social, and community infrastructure in the area are noted with available capacity in the local primary school, while a post primary school is being built within 2.5km of the village. Other notable services nearby include retail, sports / recreation facilities, and employment opportunities.</p> <p>It is contended that there is a need for further housing in the village, and this site will encourage people to reside in the village rather than the countryside and can cater for the local demand.</p>	
279	Ashcroft Developments	<p>Johnstownbridge</p> <p>This submission relates to a zoning request for 2.46 ha of land at the junction of Main Street (R402) and Johnstown Road in Johnstownbridge to New Residential as per the 2017 Plan. The portion of the subject lands closest to the Main Street is zoned Town Centre in the Draft Plan. It is considered that the remainder of the site is appropriately</p>	<p>Chief Executive’s Response</p> <p>As per Table 2.8 of the Draft Plan 366 units have been allocated across all villages (18) within the Plan area, which includes Johnstownbridge.</p> <p>It is an objective of the Draft Plan under JV JB3 to consolidate the village centre by way of infill development, backland development and redevelopment as appropriate. This objective promotes the concept of compact growth,</p>

located, represents compact growth and sequential development and has the necessary social infrastructure.

The submission also highlights that there is a live planning application under 22/488 for 68 units and a retail unit/café on the subject lands.



Figure 3.2: Location of the subject site (indicatively outlined in red) in the centre of Johnstownbridge, Co. Kildare

The submission includes two documents in the Appendix to support the zoning request.

Access and Connectivity

Reference is made to the nearby motorways M4 and M6, the Enfield train station is 2.6km (5 min drive) away and a number of bus services operate also from Enfield.

Purpose of Submission

climate mitigation and sustainable development in line with national policy.

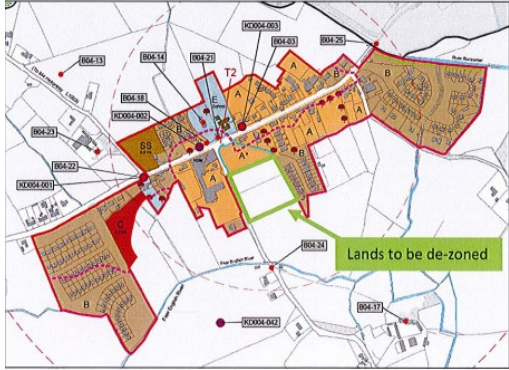
The subject lands represent a greenfield site located within the defined settlement boundary of the village. The northern portion of the site has been designated as an opportunity site for a 2-storey landmark mixed use development between St. Patrick’s Church and the Hamlet Court Hotel which has the potential for residential development among the mix of uses (Objective V JB5, refers). The development of the zoned site would consolidate the existing urban form in keeping with national policy. Similarly, the development of the New Residential lands to the west of the site would further achieve consolidation of the village, the lands which extend to 1 ha have the potential to deliver a yield of 30/35 units and would better align with national and regional objectives with respect to compact development of brownfield and infill sites prior to consideration of greenfield lands for development extending the village to the south.

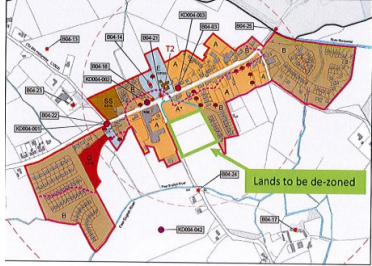
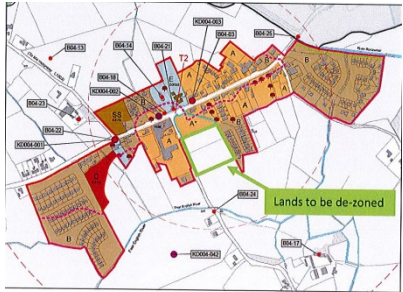
As stated in the submission the village of Johnstownbridge in terms of social infrastructure provision is served within the village and also extensively within the bordering study area. Similarly, the submission refers to the nearby motorways of the M4 and M6, the Enfield train station 2.6km (5 min drive) away and a number of bus services that operate from Enfield. It is considered that over development of residential units within the village would only serve to encourage private car usage for residents of the village which is contrary to national, regional and local policy to reduce commuting and ensure new development contributes towards reducing the overall carbon output.

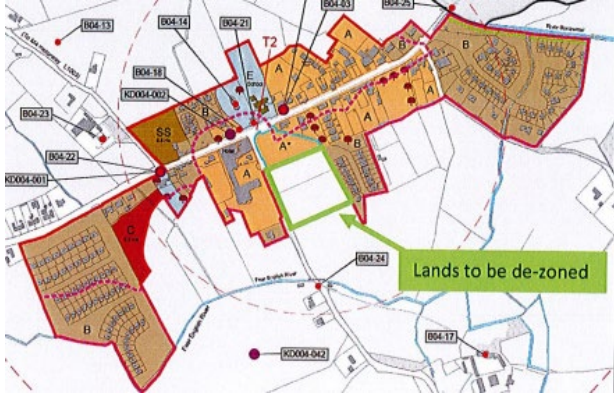
	<p>The submission highlights that other sites have been zoned instead of the subject lands which, it is considered better represents compact growth and sequential development, as reinforced in the NPF, the RSES and the Draft Development Plan Guidelines.</p> <p>The subject site is centrally located with two notable road frontages. An ‘accessibility assessment’ was undertaken which showed that the subject site is the best connected and most accessible of the assessed sites within the village. The assessment and review of zoned lands also calls into question the rationale that underpinned the Council’s decisions to (a) de-zone the majority of the subject site and (b) to zone/rezone new and additional less central and sequentially appropriate lands.</p> <p>Draft Johnstownbridge Urban Renewal Plan The Draft Johnstownbridge Urban Renewal Plan demarcated the subject site for town centre and residential uses.</p> <p>Critical Mass, Social Infrastructure, Service Provision and supporting Local Business A detailed Social Infrastructure Audit (SIA), prepared by KPMG Future Analytics identified a variety of social infrastructure services that cater to the population of Johnstownbridge and environs (as well as Enfield in Co. Meath). The facilitation of additional residential development can be supported by the existing social infrastructure provision. The additional critical mass will assist in the maintenance and expansion of these and new services and in sustaining local businesses.</p> <p>Planning History</p>	<p>Therefore, it is considered that the remainder of the site should remain outside the development boundary for Johnstownbridge at this time as it does not consolidate the existing urban form or does not represent infill development given its greenfield nature. It would be contrary to proper planning and the sustainable development of the area to zone additional greenfield land for new residential development until such a time as the potential yield from the opportunity site to the north of the subject site has been realised thereby representing an orderly sequential approach to development.</p> <p>Chief Executive’s Recommendation No change</p>
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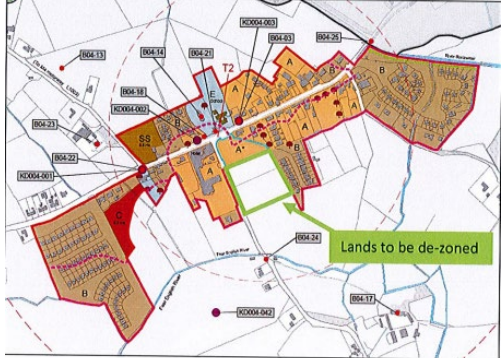
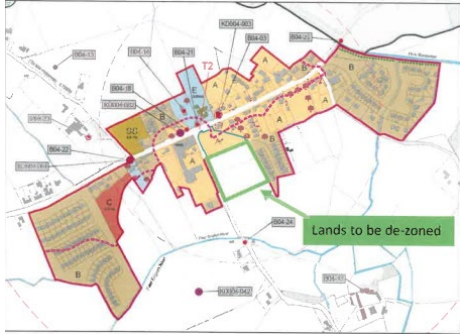
		<p>Previous refusal on the subject lands which was upheld by An Bord Pleanála for wastewater reasons with the provision of proposed private wastewater treatment to service the development considered unacceptable.</p> <p>It is stated that the refusal reasons have now been addressed under the current planning application.</p> <p>Developer Intent to Deliver Housing The zoning request is not a speculative exercise but is grounded in a genuine intent to deliver much needed housing for the County and the settlement of Johnstownbridge. The Council is encouraged to acknowledge that removing the residential zoning at the subject site will actively stymie the urgent delivery of housing at an appropriate location in the County.</p> <p>Addressing Flood Risk Concerns The Council has de-zoned any undeveloped residential-zoned lands along the southern stretch of the village that fall within what the Draft Plan defines as within a 'Flood Risk Assessment' area. New residential opportunities appear to be concentrated north of the 'Flood Risk Assessment' boundary. For clarity, this designation means that there is a requirement to prepare a Site-Specific Flood Risk Assessment in support of any planning application for development. The blanket approach of shifting development to the north is contrary to sustainable and sequential planning and development and fails to acknowledge the actual flood risk in the area. The CFRAM flood risk mapping (Map No. E07 JOH_EXFCD_f0_02) as well as the Strategic Flood Risk Assessment of the Draft Kildare County Development Plan 2023-2029's (SFRA) mapping (Figure 8.1) clearly indicate that the subject site is</p>	
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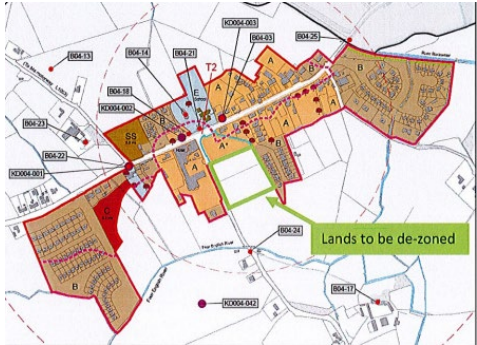
		<p>located in Flood Zone C. A Justification Test is not required in this regard.</p> <p>The FRA under 22/488 determined that the likelihood of flooding at the site from this source is 'low', the risk from this source is 'extremely low' and the residual risk after the development's completion will be 'extremely low'.</p> <p>Appendix A- Social Infrastructure Audit The SIA report mapped the social infrastructure within the settlement of Johnstownbridge showing that there is one Health /Medical Centre, pharmacy, a primary school, community centre, a place of worship. It also mapped the social infrastructure outside of the settlement as part of the report. The SIA has identified and established the capability of the existing provision of social infrastructure in and bordering the Study Area to support the needs of the existing population and offered insights into the likelihood of the capacity of the existing services and facilities to support future residents.</p> <p>Appendix B – Flood Risk Assessment The various sources of flooding have been reviewed, where necessary, mitigation measures have been proposed and as a result of the proposed mitigation measures, the residual risk of flooding from any source is considered low.</p>	
249	Centra Store	<p>Johnstownbridge</p> <p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>	<p>Chief Executive's Response</p> <p>As per Table 2.8 of the Draft Plan 366 units have been allocated across all villages (18) within the Plan area, which include Johnstownbridge. The Draft Plan has not identified the subject lands for zoning as it is considered that sufficient lands are identified elsewhere within the village boundary on lands zoned 'C' New Residential (1 ha</p>

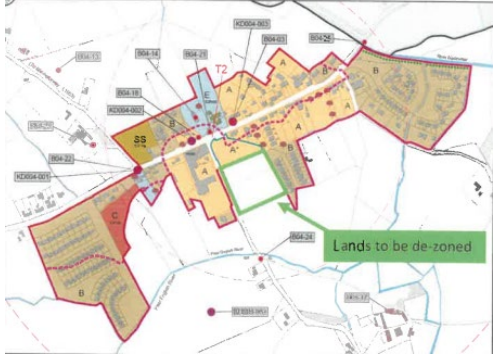
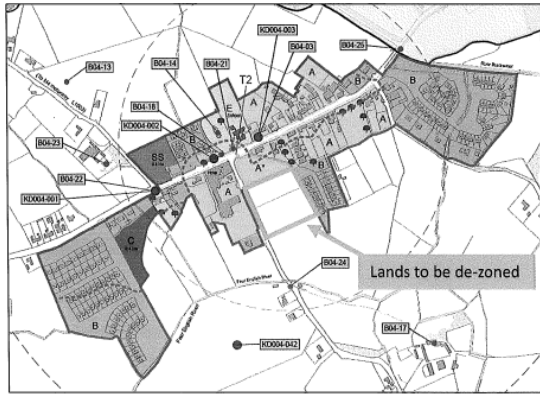
		 <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase the population and spending potential and also justify new community services and facilities.</p>	<p>potential yield 30/35 uph) but also on lands zoned ‘A’ Village Centre which better align with national and regional objectives with respect to compact growth, development of brownfield and infill sites prior to consideration of greenfield lands for development.</p> <p>It is an objective of the Draft Plan under JV JB3 to consolidate the village centre by way of infill development, backland development and redevelopment as appropriate. Similarly, an opportunity site has been ear marked in the village for a 2-storey landmark mixed use development between St. Patrick’s Church and the Hamlet Court Hotel which has the potential for residential development among the mix of uses (Objective V JB5, refers). Therefore, it would be contrary to proper planning and the sustainable development of the area to zone additional greenfield land for new residential development until such time as the potential yield from the opportunity site has been realised thereby representing an orderly sequential approach to development.</p>
251	Albert Greville	<p>Johnstownbridge</p> <p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p> <p>Chief Executive’s Response</p> <p>Same response as to submission no. 249 above.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

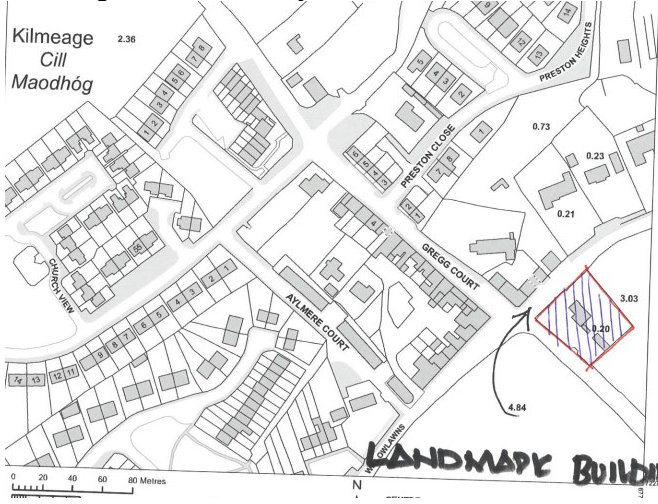
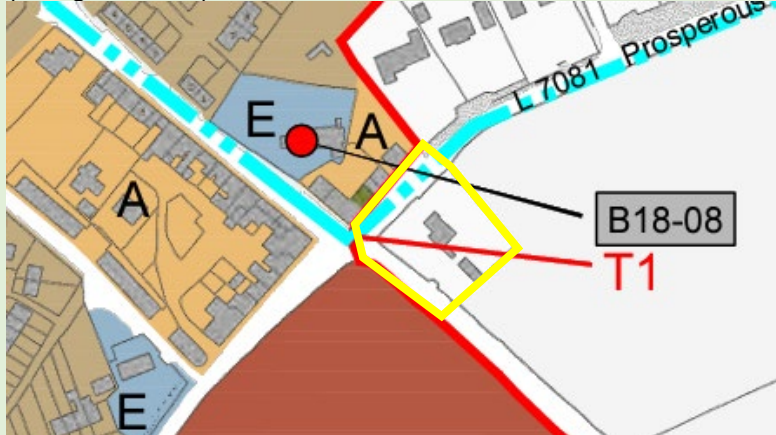
		 <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase the population and spending potential and also justify new community services and facilities.</p>	
252	Sur Le Pont Car Dealers	<p>Johnstownbridge</p> <p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>  <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase the population and spending potential and also justify new community services and facilities.</p>	<p>Chief Executive’s Response</p> <p>Same response as no. 249 above</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
254	Blossom Pre-School	<p>Johnstownbridge</p>	<p>Chief Executive’s Response</p> <p>Same response as no. 249 above</p>


		<p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>  <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase the population and spending potential and also justify new community services and facilities.</p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
255	Edward Carey	<p>Johnstownbridge</p> <p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>	<p>Chief Executive’s Response</p> <p>Same response as no. 249 above</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

		 <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase the population and spending potential and also justify new community services and facilities.</p>	
258	Johnstownbridge GAA	<p>Johnstownbridge</p> <p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>  <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase</p>	<p>Chief Executive’s Response</p> <p>Same response as no. 249 above</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

		the population and spending potential and also justify new community services and facilities.	
262	The Hamlet Court Hotel, O'Neill's Centra & MO Neill funeral directors	Johnstownbridge	Chief Executive's Response
		<p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>  <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase the population and spending potential and also justify new community services and facilities.</p>	<p>Same response as no. 249 above</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
263	Highway Markings c/o Linda and Daniel Murphy	Johnstownbridge	Chief Executive's Response
		<p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>	<p>Same response as no. 249 above</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>


		 <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase the population and spending potential and also justify new community services and facilities.</p>	
265	Kelly O'Reilly Certified Accountants	<p>Johnstownbridge</p> <p>The submission relates to the re-instatement of the C-New Residential zoning in Johnstownbridge.</p>  <p>The site is centrally located and can play an important role in providing housing. If the site is developed it will increase</p>	<p>Chief Executive's Response Same response as no. 249 above</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>

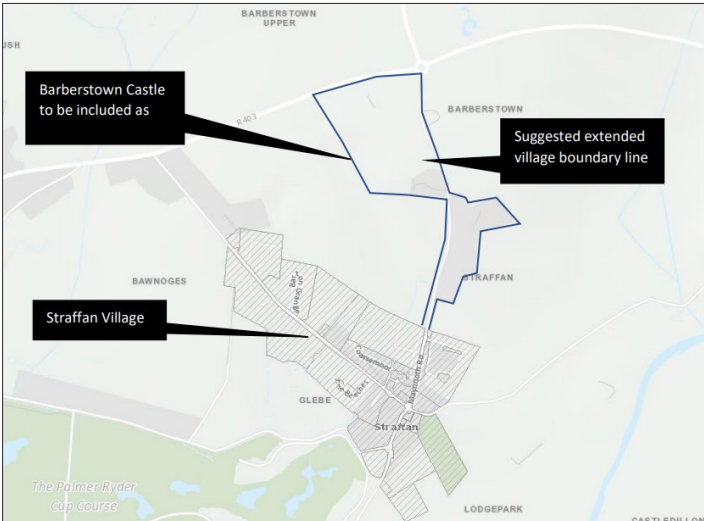
		<p>the population and spending potential and also justify new community services and facilities.</p>	
<p>562</p>	<p>Stephen Harris</p>	<p>Kilmeague</p> <p>This submission requests lands to be zoned for village centre purposes, to comprise of a mix of uses including commercial and residential.</p> <p>The lands are located within the core of the village of Kilmeague and are fully serviced.</p>  <p>It is considered that a building with an attractive 2-storey frontage should be considered as the village would benefit from an expansion of commercial activity to provide for the needs of locals.</p>	<p>Chief Executive’s Response</p> <p>Noted and agreed. The subject site represents an ideal location for expansion of the village centre and promotes compact growth on a brownfield, centrally located site in an orderly and sustainable fashion.</p> <p>It is noted that there is available, though limited, available wastewater treatment capacity in Kilmeague (as of June 2022). Having regard to same and the modestly sized, brownfield site, it is considered reasonable and appropriate to propose the zoning of the subject site as ‘A’ (Village Centre).</p> <p>Chief Executive’s Recommendation</p> <p>To include the subject site as outlined in yellow below within the boundary of Kilmeague and to zone this site ‘A’ (Village Centre).</p> 

<p>199</p>	<p>JPM Energy and Planning Consultants</p>	<p>Kilmeague</p> <p>The subject site at Kilmeague has an overall area of 0.4 hectares and is proposed for zoning as ‘New Residential’. This is an outward extension to the village boundary and is an infill site within 400 metres of the village centre. It is classed as regeneration, being at the edge of quarry lands. The total area of this site would provide for 5-6 houses which the village could accommodate in terms of existing social and physical infrastructure.</p> 	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that villages like Kilmeague should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 6ha was identified as suitable lands to be zoned ‘New Residential’ in the village of Kilmeague in the Draft Plan. The ‘New Residential’ lands, which are located within the south-eastern portion of the village, are located adjacent to the village centre and would coalesce with ‘Existing / Infill Residential lands to the south-west.</p> <p>The subject site, as identified in the submission, is circa 400m from the village centre. The site is outside the speed limit for the village and there is no pedestrian connection from the village to the subject site. The subject site adjoins the Preston Heights housing development to the south however, due to its layout, no vehicular or pedestrian connections would be permissible through this housing development.</p> <p>To zone the subject site ‘New Residential’ would entail ‘leap-frogging’ over lands which are located closer to the</p>
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			<p>village centre, which is strongly resisted under V GO 3 of the Draft Plan.</p> <p>Having regard to the above, the zoning of additional ‘New Residential’ lands at the proposed location is not considered appropriate at this time.</p>		
			<p>Chief Executive’s Recommendation</p>		
			<p>No change to the Draft Plan.</p>		
<p>454</p>	<p>Narraghmore Development CLG</p>	<p><u>Narraghmore</u></p> <p>This submission notes that the Social Infrastructure stated in V2 3.14.1 is incorrect. It states the Museum was just a temporary display and the Post Office was closed in 2018.</p> <p>This submission outlines that the area zoned for New Residential west of the village adjacent to the L-8008-3 should be kept as agricultural fields/green space. The submission also states there is a lack of green/recreation space within the village and the submission includes areas where the submission considers appropriate to be zoned for open space purposes.</p>	<p>Chief Executive’s Response</p> <p>Social Infrastructure discrepancies are noted and agreed.</p> <p>In relation to the lands to the west of Narraghmore, see Chief Executive’s recommendation in relation to same.</p> <p>It is considered appropriate to zone the green spaces within the estates of Lipstown Manor and Oak Park as ‘F’ (Open Space and Amenity) to reflect their current land use and to ensure that these spaces are maintained as amenity spaces.</p> <p>Chief Executive’s Recommendation</p> <p>Amend Social Infrastructure of Narraghmore in V2 3.14.1 in Volume 2 to read: (existing text in blue and amended text in red).</p> <table border="1" data-bbox="1263 1139 1977 1281"> <tr> <td data-bbox="1263 1139 1397 1281"> <p>Social Infrastructure</p> </td> <td data-bbox="1402 1139 1977 1281"> <p><u>Other;</u> Public House, Takeaway, Museum, Credit Union, Post Office</p> </td> </tr> </table> <p>Amend the Narraghmore Village Zoning Map in Volume 2 as follows (for areas outlined in yellow):</p>	<p>Social Infrastructure</p>	<p><u>Other;</u> Public House, Takeaway, Museum, Credit Union, Post Office</p>
<p>Social Infrastructure</p>	<p><u>Other;</u> Public House, Takeaway, Museum, Credit Union, Post Office</p>				

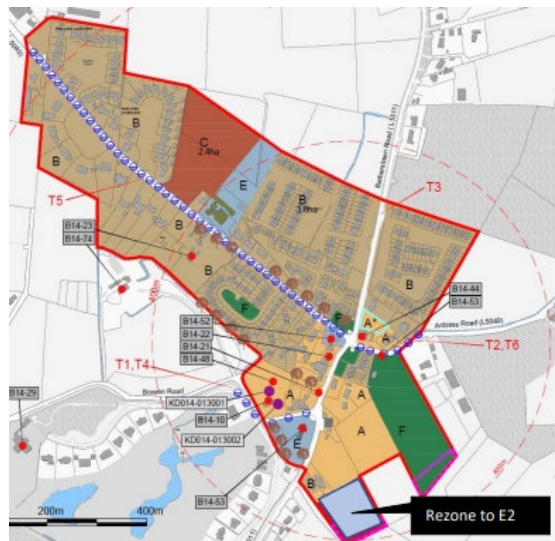
			<p>To show the areas of existing public open space in Oak Park and Lipstown Manor (as identified in green on the map below) and to show same as 'F' (Open Space/ Amenity).</p>
<p>405</p>	<p>Kildare Climate Action Linkage Group</p>	<p>Robertstown</p> <p>The submission raised concern that there is no Serviced Sites (SS) in the legend of the map below and requests that all maps in Volume 2 include the relevant detail.</p>	<p>Chief Executive’s Response</p> <p>Serviced Sites (SS) is a land use zoning of the draft Plan and are therefore indicated on the Robertstown Village Land Use Zoning Map (Map Ref.: V2 -3.14a) and in the legend thereof.</p> <p>Chief Executive’s Recommendation</p> <p>No changes to the Draft Plan.</p>

366	Harry Travers	<p><u>Straffan</u> This submission proposes to donate lands for a community playground, a community car park and also wishes to attain zoning for residential development at Straffan, Co. Kildare.</p> <p><u>Summary of Appendix from Whyte Planning Consultants Ltd.</u></p>  <p>The submission seeks a tri-part zoning on lands in Straffan. The donation of lands for a community playground and car park is contingent on the attainment of zoning of residential lands for the remainder of the lands identified on the map below. There is not enough zoned lands in Straffan and the KCDP one off rural housing policy will tighten up the possibility of attaining a one-off dwelling in the Straffan rural hinterland. The zoning of one portion of</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that zoning in villages like Straffan shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 2.4Ha was identified as a suitable quantum of lands to be zoned ‘New Residential’ in the village of Straffan under the Draft Plan. The ‘New Residential’ land, which is located within the north-western portion of the village has a live planning permission that is currently being built out and would coalesce and consolidate the village. It should also be noted that there are underutilised ‘Town Centre’ lands which would also be able to accommodate additional residential or mixed-use infill developments.</p> <p>The proposed donation of lands for a community playground and car park is noted however it is not considered appropriate to consider same in the context of the proposed land zoning/ County Development Plan process.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>

		<p>land in Straffan will create a monopoly and make the cost of housing even higher.</p>	
<p>288</p>	<p>Sutton House Hospitality trading as Barberstown Castle</p>	<p>Straffan</p> <p>It is proposed that Barberstown Castle should be located within the village boundary of Straffan and zoned 'Tourism'. For example, Kilkea Castle has been located within the Rural Settlement Boundary of Kilkea. Furthermore, both Suncroft Village and Kilberry have isolated residential lands located far to the north of their centres in their Land Use Zoning maps. It is also put forward that the Maganey/ Levittstown Rural Settlements are split in two.</p> <p>Having regard to all these examples the submission states the village boundary of Straffan should be extended to take in this hotel as depicted in the below map.</p> 	<p>Chief Executive's Response</p> <p>Given the location of the Castle relative to the existing village boundary for Straffan it is not considered appropriate to extend the boundary to encompass Barberstown Castle and its surrounding lands.</p> <p>Barberstown Castle is a long established, local and national asset and amenity. There are numerous policies and objectives in the tourism and employment chapters of the Draft Plan to support the appropriate and sustainable development of the hotel as an amenity, tourist attraction and place of employment.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan</p>

<p>176</p>	<p>KOCF Ltd.</p>	<p>Straffan (Proposal for a new nursing home)</p> <p><u>Prepared by David Mulcahy (Planning Consultants Ltd)</u> Lands measuring 1.09 hectares at Barberstown Road, Straffan, Co. Kildare (see map below) should be made a permissible land use by allowing a Nursing Home to be permissible under the Q zoning objective. Alternatively, the lands could be rezoned for Community and Educational ('E') with a specific objective for nursing home (this is considered the optimum option) or a new Q1 zoning objective could be introduced to the new KCDP in the same manner as was done for Johnstown Garden Centre.</p> <p>The subject site is within 400m of the village centre, which contains a wide range of community facilities. A nursing home use would generate significant employment opportunities, be compatible with the adjoining residential development under construction and provide a much-needed facility for this part of the county based on demographic trends.</p> <p>The submission notes that National and Regional policies promote the development of nursing homes, particularly in appropriate locations close to public transport, community facilities, retail and other amenities.</p> <p>Planning History Reg. Ref. 21/1758; Permission refused for a two storey 91 no. Bed nursing home with an overall area of 4,572 sq.m and associated works. Refusal reason related to the proposed development materially contravening the zoning objective. This planning decision is currently on appeal to An Bord Pleanála.</p>	<p>Chief Executive's Response</p> <p>The subject site has remained zoned 'Q' (Enterprise and Employment) for the past two development plans without attracting any employment uses.</p> <p>The subject site is within 400m of Straffan village centre, which includes a range of community facilities, public transport and retail services. It is considered that a nursing home at this location would accord with Section 3.11.1 of the Draft Plan. However, a specific objective for a nursing home on this site is not deemed necessary.</p> <p>The southern portion of the subject site is identified under Map Ref. V2-3.15 as requiring a Flood Risk Assessment. Under Reg. Ref. 21/1758, which sought permission for a two storey 91 no. bed nursing home, it was noted that there was no objection raised by either the Council's Water Services section or Irish Water in relation to flood risk.</p> <p>Chief Executive's Recommendation</p> <p>Amend Map Ref. V2-3.15 and re-zone the land outlined in yellow below from 'Q: Enterprise and Employment' to 'E: Community and Educational'.</p>
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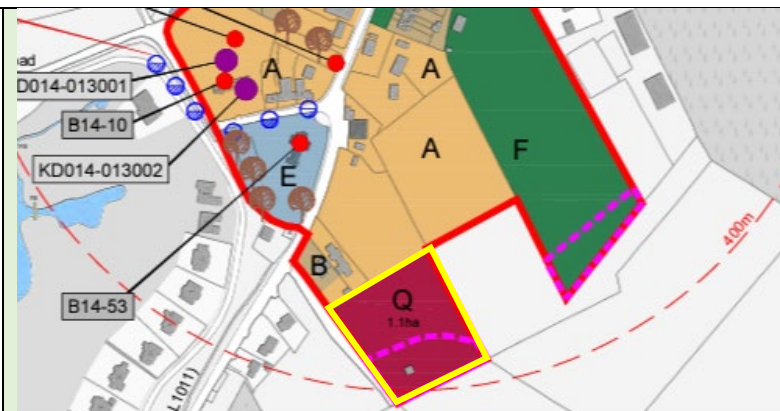
The subject site has remained zoned 'Q' for the past two development plans without attracting any employment uses. There are other suitable locations around the edge of the village to accommodate a similar type zoning.



Summary of Appendix from Conor Furey & Associates
(Consulting Engineers and Project Managers)

It can be established that the site does not lie in any identified flood risk area.

The Flood Risk Analysis has established that there is no identifiable risk to flooding at the proposed development site.



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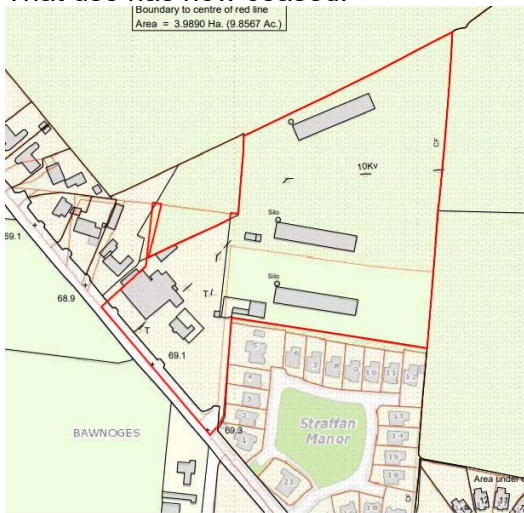
Cobb
Straffan
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Straffan

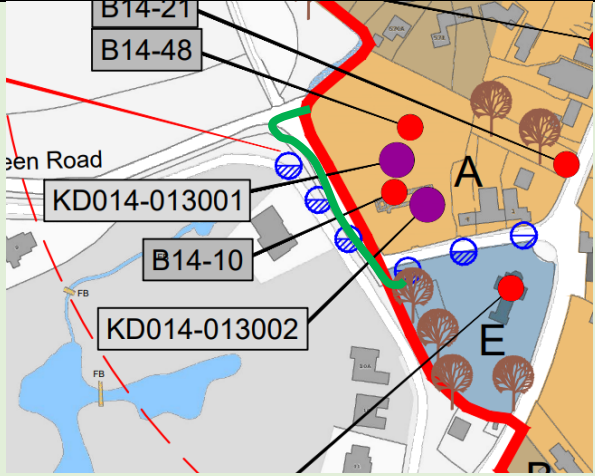
Submission prepared by Paul C. Mealy Architect Limited. Request that the subject site be zoned for 'New Residential'. The lands have until recently been used for

Chief Executive's Response


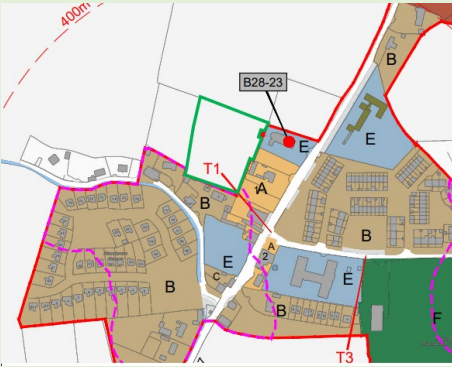
National and regional policy stipulates that villages like Straffan should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first

		<p>poultry production and related hatchery and administration. That use has now ceased.</p>  <p>No additional “New Residential” land has been zoned in the proposed draft. Development has already commenced on the lands identified in the Draft Plan for ‘New Residential’.</p> <p>Part of the lands with road frontage are already zoned residential and as services are available, zoning for New Residential is now appropriate. There is an excellent quality road and footpath linking the site back to the Village centre and local school.</p>	<p>instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 2.4ha was identified as an appropriate quantum of lands to be zoned ‘New Residential’ in the village of Straffan in the Draft Plan. The ‘New Residential’ lands, which are located circa 350 metres to the south-east of the subject site, has a live planning permission, and are located closer to the village centre.</p> <p>The subject site, as identified in the submission, is circa 750m from the village centre. To zone the subject site ‘New Residential’ would entail ‘leap-frogging’ over lands which are located closer to the village centre, which is to be strongly resisted under V GO 3 of the Draft Plan.</p> <p>Having regard to the above, the zoning of additional ‘New Residential’ lands at the proposed location is not considered appropriate and would be contrary to the proper planning and sustainable development of Straffan village.</p>
90	Noleen Farrell	Straffan	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p> <p>Chief Executive’s Response</p>

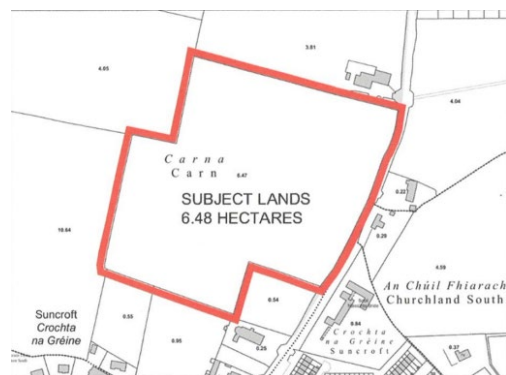
		<p>Footpath needed on Boreen Road in Straffan</p> <p>The submission identifies a section of the Boreen Road west of Straffan village that does not have a path. It is contended that a section which runs alongside the church and the cemetery from the shop (where Boreen Road meets Barberstown Road) is extremely dangerous due to the windy nature of the road. A footpath is required to ensure the safety of pedestrians and other road users. In addition, it should be noted that footfall along this section of road has increased since Covid.</p> <p>Provision of a footpath along this route would also encourage walking to the village and reduce the need to drive to services such as the shop, school, and public transport links.</p>	<p>The Draft Plan has an objective (V ST14) in Volume 2 under Section 3.16.6 <i>“to provide footpaths, cycleways, and public lighting along the Boreen Road (See T1 / T4 on Map V2-3.15)”</i>. It is proposed to amend this to include the wording <i>“during the lifetime of this Plan”</i> and “subject to land acquisition being agreed and the approval of the necessary funding”.</p> <p>Chief Executive’s Recommendation</p> <p>Amend objective V ST14 in Volume 2 to read as follows:</p> <p><i>“To provide footpaths, cycleways, and public lighting along the Boreen Road during the lifetime of this Plan (See T1 / T4 on Map V2-3.15) subject to land acquisition being agreed and the approval of the necessary funding”.</i></p> <p>Amend village boundary on Map Ref: 3.15 so that the boundary follows the alignment of the green line as shown below in the vicinity of Boreen Road.</p>
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93	Mary Smith	<p>Straffan</p> <p>Footpath and Public Lighting - Boreen Road, Straffan</p> <p>The submission states that there is no footpath on the Boreen Road which starts in the village boundary. Buses do not serve this road, and it is too dangerous to walk to bus links in the village due to severe bends and no hard shoulder on the route. No work has been done to improve sight lines, extend the path or put in public lighting on this route despite plans to do so in the village plan.</p> <p>A walkway / cycleway is proposed to link the Boreen Road to the New Road by opening a once well used path, which is now blocked.</p> <p>The closure of rear gates at the K Club preventing public access means there is nowhere safe to walk / exercise</p>	<p>Chief Executive’s Response</p> <p>While it is noted some objectives from the Kildare County Development Plan, 2017-2023 were not realised in relation to Straffan the Draft Plan includes an objective (V ST14) in Volume 2 under Section 3.16.6 “to provide footpaths, cycleways, and public lighting along the Boreen Road (See T1 / T4 on Map V2-3.15)”. It is proposed to amend this to include the wording “during the lifetime of this Plan” and “subject to land acquisition being agreed and the approval of the necessary funding”.</p> <p>In relation to the proposed walkway / cycleway linking Boreen Road and New Road, it should be noted that this route falls outside the village boundary and therefore an objective to open this route cannot be included in the Draft Plan however the submission will be forwarded to the Transportation Department for further consideration.</p>

		without driving. Without a footpath, residents on the Boreen Road have no safe access to services and amenities.	Chief Executive’s Recommendation See response to Submission 90
94	Alan Kernan	Straffan Footpath needed on Boreen Road in Straffan The submission identifies a section of the Boreen Road west of Straffan village that does not have a path. It is contended that there are dangerous bends that hide pedestrians and cyclists from view of oncoming traffic and it is unsafe to walk to the village safely. The closure of the rear gates to the K Club also means there is nowhere for Boreen Road residents to go for a walk, and this has led to increased footfall on a dangerous road. A path has been requested by residents for many years and this vital piece of infrastructure cannot be ignored any longer.	Chief Executive’s Response The Draft Plan has an objective (V ST14) in Volume 2 under Section 3.16.6 “ <i>to provide footpaths, cycleways, and public lighting along the Boreen Road (See T1 / T4 on Map V2-3.15)</i> ”. It is proposed to amend this to include the wording “ <i>during the lifetime of this Plan</i> ” and “subject to land acquisition being agreed and the approval of the necessary funding”. Chief Executive’s Recommendation See response to Submission 90
97	Ciara Kernan	Straffan Footpath needed on Boreen Road in Straffan The submission states that the Boreen Road begins in the village boundary with a short path up to the first bend at the graveyard which then stops. There are many houses further up on this road with no safe access to the village for other transport options, services, and amenities. The school bus route should be amended to include this road, and an interim solution is to re-instate the walkway between Grove Road and the New Road to allow people to walk safely to services in the village. In the long term a footpath should be installed along the full length of the Boreen Road.	Chief Executive’s Response The Draft Plan has an objective (V ST14) in Volume 2 under Section 3.16.6 “ <i>to provide footpaths, cycleways, and public lighting along the Boreen Road (See T1 / T4 on Map V2-3.15)</i> ”. It is proposed to amend this to include the wording “ <i>during the lifetime of this Plan</i> ” and “subject to land acquisition being agreed and the approval of the necessary funding”. Chief Executive’s Recommendation See response to Submission 90

<p>578</p>	<p>Gerard Masterson</p>	<p>Suncroft</p> <p>The submission was prepared by M.D. Gilligan Architectural Technologists on behalf of Gerard Masterson. It is requested that the site, outlined in red on the map extract below be zoned for residential / village centre purposes to include for a range of uses.</p>  <p>It is submitted that the lands are located within the core of Suncroft Village, adjacent to all amenities, schools, shops, public houses, and are well serviced by footpaths. If developed the site would result in a compact form of urban development. The proposed zoning for residential purposes / mix of urban development and serviced sites could accommodate local and hinterland needs within the village core.</p>	<p>Chief Executive’s Response</p> <p>Part of the subject lands are already identified as village centre lands. Given that the site is adjacent to the village centre with access to its services and amenities, it is considered appropriate to zone the remainder of the proposed site as village centre to promote compact growth within the village. It is therefore considered not to zone lands proposed in submission no. 18 (6.48 ha) as the subject lands are closer to the village centre and are more consistent with the principles of compact growth.</p>
<p>Chief Executive’s Recommendation</p> <p>Amend Map Ref: 3.16 Suncroft, in Volume 2 of the Draft Plan, to include land outlined in green below within the village boundary and zone as ‘Village Centre’.</p> 			
<p>18</p>	<p>Dysart Properties</p>	<p>Suncroft</p>	<p>Chief Executive’s Response</p> <p>Having reviewed the merits of zoning the subject site for residential development along with other proposed sites</p>

The submission was prepared by Fusion Design Studio on behalf of Dysart Properties in respect of a 6.48-hectare site on the edge of Suncroft Village (outlined in red on map extract below).



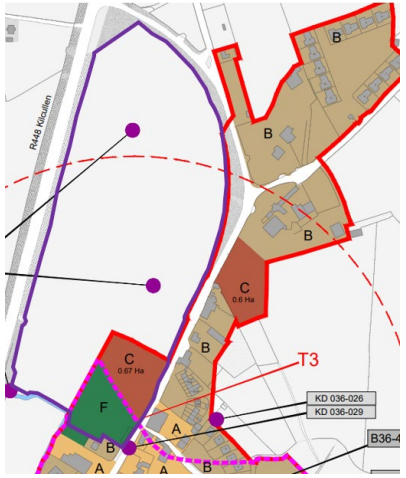
It is requested that the entire 6.48-hectare site which has no associated zoning in the Draft CDP be zoned for residential purposes with an objective *‘to provide for residential development, associated services and to protect and improve residential amenity, and wherein a dwelling is a permitted use’*. The submission states that the site presents an opportunity for the timely delivery of residential development to meet housing demand and assist in rebalancing the quantum and location of ‘new residential’ zoned lands in the centre of Suncroft Village.

The submission outlines the suitability of the site for development noting 85% of it is within 400 metres of the village centre which includes a range of services, businesses, and community facilities. The village also facilitates access to the larger towns of Kildare and the Greater Dublin Area. It is further stated that the lands are readily accessible from a vehicular point of view with

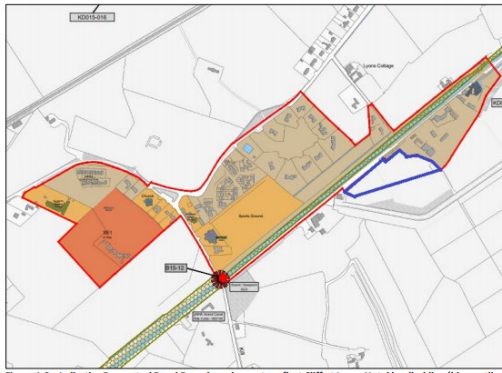
(note submission 578) it was considered premature to zone the subject lands at this time. It is proposed to zone a smaller parcel of land closer to the village centre and its services as “village centre” (see submission 578) to facilitate the projected growth in the village during the plan period. This is consistent with the principles of compact growth.

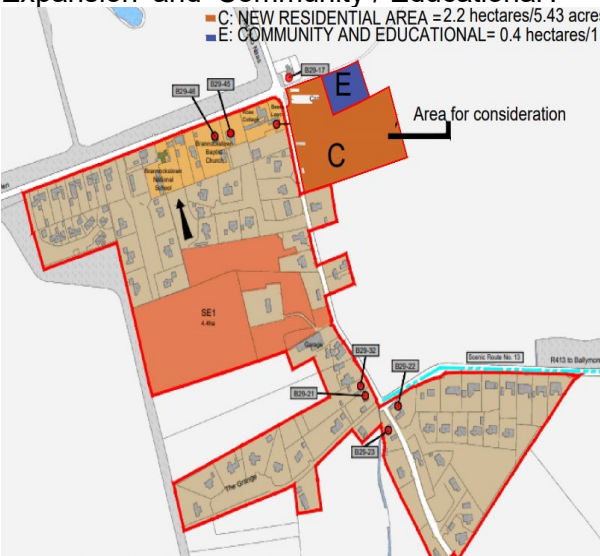
Chief Executive’s Recommendation

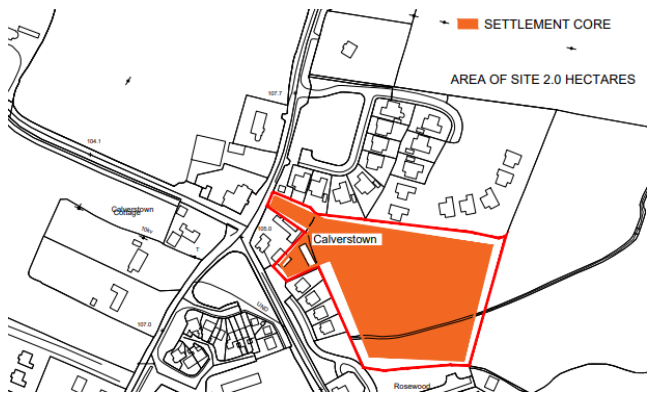
No change to Plan

		<p>access available from the L3007 where clear sight distances are available within the 50km per hour speed limit and, to all utilities such as water supply, wastewater, telecommunications, and electricity.</p> <p>It is submitted that the zoning of the subject lands for new residential development is justified in the context of meeting the medium- and long-term growth of Suncroft to 2029.</p>	
35	Noel Lawler	<p>Timolin The submission identifies lands on the edge of Timolin Village that are not currently proposed to be zoned in the Draft Plan. It is requested that the land be zoned for residential purposes in the interest of community preservation, as most of the land is centrally located in the heart of the village with access to the road, footpaths, and street lighting.</p>  <p>Extract of land zoning in Timolin with subject lands outlined in purple.</p>	<p>Chief Executive’s Response</p> <p>The Draft Plan has identified a portion of the subject lands for residential use, while a portion is identified for Open Space and Amenity which is also in an area identified to be at risk of flooding. The remainder of the lands are not proposed to be zoned at this time as it is considered that sufficient lands are identified elsewhere within the village. These lands are located closer to the village centre of Timolin thereby consolidating the built-up area and ensuring the proper planning and sustainable development of this village.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

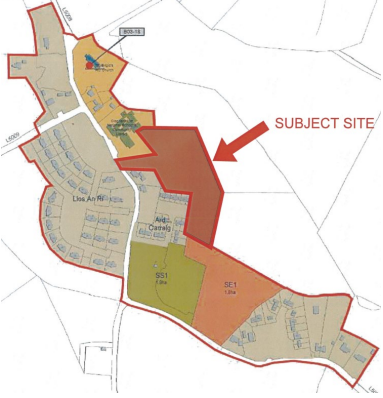
VOLUME 2 (D) – RURAL SETTLEMENTS			
Sub No.	Name	Summary of Issues Raised	Chief Executive's Responses & Recommendations
419	Ardclough Community Council	<p>Ardclough – General (no map submitted)</p> <p>The submission contends that Map Ref: 4.2 in Volume 2, does not represent the original settlement or community of Ardclough. It should extend beyond the existing parameters to include the areas of Clonaghilis and the Boston Road, and the original settlement of Ardclough on the banks of the Grand Canal. It should also include the road to Straffan as far as Clownings and the Wheatfield Cottages, and the area on the Celbridge Road to the Railway Bridge.</p>	<p>Chief Executive's Response</p> <p>The settlement is defined by the existing built-up area, being close to local and community services. It is not considered appropriate to extend the settlement boundary into rural parts of the countryside which would not align with national and regional planning policy objectives in relation to compact growth and as such would be contrary to the proper planning and sustainable development of Ardclough. Expansion in rural settlements is controlled to minimise pressure on services and the environment, and to counter unsustainable commuting patterns.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
419	Ardclough Community Council	<p>Ardclough – General (no map submitted)</p> <p>The lands identified for settlement expansion adjacent to the current development would pose problems for the local community. In addition, the plan does not address improvements to the water supply or drainage system or parking for the greenway project. It is further noted that the school is at full capacity and provision needs to be made to allow the school to expand accordingly. Finally, any permission for development should include a substantial contribution of land to the GAA club to allow them to develop their facilities.</p>	<p>Chief Executive's Response</p> <p>Permission has been granted for completion of development on the site zoned for settlement expansion. The developer will be required to adhere to conditions regarding financial contributions. Due to the existing permission, the safeguarding of land for school expansion at this location cannot be accommodated. Notwithstanding same, a submission from the Department of Education and Skills is noted which, in summary, states that at primary level, the increased school place requirement in villages is capable of being met by the existing school network. The Department has not identified Ardclough as needing additional lands for educational purposes at this time.</p>


			<p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
367	Cliff at Lyons Unlimited Company	<p>Ardclough</p> <p><u>Submission prepared by Tom Philips & Associates</u> The submission states that the settlement boundary of Ardclough should be amended to accurately reflect the current landholding of the Cliff at Lyons Hotel (as shown in blue).</p> <p>The Draft Plan should allow for the potential, sustainable expansion of the settlement and the hotel, which would mean consideration of the wider settlement boundary pattern from a spatial planning perspective.</p> 	<p>Chief Executive’s Response</p> <p>No development has occurred or has been permitted on the lands to the south-west of the Cliff at Lyons Hotel. However, it is accepted that the Cliff at Lyons Hotel is a facility that is of vital economic and cultural importance to the settlement of Ardclough and the wider north Kildare area, in particular. Therefore, to extend the Ardclough settlement boundary to facilitate a proposed extension of the Cliff at Lyons Hotel is considered appropriate in this instance.</p>
			<p>Chief Executive’s Recommendation</p> <p>To amend the boundary of the Ardclough settlement to include the area marked in blue and to identify these lands as ‘Existing Settlement’ with a specific objective to state the following:</p> <p>These lands shall be used solely for the appropriate and sustainable expansion of tourism and amenity adjacent to Cliff at Lyons Hotel facility and shall not be open for general residential development.</p>
246	Hubert Beau-mont	<p>Brannockstown</p> <p>Submission prepared by Mark Byrne Engineering Services. The subject site in Brannockstown (see map below) has an overall area of 2.6 hectares and the</p>	<p>Chief Executive’s Response</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future</p>

		<p>submission proposes to designate this site ‘Settlement Expansion’ and ‘Community / Educational’.</p> <p> ■ C: NEW RESIDENTIAL AREA = 2.2 hectares/5.43 acres ■ E: COMMUNITY AND EDUCATIONAL = 0.4 hectares/1 </p>  <p>The site will provide housing for locals and a 1-acre area for the community to use for whatever the local community may require.</p> <p>The subject site is well serviced in terms of water supply, foul sewage will be installed for each site, surface water will consist of soakpits, and the site is within the existing 60kph speed limit. The primary school is 0.2 km from the subject site.</p>	<p>development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of circa 4.4ha was identified for ‘Settlement Expansion’ in the settlement of Brannockstown.</p> <p>The site identified for ‘Settlement Expansion’ in the Draft Plan is considered the most appropriate as it is an infill site that will coalesce the existing housing to the north and south-east and therefore is in accordance with objective V GO 3 of the Draft Plan.</p>
		<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>	
<p>424</p>	<p>Anthony McNamee</p>	<p>Calverstown</p> <p>The submission was prepared by Mark Byrne, Engineering Services. It is requested that the 2-hectare site outlined in red below should be considered for settlement expansion as the land currently zoned for settlement expansion in Calverstown has not been</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that a settlement like Calverstown should be developed in a sequential manner, with suitable undeveloped lands closest to the centre being given preference for development in the first instance. Development must extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p>

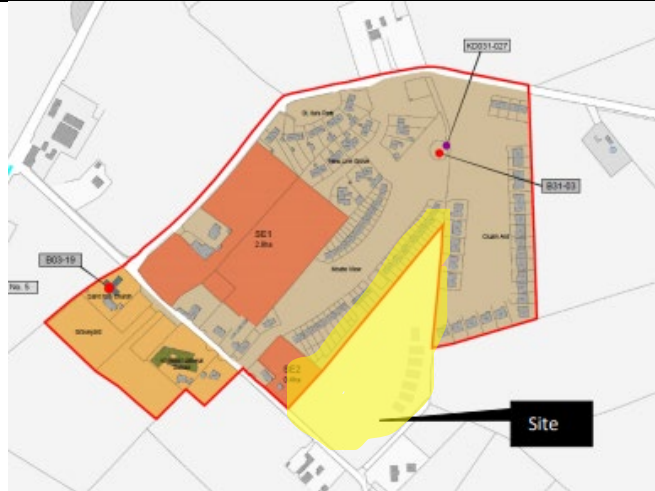
		<p>developed despite being zoned in the last two development plans.</p>  <p>It is submitted that the site will provide housing for the community and the surrounding hinterland. The merits of zoning the subject site are outlined which include access to services with available capacity in the water supply and wastewater network. There is also provision for access onto an existing road, while reference is also made to the level of community infrastructure in the surrounding area such as schools, shops, and sporting facilities.</p>	<p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of circa 8.6ha was identified for ‘Settlement Expansion’ in the settlement of Calverstown.</p> <p>The sites identified for ‘Settlement Expansion’ in the Draft Plan are considered the most appropriate. SE2 is an infill site that has a live planning permission for the construction of 32 detached houses. Some of these houses are currently under construction. SE1 is an infill site that is near the Settlement Core and will coalesce with existing housing to the north and west and therefore is in accordance with objective V GO 3 of the Draft Plan.</p>
346	P.M. Conaghy	<p>Calverstown</p> <p>Calverstown is a large rural settlement. Of the land designated settlement expansion, 3.6 ha or 42% (SE1) has never, at any time, even applied for planning permission. Another 4.5 ha site (SE3) has planning permission since 2005 (extended multiple times) but has still failed to complete anything to date.</p> <p>Eight unique applications for one-off rural housing in the Calverstown area have been refused over the last 7</p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p> <p>Chief Executive’s Response</p> <p>National and regional policy stipulates that a settlement like Calverstown should be developed in a sequential manner, with suitable undeveloped lands closest to the centre being given preference for development in the first instance. Development must extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A</p>

		<p>years. Requests that more land be designated as settlement expansion in Calverstown (i) to ensure adequate new houses for local need and local growth, (ii) to make up for the lost/zero growth of the previous 14 years and (iii) to ensure growth targets are met.</p>	<p>Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of circa 8.6ha was identified for ‘Settlement Expansion’ in the settlement of Calverstown.</p> <p>The sites identified for ‘Settlement Expansion’ in the Draft Plan are considered the most appropriate. SE2 is an infill site that has a live planning permission for the construction of 32 detached houses. Some of these houses are currently under construction. SE1 is an infill site that is located in close proximity to the Settlement Core and will coalesce with existing housing to the north and west and therefore is in accordance with objective V GO 3 of the Draft Plan.</p> <p>The submissions’ comments regarding one-off’s are noted. The Draft Plan provides alternatives to one-off dwellings which include the identification of lands for ‘serviced sites’ in the settlement of Calverstown.</p> <p>The identification of 8.6ha for ‘Settlement Expansion’ and 2.05ha for ‘Serviced Sites’ is more than sufficient to comply with Population and Housing Unit Targets for the settlement of Calverstown.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
136	Patrick Oman	<p>Clogharinka</p> <p>The subject site in Clogharinka (see map below) has an overall area of 1.2 hectares and the submission proposes to zone this site Settlement Expansion.</p>	<p>Chief Executive’s Response</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper</p>

		 <p>The subject site is well serviced in terms of water supply, foul sewage, surface water, transport, Primary school and sports facilities. There is a need for low density housing including self-build in the village.</p>	<p>planning and sustainable development requirements, an overall area of circa 1.8Ha was identified for 'Settlement Expansion' in the settlement of Clogharinka. A further 1.9ha has been identified for Serviced Sites, which will give local people an opportunity to build their own homes.</p> <p>The sites identified for 'Settlement Expansion' and 'Serviced Sites' in the Draft Plan are considered the most appropriate as they are infill sites that will coalesce the existing housing developments to the south-east and north and are therefore in accordance with objective V GO 3 of the Draft Plan.</p>
86	Joseph Kenny	<p>Cutbush</p> <p>Lands located within the eastern portion of Cutbush, which are designated Settlement Expansion (SE 1) in the current CDP have been shown as outside the development boundary under the current Draft Plan.</p>	<p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p> <hr/> <p>Chief Executive's Response</p> <p>Having regard to the recent planning history associated with the subject lands it is considered reasonable to include these lands within the rural settlement boundary for Cutbush and to identify same as 'SE1' (Settlement Expansion).</p> <hr/> <p>Chief Executive's Recommendation</p> <p>To identify the subject lands as 'SE1' (Settlement Expansion)</p>

		 <p>Planning permission was granted under PI. Ref. 20/1175 for a residential scheme of 12 units. This development was designed as the initial phase of a two-phase scheme in keeping with the settlement boundary of the current Plan. The scheme permitted under PL. Ref. 20/1175 was designed with the provision of roads, footpaths, green areas and services for future houses and is currently being developed.</p>	
538	Senator Mark Wall	<p>The submission requests Kildare County Council to identify and zone a parcel of land in Kilberry for a playground and community use building.</p>	<p>Chief Executive’s Response</p> <p>Kilberry is designated as a rural settlement in Volume 2 of the Plan. Each rural settlement strategy comprises a settlement core, existing built-up area, settlement expansion area and a settlement boundary and the lands within the defined settlement boundaries do not constitute zoned land.</p> <p>However, the Chief Executive’s Proposed Amendments of this report propose the following amendment of Action LR A17: (b) Support new and additional playgrounds/play facilities for</p>

			<p>communities in Branneckstown, Kildangan, Cutbush, Straffan, Johnstown Bridge, Carbury, Derrinturn, Donadea, Maynooth, Leixlip, Celbridge, Robertstown, Kilmeague, Two Mile House, Newbridge, Athgarvan, Kildare, The Curragh, Calverstown, Kilberry, Ballitore, Kilkea and Maganey Ardclough and to deliver same, where possible, subject to the identification of suitable sites, during the lifetime of this Plan’.....</p> <p>While lands will therefore not be ‘zoned’ specifically for a new playground in Kilberry, the settlement is on the new playground list subject to the identification of suitable sites.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
162	KDM Construction Ltd.	<p>Kilmead</p> <p>Request that Brownfield lands remain in the Rural Settlement Boundary for Kilmead and the Settlement Expansion designation be maintained or alternatively be included as Serviced Sites.</p> <p>Summary of submission from David Mulcahy (Planning Consultants Ltd)</p> <p>At present the subject lands (2.75ha) are brownfield in nature having been partly developed for housing and are designated for Settlement Expansion under the KCDP 2017-23.</p>	<p>Chief Executive’s Response</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of 3ha was identified as suitable lands for ‘Settlement Expansion’ in the settlement of Kilmead in the Draft Plan.</p> <p>National and regional policy stipulates that a settlement like Kilmead should be developed in a sequential manner, with suitable undeveloped lands closest to the centre being given preference for development in the first instance. Development must extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities. Two sites have been identified for ‘Settlement Expansion’ under the Draft Plan and both sites are closer to the ‘Settlement Core’ than the subject site.</p>



In addition to providing much needed housing and an alternative to one-off houses in the countryside, planning gain will be achieved in the form of addressing an unsightly site, providing a new playground along with new footpath and lighting on the public road to the south.

National and Regional policies promote the development of new homes in small towns, villages and settlements and support alternatives to developing one-off houses in the countryside. Kilmead is well serviced by public transport and there is no natural heritage or archaeology issues in the immediate vicinity. Planning permissions have been granted on the subject site under PI. Ref. 99/2337 and PI. Ref. 05/1942. By the time this submission is being reviewed there will be a live planning application for 30 no. dwellings on this site. All 3 no. settlement expansion areas in the current County Development Plan remain undeveloped.

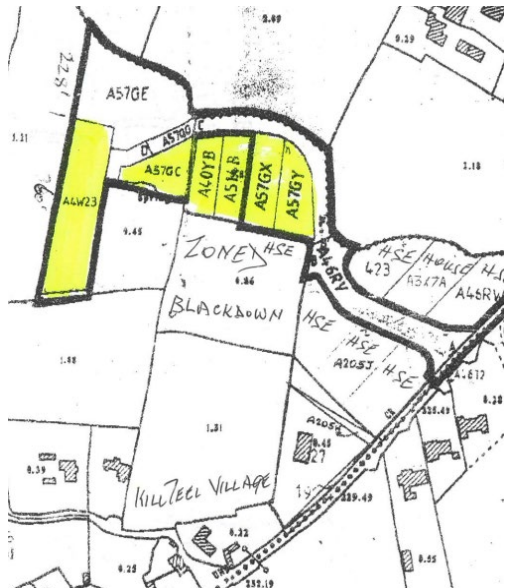
The Draft Plan also provides alternatives to one-off dwellings which include the identification of lands for serviced sites in various small towns, villages, and rural settlements throughout the county. Such sites may also be provided within areas identified as 'Settlement Expansion', such as the sites identified in Kilmead under the current Draft Plan.

Of further note, a review of the planning status of the subject site has been undertaken and currently there is no 'live' planning application on the subject site.

Furthermore, it is not considered appropriate to extend the boundary having regard to the concerns raised by the OPR in their submission (Recommendation no. 7 in Submission no. 550) wherein the Planning Authority has been requested to reduce the extent of zoning in a number of areas, including Kilmead, to meet housing supply needs.

Chief Executive's Recommendation

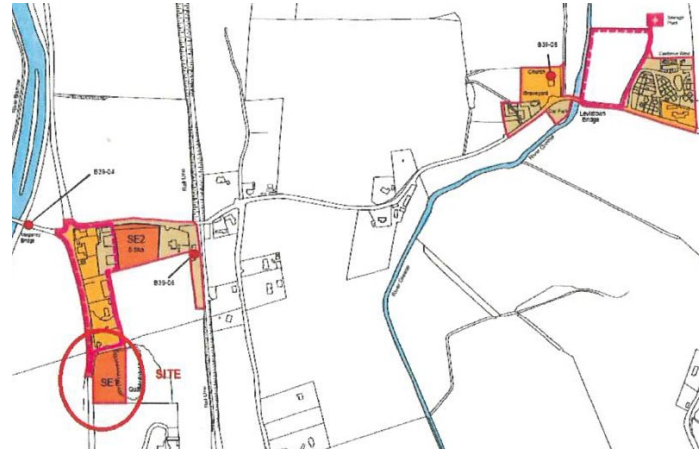
No change to the Draft Plan.

		<p><u>Summary of Appendix from Martin Murphy (Murphy Design & Build Solutions)</u></p> <p>A wastewater connection enquiry to Irish Water (ref cds22001140) has confirmed that there is immediate capacity to construct an additional 20 dwellings on the subject lands without the need for any upgrading works. The subject site is well serviced in terms of surface water, mains water, roads, firefighting, waste / recycling, electricity, telecommunications, and transport / active travel. A letter has been submitted from Irish Water.</p>	
<p>14</p>	<p>Felipe Reitz</p>	<p>Kilteel</p> <p>The submission identifies 7 sites belonging to 7 different landowners north of the settlement boundary in Kilteel.</p> 	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that settlements like Kilteel should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 1.9 hectares was identified for ‘settlement expansion’ zoning. The settlement expansion lands are located within circa 20 metres of the settlement core to the north.</p> <p>The closest site identified to the subject lands is over 150 metres from the settlement core. To zone the subject site(s) for settlement expansion would result in ‘leap-frogging’ over lands located closer to the settlement core which is strongly resisted</p>

		<p>It is requested that the lands identified (sites highlighted in yellow) are included within the settlement boundary due to the urgent demand for housing in the area. It is also stated that services are in place to include a communal enviro-care sewage treatment plant with capacity for the seven owners. Attached with the submission are a range of letters / correspondence to and from Kildare County Council and other agencies including the Department of Housing, Planning and Local Government, that date back as far as 2002 in relation to the zoning of these sites, which demonstrate that the owners have been seeking to develop these sites for a considerable period. The owners have written to eight elected members seeking their support for the zoning of these lands.</p>	<p>under objective V GO 3 in Volume 2 of the Draft Plan. It is therefore not considered appropriate to zone the subject lands at this time.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
213	Suzanne Doyle	<p>Lackagh/ Mountrice</p> <p>That the settlement hierarchy Table 2.8 be amended to include the settlement of Lackagh/Mountrice to designate same as a rural settlement.</p> <p>All policies and objectives for villages within the CDP to be updated to include Lackagh/ Mountrice, where appropriate, and that a portion of lands within this settlement be designated for serviced sites.</p>	<p>Chief Executive’s Response</p> <p>A survey of the existing 27 rural nodes, as identified in the current County Development Plan, was carried out during the summer of 2021 where it was recommended that Lackagh remain and Mountrice be removed as rural nodes in the Draft Plan. This recommendation was based on the level of available physical and community infrastructure within each of the nodes relative to other rural nodes and rural settlements.</p> <p>Neither Lackagh or Mountrice has the social or community infrastructure to be elevated to the status of a rural settlement.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
116	Cyril Condell	<p>Maganey/ Levitstown</p>	<p>Chief Executive’s Response</p>

Submission made by Dooley Cummins (Architects and Engineers) on behalf of Cyril Condell.

The subject site (see map below with site circled in red) is within the settlement boundary of Maganey / Levitstown under the current County Development Plan and has been removed under the Draft Plan.



Permission was granted on the subject site under PI. Ref. 19/822 for 4 dwellings, which have not been developed to date. The developer has so far been unable to develop the site due to the current economic conditions. The site represents the type of serviced site development that Section 3.13.7 of the Draft Plan is seeking to provide.

The submission, which was made to the Draft Kildare County Development Plan 2017-2023, after which the site was designated for residential purposes has also been submitted.


PI. Ref. 19/822 granted permission for 4 dwelling units however the subject planning permission now falls outside the Settlement boundary for Maganey / Levitstown. It is considered reasonable to amend the Maganey / Levitstown Rural Settlement Map in order to align with existing live planning permissions.

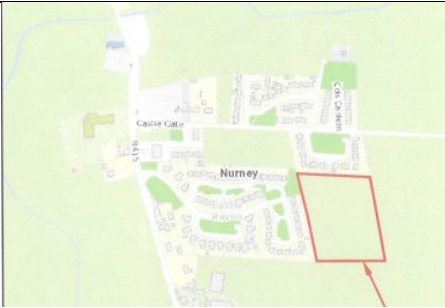
Chief Executive's Recommendation


Amend the boundary of Map Ref; V2-4.14 (Rural Settlement Map) so that it includes the lands associated with PI. Ref. 19/822 and shows these lands as Settlement Expansion.

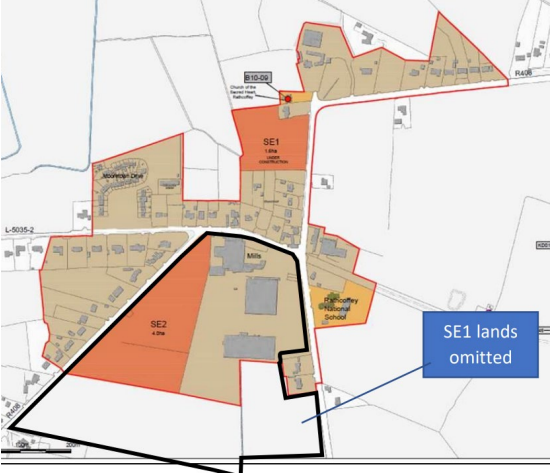


<p>159</p>	<p>Breeda Woods</p>	<p>Maganey/ Levitstown</p> <p>Summary of Appendix from David Mulcahy (Planning Consultants Ltd)</p> <p>Request for lands with an overall area of 1.186 ha to be included in the settlement boundary of Maganey-Levittstown and designated for 'Existing Settlement' or 'Settlement Expansion'.</p> <p>Under Pl. Ref. 20/1487 permission was refused for the construction of a dormer type dwelling, a domestic garage and all ancillary works at Bo Choill Road, Maganey, Athy. The submission notes that National and Regional policies promote the development of new homes in small towns, villages and settlements. The subject site is also located at a distance of 400 metres from the nearest Natura 2000 site. The subject site should be designated as Existing Settlement or Settlement Expansion for the following reasons:</p> <ul style="list-style-type: none"> • A need to encourage persons who would otherwise build in the countryside to reside in established settlements. • The site directly adjoins the existing boundary • There is a direct road link from the existing Rural Settlement to the site (via a bridge over the rail line) • There is an established development on part of the site. <p>Precedents in the settlements of Kilberry and Ardclough have been identified, which include developed lands outside the immediate centre of Rural Settlements being identified as 'Existing Settlement' within the Draft Plan.</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that a settlement like Maganey / Levitstown should be developed in a sequential manner, with suitable undeveloped lands closest to the centre being given preference for development in the first instance. Development shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of 0.8ha was identified as an appropriate quantum of lands for 'Settlement Expansion' in the settlement of Maganey / Levitstown in the Draft Plan.</p> <p>The site identified for 'Settlement Expansion' in the Draft Plan is considered the most appropriate location within Maganey as it is an infill site that will coalesce with the existing commercial development to the west and with existing housing to the east and is therefore considered to be in accordance with objective V GO 3 of the Draft Plan.</p> <p>The subject site is located to the east of the railway line and is outside the natural boundary for Maganey. To identify this site as 'Existing Settlement' and within the settlement boundary, due to an existing development on site would establish a poor precedence. The argument that similar precedents have been established in the settlements of Kilberry and Ardclough is not considered to be accurate, as these sites are already located within their respective settlement boundaries under the current</p>
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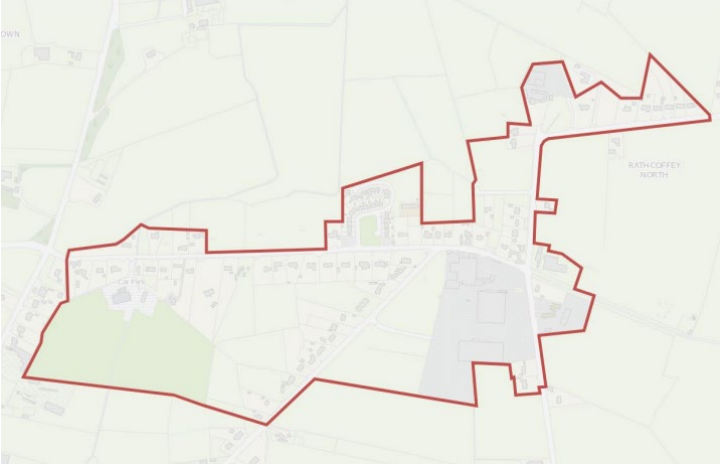
			<p>County Development Plan unlike the situation regarding the subject lands.</p> <p>The Draft Plan provides alternatives to one-off dwellings which include the identification of lands for serviced sites in various small towns, villages, and rural settlements. Such sites may also be provided within areas identified as ‘Settlement Expansion’, such as the site identified in Maganey under the current Draft Plan.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
<p>3</p>	<p>Conleth Stynes and Noel Stynes</p>	<p>Nurney</p> <p>The submission identifies a 2.19-hectare site (See map below. Folio KE56420F) on the edge of Nurney settlement which was not zoned in the Draft Plan and proposes that the land be zoned for development. Included with the submission is a copy of the folio confirming ownership, and a site-specific flood risk assessment prepared by IE Consulting Water-Environmental-Civil. In summary the flood risk assessment concludes that the site falls within Zone C of the Planning System and Flood Risk Management Guidelines i.e., low to negligible probability of flooding, therefore it is considered by Mr C Stynes and Mr N Stynes that any future development proposals on the site would not be subject to the requirements of the justification test and as such it is considered that the subject lands are suitable for re-zoning.</p>	<p>Chief Executive’s Response</p> <p>Map 4.16 relates to this submission.</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located closer to the settlement core of Nurney thereby consolidating the built-up area and ensuring the proper planning and sustainable development of this rural settlement</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>

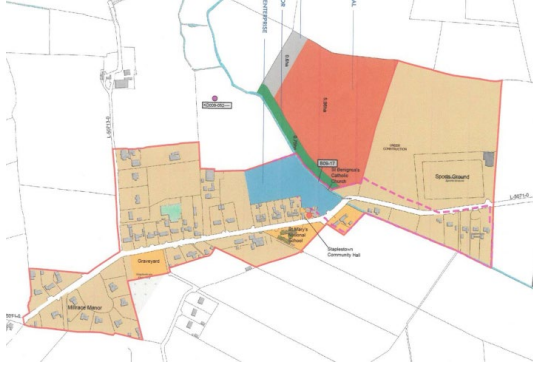
			
4	Noel Stynes	<p>Nurney</p> <p>The submission identifies a 3.75-hectare site (See map below. Folio KE17790) on the edge of Nurney settlement which was not zoned in the Draft Plan and proposes that the land be zoned for development. Included with the submission is a copy of the folio confirming ownership, and a site-specific flood risk assessment prepared by IE Consulting Water-Environmental-Civil. In summary the flood risk assessment concludes that the site falls within Zone C of the Planning System and Flood Risk Management Guidelines i.e., low to negligible probability of flooding, therefore it is considered by Mr Noel Stynes that any future development proposals on the site would not be subject to the requirements of the justification test and as such it is considered that the subject lands are suitable for re-zoning.</p>	<p>Chief Executive’s Response</p> <p>Map 4.16 relates to this submission.</p> <p>The Draft Plan has not identified the site for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located closer to the settlement core of Nurney thereby consolidating the built-up area and ensuring the proper planning and sustainable development of this rural settlement.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>

			
353	Bracq Ltd.	<p>Rathcoffey</p> <p><u>Summary of Appendix from David Mulcahy (Planning Consultants Ltd)</u> Bracq Ltd owns c.16 hectares of lands at the former Farrington’s Mill complex, Rathcoffey.</p> <p>Under the Draft KCDP 2023-29 lands to the west have been designated for Settlement Expansion which is welcomed. However, lands to the south-east, which are currently designated as SE1 and measuring 1.1 Ha, have been omitted. See Map below.</p> <p>This submission seeks for these lands to the south-east to be retained as SE1 under the new Kildare CDP 2023-29. Bracq Ltd are at an advanced stage in preparing an application for these lands and are planning to facilitate improvements to the local village road layout, school access and parking as part of enabling these plans.</p>	<p>Chief Executive’s Response</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of 5.6ha was identified as suitable lands for ‘Settlement Expansion’ in the settlement of Rathcoffey in the Draft Plan.</p> <p>National and regional policy stipulates that a settlement like Rathcoffey should be developed in a sequential manner, with a strong emphasis placed on encouraging infill and regeneration opportunities. Two sites have been identified for ‘Settlement Expansion’ under the Draft Plan.</p> <p>The Draft Plan has not designated the subject site for ‘New Residential’ zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are ‘infill sites’, would coalesce and consolidate the settlement of Rathcoffey and are deemed more appropriate for settlement expansion than further elongating this rural settlement in a southerly direction.</p>

			<p>Furthermore, it is not considered appropriate to extend the boundary having regard to the concerns raised by the OPR in their submission (Recommendation no. 7 in Submission no. 550) wherein the Planning Authority has been requested to reduce the extent of zoning in a number of areas, including Rathcoffey, to meet housing supply needs.</p> <p>Also, it is noted that there is no spare capacity in the wastewater treatment system in Rathcoffey (Irish Water data as of June 2022). It is therefore considered reasonable and appropriate to include a specific objective to prohibit any further development in Rathcoffey until such time as the wastewater treatment plant is upgraded.</p>
			<p>Chief Executive’s Recommendation</p> <p>To include an asterisk against SE2 lands on Map V2 – 4.17 and a text box (in bottom right corner of the map) to state that until such time as the wastewater treatment plant has been upgraded, no development shall take place on SE2 lands.</p>
407	Rathcoffey GAA Club	<p>Rathcoffey</p> <p>The submission was prepared by Tom Phillips & Associates on behalf of Rathcoffey GAA Club. Details of the facilities located at the GAA grounds are outlined which include 4 no. grass pitches, 2 no. Astro-pitches, a walkway, a clubhouse / bar, a hall, a gym, and a childcare facility. It is submitted that these are used daily, are a significant amenity and an integral part of the community / village. In addition, the grounds are extensively used by the local primary school, during winter and summer and this is facilitated by a dedicated footpath which runs from the school to the GAA grounds. The club contends that the settlement map is</p>	<p>Chief Executive’s Response</p> <p>The comments in relation to the importance of facilities at GAA grounds to the community are noted. However, not all developed lands contiguous to a settlement boundary should be located within that boundary. There is an emphasis on compact growth within the Draft Plan and compliance with national and regional policy. It is an objective of the NPF, (NPO 3c) to deliver at least 30% of all new homes that are targeted in settlements, within their existing built-up footprints.</p> <p>Furthermore, it should be noted that the range of facilities granted permission to date at the GAA grounds were facilitated while the lands were un-zoned.</p>

	<p>incorrectly drawn as the club grounds and the many neighbouring houses which are part of the village are not included in the settlement boundary. It is believed that this will have a negative impact on the community.</p> <p>Reference is made to section 3.13.7 of the Draft Plan and the Council’s position in relation to providing alternatives to rural housing. Policies HO P22 and HO P23 are also referred to which note the Council will designate lands for serviced sites in villages and rural settlements. It is suggested that all rural settlements have designated lands for serviced sites and that Rathcoffey does not. If the settlement boundary is not appropriately mapped, potential development sites will not be identified. In addition, lands located outside the settlement boundary will be considered rural and be subject to rural housing / rural residential density policy despite being in an urban / peri urban area thus limiting the choice for existing residents in Rathcoffey.</p> <p>It is contended that the GAA club / other housing (outside the settlement) south and west of the village are closer to the centre than the housing (included in the settlement) northeast of the village. The Council is requested to review the settlement boundary in line with that indicated below.</p>	<p>In addition, it should be noted that several other rural settlements in the Draft Plan do not have land designated for serviced sites. It is contended that a sufficient quantum of land (5.6 ha) has been identified in the settlement to accommodate the sustainable and projected growth of this area.</p> <p>Having regard to the above therefore, it is not proposed to amend the settlement boundary to include the GAA grounds or additional land for serviced sites.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
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		 <p>Proposed settlement boundary for Rathcoffey outlined in red.</p> <p>The extent of the lands included to the south and west are based on the location of the 50km speed limit signs into the village.</p>	
133	Sean Flannery	<p>Staplestown</p> <p><u>Submission prepared by John Barry & Sons</u> Due to its significant social infrastructure and location at the centre of a strong rural hinterland, it is requested that Staplestown should be re-classified as a village.</p> <p>There is a requirement for additional housing in the area and the proposed new rural housing policies will have a devastating effect on social infrastructure in Staplestown.</p> <p>The submission requests the zoning of an area of 5.9 Hectares (see map below) for the development of a riverbank walk and conservation area, new wastewater</p>	<p>Chief Executive’s Response</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 19 settlements identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, no additional lands were identified for ‘Settlement Expansion’ in the settlement of Staplestown.</p> <p>In relation to the proposed village status for Staplestown, it is not considered that Staplestown has the appropriate level of physical and social infrastructure to be elevated from a rural settlement to a village at this time. It does not have a standalone municipal Irish Water WWTP or public transport services, and</p>

		<p>treatment facilities, land zoned for mixed development to allow for commercial offices – e.g. a creche, digital hub, retail units etc with the remainder of the subject site proposed to be zoned for residential purposes.</p>  <p>Existing transport services within Staplestown are inadequate and this can be addressed by the incorporation of Staplestown in a Local Links Bus Scheme and the provision of a number of park and ride schemes which would link Staplestown with Kilcock and Sallins train stations and also facilitate some of the other towns and villages in the area.</p> <p>Staplestown is the nearest settlement to a number of major tourism and amenity sites in the North West Kildare Rural Area. The continued development of Staplestown as a centre to attract visitors to these tourist attractions would be in line with the Just Transition Plan for West Kildare.</p>	<p>the social infrastructure is limited to a National School, Community Centre and GAA clubhouse with associated Public Bar.</p> <p>It is also noted that any development on the proposed area of land to be re-zoned would be subject to a Flood Risk Assessment appropriate to the type and scale of the development being proposed.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
19	Mary Brennan	Two Mile House	<p>Chief Executive’s Response</p> <p>Having re-considered site no. 1 in the context of the submission received it is considered reasonable to amend the zoning at this</p>

The submission states that there is a need for additional residential land generally and particularly in Kildare. It is contended that the Draft Kildare County Development Plan fails to provide an adequate quantum of zoned land for village expansion purposes in Twomilehouse and three proposals are made.



Site No. 1:

This site is designated for a mix of residential and commercial purposes in the current Kildare CDP 2017-2023. However, it is proposed in the draft Kildare CDP 2023-2029 to change this designation to omit the commercial element. It abuts the village core. Request for existing residential/commercial on the site no. 1.

Site No. 2:

The council is requested to consider site no. 2 for low-density development.

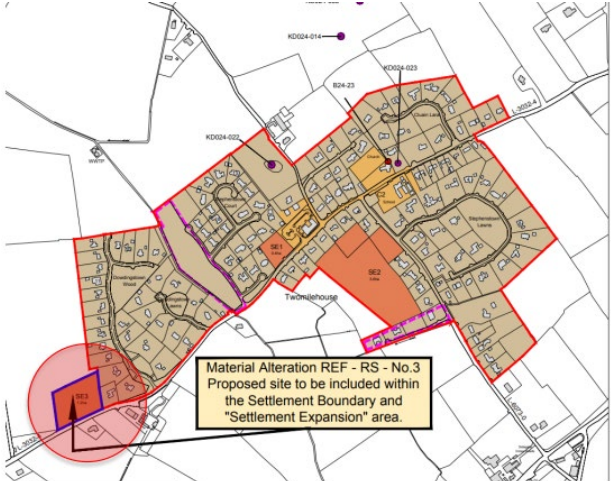
location to 'settlement core' given the adjacent use of the subject site and the central location of same to Twomilehouse.

The Draft Plan has not identified site no. 2 and 3 for settlement purposes as it is considered that sufficient lands are identified elsewhere within the settlement boundary to accommodate projected growth for the area during the plan period in accordance with the targets outlined in the Settlement Hierarchy (Table 2.8, Volume 1).

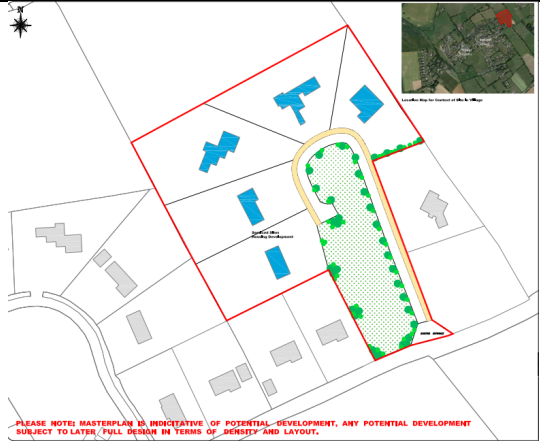
These lands are located closer to the settlement core thereby consolidating the built-up area and ensuring the proper planning and sustainable development of this rural settlement. In addition, site no. 2 contains a burial ground which is a recorded monument (KD024-022) and therefore restricts development potential of the site.

Chief Executive's Recommendation

To identify site no. 1 as 'Settlement Core'

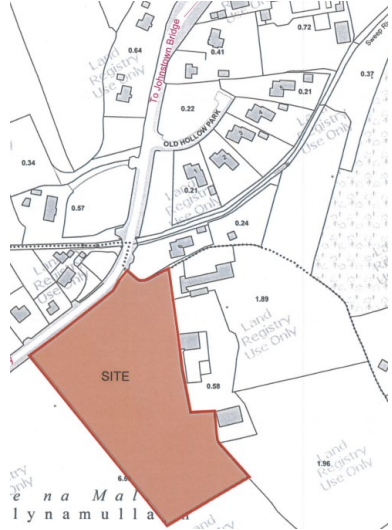
		<p><u>Site No. 3:</u></p> <p>Request that site no. 3 be designated for new dwellings.</p>	
<p>372</p>	<p>Derek Whyte</p>	<p><u>Twomilehouse</u></p> <p>The submission was prepared Whyte Planning Consultants in relation to the 1.2-hectare site (highlighted below with KCDP 2017-2023 zoning map) on the edge of the Twomilehouse settlement boundary. It is requested that the site is included within the settlement boundary and zoned for settlement expansion.</p>  <p>It is contended that the Council has underestimated the requirement of land for housing in the development plan and zoning this site is a natural continuation of the existing built environment. The tightening up of rural housing policy puts additional pressure on villages such</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that settlements like Twomilehouse should be developed in a sequential manner, with suitable undeveloped lands closest to the settlement core being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable development requirements, an overall area of 3.24 hectares was identified for the provision of serviced sites.</p> <p>The subject site is over 600 metres from the settlement core, while the proposed site for development is within circa 100 metres of it. To zone the subject site for new residential development / serviced sites would result in ‘leap-frogging’ over lands located closer to the settlement core which is strongly resisted under objective V GO 3 in Volume 2 of the Draft Plan. It is therefore not considered appropriate to zone the subject lands at this time.</p> <p>For clarity, it should be noted that the subject site is not zoned in the current Kildare County Development Plan 2017-2023.</p>


		<p>as Twomilehouse to provide alternatives to one-off housing.</p> <p>Sites on zoned land are currently unattainable in the settlement due to their high prices. Zoning additional land discourages the monopoly of land development in the settlement. It is further contended that the subject site was previously zoned in the KCDP 2017-2023 and the site should retain its potential development.</p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
374	Sean Kennelly	<p><u>Twomilehouse</u></p> <p>The submission was prepared by Whyte Planning Consultants on behalf of Sean Kennelly in relation to the site highlighted in red below to the east and on the edge of the settlement boundary for Twomilehouse. It is requested that the site is included within the settlement boundary and zoned for serviced sites.</p> <p>It is contended that the Council has underestimated the requirement of land for housing in the development plan and zoning this site is a natural continuation of the existing built environment. The tightening up of rural housing policy puts additional pressure on villages such as Twomilehouse to provide alternatives to one-off housing.</p>	<p>Chief Executive’s Response</p> <p>National and regional policy stipulates that settlements like Twomilehouse should be developed in a sequential manner, with suitable undeveloped lands closest to the settlement core being given preference for development in the first instance. Zoning shall extend outwards from the centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies population and housing unit targets for towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 3.24 hectares was identified for the provision of serviced sites.</p> <p>The subject site is circa 250 metres from the settlement core, while the proposed development site is within circa 100 metres of it. To zone the subject site for serviced sites would result in ‘leap-frogging’ over lands located closer to the settlement core which is strongly resisted under objective V GO 3 in Volume 2 of the Draft Plan. It is therefore not considered appropriate to zone the subject lands at this time.</p>

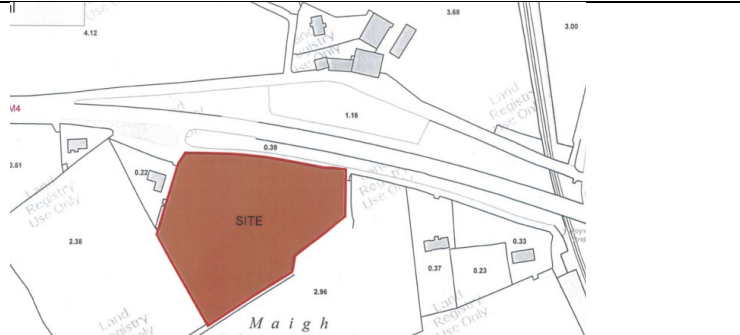
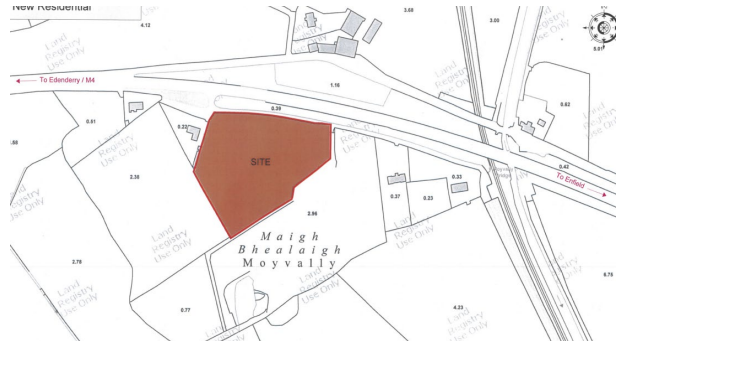
	 <p data-bbox="481 614 952 638">PLEASE NOTE: MASTERPLAN IS INDICATIVE OF POTENTIAL DEVELOPMENT, ANY POTENTIAL DEVELOPMENT SUBJECT TO LATER FULL DESIGN IN TERMS OF DENSITY AND LAYOUT.</p> <p data-bbox="481 670 1198 873">Sites on zoned land are currently unattainable in the settlement due to their high prices. Zoning additional land will discourage the monopoly of land development in the settlement. The subject site proposes 5 serviced sites which is consistent with the scale and pattern of development in the area.</p>	<p data-bbox="1243 193 1736 231">Chief Executive's Recommendation</p> <p data-bbox="1243 247 1601 287">No change to the Draft Plan</p>
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	<p>of the settlement. It is also submitted to comply with the draft County Development Plan and its proposed objectives and policies for future rural housing policy. Further details in this regard can be found in Section 6 of the submission. Section 7 of this submission further supports this proposal by providing grounds and justifications, which are summarised as follows:</p> <ul style="list-style-type: none"> • Demographic profile of County Kildare illustrating an ever-growing population since 1991 with a steady demand for housing, a legacy of un-activated planning permissions and unmet demand from the previous Plan period. • Locational attributes of the lands, firstly rendered as “Areas Under Strong Urban Influence” under the draft County Development Plan which essentially shows a growing demand, secondly the convenient distance from both Naas and Blessington which makes the subject site a prime location for housing delivery. • The Notable and expanding capacity of the Eadestown community services in an under-represented residential context. The community services includes the Rathmore National School, the Funbugs Creche, and a GAA club (Eadestown GFC) located to the south of Eadestown. It is contended that these services provide for ascending Eadestown in the settlement hierarchy of the County if a balanced development for the village is targeted. • Considering the location of the subject lands which is located at a suitable distance from Naas, it is suggested that the zoning of the lands would allow for housing delivery in an area with existing strong demand. The type of housing is expected to be 	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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		<p>large family dwellings, which essentially supports provision for a mix of housing by freeing up zoned lands in Naas to supply smaller households. Thus, the submission is consistent with the Naas Local Area Plan.</p> <ul style="list-style-type: none"> • The submission highlights the emerging patterns of development as a result of the Covid-19 pandemic outbreak which appears as amenity-driven in-migrated flows of population providing for a rural renaissance. • The zoning of the lands for housing and development can bring about significant community gain in the form of new infrastructure, community and playing pitches as well as large areas of public open space. • The zoning of the lands will ensure that Eadestown develops and strengthens in a plan-led manner and will provide a viable alternative to one-off housing in the open countryside. • The instances of Clogherinkoe and Kilkea, which were both rural nodes, with very similar conditions to the case of Eadestown have been moved up in the Settlement Hierarchy of the County as proposed in the draft County Development Plan. It is submitted that Eadestown has stronger grounds and capacity in terms of community infrastructure to support an increased quantum of residentially zoned lands which would sustainably assist in moving this settlement up in the Settlement Hierarchy of the County. 	
135	Kathleen and Patrick Dempsey	<p><u>Kilshanroe</u></p> <p>It is proposed to include a site for low residential development in the rural node of Kilshanroe. The site</p>	<p>Chief Executive’s Response</p> <p>A survey of the existing 27 rural nodes, as identified in the current County Development Plan, was carried out in summer 2021 where it was recommended that Kilshanroe remain as a</p>

		<p>has an overall area of 1.15 hectares and would be well serviced in terms of water supply, surface water, transport, and a school. A cluster type development at this location would be appropriate where school and church services are within walking distances.</p> 	<p>rural node in the Draft Plan having regard to the level of available physical and community infrastructure relative to other rural nodes and rural settlements.</p> <p>Rural Nodes are classified as being rural areas, where land is not zoned and where housing will only be permitted to applicants, subject to compliance with the relevant rural housing policy and with appropriate siting, environmental and design criteria.</p> <p>Having regard to the above, the designation or zoning of the subject site for residential purposes is not considered feasible.</p> <p>Section 3.13.3 (Compliance with the Rural Housing Requirements) of the Draft Plan states that ‘cluster type’ developments may be considered in rural areas on family farm holdings for applicants who are family members and comply with the social or economic element of the rural housing policy.</p>
		<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>	
<p>201</p>	<p>Seamus Scully</p>	<p>Lackagh/ Mountrice</p> <p><u>Summary of Appendix from Mark Byrne (planning agent)</u></p> <p>It is proposed to include a site for low residential development in the rural node of Lackagh / Mountrice (see map below). The site has an overall area of circa 2.73 hectares and it is proposed to accommodate a family cluster of 5 rural houses. Mains water, soakpits and individual wastewater treatment plants will serve</p>	<p>Chief Executive’s Response</p> <p>The subject site is located within the Mountrice rural node under the current County Development Plan. A survey of the existing 27 rural nodes, as identified in the current County Development Plan, was carried out in summer 2021 where it was recommended that Mountrice not be included as a rural node in the Draft Plan having regard to the deficiency of available physical and community infrastructure relative to other rural nodes and rural settlements.</p>

		<p>each house. Schools, shopping, and sporting facilities are located in close proximity. Two site location maps, which identify the subject site also accompany the submission.</p> 	<p>Having regard to the above, the designation or zoning of the subject site for residential purposes is not considered feasible.</p> <p>Section 3.13.3 (Compliance with the Rural Housing Requirements) of the Draft Plan states that 'cluster type' developments may be considered in rural areas on family farm holdings for applicants who are family members and comply with the social or economic element of the rural housing policy.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
<p>138</p>	<p>Streamstown Developments Limited</p>	<p>Moyvalley</p> <p>It is proposed to include a site for low residential development in the rural node of Moyvalley (see map below). The site has an overall area of circa 1.5 hectares and it is proposed to accommodate a cluster of 5 rural houses.</p> <p>Bored well, soakpits and a wastewater treatment plant will serve each house. Primary schools and shopping are located in close proximity.</p>	<p>Chief Executive's Response</p> <p>A survey of the existing 27 rural nodes, as identified in the current County Development Plan, was carried out in summer 2021 where it was recommended that Moyvalley be removed as a rural node in the Draft Plan having regard to the deficiency of available physical and community infrastructure relative to other rural nodes and rural settlements. Please see Table 2.6 of the Draft Plan, where Moyvalley is no longer classified as a rural node.</p> <p>Having regard to the above, the designation or zoning of the subject site for residential purposes is not considered feasible.</p> <p>Section 3.13.3 (Compliance with the Rural Housing Requirements) of the Draft Plan states that 'cluster type' developments may be considered in rural areas on family farm holdings for applicants who are family members and comply with the social or economic element of the rural housing policy.</p>

			<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
<p>479</p>	<p>McGrath Group</p>	<p>Moyvalley</p> <p><u>Submission prepared by Downey (planning agent)</u> It is proposed to include a site for low residential development in the rural node of Moyvalley (see map below). The site has an overall area of circa 1.5 hectares and it is proposed to accommodate a cluster of 5 rural houses.</p> <p>Bored well, soakpits and a wastewater treatment plant will serve each house. Primary schools and shopping are located in close proximity.</p> 	<p>Chief Executive’s Response</p> <p>A survey of the existing 27 rural nodes, as identified in the current County Development Plan, was carried out in summer 2021 where it was recommended that Moyvalley be removed as a rural node in the Draft Plan having regard to the deficiency of available physical and community infrastructure relative to other rural nodes and rural settlements. The reader is advised to review Table 2.6 of the Draft Plan, where Moyvalley is no longer classified as a rural node.</p> <p>Having regard to the above, the designation or zoning of the subject site for residential purposes is not considered appropriate.</p> <p>Section 3.13.3 (Compliance with the Rural Housing Requirements) of the Draft Plan states that ‘cluster type’ developments may be considered in rural areas on family farm holdings for applicants who are family members and comply with the social or economic element of the rural housing policy.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

VOLUME 2 (F) – SERVICED SITES

Serviced Sites

A large number of submissions were received seeking the consideration of serviced sites at various locations throughout the county.

Chief Executive’s Response

Having regard to the complexities and external considerations (including by not limited to affordability and policy requirements) required in order to prepare a ‘Serviced Sites Scheme Policy Document’, provided for by Action HO A8 in Chapter 3 of the Plan, it is considered appropriate to progress with the preparation of the ‘Serviced Sites Initiative Scheme’, provided for by Policy HO P23, with the elected members immediately following the adoption of the CDP, through the progression of a series of pilot project sites as those identified in the Draft Plan.

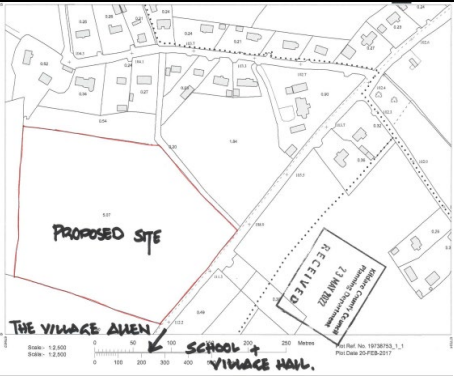

Furthermore, to support the continuation of the scheme (if successful) it is considered appropriate to include a further objective to commence the process of varying the Kildare County Development Plan 2023-2029 to incorporate additional ‘serviced sites’ lands having regard to *inter alia* those submissions received during the Draft CDP consultation process. In this regard Objective CSO 1.18 (Chapter 2) should also be noted wherein it is an objective of the Council to consider aligning the Kildare CDP with the up-to-date population from the 2022 Census, where there are verified material population differentials to those in Table 2.8 of the Plan, and so a combined variation may be required simultaneously.

Chief Executive’s Recommendation


To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows:
 Following the preparation and adoption of the ‘Kildare County Council Serviced Sites Scheme Policy Document’, the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites’ lands that are located within or adjacent to zoned or designated lands as identified in the CDP.


Sub No.	Name	Summary of Issues Raised	Chief Executive’s Responses & Recommendations
560	Cllr. Suzanne Doyle	<p>The submission recommends that Policy HO P23 be amended to remove any reference to designating serviced sites in advance of policy, as we have yet to define criteria.</p> <p>States that in the absence of same where do we stand with these designations?</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

560	Cllr. Suzanne Doyle	The submission recommends that Action HO A9 be amended to include the following text: “Engage positively with co-operatives of planning applicants meeting local need criteria in supporting the development of serviced sites in relevant locations, or pilot the development of serviced sites in conjunction with a demand led approach through the establishment of a co-operatives of planning applicants that meet local need criteria, identifying suitable location and navigating planning process to deliver a group of serviced sites in a co-operative fashion.	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
538	Senator Mark Wall	The submission supports the concept of serviced sites to be provided by the local authority or private individuals for those who conform to local need.	<p>Chief Executive’s Response</p> <p>The submission is noted.</p> <p>Chief Executive’s Recommendation</p> <p>N/A</p>
512	Thomas Leeson	Allen The submission refers to lands at Allen Village, Naas. It is noted that the extent of the land is not provided. The purpose of the submission is to request the Council to review the attached map and consider zoning same for serviced sites to cater for local needs/local demand with a single site entrance and a cluster type development fully screened and served by existing footpaths to the local school and village core. It is stated that the lands are adjacent to the village of Allen and are fully serviced.	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>


		 <p>It is stated that this area has been successfully developed for single site homes during the past 10 years with the client successfully developing the adjoining residential estate – The Village. It is submitted that this proposal meets the sequential test and will result in a compact form of urban development.</p>	
<p>606</p>	<p>Enda O’Flaherty</p>	<p>Allen</p> <p>The subject site is outlined in red on the map below. It is requested that the subject site is zoned for serviced sites to cater for local demand.</p>  <p>It is contended that the subject site is located within the core of Allen, is fully serviced, has a full right of way through Ballintine Park, meets the sequential test and, if developed would result in a compact form of urban development.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>


<p>419</p>	<p>Ardclough Community Council</p>	<p>Ardclough – General (no map submitted)</p> <p>The general principle of planning in Kildare appears to be “developer/large development” led expansion in rural communities like Ardclough. The idea that small communities are essentially family based has been abandoned. There is a need for generational continuity in villages and rural areas in addition to welcoming new members to the community. However, recent planning decisions for one-off houses in the area indicate that there is a lack of understanding on behalf of the Council in relation to the needs of rural areas.</p> <p>Within the Draft Plan it is stated that the above needs are being addressed by serviced sites. This lends greater weight to the assertion that policies are developer / development led. These sites will be even more expensive for members of the local community because of the cost the developer will incur to service them. This will force locals to seek housing further away from their families in more affordable areas and the sites will be purchased by wealthier people from other parts of the county / country. The assertion that the provision of serviced sites would attract local people to build their own homes is not true and does not replace the need for one-off housing completely.</p> <p>The submission does not support the serviced sites model of planning but rather a combination of one-off and small group developments. Development plans should be guided by social, moral, and humane principals and the need to protect generational continuity. Over the past 30 years, families in Ardclough have been dismantled due to the failure of the Council to address the housing needs of young people. The Council has a responsibility to plan for young people to live in their community, this will allow older</p>	<p>Chief Executive’s Response</p> <p>It is the intention of the Draft Plan that rural generated housing demand will be facilitated having regard, inter alia, to an applicant’s genuine local and housing need, together with the protection of key economic, environmental, natural and heritage assets.</p> <p>The Draft Plan does not rule out building houses in the countryside. However, there are qualifying criteria that must be met by prospective applicants to demonstrate their ability to comply with the local need criteria which are set out in Table 3.4 and Section 13.3 of the Draft Plan. For those who meet the qualifying criteria there are other considerations such as siting and design and rural density that may result in qualifying applicants being unsuccessful.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>No change.</p>
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		<p>members of the community to live their lives in dignity with the support and care of family and neighbours rather than ending up in care at great cost to the state.</p>	
590	Paul Carroll	<p>Allenwood <u>Summary of Appendix from Brian Connolly Associates</u> Requests that the subject site, which has an overall area of 2.0ha be zoned / designated 'Serviced Sites' (site outlined in red on map below).</p> <p>The subject site provides a transition from the village centre to the open countryside on both the R403 and Station Road, is within the village boundary but on the periphery, is within the 50 km/h speed limit and benefits from the availability of water and wastewater infrastructure.</p> <p>There are no 'Serviced sites' zonings in Allenwood and one site is zoned for 'New Residential'. Serviced sites zoning is more appropriate for land away from the core of the village or settlement. The proposed development would represent a sequential development within the village of Allenwood, as the subject site is adjacent to lands currently in residential use.</p> 	<p>Chief Executive's Response See CE Response at the start of this section.</p> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>

<p>261</p>	<p>Tony McNally & JJ Construction Ltd.</p>	<p>Allenwood</p> <p>Summary of Appendix from David Mulcahy (Planning Consultants Ltd) - Request that the greenfield site (5.7ha) be zoned for 'New Residential' with a portion for 'Serviced Sites' and be included as part of the settlement of Allenwood. The site is bounded by established residential development on 3 sides. Planning gain will be achieved in the form of the road to the west being upgraded including a new footpath.</p>  <p>JJ Construction Ltd, who are co-clients of this submission, are developing the residential development to the south which is largely complete. Pedestrian/cycle links via this residential development can be facilitated back into the village to provide convenient access to same.</p>	<p>Chief Executive's Response</p> <p>National and regional policy stipulates that villages like Allenwood should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance. Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities.</p> <p>Table 2.8 of the Draft Plan identifies Population and Housing Unit Targets for the 17 villages identified in the Draft Plan. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of circa 4ha was identified as an adequate quantum of lands to be zoned 'New Residential' in the village of Allenwood under the Draft Plan. The 'New Residential' lands, which total 3.8-ha are located within the southern portion of the village, have live planning permissions, are adjacent to the village centre and are fully serviced Tier 1 lands.</p> <p>The subject site, as identified in the submission, is on the periphery of the settlement. To zone the subject site 'New Residential' is considered premature at this time and would not align with the principle of compact and sequential urban growth, as provided for in the NPF and RSES.</p> <p>In relation to Serviced Sites, please see response to this issue at the start of this Section.</p> <p>Chief Executive's Recommendation No change to the draft Plan.</p>
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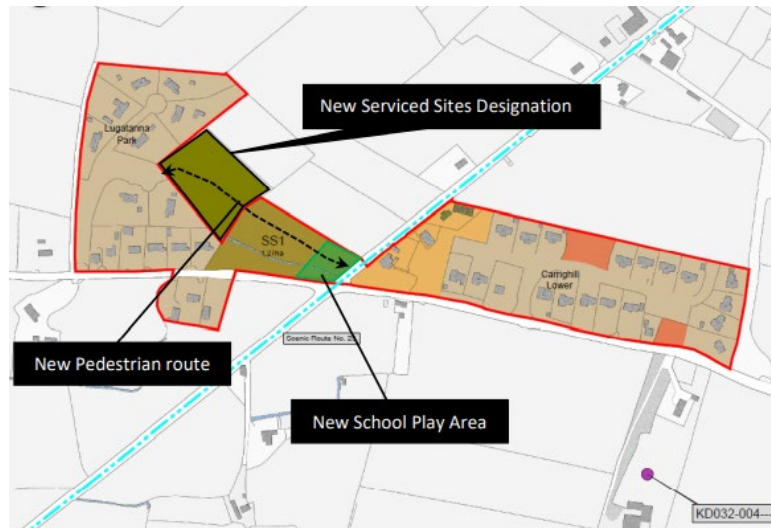
		<p>There are no built or natural heritage constraints, no record of flood risk and no relevant planning applications associated with the subject site.</p> <p>The submission notes that National, Regional and County policies promote the development of new homes in small towns, villages and settlements, and support alternatives to developing one-off houses such as identifying ‘Serviced Sites’. There are no lands identified for Serviced Sites in Allenwood despite significant pressure for one-off housing in the surrounding hinterland.</p> <p>Summary of Appendix from James Fagan & Associates (Planning Consultancy) - The site is serviceable by both an existing water main line and an existing foul sewer line with surface water loading being accommodated on site. The feasibility of any residential use will be subject to the capacity of the relevant foul sewer treatment plant which may require upgrade works. Irish Water Maps have also been submitted.</p>	
214	Ann & John Moran	<p>Ardclough</p> <p>Summary of Appendix from David Mulcahy (Planning Consultants Ltd) -</p> <p>Request that family lands (circa 8.56 hectares) at Ardclough be included within the Rural Settlement Boundary as ‘Serviced Sites’ (shown in yellow on the map below).</p> <p>Planning gain will be achieved in the form of additional playing fields for Ardclough GAA Club and enhanced public footpath to the north, with lighting. Part of the site at the rear will be designated for Open Space and Amenity. There are no known built or natural heritage constraints</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <p>The part of the submission referring to proposed Open Space and Amenity lands is noted. This is considered premature at this time.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

		<p>associated with the land or flood risk. The site is located within the village centre and the 50kph speed limit. There is significant pressure for one-off housing in the wider Ardclough hinterland area.</p> <p>The submission notes that National, Regional and County policies promote the development of new homes in small towns, villages and settlements and support alternatives to developing one-off houses such as a Serviced Sites Initiative Scheme. A letter of support from Ardclough GAA accompanies the submission.</p> 	
211	Dr. Louie Harris and Babette Harris	<p>Ardclough</p> <p>Summary of Appendix from RW Nowlan & Associates (Chartered Planning & Property Advisors) - Request that lands at Ardclough be included within the Rural Settlement Boundary as 'Serviced Sites' which would improve the compact development pattern of the</p>	<p>Chief Executive's Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation</p> <p>See CE Recommendation at the start of this section.</p>


		<p>settlement. The subject lands were previously zoned for development in the Kildare County Development Plan 2005-2011.</p> <p>Ardclough is the only rural settlement situated within the Metropolitan Strategic Area and there is significant pressure for one-off housing in the wider hinterland . The submission notes that National, Regional and County policies promote the development of new homes in small towns, villages and settlements, and support alternatives to developing one-off houses such as identifying ‘Serviced Sites’.</p> 	
160	Dunne Family	<p>Ballyshannon</p> <p>Summary of Appendix from David Mulcahy (Planning Consultants Ltd)</p> <p>Request that lands at Ballyshannon be included in the Rural Settlement Boundary as ‘Serviced Sites’. The adjoining Dunne Family landholding to the south-east (1.27Ha) is designated for Serviced Sites under the Draft Plan.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

The key issue facing Ballyshannon is that it is divided by the Athy Road (R418) and a pedestrian crossing point is required. There is also no public footpath linking Lugatanna Park (housing estate) to the educational and community services. The proposal in addition to providing much needed housing, will also provide planning gain in the form of a new walking route connecting the west end of the settlement and allow for a dedicated play area for the children of the school on the wider family landholding. A letter has been submitted from Ballyshannon National school supporting the proposal.

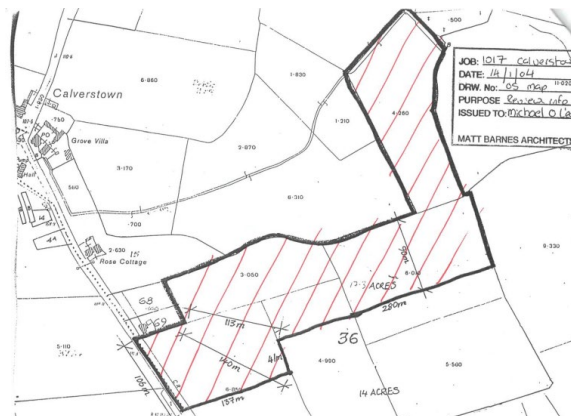
The submission notes that National and Regional policies promote the development of new homes in small towns, villages and settlements, and support alternatives to developing one-off houses .



236	Deirdre Grace	<p>Brownstown</p> <p>Summary of Appendix from David Mulcahy (Planning Consultants Ltd)</p> <p>Request that the greenfield site (2.02ha) be designated for 'serviced sites' and included as part of the settlement of Brownstown. Planning gain will be achieved in the form of a new public footpath and lighting along the public road. It would also provide a viable alternative for persons who qualify for local need but are struggling to obtain planning permission.</p> <p>It is a feature of Brownstown that its future growth is largely constricted. The subject lands are the only greenfield lands in the village with direct frontage onto Suncroft Road. The site also adjoins an established residential area.</p> <p>The site is well serviced by public transport and there are no built or natural heritage constraints. There is no record of flood risk on the subject site. The owner would be amenable to all or part of the adjoining lands to the east in her ownership being considered for Serviced Sites.</p> <p>Planning permission was granted for the construction of 5 no. serviced sites under Pl. Ref. 09/963 / ABP 236762, however this permission was not taken up.</p> <p>The submission notes that National, Regional and County policies promote the development of new homes in small towns, villages and settlements, and support alternatives to developing one-off houses such as identifying 'Serviced Sites'.</p>	<p>Chief Executive's Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
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		 <p>Summary of Appendix from James Fagan & Associates (Planning Consultancy)</p> <p>Attached maps indicate that the site is serviceable by both an existing water main line and an existing foul sewer line with surface water loading being accommodated on site. The feasibility of any residential use will be subject to the capacity of the relevant foul sewer treatment plant which may require upgrade works. Irish Water Maps have also been submitted.</p>	
605	Val Leeson	<p><u>Calverstown</u></p> <p>The subject sites are highlighted with diagonal red lines on the map below. The submission is requesting the subject site to be zoned for serviced sites to cater for local demand with a single site entrance and a cluster type development fully screened and integrated into the village centre setting.</p> <p>It is contended that the subject site is located within the core of Calverstown, adjacent to all amenities, well</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

serviced by footpaths and, if developed would result in a compact form of urban development.



202

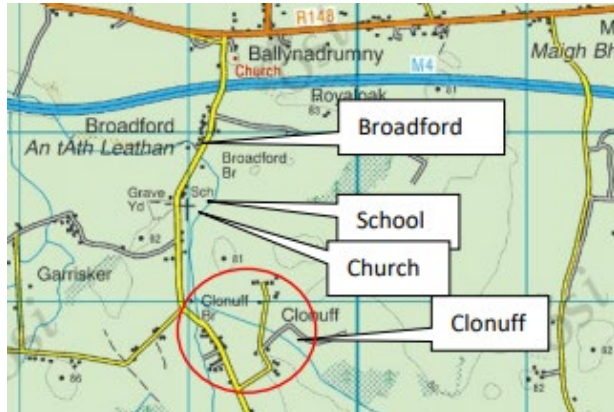
Liam Knowles

Clonuff
Summary of Appendix from David Mulcahy (Planning Consultants Ltd)

Chief Executive's Response

See CE Response at the start of this section.

	<p>Request that the settlement of Clonuff be included in the Rural Settlement Boundary of Broadford and that the subject site (4.52ha) be designated for 'serviced sites'. Maganey-Levittstown and Kilberry are examples where two physically separate settlements within close proximity have been combined together under the CDP and recognized as a Rural Settlement.</p> <p>The overall number of dwellings in the settlement of Clonuff is 41, which includes the Millrace Lawns housing development, and it has its own wastewater treatment plant. It is proposed to fund a new modern wastewater treatment plant with increased capacity and efficiency as part of a proposal for 15 no. dwellings.</p> <p>Clonuff is circa 1km south of the settlement of Broadford and strategically located near the M4. Enfield train station is approximately 12km from the site. Education, healthcare, religious and shopping facilities are available in the nearby towns of Carbury, Longwood and Johnstown Bridge.</p> <p>No record of flood risk on the subject site.</p> <p>A pre-planning meeting was held concerning a proposal for 15 dwellings on lands in Clonuff (4.52Ha). It was advised that it would be best to make a submission when the new county development plan was being prepared.</p> <p>The submission notes that National, Regional and County policies promote the development of new homes in small towns, villages and settlements, and support alternatives to developing one-off houses such as identifying 'Serviced Sites'. Compact growth and urban regeneration policies align with the proposal for a rural settlement at Clonuff.</p>	<p>Chief Executive's Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
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Summary of Appendix from Conor Furey & Associates LTD
(Consulting Engineers and Project Managers)

The submission notes the proposal for the construction of 15 no. new detached dwellings. The development proposes to connect to and upgrade an existing wastewater treatment system within 400m of the site serving a cluster of 14 no. dwellings.

The report details the proposed methodology of surface water drainage and wastewater disposal as well as outlining the existing water services infrastructure in the area.

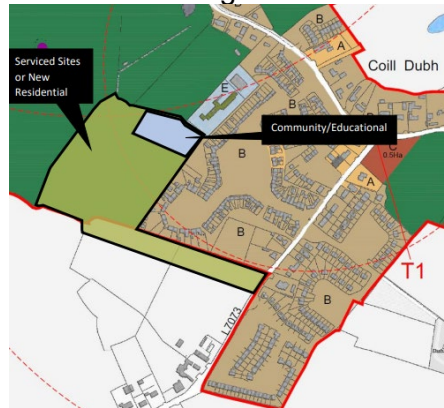
Detailed site service drawings have also been submitted.

Summary of Appendix from Demesne Architects
(Consulting Engineers and Project Managers)

		Detailed planning drawings have been submitted with respect to the proposed future development of Clonuff for 15 no. dwellings.	
376	Alan Byrne	<p>Coill Dubh / Cooleragh</p> <p><u>Submission prepared by David Mulcahy Planning Consultants Ltd.</u></p> <p>Request that greenfield lands in the ownership of Alan Byrne, with an area of c.5.5ha, should be re-zoned under the Draft Plan from 'Open Space and Amenity' to 'Serviced Sites' or 'New Residential' and a smaller area zoned Education / Community.</p> <p>No built and natural heritage issues.</p> <p>The submission refers to two planning applications on the subject site, which have been refused by the Board. The submission also refers to PI. Ref. 18/851 and PI. Ref. 19/1341, which have recently been permitted in the village of Coill Dubh / Cooleragh. It is argued that in both these applications the layouts are quite suburban in nature and would not attract persons who would otherwise build one-off houses.</p> <p>The surrounding rural hinterland of Coill Dubh / Cooleragh is under significant pressure for one-off housing and this submission provides a genuine alternative.</p> <p>The submission notes that National and Regional policies promote the development of new homes in small towns, villages and settlements as an alternative for people who would otherwise seek to develop a house in an un-serviced rural area. National and regional planning strategies promote compact growth in urban settlements with an</p>	<p>Chief Executive's Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

emphasis on developing lands close to town and village centres for residential development.

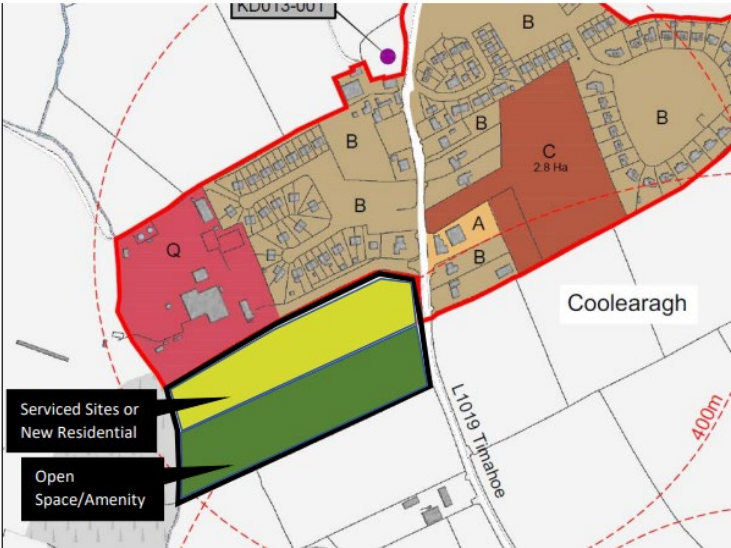
The rationale behind including these lands zoned as 'Open Space and Amenity' in the Draft Plan is not clear as they do not form part of the adjoining golf club and are in private ownership. If these lands are to be realised for the purpose of playing fields for the school, there must be a recognition that this would have to form part of a wider zoning objective to facilitate housing in order to finance same.



Letters of support have been submitted from the school principal of Coill Dubh National School which state that the proposal would help to alleviate capacity constraints which may emerge in the coming years with the number of residential developments which are shortly due to commence in the village..

Summary of Appendix from Kavanagh Burke Consulting Engineers.

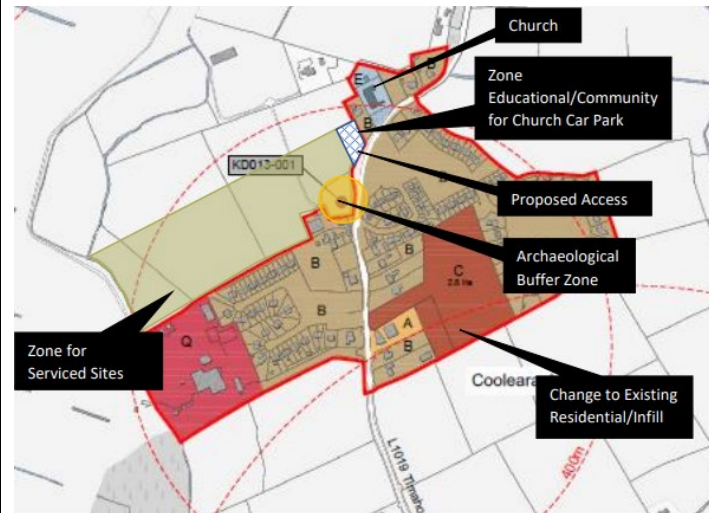
No flooding constraints and Coill Dubh / Cooleragh is well serviced in terms of water and wastewater provision.

<p>380</p>	<p>Alan Byrne</p>	<p>Cooleragh / Coill Dubh</p> <p>The submission was prepared by David Mulcahy Planning Consultants on behalf of Alan Byrne. It seeks the provision of additional zoning in the village of Cooleragh for serviced sites / new residential lands and open space / amenity. It is stated that the submission should be read in conjunction with Coill Dubh Hurling Club who seek lands in this same folio to be zoned Open Space and Amenity to facilitate a new, larger hurling club. A circa 4.7-hectare site is identified for the proposed zonings, which is located on the edge of the village boundary. The site is greenfield in nature and un-zoned. See site highlighted on map extract below with proposed zonings (in yellow for serviced sites/ new residential and in green for open space/amenity).</p>  <p>It is submitted that the lands outlined above should be included in the village boundary and zoned for housing to provide an alternative to one-off housing in the countryside.</p>	<p>Chief Executive's Response</p> <p>See CE Response at the start of this section.</p> <p>The part of the submission referring to proposed Open Space and Amenity lands is noted. This is considered premature at this time.</p> <p>Chief Executive's Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
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	<p>While it is acknowledged that the village of Cooleragh / Coill Dubh has permission for 103 houses, it is contended that these units are suburban in nature and would not attract those wishing to build a one-off house in the village.</p> <p>The merits of zoning the subject site are noted which include being 400m from the village centre, being adjacent to existing development in the village, provision of road frontage and a lack of site constraints generally (heritage and flood risk). Reference is also made to existing community infrastructure and services in the area which include a school, church, GAA club, a filling station and a Bord na Mona facility. It is further noted that there is capacity in the water supply and wastewater networks which is supported by an engineers report (included with the submission) which outlines available services and addresses issues such as flood risk and site drainage.</p> <p>A description of the subject lands, a note of the adjoining land uses, and details of relevant built / natural heritage constraints are outlined. It is further noted that there are no previous planning applications associated with the site, however reference is made to extant permissions in the Cooleragh and Coill Dubh areas. It is submitted that those residential developments are largely built out (i.e., 2.8 hectare 'new residential' land in Cooleragh) and should be re-zoned as existing residential / infill.</p> <p>A variety of housing targets, figures, policies and objectives are referred to from National and Regional policy documents outlining the need for additional housing along with some points of guidance from the Sustainable Urban Residential Development Guidelines, 2009.</p>	
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		<p>Reference is also made to current policy (LDO 4) in the Kildare CDP 2017-2023 which notes serviced sites may be considered on serviced land where demand for single houses in the rural area is high. A range of policies, objectives and actions in the Draft Kildare County Development Plan are also cited which support serviced sites which include HO P22, HO P23, HO O55, and HO A8.</p> <p>Given the pressure for one-off houses in the area it is considered remarkable that the Draft Plan does not include any land for serviced sites in the village of Coill Dubh / Cooleragh. Those wishing to build one-off houses are unlikely to be attracted by the suburban nature of housing currently available in the village.</p>	
323	Adrian McAndrew	<p>Cooleragh / Coill Dubh</p> <p>The submission was prepared by David Mulcahy Planning Consultants on behalf of Adrian McAndrew. It seeks the provision of serviced sites in the village of Cooleragh. A c.6-hectare site is identified for this zoning which is located on the edge of the village boundary adjacent to an existing residential area. The site is greenfield in nature and un-zoned. See site highlighted on map extract below.</p> <p>It is suggested the site could be zoned as new residential either given that the new residential site (2.8 ha) in Cooleragh is largely built out. Reference is made to part of the site being in the village boundary previously (CDP 2005-2011) and to an application on the site which was previously refused by ABP (2007). The submission also states that the zoning of the site can provide some community gain in the form of a car park for the church to address parking issues which are causing a traffic hazard. It is requested that the village boundary be extended to</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

include the subject lands and to zone same for serviced sites.

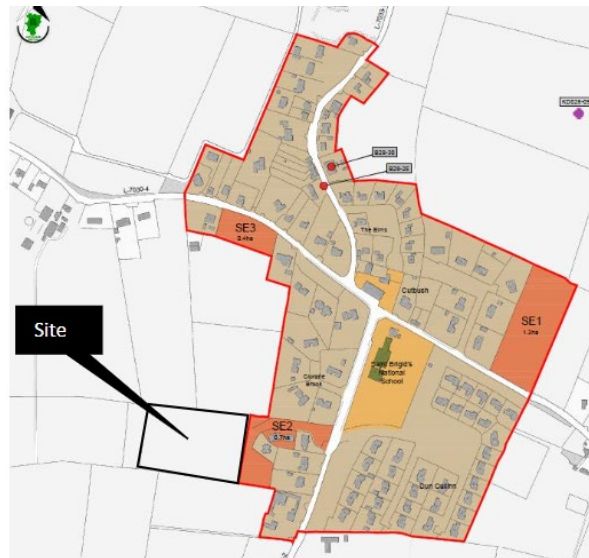


The merits of zoning the site are noted which include being within 400m of the village centre, having access to water / wastewater infrastructure and being close to a variety of services / community facilities. While it is acknowledged that the village of Cooleragh / Coill Dubh has permission for 103 houses it is contended that these units are suburban in nature and would not attract those wishing to build a one-off house in the village.

A description of the subject lands along with a note of adjoining land uses is provided, while a further note of the sites constraints are outlined (e.g. recorded monument on a small portion on the eastern side). It is further stated that there are no flooding issues associated with the site. A planning history is also included which shows that the Council granted permission previously, however, this was

		<p>subsequently overturned by ABP due to the scale of development and the absence of a proper public footpath and lighting in the area. A footpath is now in situ.</p> <p>Extant permissions in Cooleragh and Coill Dubh are reviewed. Photographic evidence is provided of the 2.8 hectare 'new residential' land in Cooleragh being developed / substantially built out. This is not accurately reflected in the Draft Plan. The development on completion will produce 52 new units and it is suggested the suburban layout will not appeal to those wishing to build their own home in the countryside.</p> <p>A variety of housing targets, figures, policies, and objectives are referred to from National and Regional policy documents outlining the need for additional housing along with some points of guidance from the Sustainable Urban Residential Development Guidelines, 2009.</p> <p>It is further noted that there are a range of policies, objectives and actions in the Draft Kildare County Development Plan which support serviced sites including HO P22, HO P23, HO O55, and HO A8. Given the pressure for one-off houses in the area it is remarkable that the Draft Plan does not include any land for serviced sites in the village of Coill Dubh / Cooleragh.</p> <p>Finally, the submission includes a letter in support of the zoning from the Parish Priest as it aims to provide a car park for the Church. An indicative drawing of the car park is also included.</p>	
300	Noel Dowling	<p>Cutbush This submission requests that a site of approximately 1.5 hectares be zoned to provide for serviced sites at Cutbush,</p>	<p>Chief Executive's Response See CE Response at the start of this section.</p>

The Curragh. This site is outside the Rural Settlement Area for Cutbush boundary and is unzoned. Kildare County Council refused a 50-bed single storey nursing home on this site for reasons relating to building design, drainage design, unzoned lands and foul capacity, (which has now been resolved by the upgrade to the Osberstown WWTP). The submission also documents a history of residential development on adjoining sites. The submission puts forward the case that the site would meet all policies, objectives and actions relating to serviced sites. An Infrastructure Appraisal also accompanies this submission. This appraisal states that there is adequate infrastructure including foul sewer, surface water, mains water, adequate road infrastructure, firefighting capabilities, waste/recycling, electricity and telecommunications to accommodate residential development on this site.



Chief Executive's Recommendation

See CE Recommendation at the start of this section.

612	Anthony, Miriam, and Philip Lawlor	<p>Johnstown The submission notes the population in Johnstown from 2016 to be 1005. It is stated that the population of Johnstown has increased significantly with the completion of housing on lands that were zoned in 2011.</p> <p>Zoning of 0.5 hectares will not cater for local housing demand in the area. As well as the need to cater for those in the village, the Johnstown rural hinterland is an area under strong urban influence with several applicants being refused planning permission in the recent past. There is a strong need for serviced sites in the village to cater for those seeking to build their own house.</p> <p>It is submitted that the lands (owned by Lawlors) adjacent to the village boundary with existing water and sewerage connections, and connectivity to the village centre make them ideal for serviced sites. Two maps are included with the submission, one titled Lawlor Lands in Johnstown, while the other map is the land use zoning map of Johnstown from the Draft Plan. It should be noted that the lands referred to as ‘Lawlor Lands’ are not clearly identified on either map. Therefore, it is not possible to consider the merits of zoning same.</p> <p>Reference is made to parts of the Plan that support the provision of serviced sites as an alternative to rural one-off housing. These include section 1.5 – Sustainable Communities, GO 4, and V GP 1 in Volume 2 of the Draft Plan.</p>	<p>Chief Executive’s Response See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation See CE Recommendation at the start of this section.</p>
180	Mark Grainger	<p>Kill The submission seeks a new zoning objective for serviced sites in Kill. The subject site (outlined below in red) is 1.02</p>	<p>Chief Executive’s Response See CE Response at the start of this section.</p>

hectares. The lands are greenfield in nature and are outside the development boundary of Kill.



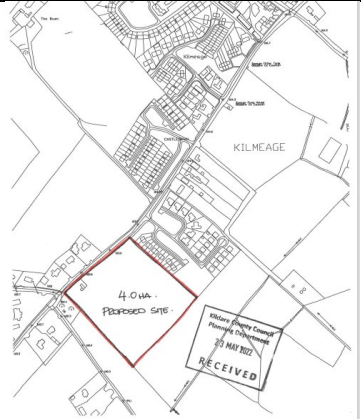
It is contended that the subject lands should be designated for serviced sites and will provide an alternative to people that cannot get permission for a dwelling. Furthermore, it is submitted that all lands east of the N7 should be zoned (details provided in submission with respect to the proposed individual zoning types).

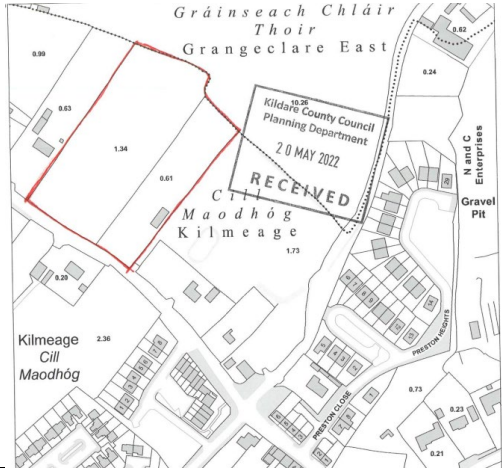

A description of the subject site is included along with a note of adjoining land uses, while issues such as flood risk are also addressed. A note of the planning history on the site is also included with reference made to some applications being refused in recent times due to the absorption capacity of the area being reached and the need to protect lands around urban areas. Reference is also made to available services such as water and wastewater with a map from Irish Water outlining the location of connections nearby.

Chief Executive's Recommendation


See CE Recommendation at the start of this section.

		<p>The CSO settlement boundary is highlighted which shows the site falling outside same. However, it does include some lands on the opposite side of the M7. A variety of housing targets, figures and objectives are referred to from National and Regional policy documents outlining the need for additional housing along with some points of guidance in relation to smaller towns from the Sustainable Urban Residential Development Guidelines, 2009.</p> <p>A range of policies are referred to in the Draft Kildare County Development Plan which support serviced sites including HO P22, HO P23, HO O55, and HO A8. It is further contended that the provision of 5.1 hectares of land on the south side of Kill is not sufficient given the high demand and pressure for one-off housing in the area.</p> <p>It is also stated that the principle of zoning land on the opposite side of a motorway is well established in Kildare with Johnstown, Maynooth, and Kilcock cited as examples. The submission also contends that limiting the amount of serviced sites in any settlement to one site risks impacting on the cost of such sites and additional sites will increase competition and drive down the cost for purchasers.</p>	
517	Eric Carter	<p>Kilmeague The submission refers to lands at Kilmeague Village, Naas. The attached map indicates that the lands extend to 5.0ha. The purpose of the submission is to request the Council to consider the re-zoning of the lands for 'serviced sites'. It is stated that the lands are adjacent to the village of Kilmeague and are fully serviced.</p>	<p>Chief Executive's Response See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>

		 <p>It is proposed that the lands would cater for local needs/local demand with a single site entrance and a cluster type development fully screened and integrated into this edge of village setting.</p> <p>The submission states that the site is located between the commercial core of Kilmeague and the schools, playing fields, town hall and church in Kilmeague village. It is stated that the lands are ripe for development to meet the housing needs of this community within County Kildare.</p> <p>It is further stated that this proposal meets the sequential test and will result in a compact form of urban development.</p>	
564	Stephen Harris	<p><u>Kilmeague</u> This submission requests the subject lands outlined in red on the map below to be zoned for serviced sites. It is contended that the lands are located adjacent to the village of Kilmeague, are fully serviced, meet the sequential test and will result in a compact form of urban development. It is submitted that this area has been successfully developed for single site homes during the 1980's to</p>	<p>Chief Executive's Response See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>

		<p>1990's and the proposed site would be a consolidation of this pattern of development.</p> 	
<p>179</p>	<p>Martin Flinter</p>	<p>Knockbane (Castledermot) The submission seeks a new zoning objective for serviced sites at Knockbane, Castledermot, Co. Kildare. The subject site (outlined below in red) is 3.26 hectares in area and adjoins the village of Palatine in Co. Carlow. The lands are greenfield in nature and are not zoned.</p>  <p>Reference is made to a previous permission on the subject site for 20 units that was not acted upon. It is contended</p>	<p>Chief Executive's Response See CE Response at the start of this section.</p> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>

	<p>that the subject lands are appropriate for serviced sites zoning or for settlement expansion and will provide an alternative to one-off housing in the area. In addition, the lands would provide a new playground and a walkway along the stream.</p> <p>A detailed site description is included in the submission along with the merits of zoning the site which include access to services and amenities in the wider hinterland such as a primary school, golf club and woods.</p> <p>Furthermore, it is stated that the wastewater treatment plant in the village is due to be upgraded to cater for additional population and a letter from Irish Water is included which states that the lands are serviceable. This is supported by an infrastructure appraisal of the site by Murphy Design & Build Solutions.</p> <p>Reference is also made to other land zoned in the Palatine local area plan which is further away from the primary village centre than the subject site. However, it is acknowledged that the village has a very limited provision of social and recreational infrastructure.</p> <p>A range of policies are referred to in the Draft Kildare County Development Plan which support serviced sites including HO P22, HO P23, HO O55, and HO A8. Reference is also made to guidance in the Sustainable Urban Residential Development Guidelines, 2009 which state that <i>“in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an un-</i></p>	
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		<p><i>serviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance.”</i></p> <p>It is also stated that the principle of zoning land adjacent to a settlement in another county is already established by Kildare County Council with Blessington, Co. Kildare cited as an example.</p>	
563	Green Road Partnership	<p>Lackagh/ Mountrice</p> <p>The submission puts forward land to be considered for serviced sites at Mountrice, Monasterevin. The site is located 5km west of Kildare Town. Lackage/Mountrice is designated as a rural node in the current plan and at its centre is the Scoil Bhride Lackagh Primary School.</p> 	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
594	Gavin O’Connor	<p>Milltown</p> <p><u>Summary of Appendix from Brian Connolly Associates</u></p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p>

Requests that the subject site, which has an overall area of 1.5ha be zoned / designated 'Serviced Sites'. See Map below.



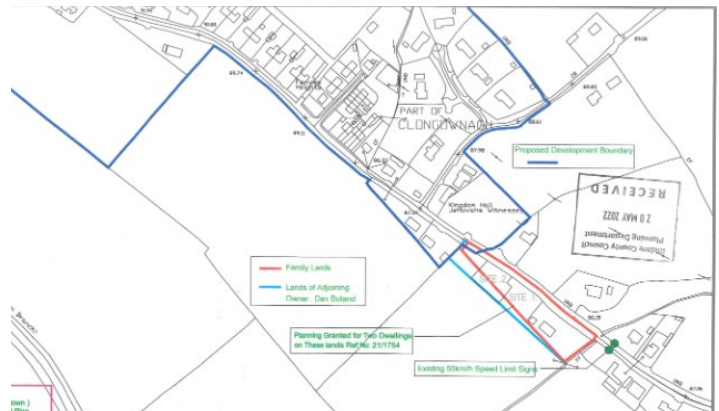
The development of the subject site will provide for the sequential development of lands that were developed by Gavin O'Connor under PI. Ref. 18/1470. The owner of the land has shown an ability and willingness to develop his landholding, which should be considered by the Council.

The subject site was within the settlement boundary in the 2006-2011 CDP and is now just outside the settlement boundary under the current draft Plan. Serviced sites zoning is more appropriate for land away from the core of the village or settlement. The subject site is just outside the village boundary as identified in the draft Plan, is within the 50 km/h speed limit and benefits from the availability of water and wastewater infrastructure. The settlement boundary should be amended to include these lands.


The site identified within Milltown for 'Serviced Sites' under the draft Plan was zoned 'settlement expansion' in the last 2 CDPs. This site is at the core of the Milltown settlement and a more appropriate designation in the draft Plan would


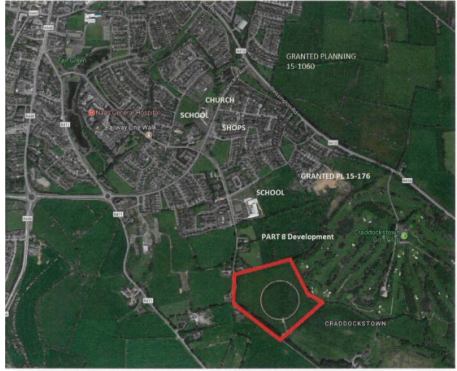
Chief Executive's Recommendation

See CE Recommendation at the start of this section.


		<p>be for it to remain as ‘settlement expansion’ with higher densities. These lands have not been developed.</p>	
<p>561</p>	<p>Sarah and Shay Sargent</p>	<p>Milltown This submission requests that a site located southeast of Milltown, Co. Kildare be zoned to provide for serviced sites. This site is located outside of the Settlement Boundary of Milltown in the Draft Development Plan and this submission requests that the boundary be expanded to accommodate the subject site. The submission puts forward the case that providing a serviced site zoning at this location would comply with National, Regional and County planning policies. It is also stated that the 24 hectares the Draft Development Plan would provide for is not a realistic viable alternative to meet the needs of those who wish to build their own house in a rural environment. Furthermore, it is noted that the subject site is within the 50km/h speed limit, has the benefit of mains water, capacity to accommodate individual wastewater treatment plants and the KCC planning department have deemed these lands suitable for residential development.</p> <p>The extract below illustrates the sites’ location and context.</p> 	<p>Chief Executive’s Response See CE Response at the start of this section.</p> <p>Chief Executive’s Recommendation See CE Recommendation at the start of this section.</p>

591	Landowners at Milltown	<p>Milltown This submission requests that a 2.5ha site located northwest of Milltown and outside the settlement boundary be zoned to provide for serviced sites and that the boundary be expanded to accommodate this site. The submission also puts forward the case that providing a serviced site zoning at this location would comply with National, Regional and County planning policies.</p> <p>The draft CDP only provides for ‘serviced sites’ designations in 5 of the 17 villages and 9 of the 19 rural settlements. The total area of land to which this designation applies is 24 Hectares with a max. density of 10/Hectare. The submission considers this initiative inadequate as a viable alternative for people who wish to build their home in a rural location, noting 161 applications for one off rural houses were refused in Kildare in 2021 and between January to April 2022 a further 39 applications were refused. Furthermore, the submission outlines the subject site was within the settlement boundary for Milltown in the Kildare County Development Plan 2005 – 2011.</p> <p>The extract below illustrates the sites’ location and context.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
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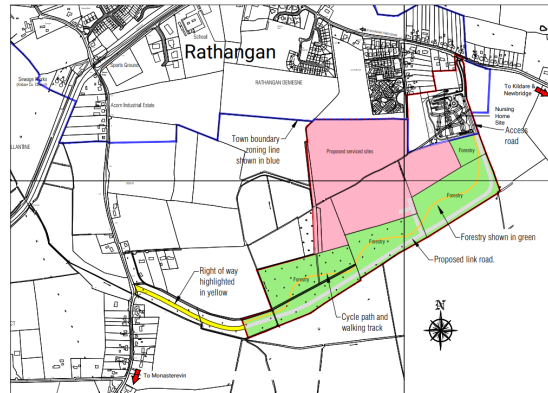
			
536	Dan Boland	<p>Milltown This submission requests that a site located west of Milltown be zoned to provide for serviced sites. This site is located between Scoil Bhríde Milltown and the Grand Canal within the core of Milltown Village, adjacent to existing shops, schools and public houses. This site is well connected with footpaths and if developed would result in a compact form of urban development while also catering for local needs and local demand. The submission states that approach roads into Newbridge are under significant pressure for one off housing and they consider the development of the subject site would cater for this demand in a village centre setting.</p> <p>The extract below illustrates the site's location and context.</p>	<p>Chief Executive's Response See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>

			
<p>597</p>	<p>David Robert Joe Osborne</p>	<p>Naas (Craddockstown) This submission is a request for land (9.5 ha) at Craddockstown Demesne, to be designated for serviced sites or new residential zoning. The submission is supported by an Engineering Constraints and Feasibility Report.</p>  <p>This submission had been prepared in respect of the proposal to introduce new land use zoning/designation of serviced sites in towns, villages and rural settlements. Naas has no serviced sites whereas Kildare Town has been included.</p>	<p>Chief Executive's Response</p> <p>National Strategic Outcome (NSO) No. 1 of the National Planning Framework (NPF) is Compact Growth. The NPF states that this will be achieved by managing the sustainable growth of compact cities, towns and villages. The Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES) 2019-2031 reinforces this approach stating that 'Compact Growth and Urban Regeneration promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choice for the Region's citizens'. Naas has a legacy of residential development located outwards in a somewhat dispersed pattern of development removed from the town centre. The Vision for Naas 2031 and beyond is to ensure growth is planned which creates a compact, consolidated and connected urban form, the development of the subject lands would contribute to further urban sprawl.</p> <p>Furthermore, Key Towns are not appropriate locations for serviced sites as per NPO 18b which refers to serviced sites in the context of small towns and villages.</p>

	<p>The submission refers to NPO 18b which refers to serviced sites in small towns and villages. The submission states that NPO 19 further restricts those who are eligible for rural housing. The submission notes that the RSES states housing and population growth in rural towns and villages will provide an alternative to rural housing.</p> <p>It is pointed out that there are no densities in the Draft Plan for rural settlements. Only 9 of the 19 rural settlements have a serviced site designation, amounting to 24 ha with a max. density of 10/ha (HO O55) which equates to 240 units.</p> <p>A greater quantum of land is required. Serviced sites are more appropriate away from the core of the town, lower densities at the periphery of the town. The subject lands have availability of mains water and public sewer. They represent sequential development. Restrictions set out in HO O54 would restrict those who grew up in a large portion of the county. In relation to HO P23 it is considered premature to identify the serviced sites in the absence of an agreed Services Sites Initiative Scheme by the elected members.</p> <p><u>Appendix 1 – Engineering and Feasibility Report</u> The report states that the site is serviceable for future development. There is a watermain in the vicinity of the subject lands, the site is in Flood Zone C, surface water discharge will need to be carefully managed so there is no increase in flows to existing watercourses, foul drainage could be discharged to the existing foul drainage at the adjacent residential development. Utilities can be extended to the subject lands.</p>	<p>Finally, it should be noted (contrary to what is stated in the submission), that Kildare town does not currently have any proposed serviced sites having regard to NPO 18b. In this regard Kildare town will be governed by its own Local Area Plan, preparation for which is currently underway.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
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<p>377</p>	<p>Paul Kenny</p>	<p>Rathangan <u>Submission prepared by Whyte Planning Consultants Ltd.</u> The submission proposes to donate lands for a community open space and walkway, which is much needed in Rathangan.</p> <p>Insufficient lands have been zoned for housing in Rathangan and it is requested that the lands (see map below) are zoned for community open space, a pedestrian bridge (walkway) over the River Slate and residential serviced sites.</p> <p>The KCDP one-off housing policy tightens up the possibility of attaining a one-off house, which puts additional pressure on village centres such as Rathangan to provide potential housing.</p> 	<p>Chief Executive's Response See CE Response at the start of this section.</p> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>
<p>505</p>	<p>Pierce Fagan</p>	<p>Rathangan The submission is made by Pierce Fagan for and on behalf of the joint landowners of the subject lands shown in pink</p>	<p>Chief Executive's Response See CE Response at the start of this section.</p>

and green on the map below. The lands extend to c.84 hectares and are a mix of Commercial Forestry Plantation and Green Field.



This proposal seeks that the subject lands are considered for zoning for the development of Green Infrastructure and Serviced Sites in a phased coherent manner.

The existing forestry can be converted into a Native Woodland with walkways, segregated cycle paths and general green infrastructure surrounding serviced sites creating a very attractive environment within 1.3 km of Rathangan Town Centre.

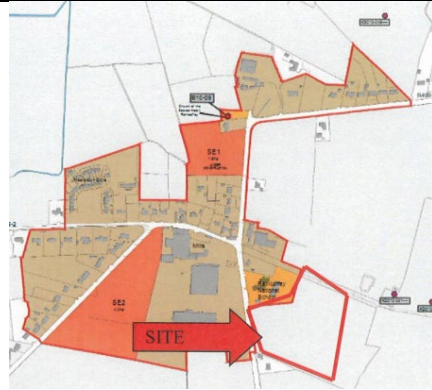
The submission highlights the adjoining land with an extant planning permission for a 96 bed Nursing Home granted under planning ref: ABP-300392-17 & KCC: 17/215. It is submitted that construction is expected to commence on the Nursing Home in 2023. Access to the subject lands is provided alongside the proposed Nursing Home.

The submission highlights that the proposal is consistent with the recommendations outlined in the Environmental Health Service Consultation report by the HSE dated 16th February 2021 and the policies, objectives and actions

Chief Executive's Recommendation

See CE Recommendation at the start of this section.

		<p>published in the draft Kildare CDP 2023 – 2029 pertaining to Green Infrastructure.</p> <p>The submission highlights the high demand for one off houses and the consistency of this proposal with the policies, objectives and actions published in the draft Kildare CDP 2023 – 2029 pertaining to section 3.13.7 providing a sustainable alternative to One Off Housing.</p> <p>The submission states that this proposal also provides the option of a link road between R401 Kildare Road and the R414 Monasterevin Road, if required. It is stated that there are benefits including diverting HGV traffic from passing Ardscoil Primary School and the bottle neck at Rathangan Bridge and the general implementation of measures to reduce the volumes of through traffic, especially HGV's in town centres and in the vicinity of schools.</p>	
593	Dan McNally	<p>Rathcoffey In the absence of a designated 'Serviced Site' in Rathcoffey, the submitter requests that his client's lands (4.0ha) on School Road, Rathcoffey be included in the rural settlement boundary and be considered for the new 'Serviced Sites' land use when the County Development Plan is finalised and adopted. The submission re-iterates the points made in relation to the Serviced Sites Initiative contained in Submission No. 592.</p>	<p>Chief Executive's Response See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>

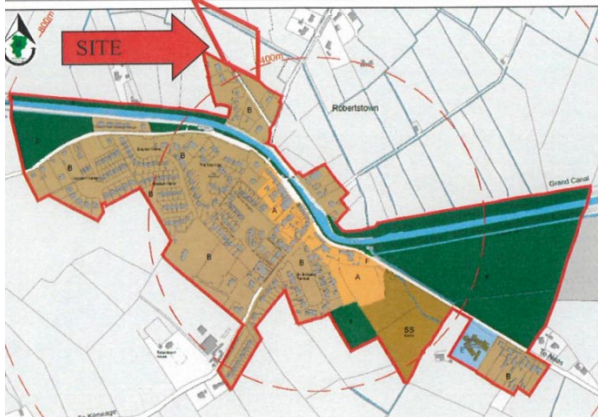


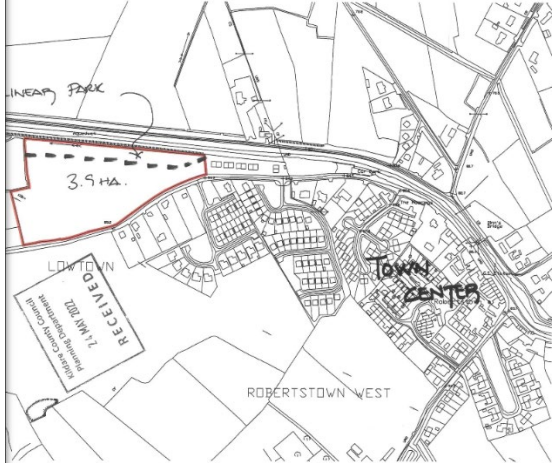
The aim of this submission is to propose amendments to the Serviced Sites Initiative as set out in the Draft Plan to have the lands included in this designation and to have the restrictions on those who qualify for the occupation of residential units in these serviced sites as set out in HO O54 of Section 3.13.7 of the Draft Plan significantly amended.

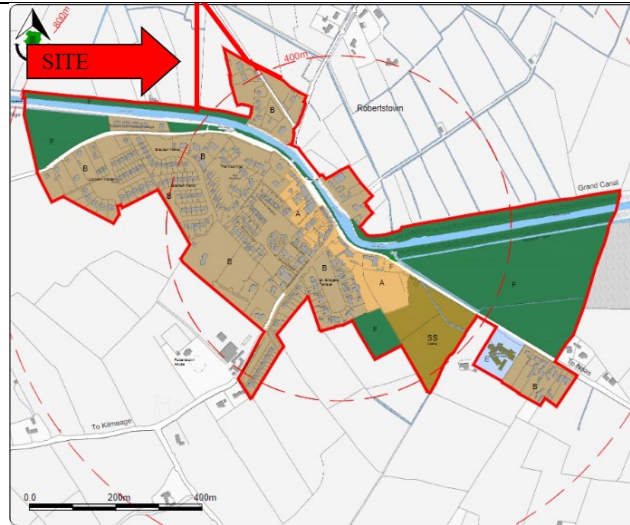
It is stated that the subject lands were within the settlement boundary of Rathcoffey in the CDP 2005-2011. It is stated that the settlement boundary was significantly amended in subsequent Plans and the amendments excluded the subject lands from the rural settlement.

The submission notes that while the lands that are the subject of this submission are located outside the current settlement boundary, access to the lands is within the 50kph speed limit. It is stated that the lands benefit from mains water and the land has the capacity to accommodate individual or communal wastewater treatment plants. It is submitted that at the very least the settlement boundary on the east side of School Road

	<p>site is located outside of the Settlement Boundary of Robertstown in the Draft Development Plan and this submission requests that the boundary be expanded to accommodate this site. The submission puts forward the case that providing a serviced site zoning at this location would comply with National, Regional and County planning policies. There is precedent for residential development on this site as planning ref. 05/2327 permitted 6 units. There is only one 'Serviced Site' zoning proposed for Robertstown in the Draft Development Plan. It is submitted that as this is a central site it should be zoned 'New Residential'. It is contended that serviced sites should be located more to the edge of settlements similar to the subject site where lower density development is more appropriate.</p> <p>Furthermore, the submission outlines that designating any sites as 'Serviced Sites' is premature as HO P23 states that no development will be considered on serviced sites until the KCC 'Serviced Site Initiative Scheme' has been agreed by the elected members.</p> <p>This submission also contains a Site Specific Flood Risk Assessment which concludes that a desktop study found there are no indicators of potential flood risk at this site.</p> <p>The extract below illustrates the site's location and context.</p>	<p>Chief Executive's Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
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577	JP Price	<p>Robertstown This submission requests that a site located northwest of Robertstown be zoned for serviced sites in order to cater for local needs / local demand. The site is well located for serviced sites and it has footpath access to the village core, Grand Canal and schools while also being fully serviced with public sewage, water and ESB.</p> <p>The extract below illustrates the site’s location and context.</p>	<p>Chief Executive’s Response See CE Response at the start of this section.</p> <p>Chief Executive’s Recommendation See CE Recommendation at the start of this section.</p>

			
500	David R Weld	<p>Robertstown</p> <p>This submission requests that a 1.8ha site located north of Robertstown and outside the settlement boundary be zoned to provide for serviced sites. This submission requests that the boundary be expanded to accommodate this site. The submission also puts forward the case that providing a serviced site zoning at this location would comply with National, Regional and County planning policies. The purpose of this submission is to facilitate members of the submitter’s own family who meet the criteria set out in policy HO 054 in the draft Kildare County Development Plan 2023-2029, to meet their own housing needs in a village environment.</p> <p>There is only one ‘Serviced Site’ zoning proposed for Robertstown in the Draft Development Plan. It is submitted that as this is a central site it should be zoned ‘New Residential’. It is contended that serviced sites should be located more to the edge of settlements similar to the subject site where lower density development is more appropriate.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>




The draft CDP only provides for 'serviced sites' designation in 5 of the 17 villages and 9 of the 19 rural settlements. The total area of land to which this designation applies is 24 Hectares with a max. density of 10/Hectare. The submission considers this initiative inadequate to be a viable alternative for people who wish to build their home in a rural location.


This site is stated to benefit from the availability of mains water and public sewer. Furthermore, planning ref. 05/2327 approved access to the subject site. The site is also outside the areas marked for 'Flood Risk Assessment.'


Furthermore, the submission outlines that designating any sites as 'Serviced Sites' is premature as HO P23 states that no development will be considered on serviced sites until the KCC 'Serviced Site Initiative Scheme' has been agreed by the elected members.

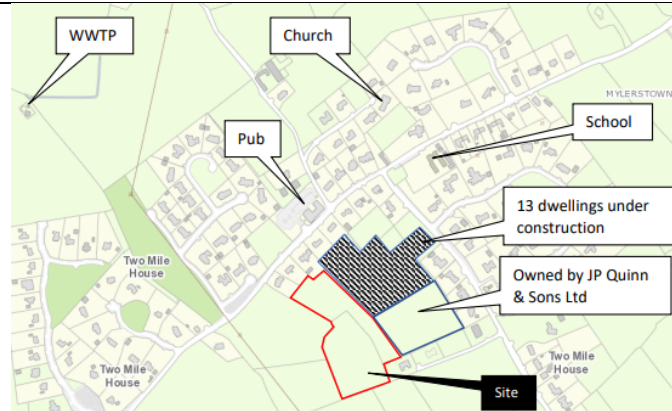
The extract below illustrates the site's location and context.

<p>595</p>	<p>John Noone</p>	<p>Staplestown <u>Summary of Appendix from Brian Connolly Associates</u> Requests that the subject site be designated ‘Settlement Expansion’ or ‘Serviced Sites’ and included within the settlement boundary of Staplestown (See Map below). The purpose of the submission is to facilitate members of the landowner’s family.</p> <p>It is noted that no sites have been designated as ‘Settlement Expansion’ or ‘Serviced Sites’ in and adjacent to the settlement of Staplestown.</p>  <p>The subject site was within the settlement boundary in the 2005-2011 CDP and is now just outside the settlement boundary under the current draft Plan. As a result, this site, which is located at the core of the settlement, was excluded from the settlement boundary while lands further from the core were retained within the boundary. The subject site is just outside the settlement boundary as identified in the draft Plan, is within the 50 km/h speed limit and benefits from the availability of water and wastewater infrastructure.</p> <p>The development of these lands constitutes sequential development, would be ‘in-fill’ and would not be a case of ‘leap frogging’ undeveloped land.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
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177	Mark Murray	<p><u>Straffan</u> <u>Summary of Appendix from David Mulcahy (Planning Consultants Ltd)</u> Request that a greenfield site with an overall area of 0.81 ha be included within the village boundary of Straffan and zoned for ‘Serviced Sites’ which would provide a viable alternative for locals in the rural hinterland of Straffan who cannot obtain permission for a one-off house.</p> <p>The subject site is close to public transport services and is well serviced in terms of water, surface water and wastewater. Irish Water has issued confirmation of viability for a 20 unit dwelling scheme on the subject site.</p> <p>The submission notes that National and Regional policies promote the development of new homes in small towns, villages and settlements as an alternative for people who would otherwise seek to develop a house in an un-serviced rural area.</p> <p>The site is partly within the 400m radius and partly within the 800m radius from the town centre, adjoins an established residential area and is within the 50kph posted speed limit. There are no known built or natural heritage constraints associated with the land, and vehicular access can be obtained via the road to the east of the site.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>
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		 <p><u>Summary of Appendix from Conor Furey & Associates (Consulting Engineers and Project Managers)</u></p> <p>It can be established that the site does not lie in any identified flood risk area. The Flood Risk Analysis has established that there is no identifiable risk to flooding at the proposed development site.</p>	
<p>368</p>	<p>Pat Sutton</p>	<p>Suncroft <u>Summary of Appendix from Whyte Planning Consultants Ltd.</u> That the subject site in Suncroft (see map below) be zoned for residential 'Serviced Sites' in the upcoming CDP for the following reasons.</p> <ul style="list-style-type: none"> - The requirement of land for housing in the Development Plan has been underestimated. 	<p>Chief Executive's Response See CE Response at the start of this section.</p> <hr/> <p>Chief Executive's Recommendation See CE Recommendation at the start of this section.</p>

		<ul style="list-style-type: none"> - Lands proposed to be zoned are a natural continuation of the existing built environment in Suncroft. - The site would provide alternatives to local people seeking to construct one-offs in the Suncroft rural hinterland. - Other lands zoned are not as close to Suncroft village as the subject site. - The zoning of the subject site would discourage the monopoly of land development in Suncroft. 	
200	JP Quinn & Sons	<p>Two Mile House</p> <p>The submission by David Mulcahy Planning Consultants seeks additional zoning of land for serviced sites in Twomilehouse. The subject site (outlined below in red) totals 2.1 hectares. The lands are greenfield in nature and are immediately outside the rural settlement.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>



Reference is made to an adjoining site which is being developed at present by the landowners of the subject site, and through which access can be gained. It is contended that the subject lands are appropriate for serviced sites zoning and will provide an alternative to one-off housing in the area. In addition, the lands could provide a new playground for the area.

A description of the site is included along with a planning history and a note of adjoining uses. Reference is also made to the sites suitability for development due to no flood risk constraints, the level of services in the area, and existing / proposed community infrastructure. It is also noted that many applications for one-off housing were refused in recent times due to the absorption capacity of the area being reached and / or the need to protect lands around urban areas from such development.

A variety of housing targets, figures and objectives are referred to from National and Regional policy documents outlining the need for additional housing along with some points of guidance in relation to smaller towns from the

		<p>Sustainable Urban Residential Development Guidelines, 2009. A range of policies are referred to from the Draft Kildare County Development Plan which support serviced sites including HO P22, HO P23, HO O55, and HO A8.</p> <p>Part of the lands zoned for serviced sites in the Draft Plan are already being developed, therefore, additional land is required for serviced sites, and the adjoining land to the south outlined in this submission is most suitable. This would help to sustain existing services in the village such as the primary school.</p>	
217	Cllr. Brian Dooley	<p>Various locations at Ballyshannon (x1) and Castledermot (x2) (no map provided)</p> <p>It is essential that the council look to support serviced sites at various locations around the county. Providing serviced sites in rural villages offers an alternative for one-off housing applications that fail to get planning permission.</p> <p>The submission supports the provision of serviced sites in three locations (no map supplied). The first site is in Ballyshannon beside the school where an entire landholding is requested for serviced sites. A separate submission relates.</p> <p>The other two sites are in Castledermot. The first is located behind the secondary school part of which can be used for a sports pitch and running track while the remaining area could be utilised for housing as per the owner’s submission. The second location is on the Carlow Road, where the site is currently used for agriculture. Zoning these sites for housing would support the housing needs of rural Kildare and the various services in the area including local clubs and schools.</p>	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

20	Demesne Architects	<p>Serviced sites in towns and villages</p> <p>The submission states how difficult it is for people to develop their own home in Kildare and believes there is a need to allow people develop their own home on land that is not necessarily zoned residential within town and village boundaries. It is requested that a policy be adopted allowing for serviced sites in appropriate locations within towns and villages for one-off houses, regardless of the zoning of the land. This would compensate for the lack of one-off houses being granted in rural Kildare.</p>	<p>Chief Executive's Response</p> <p>The development plan is required to identify specific lands that are suitable to accommodate serviced sites in the county. These are identified on land use zoning maps for the relevant towns and villages within volume 2 of the Draft Plan having regard to the projected population and housing targets during the lifetime of the Plan as set out in Table 2.8, Chapter 2 of the Draft Plan. Furthermore, the zoning matrix for towns and villages in volume 2 indicates the types of zoning where dwellings are permitted in principle, open for consideration and not permitted. There are a number of land use zonings within towns and villages in the Draft Plan where dwellings are either permitted in principle or open for consideration.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
516.	Niall Kennelly	<p>Submitter welcomes any well thought out developments in the area which promote quality of life for existing residents. States that local people have been refused planning permissions on technical grounds and, in the interests of fairness, any serviced sites being made available through rezoning lands should be sensitive to these technical refusals and to these individuals' needs.</p> <p>Draws the Council's attention to the flood drainage from Boston Hill under the canal through unsuitable culvert systems. Submits that any (currently agricultural) lands on the opposite side of the GAA Club (northwest of Henry</p>	<p>Chief Executive's Response</p> <p>The contents of the submission are noted. With regard to the request that the assessment of planning permission on serviced sites be sensitive to previous technical refusals and to these individuals' needs, it should be noted that in Policy HO P23 the Council is required to ensure that all development on sites designated "Serviced Sites" in Volume 2 of the Draft County Development Plan 2023-2029 comply, in full, with the KCC Serviced Sites Initiative Scheme. Such development proposals will also be required to adhere to the relevant siting and design provisions of the draft Plan.</p>

		<p>Bridge) should provide for appropriate normal drainage and flood drainage should any rezoning be considered.</p> <p>States that given the increased traffic expected with the Greenway, careful consideration and long term planning should apply to any future traffic volumes. Notes that Henry Bridge is a lovely historic feature and should be protected but is currently at the centre of regular road traffic accidents, traffic jams, and is a one-way bridge, unsuitable for any HGV traffic.</p> <p>Submits that any rezoning should provide for the removal of the unsightly electricity pylons locally and burial of same.</p>	<p>On the issue of flood risk and rezoning, it should be noted that Ardclough is designated a ‘Rural Settlement’ in the draft Plan and consequently contains no lands which are subject of a land use zoning objective. Regardless of any zoning objective or lack thereof, any proposed development is subject to the provisions of the draft Plan relating to surface water and drainage and <i>The Planning System and Flood Risk Assessment Guidelines for Planning Authorities</i> (2009) and Circular PL02/2014 (August 2014) on the issue of flood risk.</p> <p>It is noted that Henry Bridge is a protected structure (B15-12) and is also listed on the National Inventory of Architectural Heritage (NIAH).</p> <p>On the issue of pylons and other overhead powerlines, objective EC O66 of the draft Plan requires that all electricity lines of 38kV and over, comply with all internationally recognised standards with regards to proximity to sensitive receptors including dwellings, nursing homes, hospitals, other inhabited structures and schools/crèches.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
542	David Mulcahy Planning Consultant	Sufficient lands must be appropriately zoned or designated to promote competition and ensure sites are sold at affordable prices. Limiting the amount of land for serviced sites is likely to encourage higher prices and deter people from purchasing.	<p>Chief Executive’s Response</p> <p>See CE Response at the start of this section.</p> <p>Chief Executive’s Recommendation</p> <p>See CE Recommendation at the start of this section.</p>

VOLUME 2 (G) – LOCAL AREA PLAN RELATED SUBMISSIONS			
Sub No.	Name	Summary of Issues Raised	Chief Executive’s Responses & Recommendations
504.	O’Flynn Construction Ltd.	<p>Celbridge</p> <p>Submission by McCutcheon Halley on behalf of O’Flynn Construction Ltd. relates to unzoned lands at Oldtown, Celbridge which should be included as Tier 1 zoned lands to be delivered during the lifetime of the Plan. Notes that the part of this site (zoned C: New Residential under the Celbridge Local Area Plan (LAP) 2017-2023) has obtained consent for 251 residential units and is now nearing completion. States that it has provided considerable infrastructural benefits to the Oldtown environs. Submits that the key issues to consider in land use zoning policies within settlements are accessibility, consolidation, and deliverability/flexibility.</p> <p>The submission outlines several concerns related to the calculation of housing need and the estimate of residential zoned land requirement in the draft Plan. The submission also includes a detailed analysis of the availability of lands currently zoned in Celbridge. States that this analysis indicates the challenges in bringing zoned residential land forward for development and emphasises the need for additional headroom in zoning calculations of a minimum of 25%. Submits that this can be achieved, without undermining Objectives 3b and 3c of the National Planning Framework (NPF), which relate to compact growth.</p> <p>It is submitted that:</p>	<p>Chief Executive’s Response</p> <p>The contents of the submission are noted. Firstly, the submission outlines issues and concerns relating to the objectives of the NPF and the implementation of the Vacant Site Levy which are considered to be beyond the scope and remit of the Development Plan.</p> <p>The request that the Plan should include a review of land zoning in the main settlements as part of the review process and not delay until the preparation of the Local Area Plans, and to include the subject lands as Tier-1 zoned lands, is not accepted. It is the position of the Planning Authority that such land use zoning proposals need to have a robust evidence-led rationale. In this regard, the Local Area Plan process is the most appropriate approach to take, in order to ensure that land use zoning for the settlements in the county is considered in a sustainable, sequential and phased manner, as per objective CSO 1.1 and CSO 1.4 of the Plan. It is noted that the methodology for the development of Local Area Plans for settlements in the county is based on the preparation of a series of detailed assessments including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and an Area Based Transport Assessment (ABTA) to determine the suitability and capacity of specific sites to accommodate any</p>

	<ul style="list-style-type: none"> • The draft HNDA has under-estimated housing demand and that the true dwelling requirement for the county during the lifetime of the Kildare County Development Plan (KCDP) is a minimum of 17,607. • Any allocation of dwelling targets to infill/brownfield lands should be evidenced by a settlement-based assessment of the availability and viability of such lands to deliver during the lifetime of the KCDP. • The KCDP should provide sufficient headroom with respect to zoned land to ensure that no shortage of land occurs during the lifetime of the Plan. Submits that this should consider international shocks like the Ukrainian Refugee crisis. • The KCDP should introduce a ‘Tier 3’ or ‘Longer Term Strategic’ residential zoning to identify lands suitable for residential development in the medium/longer term. This will help to alleviate upward pressure on land prices to avoid a ‘shock’ to the land supply market associated with extensive de-zoning of lands. It will also ensure that there is an identified bank of appropriate development lands available. • The KCDP should include a review of land zoning in the main settlements as part of the review process and not delay until the production of LAPs. <p>Submits O’Flynn Construction Ltd.’s remaining landholding at Oldtown, should be included as Tier 1 zoned lands to be delivered during the lifetime of the forthcoming development plan.</p> <p><u>Core Strategy</u> The submission outlines the following overview of concerns with the Core Strategy in the draft Plan.</p> <ul style="list-style-type: none"> • Projected annual population growth between the 2016 KCDP and draft KCDP periods is similar, but there has 	<p>particular land use zoning objectives including for residential developments.</p> <p>The request that the draft Development Plan introduce a ‘Tier 3’ or ‘Longer Term Strategic’ residential zoning is also not accepted. Notwithstanding the reasons stated above regarding the need for an evidence-led approach to zoning residential land, it is noted that there is no provision either in the National Planning Framework (2018) or the Draft Development Plan Guidelines (August 2021) to support this. It is considered that the designation of ‘Tier-3’ lands would in fact be contrary to the 4-step approach to zoning for residential development as set out in section 6.2.3 of the Draft Development Plan Guidelines. It is noted however that the guidelines do provide for the possibility of lands to be designated as ‘<i>Long-term Strategic and Sustainable Development Sites</i>’. Accordingly, the LAP process for individual settlements may consider it appropriate to designate lands in this manner, having regard to the unique characteristics and circumstances of the particular settlement, and meeting the criteria outlined in the Draft Development Plan Guidelines.</p> <p>The request to integrate an additional headroom or allowance of 15% to 20% in zoned lands in Table 2.8 of the draft Plan is not accepted. The Council has adopted a bespoke approach which will provide for the potential of additional provision/headroom on a case-by-case basis within the main settlements of the county as part of the local area plan process (as was the case with the Athy and Naas LAPs). This will consider the specific development</p>
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		<p>been a significant reduction in the annual dwelling targets in the draft KCDP.</p> <ul style="list-style-type: none"> • There is a 75% reduction in identified zoned land requirement between the two Development Plan periods. • The HNDA is being used as a tool to implement national spatial strategy. It is therefore not accurately reflecting demand likely to arise in a local authority, rather it is setting an artificial limit on the supply of land on the assumption that unmet demand will relocate to a local authority area with a higher growth target. States that this is a fundamentally flawed premise and national spatial strategy objectives should be driven by incentives for delivering housing, employment, and education growth in key areas, not in constraining residential land supply in areas of existing pressure. • A constrained land supply will result in further increases in land and house prices. The impact will be felt by households unable to afford housing and by employers unable to attract workers. <p>Notes that the core strategy in the draft Plan is based on the 2016 Census for growth estimates and that data is now six years old.</p> <p><u>Population Growth Estimates</u> The submission outlines the following concerns with the Population Growth Estimates in the draft Plan.</p> <ul style="list-style-type: none"> • Actual growth is outstripping projections and likely to be more in line with CSO Regional Population Projections 2017 – 2031. • National population growth is higher than CSO Regional Population Projections predicted. Therefore, impact at regional level may be higher again. 	<p>circumstances of each settlement and factor in issues including extant permissions and the potential residential development yield from sites zoned town centre and existing residential/infill. Such a position will help ensure compact growth and is also considered to adhere to Section 4.4.3 of the Draft Development Plan Guidelines which state that it is <i>'on a settlement basis, the precise extent to which zoned lands and sites in excess of that required to match the agreed housing supply target are provided, is to be determined by the planning authority'</i>.</p> <p>The concerns outlined relating to population growth and housing demand are noted, however, it is considered that the Core Strategy of the draft Plan aligns with the NPF (2018), NPF Road Map (July 2018), the RSES (2019) and the Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities (Dec 2020). The Council acknowledges that population growth since Census 2016 may have ramifications in relation to the housing targets and population projections within certain settlements. Accordingly, the draft Plan includes objective CSO 1.18 which provides the Council with the option of aligning the County Development Plan with the up-to-date population from the forthcoming Census, where there are verified material population differentials to those in Table 2.8 of the draft Plan, by way of a statutory variation pursuant to Section 13 of the Planning and Development Act 2000 (as amended).</p> <p>The contents of the submission in relation to specific particulars of the HNDA are noted. The HNDA was</p>
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	<ul style="list-style-type: none"> • When the Regional Population projections are applied to the county to 2031, almost every scenario projects a higher population than that projected by the NPF Roadmap. • It is likely that the NPF Roadmap has underestimated the 2031 population for Kildare County by at least 20,680 people. <p>States that growth targets are policy driven and not demand based.</p> <p><u>Household Size and Headship Rates</u> Outlines the following concerns relating to household size and headship rates in the draft Plan referring to research provided in Appendix 1: Demographic Analysis attached to the submission:</p> <ul style="list-style-type: none"> • Lack of housing supply has had a negative impact on household formation resulting in higher average household sizes and lower headship rates in younger population cohorts • HNDA household size assumptions are cementing previous housing supply constraints into land use policy for the future. • The young demographic age profile of the county is a predictor of increased pressure for new households in the short/medium term (notes Kildare has a higher proportion of people in the 0-44 age cohort than the national average). • Notes that the HNDA projects that household size in Kildare will only fall to 2.77 by 2031 which is still above the 2016 figure of 2.75. Submits that the HNDA should be revised to assume household size rates in Kildare align with projected state averages by 2040. 	<p>informed by the most up to date available information which included quarterly CSO statistics with respect to house completions in Kildare. While HNDAs are a recent evidence base being used by planning authorities all over the country to project housing demand over the period of a Development Plan, Kildare County Council has had its approach to the HNDA with respect to the Draft Plan, acknowledged and supported by the Department of Housing, Local Government and Heritage. In relation to population, it is acknowledged that the most recent published information for County Kildare dates to 2016 however, as noted above, Objective CSO. 1.18 of the draft Plan provides the Council with the opportunity to align the County Development Plan with the emerging CSO updated information, when that becomes available, as necessary. Should changes be subsequently required to Table 2.8 (Core Strategy) in the Kildare County Development Plan such changes will be transposed into the various Local Area Plans thereafter.</p> <p>The reference to the numbers of Ukrainian refugees is noted however, this figure is constantly evolving and until such time as the Department of Housing, Local Government and Heritage (the Department) provides all local authorities with clear guidance in relation to how to factor in the number of refugees it is considered more appropriate to continue to rely on the Departments Toolkit Methodology with respect to the preparation of HNDA's at this time. It is understood that the Department will be updating the HNDA toolkit following the publication of the</p>
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	<p>The submission outlines the following concerns with the Vacancy Rate calculations in the draft Plan:</p> <ul style="list-style-type: none"> • The HNDA tool does not provide for any frictional vacancy rate in the housing stock in its demand calculations. • Very low vacancy rates are an indication of pressure in the housing market and a lack of flexibility in the housing system. • At a minimum the HNDA should provide for a frictional vacancy rate of 5.9%. <p><u>Revise Dwelling Target</u> Submits that taking into consideration revised population projections, household size and vacancy rates in the county, the likely dwelling target for the Plan period is at a minimum 17,607. Submission provides detailed tables to support its contention. States that given the evidence of a shortage in housing supply and increasing affordability constraints in Kildare, it is vital that the KCDP provides sufficient capacity to address the actual housing demand to the end of the Plan period.</p> <p><u>Compact Growth</u> Submission states that there is a need for active land management policies and tax incentives to support development. States that any allocation of housing growth to infill/brownfield sites should be evidenced-based on the ability of the lands to deliver housing over the life of the Plan. States that compact growth can be achieved by prioritising the zoning of land that consolidates existing development and is accessible to existing residential services and amenities.</p>	<p>preliminary population statistics from the CSO, which may also consider refugee numbers.</p> <p>In relation to Table 68 in Appendix 1, this table shows figures up to and including 2031 which aligns with the end date of the Regional Spatial and Economic Strategy (RSES). The emerging Plan will be a 6-year plan and so the figures in Table 2.8 have been extrapolated to reflect same.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
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	<p>Submits that current planning policy is based on a housing needs assessment that, underestimates actual demand, requires development targeted to infill and brownfield lands, without any policies to facilitate their viability, and does not provide any headroom on the availability of zoned lands.</p> <p>Reiterates the request for headroom and notes that the vacant site levy is not an effective tool in ensuring all zoned lands are developed. Further reiterates request for a zoning policy for ‘Tier 3’ or ‘Strategic Land Reserve’ to provide flexibility during the life of the Plan. Submits that such a zoning policy would allow lands designated as ‘Tier 3’ be considered for development during the life of the Plan in exceptional circumstances, where:</p> <ul style="list-style-type: none"> • Population growth and housing demand is stronger than projected. • It is evident that Tier 1 and Tier 2 lands in the vicinity are not being brought forward for development. <p><u>Land Availability Review</u> Notes that only two of the five Key Development Areas identified in the Celbridge LAP have seen units delivered during the life of the Plan. Submits that there is a need for headroom on zoned land to account for lands not being released for development and population growth/ housing demand being stronger than projected in the core strategy. This is further discussed in Appendix 2 (see below).</p> <p><u>Oldtown Lands, Celbridge</u> Submits that a review of land zoning is being deferred to the preparation of the Celbridge Local Area Plan which will result in a disconnect between the Core Strategy and zoning provisions and will also delay a review of capacity of land to deliver units.</p>	
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	<p>Submits that the subject lands are accessible and proximate to nearby amenities and schools. Notes the proposed Bus Connects and Dart+ projects that will serve Celbridge. States that their SHD for Oldtown has provided several infrastructural upgrades to the area and that there is water and wastewater capacity on-site. Notes that the development of the lands will act to consolidate the urban area around Oldtown.</p> <p><u>Appendix 1: Demographic Analysis - Population & Household Analysis</u> This analysis has been used to support the requests in the submission, as outlined above. It incorporates various tables including the following:</p> <ul style="list-style-type: none"> • Actual and Projected Population of Regional Authority Areas by Scenario, 2016 and 2036; • Estimated Kildare Population to 2031, Based on CSO Projections • Projected total households and average household size over HNDA period to 2031 and; • Revised projected total households and average household size over HNDA period to 2031. This table takes into consideration different assumptions to that outlined by the draft Plan including for household size and population growth and projects that household growth in the county will be 20,910 units between 2023 and 2031 rather than the 13,840 units outlined in Table 15 of the HNDA. <p><u>Appendix 2: Zoned Land Capacity - Review of Zoned Land in Celbridge</u> Submits that when zoning land there is an onus on Planning Authorities to undertake a critical assessment of the likelihood of land being available for residential, taking into consideration infrastructure capacity, ownership structure,</p>	
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	<p>willingness of landowners to bring development proposals forward and construct housing.</p> <p>Having regard to the above, the analysis outlined in the Appendix includes an assessment of the lands zoned for New Residential within the Celbridge Local Area Plan (LAP) 2017-2023. The analysis has been carried out for all five identified key development areas in the LAP as follows:</p> <ul style="list-style-type: none"> • KDA 1 St. Raphael's (Oakley Park) • KDA 2 Ballyoulster • KDA 3 Oldtown • KDA 4 Crodaun • KDA 5 Simmonstown <p>Each KDA has been assessed in relation to its context, planning history, infrastructure constraints, flooding issues, LAP objectives, surface water, water and wastewater services. Concludes that the assessment shows that KDA 3 Oldtown and KDA 4 Crodaun are the only Key Development Areas identified in the LAP that have delivered housing during the lifetime of the existing LAP. Notes there has been no planning history on KDAs 1, 2 or 5. Notes that planning permission has been granted for two developments on the Crodaun KDA, one of these permitted developments has been delayed by Judicial Review.</p> <p>Asserts that in 2017, 107.1 ha of land was available between the KDA's in Celbridge and the dKCDP proposes to reduce the area of land required for residentially zoned land to 30 hectares for the forthcoming plan period 2023-2028.</p> <p>Submits that the analysis demonstrates that zoning land does not provide any guarantees that such land will be brought forward for development during the lifetime of a Development Plan (or LAP). Infrastructure constraints and requirements for masterplans limit the likelihood of lands</p>	
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		<p>being brought forward for development. States that in addition, the willingness of landowners to release lands for development is a critical factor.</p> <p>Submits that priority should be given to zoning lands that can demonstrate their capacity to deliver units within the lifetime of a Development Plan.</p> 	
401.	Helen O'Brien and the Donovan Family	<p>Celbridge (Ballymakealy)</p> <p>Submission by Hughes Planning and Development on behalf of Helen O'Brien and the Donovan Family relates to lands comprising c.16.74 hectares, located immediately west of Celbridge at Ballymakealy.</p> <p>Submission refers to the provisions of the draft Plan in relation to Celbridge, noting that it is designated a 'Self-Sustaining Town' and that the draft Plan forecasts a population of 23,978 by the end of 2028. States Celbridge accounted for 9.10% of Kildare's population in 2016 and has been allocated 10% of the County's housing and population targets and comprises 30 Ha of residentially zoned lands.</p>	<p>Chief Executive's Response</p> <p>The contents of the submission are noted. The request to restructure the settlement hierarchy outlined in Table 2.8 of the draft Plan in order to upgrade Celbridge from a 'Self-Sustaining Town' to a 'Self-sustaining Growth Town' is not accepted. The designation of Celbridge as a Self-Sustaining Town is based on an in-depth socio-economic baseline analysis in which indicators such as social and physical infrastructure provision (and constraints), access to public transport and economic performance were reviewed. As part of this analysis the Council commissioned the All Ireland Research Observatory (AIRO) to do a study on the "self-sustainability" of settlements. This found that Celbridge had a jobs ratio of just 0.25,</p>

	<p>Notes that Celbridge has a larger population than the Key Town of Maynooth and of each 'Self-Sustaining Growth Town', except for Newbridge. Contends that Celbridge should be considered as a 'Self-Sustaining Growth Town' which would align with both national and regional policy.</p> <p>Refers to the location of the lands within the town and states that they are adjacent to a parcel of land recently subject to an approved planning application for a Strategic Housing Development (Oldtown Key Development Area), demonstrating the demand for housing in the area.</p> <p>Notes the positive locational attributes and development characteristics of Celbridge including its proximity to the M4 motorway, the presence of public transport (both bus and train services) along with a range of key services and amenities present in the town to serve the local population. States that on this basis it is contended that the designation of Celbridge as a 'Self-Sustaining Growth Town' would be appropriate. Submits that such a designation will lead to further growth of both population and employment generation and that there are a number of land parcels around the town which could accommodate residential, mixed use and employment-generating development.</p> <p>Submission further requests that following the redesignation of Celbridge in the Settlement Hierarchy, the Council consider increased population and housing targets within Celbridge, in tandem with the provision of additional zoning to accommodate employment / residential development within the town.</p> <p>States that over the lifetime of the Kildare County Development Plan 2017-2023 there has been significant</p>	<p>indicating a weak employment base and a high level of commuting by residents to other settlements for work, where for example the research found that 55% of all resident workers are employed in Dublin. It is not considered that the advent of remote working or hybrid working arrangements since the pandemic would be of sufficient scale to cause a material change to this figure, as in any case, the jobs subject to such arrangements would still be based outside the town. Accordingly, it was considered that the circumstances of Celbridge best match the criteria for Self-Sustaining Towns, as provided for in the RSES, which describes such settlements as <i>'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.'</i></p> <p>It is considered that Celbridge's proposed designation in the draft Plan is in no way inconsistent with its role/function within the Dublin Metropolitan Area or with the provisions of the RSES. Furthermore, the allocation of a greater quantum of new residential units to the town (941) proposed in the draft Plan than that which has been allocated to other Self-sustaining Growth Towns in the county, such as Athy (439) and Kildare Town (430), is merely reflective of Celbridge's locational importance within the Dublin Metropolitan Area and the requirement outlined in the draft Plan to achieve critical mass within the MASP area.</p> <p>The request to consider increased population and housing targets within Celbridge, in tandem with the</p>
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	<p>development within Celbridge. Submission provides a comprehensive overview of planning applications for residential development. States that these applications indicate that there is an emerging trend for high quality housing within Celbridge. Submits that the existing development land in the town which has not been developed should continue to be zoned as is there is a requirement for such lands to accommodate growth. Submission further notes planning applications relating to employment lands.</p> <p>Submission details the national and regional planning policy context and refers to the provisions of the NPF including its National Strategic Outcomes, and its emphasis on sustainable development and the compact and consolidated growth of urban areas. Refers to objectives of the NPF including National Policy Objective (NPO) 1a, 1b, 3a, 3c, 4, 5, 6, 11, 32, 33 and 35. Submission states that Celbridge has the potential to encourage development in accordance with the objectives of the NPF.</p> <p>Refers to the provisions of the National Development Plan and the Government’s Housing for All plan which seek to address the country’s infrastructural and housing deficits. States that development in Celbridge has the potential to accommodate significant new housing accommodation. Notes that Pathway No. 3 of Housing for All is ‘Increasing New Housing Supply’. Refers to section 3.1. of the plan which states <i>‘It may be necessary for a Local Authority to zone more serviced land in a development plan than would equate to precisely meeting the projected housing demand for that settlement, to provide choice in sites locally and to avoid restricting the supply of new housing development through inactivity on a particular landholding.’</i></p>	<p>provision of additional zoning to accommodate employment and residential development within the town is not accepted, as it is considered that the Core Strategy of the draft Plan aligns with the NPF (2018), NPF Road Map (July 2018), the RSES (2019) and the Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities (Dec 2020). The Council acknowledges that population growth since Census 2016 may have ramifications in relation to the housing targets and population projections within certain settlements. Accordingly, the draft Plan includes objective CSO 1.18 which provides the Council with the option of aligning the County Development Plan, with the up-to-date population from the forthcoming Census, where there are verified material population differentials to those in Table 2.8 of the draft Plan, by way of a statutory variation pursuant to Section 13 of the Planning and Development Act 2000 (as amended).</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
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	<p>Submission refers again to the settlement hierarchy and the housing requirement outlined in the draft Plan for 9,144 units. Contends that the figure is based on population growth rates to 2021 for the county that are relatively conservative and states that it is reasonable to consider that actually growth rates are far greater. States that having regard to both the NPF and the Housing for All Plan it is contended that a greater proportion of housing growth should be delivered in the 2023-2029 period in order to achieve consistency with national goals. Further notes that the provision of housing in Celbridge on well-located sites such as the subject site will help address affordability issues and provide an increased supply of social housing in the town.</p> <p>Submission refers to the provisions of the RSES and notes that one of its key objectives is to deliver sustainable growth of the metropolitan area through the Dublin Metropolitan Area Strategic Plan (MASP). Also notes the town's location within the region. Highlights provisions of the RSES including population growth targets and objectives including RPO 3.2 and RPO 4.83. States the provisions of the RSES demonstrate the need for Celbridge to be developed as a 'Self-Sustaining Growth Town.</p> <p>Refers to the provisions of the Kildare County Development Plan 2017-2023 and notes that one of the key challenges outlined by the plan facing Kildare <i>'directing population growth to the main urban centres with maximum growth focused on the Metropolitan towns of Maynooth, Celbridge, Leixlip and Kilcock'</i>. States that the draft Plan should continue to direct population growth into Celbridge, to ensure the continued growth. Notes the provisions of the current development plan relating to sustainable development and the consolidation of existing settlements. Also notes a range of core strategy, housing and retail objectives contained in</p>	
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	<p>the Plan of relevance to Celbridge including SO 1, HUO 1, MD 1, and R15 – R19. Submission notes the provisions of Variation No. 1 of the County Development Plan relating to Celbridge.</p> <p>Notes the provisions of the draft Plan including Celbridge’s proposed ‘Self-Sustaining Town’ status and the following objectives: RE O27, CSO 1.1 CSO 1.2, CSO 1.4, CSO 1.5, CSO 1.7, CSO 1.9, CSO 1.15, CSO 1.18. States that a designation of Celbridge as a Self-Sustaining Growth Town would be consistent with the aforementioned objectives. Further notes the provisions of the draft Plan relating to climate action and compact growth, including the delivery of the 10-minute settlement concept.</p> <p>Submission outlines provisions of the Celbridge Local Area Plan (LAP) 2017-2023 noting the following objectives relating to residential development: RDO1.1 - RDO1.4 <i>and</i> RDO1.6. Notes transport provision in the town and refers to economic objectives EDO1.1 - EDO1.5. Refers to the zoning provision for the town in the LAP.</p> <p>Submission notes the rise of remote working and hybrid working arrangements. Notes that upgrading Celbridge to a Self-Sustaining Town would also increase funding for necessary services and employment opportunities. States that this would have the effect of enabling more people to work locally, thereby reducing commuting levels.</p> <p>Notes that Table 2.8 of the draft Plan uses the population estimate for 2021 as a baseline for the 2023-2028 projections. Contends that this is not optimal and states that the provisional Census data due to be released on 24 June 2022 will provide a more accurate depiction of required housing allocation.</p>	
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		<p>Notes that the economic recession, the COVID-19 pandemic along with recent rising construction costs would indicate the housing targets of the Core Strategy have not been achieved. Notes Kildare’s popularity as a residential location and submits that it is of critical importance to have sufficient lands zoned for residential development in the new Plan. Notes that not all lands zoned in LAPs will deliver new housing and states that this issue is evident in the disparity between the quantum of residential units being granted permission and units being constructed.</p> 	
400.	Devondale Ltd.	<p>Celbridge (Donaghcumper)</p> <p>Submission by Brock McClure Planning & Development Consultants on behalf of Devondale Ltd. concerns lands at Donaghcumper, Celbridge which are currently zoned both for Strategic Open Space and Agricultural uses.</p> <p>Submission notes that the main points of this submission are as follows:</p> <ul style="list-style-type: none"> • The site (which is undeveloped) is in close proximity to the Town Centre • There are no infrastructural constraint issues, 	<p>Chief Executive’s Response</p> <p>The contents of the submission are noted. Whilst the site may be seen to feature positive locational attributes, as outlined in the submission, it is noted that land use zoning proposals for settlements in the county which are subject to a statutory Local Area Plan do not form part of this Draft Plan. It is further noted that the methodology for the development of local area plans for settlements in the county is based on the preparation of a series of detailed assessments including an Infrastructural Assessment (Settlement Capacity Audit), a Social</p>

	<ul style="list-style-type: none"> • Availability of sustainable transport opportunities. • • Submits that this site, can be classified as a ‘Long Term Strategic and Sustainable Development Site’ as identified in the Draft Development Plan Guidelines for Planning Authorities (August 2021) and can deliver development over a timescale greater than the development plan timeframe. • States that the site is capable of accommodating future development, <p>Notes that the site is bound generally by the River Liffey to the north-west, agricultural lands to east, and the Dublin Road to the South. Celbridge Town Centre is located to the northeast of the site.</p> <p>Refers to the Dart+ project, which will deliver the electrification of the Kildare line to Hazelhatch/Celbridge and provide a high-capacity transport network in Celbridge.</p> <p>Notes that the goal of the draft Plan is to achieve “critical mass” within the MASP area. The town is well-positioned for residential growth.</p> <p><u>Celbridge Historic Policy Context – Celbridge LAP 2010 and AAP</u></p> <p>Notes that the site was previously zoned under the Celbridge LAP 2010. The zonings provided for both retail/ commercial uses alongside ‘new residential’. At the time the LAP advocated for the development of the Donaghcumper site and noted that the ‘<i>town centre expansion area offers an excellent opportunity for additional town centre uses.</i>’</p> <p>Notes that an Action Area Plan (AAP) was also prepared. States that the AAP provided for ‘<i>a development framework</i></p>	<p>Infrastructure Audit, and an Area Based Transport Assessment (ABTA) to determine the suitability and capacity of specific sites to accommodate particular land use zoning objectives, including for residential, commercial and employment activities. Accordingly, the insertion of supporting text specifically relating to the zoning of the subject site, or its designation as a ‘Long Term Strategic and Sustainable Development Site’ in the Draft Plan is considered to be premature and potentially prejudicial to the outcome of the comprehensive evidence-based methodology which is central to the Council’s local area plan-making process.</p> <p>Objective CSO 1.9 provides for the review and preparation on an ongoing basis of Local Area Plans in the county, including the Celbridge LAP. In this regard, it is noted that a number of Local Area Plans have already expired and therefore their review will take precedence over the review of the Celbridge LAP which will not expire until September 2023. Accordingly, the request that explicit prioritisation of the review of the Celbridge LAP be contained with the Development Plan is not accepted.</p> <p>On the issue of population and housing targets under the Core Strategy, it should be noted that the figures allocated to Celbridge, are reflective of its strategic location within the Dublin Metropolitan Area (DMA) and the requirement outlined in the Draft Plan to achieve critical mass within the MASP area. In this regard, the Draft Plan has allocated a greater quantum of new residential units to Celbridge (941), a Self-Sustaining Town, than that allocated to Self-Sustaining Growth Towns in the</p>
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	<p><i>for these lands in the context of Town Centre policy’ and noted, inter alia, that ‘its future development represents a significant opportunity to expand the town centre in a cohesive way utilising a high standard of urban design.’</i></p> <p><u>Celbridge Historic Policy Context – Celbridge LAP 2017</u> Notes the dezoning of the subject lands through the Celbridge LAP 2017 review process. Refers to the Ministerial Direction issued at that time, the submission notes the comments of the Department in relation to this site, as follows: <i>‘The Donaghcumper site is centrally located and is the most appropriate location for a town centre zoning for future commercial, retail, and other related facilities in accordance with Development Plan Guidelines.’</i> Submits that the support of the Department of Housing, Planning and Local Government for the retention of the zoning of the site was clear and explicit.</p> <p>The submission also notes the position of the CEO was clear in his commentary made during the LAP review process, as follows: <i>‘The lands are considered to offer an excellent opportunity for town centre expansion in Celbridge given their strategic location in proximity to the Main Street and the potential to provide a pedestrian link and a new street connecting the Main Street to the new neighbourhood at Ballyoulster and the St. Wolstan’s Shopping Centre’.</i></p> <p><u>Draft Development Plan Guidelines for Planning Authorities (August 2021)</u> Submission notes that the Draft Development Plan Guidelines for Planning Authorities advocate the analysis of <i>‘settlement and site-level information on housing and mixed-use development land that goes beyond broad settlement-based targets for housing’.</i> Submits that the subject site can be categorised as a ‘Long Term Strategic and Sustainable</p>	<p>county, such as Athy (439) and Kildare Town (430), which have a higher position within the settlement hierarchy.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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	<p>Development Site’ as set out in Section 4.4.4 of the Draft Guidelines Guidance document.</p> <p>There is a Historic Landscape Assessment specific objective covering the subject site.</p> <p>Submission requests that the draft Plan be framed to support an appropriate rezoning of the subject site when the time comes to review the Celbridge Local Area Plan (LAP).</p> <p><u>Chief Executive’s Report – Issues Paper April 2021</u> Notes that there were submissions made, at Issues Paper stage, seeking the lands at Donaghcumper to be considered as suitable to provide amenity and green space and welcomes commentary of the CEO at the time that these matters be addressed as part of any review of the Celbridge LAP.</p> <p>States that of Devondale Ltd. has already ceded to the Council a significant landholding, to be used as a public park which will provide a direct and tangible ‘green asset’ to the population of Celbridge and beyond. States that to mandate the subject site as being capable of only providing amenity and green space would ultimately represent an inefficient use of finite land resources.</p> <p>Submission also welcomes the recommendation by the CEO of Kildare County Council regarding the inclusion of an objective to provide a new bridge crossing in Celbridge and welcomes the inclusion of this objective in the Draft Plan.</p> <p><u>Draft Kildare County Development Plan 2023</u> Welcomes the positive commentary regarding Celbridge and the emphasis on the need to support future investment and</p>	
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		<p>development of the Town with the ultimate objective of achieving a more self-sustaining sustainable living model.</p> <p><u>Policy Context</u> Submission welcomes the policy context contained within the draft Plan and notes that the subject site is serviced and centrally located, is well positioned to support and deliver stated objectives of the Council including HO P4, HO O2, HO O3 and TM O9.</p>	
431.	O'Flynn Group	<p>Celbridge (north of Hazelhatch)</p> <p>The submission by McGill Planning on behalf of O'Flynn Group, Montane/ O'Connor concerns lands north of Hazelhatch Train Station, Celbridge.</p> <p><u>Introductory Overview to Submission</u> Submission states that it is evident from the recent Link Road and flood studies that the Council is actively looking at how the future growth of Celbridge towards the train station can be facilitated in accordance with policy CSO1.4 of the current Celbridge Local Area Plan (LAP). Submission welcomes this approach and considers that this area between the existing town and the train station provides the opportunity for the future growth of the town to be delivered in a highly sustainable manner.</p> <p>States that it is critical that Celbridge, one of the largest towns in the County, is given a higher ranking in the next Settlement Strategy as a '<i>Self-Sustaining Growth Town</i>'. Submits that the future distribution of population and housing over the next six years must be targeted toward Celbridge and the other main towns in the county, to ensure that the housing targets are reached and are also located optimally</p>	<p>Chief Executive's Response</p> <p>The contents of the submission are noted. The request to restructure the settlement hierarchy outlined in Table 2.8 of the draft Plan in order to upgrade Celbridge from a 'Self-Sustaining Town' to a 'Self-Sustaining Growth Town' is not accepted. The designation of Celbridge as a Self-Sustaining Town is based on an in-depth socio-economic baseline analysis in which indicators such as social and physical infrastructure provision (and constraints), access to public transport and economic performance were reviewed. As part of this analysis the Council commissioned the All Ireland Research Observatory (AIRO) to undertake a study on the "self-sustainability" of settlements. This found that Celbridge had a jobs ratio of just 0.25, indicating a weak employment base and a high level of commuting by residents to other settlements for work, where for example the research found that 55% of all resident workers are employed in Dublin. Accordingly, it was considered that the circumstances of Celbridge best match the criteria for Self-Sustaining Towns, as provided for in the RSES, which describes such settlements as '<i>towns with high levels of population growth and a</i></p>

	<p>within these towns which have the required infrastructure to accommodate this growth. Further submits that it is also necessary that zoning is provided for within the Development Plan to permit residential development on the subject site or at the very least, to provide for a masterplan for the lands around Hazelhatch Train Station to enable this growth in an appropriate plan-led manner.</p> <p><u>Attached Submission Document</u> Submission notes that they are significant landowners in the area with an interest in lands located to the north of Hazelhatch Train station equating to circa 36.41 hectares which has the potential to deliver over 800 residential units along with employment, commercial lands and community uses. Requests a change in the definition for Celbridge from ‘Self-Sustaining Town’ to a ‘Self-Sustaining Growth Town’. States that this is an appropriate approach due to its identification as a large scale strategic residential and economic development area under the Metropolitan Area Strategic Plan (MASP) as set out in the Eastern Midlands Regional Spatial and Economic Strategy 2019-2031 (RSES) which envisages Celbridge as a growth area. Asserts that this would enable a greater level of development to be delivered in the town in line with the highly sustainable nature of its public transport facilities in the area, existing employment, and potential for growth. Submits that such an action is also necessary, to ensure appropriate, managed and sustainable development, that zoning is provided for development in this plan and is not left for local area plans.</p> <p>Refers to Table 4.2 of the RSES which outlines the Settlement Hierarchy for the region. Notes the definition of both “Self-Sustaining Growth Towns” and “Self-Sustaining Towns”. Also notes that the RSES does not identify</p>	<p><i>weak employment base which are reliant on other areas for employment and/or services and which require targeted ‘catch up’ investment to become more self-sustaining.’</i></p> <p>The contention that the designation goes against advice from the OPR regarding adherence to the provisions of the RSES is not accepted. It should be noted that in submissions received to both the Variation No. 1 to the Kildare County Development Plan 2017-2023, which first provided for Celbridge to be a ‘Self-Sustaining Town’ and to this draft Plan, neither the OPR or the Eastern Regional and Midland Assembly outlined any issue or concern regarding the proposed position of Celbridge within the settlement hierarchy of the county as a Self-Sustaining Town. Accordingly, it is considered that Celbridge’s proposed designation in the draft Plan is in no way inconsistent with its role/function within the Dublin Metropolitan Area or with the provisions of the RSES. Furthermore, the allocation of a greater quantum of new residential units to the town (941) as proposed in the draft Plan than that which has been allocated to other Self-sustaining Growth Towns in the county, such as Athy (439) and Kildare Town (430), is reflective of Celbridge’s locational importance within the Dublin Metropolitan Area and the requirement outlined in the draft Plan to achieve critical mass within the MASP area.</p> <p>Regarding population growth in the county, it is noted that the draft Plan includes objective CSO 1.18 which provides the Council with the option of aligning the Kildare County Development Plan 2023-2029, with the up-to-date population from the</p>
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	<p>individual towns for either category which are to be defined in development plans. States that the draft Plan designates Celbridge (along with Kilcock and Monasterevin) as a “Self-Sustaining Town” whilst Kildare town, Athy, Newbridge and Leixlip are designated in the higher order settlement category as Self-Sustaining Growth Towns. States that this is despite the MASP identifying Maynooth, Leixlip, Celbridge and Kilcock as large scale strategic residential/economic development areas that will deliver significant development in the metropolitan area.</p> <p>Submits that Celbridge should be placed in the same category as Leixlip as a ‘Self-Sustaining Growth Town’ if Kildare is to achieve critical mass in the MASP area. Refers to the letter from the Office of the Planning Regulator (OPR) (dated 8 March 2021) which identifies that <i>‘a key challenge for the forthcoming plan will be to ensure that housing is delivered in the higher tier towns that have existing or planned employment and access to good public transport options.’</i> Notes that the summary of this letter advises Kildare <i>‘that a significant proportion of the county’s future homes arising from the housing supply targets, will need to be allocated to the designated key towns and larger settlements consistent with the RSES (including MASP).</i> The OPR letter goes on to note that <i>‘the planning authority should revisit the categorisation and positioning of settlements in the hierarchy having regard to the asset based approach outlined in the RSES.’</i></p> <p>The submission states that the current draft Plan has not taken on board the advice from the OPR by leaving Celbridge as a lower order designation and that this is contrary to the policies of the National Planning Framework (NPF) and RSES. Notes that Celbridge is the third largest town in the County and significantly larger than the other</p>	<p>forthcoming Census, where there are verified material population differentials to those in Table 2.8 of the draft Plan, by way of a statutory variation pursuant to Section 13 of the Planning and Development Act 2000 (as amended).</p> <p>The request to zoning or otherwise designate the subject site as a ‘Strategic Residential Reserve’ in the draft Plan is not accepted. While acknowledging the opinion of the OPR that all land use zoning objectives for the county should be included as part of the development plan, it is the position of the Planning Authority that such land use zoning proposals need to have a robust evidence-led rationale. In this regard, it is considered the Local Area Plan process would be the most appropriate approach to take in order to ensure that land use zoning for the larger settlements in the county takes place in a sustainable, sequential and phased manner, as per objective CSO 1.1 and CSO 1.4. It is noted that the methodology for the development of Local Area Plans for settlements in the county is based on the preparation of a series of detailed assessments including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and an Area Based Transport Assessment (ABTA) to determine the suitability and capacity of specific sites to accommodate particular land use zoning objectives including for residential and employment activities.</p> <p>The submission correctly notes that the Council is actively implementing the provisions of objective CSO1.4 and Section 4.6 of the current Celbridge LAP regarding the lands adjacent to Celbridge-</p>
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	<p>Kildare towns in the Metropolitan Area. Further notes that while Kildare Town and Athy are identified as Self-Sustaining Growth Towns, the level of growth (as provided for in the draft Plan) is less than that of Celbridge and it would therefore be considered appropriate to place these into Self-Sustaining Towns and move Celbridge up into the category above.</p> <p>Notes that Celbridge is identified in the RSES, as a ‘highly urbanised’ settlement in the Metropolitan Area which has ‘strong connections with the city’ and states that along with the adjoining settlements of Leixlip and Maynooth it directly benefits from its location adjacent to one of the largest employers in the county, Intel. Notes that the town is well-served in terms of social infrastructure and does not depend on the other North Kildare towns for such services. States that the town is also well-served by public transport in terms of Dublin Bus and Irish Rail. Notes that the town is set to benefit from increased public transport services with the Irish Rail proposed DART expansion programme which will see DART services extended to Hazelhatch–Celbridge. Refers to the huge increase in passenger capacity which will result from this and states that the ambition of Irish Rail is to increase train frequency from the current 10-minute frequency to a 5- minute all-day frequency which will see overall capacity effectively double from 26,000 customers per hour per direction currently to 52,000 by 2028, and with the potential to increase further to 70,000 post 2028.</p> <p>Refers to the NPF, RSES and the National Development Plan which all support and prioritise the sequencing of investment in DART Expansion.</p> <p>Notes that policies RPO 8.1 – 8.4 of the RSES state that land use plans need to plan future development at locations which will maximise the efficiency of the metropolitan area</p>	<p>Hazelhatch Train Station. While the Council acknowledges the long term strategic potential for the lands at Hazelhatch, it is considered that any plan-led development of the area would be most appropriately dealt with as part of the local area plan process in accordance with objective UD O8 of the draft Plan as follows: <i>‘Address new settlement areas already in the planning process, in the appropriate Local Area Plan process and to ensure that future new settlements are considered in conjunction with the Regional Spatial and Economic Strategic and the Metropolitan Area Strategic Plan to support new distributed growth in Co. Kildare during the lifetime of this Plan to inform the next CDP.’</i></p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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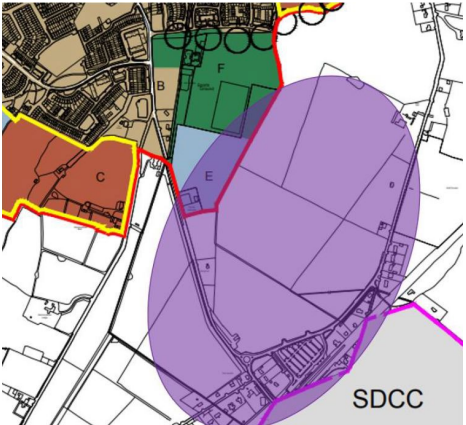
	<p>transport network and provide for integration of transport and land use planning. Submits that it is therefore critical that the current role of Celbridge is properly reflected within the Settlement Strategy, as it is evident that Celbridge represents a Self-Sustaining Growth Town.</p> <p>Submission reiterates request that, in accordance with Policy RPO 4.1 of the RSES, to designate Celbridge as a “<i>Self-Sustaining Growth Town</i>” and that the draft Plan should include a review of land zoning in the main settlements as part of the review process and not delay this until the production of the LAPs in line with the advice from the OPR.</p> <p>Submission states that it is critical that the draft Plan acknowledges the fact that Celbridge is the third largest town in the county, to facilitate its continued growth going forward which the draft Plan currently does not do. Also asserts that the population projections are based on the Census 2016 which is now out of date (April 2021 CSO estimates enclosed with this submission) resulting in outdated growth figures in the NPF in terms of both population growth and housing need. Notes that in April 2021, the population for the state had grown to 5.01 million (CSO.ie) and is currently estimated to be 5.02 million. States that this increased growth rate, above that projected by the NPF results and the difference in expected and actual growth is most clearly demonstrated in Dublin but is replicated across the county. Asserts that the population of Dublin is estimated to be 1.43 million, which exceeds the minimum population target for Dublin in 2040, i.e.18,000 in excess of the 2040 target.</p> <p>Further notes that the NPF identifies that there is a need for 25,000 new homes between 2018-2040 to meet the housing needs. The NPF identifies that there was a housing deficit</p>	
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	<p>built up since 2010. States that this deficit has been compounded due to the unforeseen growth in population.</p> <p>States that while the 2028 population for the county is estimated at c.260,533 which is in line with the NPF 2031 projection for the county, these figures are already below the current growth rate, with Ireland exceeding the forecast growth rate already. Submits that this needs to be addressed and flexibility needs to be provided within any plan to take account of the findings of Census 2022.</p> <p>Submission states that it is how this additional housing demand is distributed within the county that is critical. Notes that the OPR advised (in a letter dated 8 March 2021) that the critical issue for the forthcoming Plan is to ensure that the extent of land zoned for residential development in the county's towns including settlements that have a statutory LAP is aligned with the population projections and housing supply targets in order to demonstrate compliance with national and regional policies for compact and sequential growth, Further notes that the OPR advised that <i>'all land use zoning objectives for your functional area should be included as part of the development plan rather than delayed to the preparation of local area plans.'</i></p> <p>Notes that despite Celbridge expecting to get some of the highest growth rate in Kildare it is still identified as a Self-Sustaining Town rather than a Self-Sustaining Growth Town which the other areas are identified as, where they have a similar projected growth. States that the other element that is unclear is the difference between the expected growth rate for the MASP and Core areas which will accommodate 50% of the population but will have 62% of the houses which appears to enable the continuation of commuting from non-urban locations which does not appear to be a sustainable</p>	
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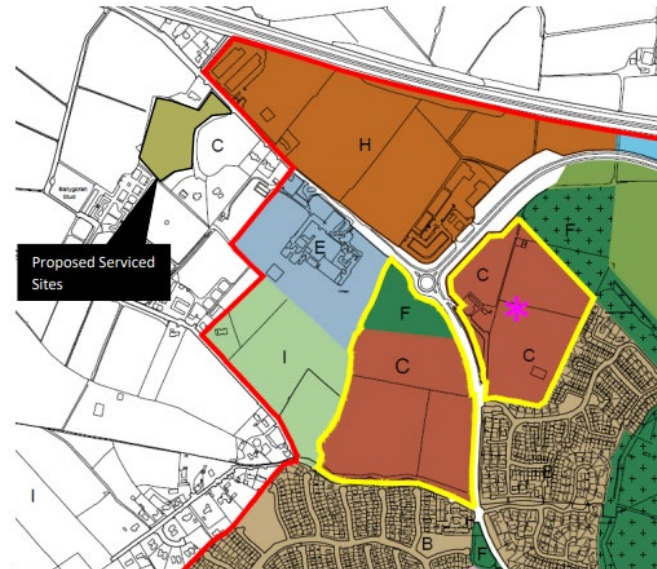
	<p>approach to development. Submits that the population growth should also be closer to 60% for the Core and MASP areas to enable more sustainable development. Considers that the population growth rate for Kildare is underestimated and it will be considerably higher, given the fact that it is based on old census data and that the housing completion targets have been missed every year across Ireland resulting in the existing housing supply crisis.</p> <p>Reiterates that it is critical that the draft Plan ensures that the main urban centres of the county achieve the majority of the targeted housing delivery. Notes the objectives in relation to the MASP area which include, inter alia, achieving compact growth, accelerated housing delivery and growth along existing and proposed high quality public transport corridors. States that as per OPR letter the inclusion of all land use zoning objectives for the functional area of the Council in the development plan will enable a clear vision for continued and sustained residential and population growth. Submits that the rezoning of the lands close to a train station will enable modal shift thereby helping to meet GHG emissions targets.</p> <p>Submission again refers to the letter from the OPR which seeks <i>'the promotion of sustainable settlement and transport strategies for urban and rural areas with measures to reduce GHG emissions.'</i> States that this does not appear to be fully complied with in the draft Plan. Submits that to achieve reduced emissions and a modal shift it is critical that the future growth of Celbridge extends southwards towards the existing train station so that future housing is located close to this prime public transport service as advised by the Department of Environment, Community and Local Government, in 2017. Refers to Section 4.6 of the current Celbridge LAP which notes that the longer term growth of</p>	
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	<p>Celbridge will need to consider <i>the potential of lands in the vicinity of Hazelhatch/ Celbridge Rail Station</i> and states that <i>'It is envisaged that the potential of lands in the vicinity of Hazelhatch/ Celbridge rail station will be explored during the life of this LAP.'</i> Further notes, objective CSO1.4 of the Plan in this regard.</p> <p>Submission refers to Section 5.2.3 and RPO 5.2 of the RSES which provides support for the delivery of sustainable transport infrastructure projects including DART+ Southwest to Hazelhatch-Celbridge. Notes again the planned increase in capacity and services arising from the project. Refers to the National Transport Authority's Draft Greater Dublin Area Transport Strategy 2022-2042 and refers to Section 12.4.12 regarding the potential for New Rail Stations. Also notes that the draft Transport Strategy provides that the Dart+ South West project will be carried out in the short term, and during the life of the next Development Plan.</p> <p>Submission refers to Table 5.4 of the draft Plan which lists Priority Road and Bridge Projects including <i>"Celbridge to Hazelhatch Link Road scheme, including a second bridge crossing over the River Liffey and a link road connecting Celbridge to Hazelhatch train station."</i> States this will further improve the connectivity of this site to Celbridge Town centre and notes that the preferred option is located immediately to the west of the subject site.</p> <p>Submits that in tandem with these upgrades to the train services and link road, the Council now needs to consider extending the development boundary of the town south to the train station. Refers to the issue of flooding but notes that there have been detailed assessments carried out which will form the basis for a flood relief scheme which is being prepared. States that the modelling also confirms that there</p>	
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		<p>are significant lands in the area that are currently designated as Flood Zone C lands in accordance with the Flood Risk Management Guidelines and are therefore already appropriate for future residential development.</p> <p>Submission reiterates the following requests:</p> <ul style="list-style-type: none"> • That the development Plan 2023 – 2029 restructure the settlement hierarchy to include Celbridge as a Self-Sustaining Growth Town. • That a review of land zoning in the main settlements including Celbridge is included within the Development Plan now and not delayed until the production of the Local Area Plan, as per the OPR letter or at the very least a Strategic Residential Reserve for the long-term development of this area, providing the Development Plan with the flexibility to meet future residential need and address the rapid growth in population and the housing crisis. <p>Submission concludes by highlighting the key points in the submission and reiterating its main requests.</p> <p>The submission attachment also encloses the following two items:</p> <ul style="list-style-type: none"> • A report on Population and Migration Estimates published by the Central Statistics Office (CSO) in April 2021. This report notes that Ireland’s population at the time was just over 5 million and outlines a series of statistics relating to rates of population migration (immigration/emigration) classified, inter alia, by sex, age group, educational attainment, origin, and destination. The report notes that most migrants were aged between 25 and 44 and had a third level qualification. Report also notes that more than one in seven of the population living in Ireland in 2021 were aged 65 and over. 	
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		<ul style="list-style-type: none"> An article from the Irish Times (dated 1 September 2021) entitled <i>'Bucking the Trend: Ireland's population is still growing relatively strongly'</i>. Article notes that the population has reached over 5 million persons and that Ireland has the highest birth rate and the lowest death rate in the EU (27). Article notes that the country is experiencing significant bottlenecks in infrastructural provision in areas such as housing, health, water, and education due to the continued growth in population. <p>Note: The main attachment to the submission refers to a letter from the Department of Environment, Community and Local Government which it states is enclosed with the submission. It is noted that no such letter has been attached to this submission.</p> 	
277	John Brady & Anne/Ray Crofton	<p>Celbridge</p> <p>The submission seeks a policy to provide serviced sites in all categories of towns subject to local area plans and not just towns and villages outlined in Volume 2 of the Draft Plan.</p>	<p>Chief Executive's Response</p> <p>The Draft Plan does not include zonings for lands in Celbridge. Existing land use zonings for the area were adopted as part of the Celbridge Local Area Plan (LAP) 2017-2023. Submissions (including those relating to land use zonings) can be made</p>

The subject site (highlighted as proposed serviced sites below) is outside the Celbridge LAP boundary and is not zoned. It is submitted to have the site included in an amended town boundary for Celbridge and for it to be zoned for serviced sites providing an alternative to one-off housing.



The merits of zoning the site are noted which include being located adjacent to existing development, having a pedestrian link into the town, having no flooding, natural or built heritage constraints, being close to public transport, education and recreational facilities while also having access to an established road. A description of the site is also included along with a note of the adjoining land uses.

A variety of housing targets, figures and objectives are referred to from National and Regional policy documents outlining the need for additional housing along with some points of guidance from the Sustainable Urban Residential Development Guidelines, 2009. The housing targets for the

when the next Draft Celbridge LAP is published, however no date has been set for the review of same.

In relation to proposed amendments to the Serviced Sites policies in the Draft Plan it is not considered appropriate to amend these policies with respect to Local Area Plans where, it should be noted, serviced sites may be delivered on lands zoned for residential purposes. The emerging KCC Serviced Sites Initiative Scheme which will be agreed by the Elected Members, shall ensure that the delivery of 'serviced sites' will be determined following close consultation with the relevant landowners, service providers and all other relevant stakeholders (Action HO A8 refers).

Chief Executive's Recommendation

No change to the Draft Plan.

	<p>county are also noted from table 2.8 in the Draft Plan, with reference to Celbridge having a target of 914 units by the end of 2028, and provision of 30 hectares to facilitate same.</p> <p>It is further noted that the current Kildare County Development Plan 2017-2023 has a policy LDO 4 which recognises that lower densities / serviced sites in certain towns and villages may be considered on serviced land where demand for the development of single houses in the rural area is high. A range of policies, objectives and actions are also referred to in the Draft Kildare County Development Plan which support serviced sites including HO P22, HO P23, HO O53, HO O55, HO A7, and HO A8.</p> <p>In addition to the zoning request, amendments are proposed to policy HO P23, objective HO O53, and actions HO A7 and HO A8 within Chapter 3 of the Draft Plan. These are outlined below:</p> <p><u>HO P23</u>: This policy should be expanded to include urban settlements designated as self-sustaining growth towns under the CDP, including Celbridge. It is noted that lands in Kill have been zoned for serviced sites in the Draft Plan as it is not subject to its own LAP. It is critical that towns such as Celbridge are not left behind because they are subject to an LAP. The Draft Plan needs to be very clear that serviced sites will be considered in towns (of all categories) which are subject to Local Area Plans.</p> <p>Or it should be made clear that serviced sites will be considered for self-sustaining towns as an alternative to one-off housing under section 3.7 of the CDP, which addresses circular letter NRUP 02/2021.</p>	
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		<p><u>HO O53:</u> This objective is to identify a series of pilot project sites and to progress their delivery. It is submitted that this should be subject to a consultation process whereby landowners can make a submission regarding the suitability of their landholding, and this should be reflected in the Plan.</p> <p><u>HO A7:</u> Reference is made to “towns” under this action, hence the need to reflect this more prominently elsewhere in the Plan.</p> <p><u>HO A8:</u> Reference is made to close consultation with relevant landowners under this action. It is submitted that this should be an open and transparent process where all landowners that consider they meet the relevant criteria can make a submission.</p>	
428	Beans Land	<p>Celbridge</p> <p>The submission by McGill Planning on behalf of Beans Land concerns lands in Crodaun, Celbridge.</p> <p><u>Introductory Overview to Submission</u> Submission states that it is evident from the adopted Local Area Plan (LAP) and recent SHD permissions by An Bord Pleanála for development in the area that the vision for Crodaun is appropriate and in line with regional and national planning policy. Submits that the continued implementation of this vision to develop Crodaun as a gateway into Celbridge should be facilitated and in accordance with 12.2.4 of the current LAP. States that it is appropriate to identify additional lands at Crodaun to continue the growth of this area to enable the opportunity for the future growth of the town to be delivered in a highly sustainable manner.</p>	<p>Chief Executive’s Response</p> <p>The contents of the submission are noted. The request that the settlement hierarchy outlined in Table 2.8 of the draft Plan be amended to upgrade Celbridge from a ‘Self-Sustaining Town’ to a ‘Self-sustaining Growth Town’ is not accepted. The designation of Celbridge as a Self-Sustaining Town is based on an in-depth socio-economic baseline analysis in which indicators such as social and physical infrastructure provision (and constraints), access to public transport and economic performance were reviewed. As part of this analysis the Council commissioned the All Ireland Research Observatory (AIRO) to do a study on the "self-sustainability" of settlements. This found that Celbridge had a jobs ratio of just 0.25, indicating a weak employment base and a high level of commuting by residents to other settlements for work, where for example the research found that</p>

	<p>Emphasises the critical need for Celbridge to be given a higher ranking in the Settlement Strategy as a Self-Sustaining Growth Town. Further states that the distribution of population/housing over the next six years needs to be targeted toward Celbridge and the other main towns in the county, to ensure that the housing targets are reached and are also located optimally within these towns which have the required social/physical infrastructure.</p> <p><u>Attached Submission Document</u> Submission requests a change in the designation for Celbridge from a Self-Sustaining Town to a Self-Sustaining Growth Town. States that this is an appropriate approach due to its identification as a large scale strategic residential and economic development area under the Metropolitan Area Strategic Plan (MASP), as set out in the RSES, which envisages Celbridge as a growth area. States that this would enable a greater level of development to be delivered in this town in line with the highly sustainable nature of its public transport facilities in the area, existing employment, and potential for growth. Submits that such an action is also necessary, to ensure appropriate, managed and sustainable development, that zoning is provided for development in this Development Plan and is not left for local area plans. States that to ensure appropriate development is achieved this site should be zoned for residential or at the very least a masterplan for the lands around Crodaun to enable this growth in an appropriate plan led manner.</p> <p>Submission refers to Table 4.2 of the RSES which outlines the Settlement Hierarchy for the region. Notes the definition of both “Self-Sustaining Growth Towns” and “Self-Sustaining Towns”. Also notes that the RSES does not identify individual towns for either category which are to be defined</p>	<p>55% of all resident workers are employed in Dublin. Accordingly, it was considered that the circumstances of Celbridge best matched the criteria for Self-Sustaining Towns, as provided for in the RSES, which describes such settlements as <i>‘towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted ‘catch up’ investment to become more self-sustaining.’</i></p> <p>The contention that the designation goes against advice from the OPR regarding adherence to the provisions of the RSES is not accepted. It should be noted that in submissions received to both the Variation No. 1 to the Kildare County Development Plan 2017-2023, which first provided for Celbridge to be a ‘Self-Sustaining Town’ and to this draft Plan, neither the OPR or the Eastern Regional and Midland Assembly outlined any issue or concern regarding the proposed position of Celbridge within the settlement hierarchy of the county as a Self-Sustaining Town. Accordingly, it is considered that Celbridge’s proposed designation in the draft Plan is in no way inconsistent with its role/function within the Dublin Metropolitan Area or with the provisions of the RSES. Furthermore, the allocation of a greater quantum of new residential units to the town (941) proposed in the draft Plan than that which has been allocated to other Self-sustaining Growth Towns in the county, such as Athy (439) and Kildare Town (430), is considered to be reflective of Celbridge’s locational importance in the Dublin Metropolitan Area and the requirement outlined in</p>
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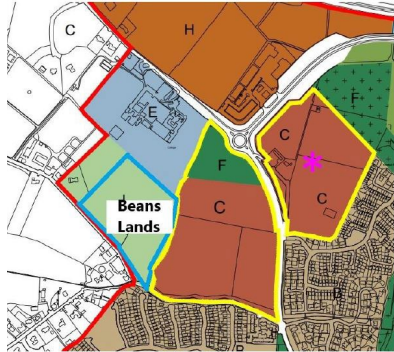
	<p>in development plans. States that the draft Plan designates Celbridge (along with Kilcock and Monasterevin) as a “Self-Sustaining Town” whilst Kildare town, Athy, Newbridge and Leixlip are designated in the higher order settlement category as Self-Sustaining Growth Towns. States that this is despite the MASP identifying Maynooth, Leixlip, Celbridge and Kilcock as large scale strategic residential/economic development areas that will deliver significant development in the metropolitan area.</p> <p>Submits that Celbridge should be placed in the same category as Leixlip as a Self-Sustaining Growth Town if Kildare is to achieve critical mass in the MASP area. Refers to the letter from the Office of the Planning Regulator (OPR) (dated 8 March 2021) which identifies that <i>‘a key challenge for the forthcoming plan will be to ensure that housing is delivered in the higher tier towns that have existing or planned employment and access to good public transport options.’</i> Notes that the summary of this letter advises Kildare <i>‘that a significant proportion of the county’s future homes arising from the housing supply targets, will need to be allocated to the designated key towns and larger settlements consistent with the RSES (including MASP)’</i>.</p> <p>Submission states that the planning authority should revisit the categorisation and positioning of settlements in the hierarchy having regard to the asset-based approach outlined in the RSES and states the current draft Plan has not taken on board this advice from the OPR by leaving Celbridge as a lower order designation.</p> <p>Notes that Celbridge is the third largest town in the County and significantly larger than the other Kildare towns in the Metropolitan Area. Notes that while Kildare Town and Athy are identified as Self-Sustaining Growth Towns, the level of</p>	<p>the draft Plan to achieve critical mass within the MASP area.</p> <p>Regarding population growth in the county, it is noted that the draft Plan includes Objective CSO 1.18 which provides the council with the option of aligning the Kildare County Development Plan 2023-2029, with the up-to-date population from the forthcoming Census, where there are verified material population differentials to those in Table 2.8 of the draft Plan, by way of a statutory variation pursuant to Section 13 of the Planning and Development Act 2000 (as amended).</p> <p>The request to zoning or otherwise designate the subject site as a ‘Strategic Residential Reserve’ in the draft Plan is not accepted. While acknowledging the opinion of the OPR that all land use zoning objectives for the county should be included as part of the development plan, it is the position of the Planning Authority that such land use zoning proposals need to have a robust evidence-led rationale. In this regard, it is considered the Local Area Plan process would be the most appropriate approach to take in order to ensure that land use zoning for the larger settlements in the county takes place in a sustainable, sequential and phased manner, as per objective CSO 1.1 and CSO 1.4. It is noted that the methodology for the development of Local Area Plans for settlements in the county is based on the preparation of a series of detailed assessments including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and an Area Based Transport Assessment (ABTA) to determine the suitability and</p>
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	<p>growth (as provided for in the draft Plan) is less than that of Celbridge and it would therefore be considered appropriate to place these into Self Sustaining Towns and move Celbridge up into the category above.</p> <p>Notes that Celbridge is identified in the RSES, as a ‘highly urbanised’ settlement in the Metropolitan Area which has ‘strong connections with the city’ and states that along with the adjoining settlements of Leixlip and Maynooth it directly benefits from its location adjacent to one of the largest employers in the county, Intel. Notes that the town is well-served in terms of social infrastructure and does not depend on the other North Kildare towns for such services. States that the town is also well-served by public transport in terms of Dublin Bus and Irish Rail. Notes that the town is set to benefit from increased public transport services with the Irish Rail proposed DART expansion programme which will see DART services extended to Hazelhatch–Celbridge.</p> <p>Submits that the requested restructuring of the hierarchy to designate Celbridge as a ‘Self-Sustaining Growth Town’ is in line with the advice from the OPR, in accordance with RPO 4.1 of the RSES. Also requests that the Development Plan should include a review of land zoning in the main settlements as part of the review process and not to delay this until the production of the Local Area Plans in line with the advice from the OPR.</p> <p>Submission states that it is critical that the draft Plan acknowledges the fact that Celbridge is the 3rd largest town in the County, to facilitate its continued growth going forward which the draft Plan currently does not do. Also asserts that the population projections are based on the Census 2016 which is now out of date (April 2021 CSO estimates enclosed with this submission) resulting in outdated growth</p>	<p>capacity of specific sites to accommodate particular land use zoning objectives including for residential and employment activities.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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	<p>figures in the NPF in terms of both population growth and housing need. Notes that in April 2021, the population for the state had grown to 5.01 million (CSO.ie) and is currently estimated to be 5.02 million. States that this increased growth rate, above that projected by the NPF results and the difference in expected and actual growth is most clearly demonstrated in Dublin but is not replicated across the county. Asserts that the population of Dublin is estimated to be 1.43 million, which exceeds the minimum population target for Dublin in 2040, i.e.18,000 in excess of the 2040 target.</p> <p>Further notes that the NPF identifies that there is a need for 25,000 new homes between 2018-2040 to meet the housing needs. The NPF identifies that there was a housing deficit built up since 2010. States that this deficit has been compounded due to the unforeseen growth in population.</p> <p>States that while the 2028 population for the county is estimated at c.260,533 which is in line with the NPF 2031 projection for the county, these figures are already below the current growth rate, with Ireland exceeding the forecast growth rate already. Submits that this needs to be addressed and flexibility needs to be provided within any plan to take account of the findings of Census 2022.</p> <p>Submits that how this additional housing demand is distributed within the county is critical. Notes that the OPR advised (in a letter dated 8 March 2021) that a critical issue for the forthcoming Plan is to ensure that the extent of land zoned for residential development in the county's towns including settlements that have a statutory LAP is aligned with the population projections and housing supply targets in order to demonstrate compliance with national and regional policies for compact and sequential growth,</p>	
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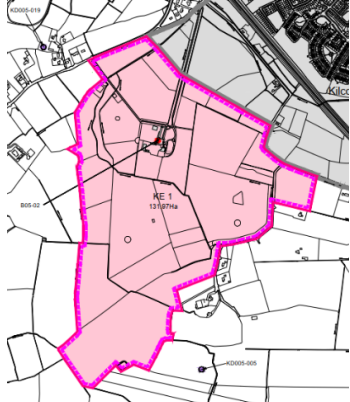
	<p>Further notes that the OPR advised that <i>'all land use zoning objectives for your functional area should be included as part of the development plan rather than delayed to the preparation of local area plans.'</i></p> <p>Notes that despite Celbridge expected to get some of the highest growth rate in Kildare it is still identified as a Self-Sustaining Town rather than a Self-Sustaining Growth Town unlike the other areas as identified, which have a similar projected growth. States that the other element that is unclear is the difference between the expected growth rate for the MASP and Core areas in accommodating 50% of the population but will have 62% of the houses which appears to enable the continuation of commuting from non-urban locations which does not appear to be a sustainable approach to development. Submits that the population growth should also be closer to 60% for the Core and MASP areas to enable more sustainable development. Considers that the population growth rate for Kildare is underestimated and it will be considerably higher, given the fact that it is based on old census data and that the housing completion targets have been missed every year across Ireland resulting in the existing housing supply crisis.</p> <p>Reiterates that it is critical that the draft Plan ensures that the main urban centres of the county achieve the majority of the targeted housing delivery. Notes the objectives in relation to the MASP area which includes, inter alia, achieving compact growth, accelerated housing delivery and growth along existing and proposed high quality public transport corridors. States that as per OPR letter the inclusion of all land use zoning objectives for the functional area of the Council in the development plan will enable a clear vision for continued and sustained residential and population growth.</p>	
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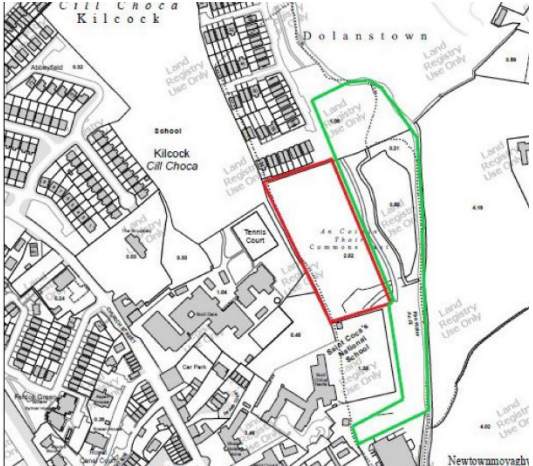
		<p>Submission includes a table which suggests a distribution of this housing target between the centres based on a housing growth rate range of between c. 30% for each town over the life of the Plan. Submits that Celbridge will require sufficient land to facilitate at least 2,515 additional residential units (if not more) which it currently does not have. States that it is therefore necessary to identify additional lands at Crodaun within the draft Plan.</p> <p>Further requests that a review of land zoning in the main settlements including Celbridge is included within the Plan now and not delayed until the production of the Local Area Plan, as per the letter from the OPR.</p> <p>Reiterates that the lands should be identified for residential development within the lifetime of this Development Plan or at the very least designated as a Strategic Residential Reserve for the long term development of this area, enabling the Development Plan to have the flexibility to meet future residential need and address the rapid growth in population and the housing deficit, in line with the RSES, NPF and National Planning Policy.</p> <p>Submission contains a conclusion which provides an overview of its position and the requested changes to the draft Plan regarding the subject site at Crodaun, Celbridge.</p> <p>The submission attached also encloses the following two items:</p> <ul style="list-style-type: none"> • A report on Population and Migration Estimates published by the Central Statistics Office (CSO) in April 2021. This report notes that Ireland’s population at the time was just over 5 million and outlines a series of statistics relating to rates of population migration 	
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		<p>(immigration/emigration) classified, inter alia, by sex, age group, educational attainment, origin and destination. The report notes that most migrants were aged between 25 and 44 and had a third level qualification. Report also notes that more than one in seven of the population living in Ireland in 2021 were aged 65 and over.</p> <ul style="list-style-type: none"> An article from the Irish Times (dated 1 September 2021) entitled '<i>Bucking the Trend: Ireland's population is still growing relatively strongly</i>'. Article notes that the population has reached over 5 million persons and that Ireland has the highest birth rate and the lowest death rate in the EU (27). Article notes that the country is experiencing significant bottlenecks in infrastructural provision in areas such as housing, health, water and education due to the continued growth in population. 	
137	Robert & Marie Frayne	<p>Clane</p> <p>A change of zoning is requested on the site outlined in red below from "F" Open Space and Amenity to "T" General Development. It is suggested that the zoning of the site as 'Open Space and Amenity' was an error as the site</p>	<p>Chief Executive's Response</p> <p>The Draft Plan does not include zonings for lands in Clane. Existing land use zonings for the area were adopted as part of the Clane Local Area Plan (LAP) 2017-2023. Submissions (including those relating to land use zonings) can be made when the next Draft</p>

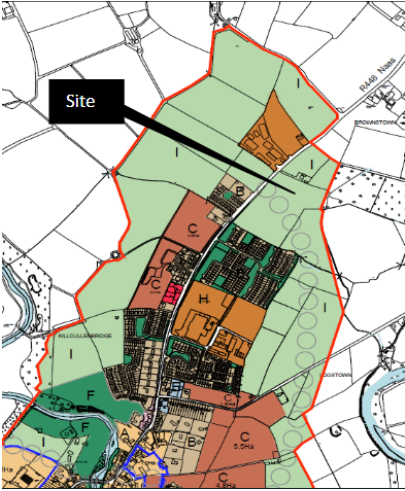
		<p>comprises a house, It is requested that the subject site be amended to “General Development” similar to lands immediately east of the property.</p> 	<p>Clane LAP is published, however no date has been set for the review of same.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
<p>131</p>	<p>MA Tudor Ltd</p>	<p>Clane</p> <p>The submission was prepared by Cross Chartered Building Surveyors on behalf of MA Tudor Ltd. A 0.9-hectare site on the Prosperous Road in Clane is identified (outlined in red below) with a request to have the site zoned for mixed use including new residential and community use. The land is presently zoned for light industry and warehousing.</p> 	<p>Chief Executive’s Response</p> <p>The Draft Plan does not include zonings for lands in Clane. Existing land use zonings for the area were adopted as part of the Clane Local Area Plan (LAP) 2017-2023. Submissions (including those relating to land use zonings) can be made when the next Draft Clane LAP is published, however no date has been set for the review of same.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

		<p>Subject site outlined in red.</p> <p>The merits of zoning the subject site for mixed use include being located within 800m of Clane Village centre, having access to infrastructure with available capacity in the water supply network and foul sewage network. Adjoining residential and community uses are noted along with the site’s proximity to public transport links and motorways.</p> <p>A variety of services, including social, and community infrastructure in the area are noted with available capacity in the local primary and secondary schools. Other notable facilities nearby include a range of retail services and sports / recreation facilities. It is contended there is a need for further housing and a gym facility in Clane and zoning this site for mixed use will cater for local demand.</p>	
549	Comer Group Ireland	<p>Kilcock</p> <p>This submission requests that lands at Courtown Demesne in Kilcock be redesignated zoning objective KE 1: Integrated Leisure Development. The submission outlines the subject lands are within an area titled the Kilcock Environs and had the designated zoning objective KE 1 in the existing Kildare County Development Plan 2017 - 2023.</p> <p>The draft development plan does not contain a settlement titled the Kilcock Environs and therefore these lands are unzoned. The submission outlines retaining such a zoning objective on these lands will ensure that they retain their potential for a world class development and the associated benefits it will bring to the Kilcock and wider area in terms of employment and amenity.</p>	<p>Chief Executive’s Response</p> <p>The zoning of these lands will be a consideration of the upcoming review of the statutory Kilcock Local Area Plan as part of a wider analysis of this settlement.</p> <p>Accordingly, the request to zone these lands for leisure purposes is considered premature. Any proposed zoning designation for Kilcock will only be considered by the Planning Authority as part of the review of the Kilcock Local Area Plan 2015 – 2021 which will be informed by a range of evidence-based documents including an Infrastructure Audit, a Social Infrastructure Audit and an Area Based Transport Assessment.</p> <p>For clarity, it is considered appropriate to amend Objective CSO 1.9 accordingly.</p>

		<p>The extract below from the Kildare County Development Plan 2017 – 2023 illustrates the lands location and context within the Kilcock Environs.</p> 	<p>Chief Executive’s Recommendation Amend Objective CSO 1.9 as follows: Review and prepare on an on-going basis a portfolio of Local Area Plans (LAPs) for the mandatory settlements (and environs, where appropriate) of Naas, Maynooth, Newbridge, Leixlip, Kildare, Athy, Celbridge, Kilcock, Monasterevin, Sallins Clane and Maynooth in accordance with the objectives of the County Development Plan and all relevant Section 28 Ministerial Guidelines.</p>
<p>527.</p>	<p>Michael and Dymphna Deegan</p>	<p>Kilcock</p> <p>Submission relates to the rezoning of lands comprising of c. 2.5 hectares, at Commons East, Kilcock</p> <p>Submission states that lands have previously been ceded to the local school for playing pitches and more lands can be ceded along the river for amenity purposes (outlined in green on map below).</p> <p>Submission notes that the lands are centrally located, and that the submitter has been involved in the adjacent ‘The Riverside’ development. Submits that the lands are sequentially appropriate, located within 300m of the town centre. States that the lands are already serviced and are adjacent to key facilities and amenities. Submission requests that the lands be zoned ‘New Residential’ in the development plan.</p>	<p>Chief Executive’s Response</p> <p>It is noted that land use zoning proposals for settlements in the county which are subject to a statutory Local Area Plan do not form part of this draft Plan. Accordingly, the request to zone the subject site as ‘New Residential’ is considered premature and any proposed zoning designation for Kilcock will only be considered by the Planning Authority as part of the review of the Kilcock Local Area Plan 2015 – 2021 which will be informed by a range of evidence based documents including an Infrastructure Audit, a Social Infrastructure Audit and an Area Based Transport Assessment.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>

		<p>Submits that the rezoning would be consistent with ‘Town Centre First – A Policy Approach for Irish Towns’ published by the Government (February 2022). Reiterates that the subject site is appropriate in terms of sequential development and would not result in the ‘leap frogging’ of development. States the site has vehicular access and is located within proximity to water and drainage servicing infrastructure.</p> <p>Refers to national policy and states that under the <i>Housing for All</i> strategy, 33,000 new dwellings are required to be delivered per annum. Contends that there is an increased need in the short term to develop housing in sustainable, fully serviced locations. Further asserts that the subject site meets all the criteria set out in the Department of Housing, Local Government and Heritage document ‘Quality Housing for Sustainable Communities’.</p> 	
98	Nyle Rafferty	Kilcullen	<p>Chief Executive’s Response</p> <p>Table 2.7 of the Draft Plan identifies Kilcullen as a ‘town’ in the settlement hierarchy. Table 2.8</p>

		<p>That a subject site within the development boundary of Kilcullen, with an area of 2.152 hectares be zoned for New Residential purposes.</p> <p>It is the intention of the applicant to make a community contribution as part of any planning application. The subject lands are well serviced and not affected by flood risk.</p>  <p>The map shows the Kilcullen development boundary and town centre. A yellow box highlights a specific area labeled 'AREA OF LAND TO BE INCLUDED AS NEW RESIDENTIAL'. The map includes a legend for 'Development Boundary' and 'A: Town Centre'.</p>	<p>(Settlement Hierarchy) allocates Kilcullen a population target of 629 between the years 2023 to 2028 (end of Q4), which equates to a housing target of 229 and a residential zoned land requirement of 8ha.</p> <p>It should be noted that Kilcullen has its own statutory Local Area Plan (LAP) and as such the land use zonings for Kilcullen are not included within the Draft CDP. Preliminary work with respect to the LAP is expected to commence in 2023. It is considered more appropriate to consider the subject lands in the context of the overall land zoning at Kilcullen as part of the review of the LAP. Public consultation will take place during the LAP process when an opportunity will be provided to comment on a Draft Kilcullen LAP and to propose amendments to same, which may include proposals for land use zoning.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
283	Ray Nolan	<p>Kilcullen</p> <p>This submission requests that a site of approximately 6 hectares be zoned to provide for serviced sites at Brownstown, Kilcullen Co. Kildare. This site is within the Kilcullen LAP 2014 - 2020 development boundary and is currently zoned I ‘Agricultural’ but directly adjoins lands zoned B ‘Existing Residential and Infill’. In the previous</p>	<p>Chief Executive’s Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Kilcullen as Kilcullen has its own statutory Local Area Plan. The matter of rezoning can be considered as part of the review of the Kilcullen Local Area Plan.</p>


		<p>Kilcullen Local Area Plan 2008 -2014 this site was zoned D3 'New Residential – Low Density'. The submission documents a history of residential development in adjoining sites and puts forward the case that the site would meet all policies, objectives and actions relating to serviced sites. The extract below illustrates the sites' location and context.</p> 	<p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
<p>459</p>	<p>Curragh Property DAC</p>	<p>Kilcullen</p> <p>The submission was prepared by CWPA Planning and Architecture on behalf of Curragh Property DAC. It seeks to have a c.1.84-ha site, north of the town centre in Kilcullen currently zoned for industrial and warehouse use (H), to be amended and zoned for new residential use (C), with a specific objective to provide independent living and care for the older person. The subject lands are highlighted below.</p>	<p>Chief Executive's Response</p> <p>The Draft Plan does not include zonings or objectives for lands in Kilcullen. Existing land use zonings for the area were adopted as part of the Kilcullen Local Area Plan (LAP) 2014-2020. Submissions (including those relating to land use zonings) can be made when the next Draft Kilcullen LAP is published, however no date has been set for the review of same.</p> <hr/> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan</p>




The zoning will support the draft plans approach in providing appropriate housing options for older persons. There is no nursing home or age friendly living accommodation in Kilcullen or its environs. This represents a deficit in health care, community infrastructure, and housing for older people. It is contended that the subject site would facilitate residential uses for the older population, along with a potential nursing home and primary care centre. It also has potential to accommodate safe, secure gardens and dementia friendly environments.

A description of the site, its location, and adjoining land uses are noted. It is submitted that the site which is greenfield in nature, has access to a range of community infrastructure, services, and facilities within a 15-minute walk. This is supported by a map identifying facilities and their proximity to the site. The site is presented as an infill site as it is surrounded on three sides by existing commercial and residential uses along the Naas Road.

	<p>The current zoning objective for this site is outlined along with the range of uses permitted, open for consideration, and not permitted on land zoned for Industrial and Warehousing use. Presently, residential, dwelling unit, and nursing home are not permitted under the zoning matrix.</p> <p>The zoning objective for new residential lands is outlined along with the range of uses permitted, open for consideration, and not permitted. It is demonstrated that residential and dwelling units are permitted on this zoning, while nursing homes are open for consideration.</p> <p>Reference is made to national (NPF) and regional (RSES) policy in relation to provision and delivery of age friendly housing. Objectives 3a, 3c, 11, 30, 34, and 35 are referred to from the NPF. These objectives relate to the delivery of 40% of new homes within the built-up footprint of existing settlements, provision of age friendly homes, and increasing residential densities.</p> <p>A variety of documents and strategies are referenced which include support for and information in relation to housing for the elderly, which include the Sustainable Residential Development in Urban Areas (2009), Age Friendly Ireland – 10 Years Delivering for Ireland, Kildare Age Friendly Strategy 2019-2021, and Housing Options for Ageing Population.</p> <p>It is noted that the Kilcullen LAP expired in November 2020, however, objectives CF 3, CF 4 and CF 5 are highlighted which support and facilitate the development of health centres, local clinics, nursing care facilities and sheltered housing within Kilcullen. In addition, a range of policies and objectives are quoted from the Draft Plan which support the delivery of healthcare services and accommodation to meet</p>	
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		<p>the needs of older people. These include HS 1, HS 2, HS 3, HS 4, HS O3. Others quoted include SN 1, SN 3, and SN O1.</p> <p>Finally, it is considered that the location of the site which has immediate access to the M9, and c.12km from Naas Hospital is well positioned to provide independent living and care for the older person.</p>	
466	Makros Ltd.	<p>Kildare Town</p> <p>This submission relates to a site in Kildare Town which is stated as zoned and serviced with suitable financial backing and the submission requests that the Council are cognisant of this when allocating Core strategy figures.</p>  <p>The submission states that the subject site would align with all relevant policy context contained within the Draft Development Plan (HO P4, HO O2, TM O9).</p> <p>The submission provides details on the location of the site and the amenities adjoining. The current residential zoning has been identified and the connectivity measures of Kildare and the site have been identified. The submission considers the site should be identified as Tier 1.</p>	<p>Chief Executive’s Response</p> <p>The comments in the submission are noted. The Draft Plan under Table 2.8 Population and Housing Unit Target provides the housing target across the settlement types within the county. The distribution of the allocated housing target at settlement level is determined at local area plan level (CSO 1.9, refers). Having regard to the potential future development of the subject lands the Local Area Plan process provides the best approach to ensure that land use proposals for development in our larger settlements are advanced in a sustainable, sequential and phased manner, as per objective CSO 1.1 and CSO 1.4 of the draft Plan. In preparing local area plans, the Council employs a methodology which is based on the preparation of a series of evidence-led analysis including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and a Transport Strategy, (which has already been prepared for the town) to determine the suitability and capacity of specific sites to accommodate particular land use activities. In this regard, it should be noted that the preparation of a local area plan for Kildare Town forms part of the Council’s work programme for 2022.</p>

		<p>The appendix to the submission details the planning history on a portion of the subject lands for 191 units and indicates that the LRD process has been commenced on an adjacent site.</p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
<p>614</p>	<p>Alice & George Ryan</p>	<p>Kildare (Tully West)</p> <p>This submission is a request for residential zoning on a site which extends to 2.27 ha at Tully West, Kildare Town.</p>  <p>The site adjoins land which has permission for 207 units and other commercial structures. Access to utilities is catered for in this permission.</p> <p>There have only been 1553 residential dwellings completed during the lifetime of the current plan, an increase of 1.9% from 2006-2011. The supply of residential development land in the LAPs and the current CDP is not sufficient to cater for demand, especially in Kildare Town. Kildare Town has</p>	<p>Chief Executive’s Response</p> <p>The comments in the submission are noted. As per Objective CSO 1.9 a local area plan will be prepared for Kildare Town. This project is on the work programme for 2022 and work has already commenced on the preparation of the Plan. The Local Area Plan process provides the best approach to ensure that land use proposals for development in our larger settlements are advanced in a sustainable, sequential and phased manner, as per objective CSO 1.1 and CSO 1.4 of the draft Plan. In preparing local area plans, the Council employs a methodology which is based on the preparation of a series of evidence-led analysis including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and a Transport Strategy (which has already been prepared for Kildare Town), in order to determine the suitability and capacity of specific sites to accommodate particular land use activities. It is therefore considered that an ad hoc approach to the zoning of land is considered contrary to the proper planning and sustainable development of the area due to the absence of the necessary robust assessments at this time.</p>


		<p>commuter access, there is a lack of potential sites and demand for commercial development along the M7 may reduce the possibility of residential development.</p> <p>The submission states that the availability of suitable land in Kildare Town needs to be assessed in this review of the CDP, as the next LAP could take five years to review and two years to implement. The subject lands are landlocked by residential and commercial development rendering it unusable for any agricultural use. The limiting of rural housing and the restrictions by TII on access to national and regional roadways and the existing housing targets will force people to seek alternative accommodation in adjoining towns thereby causing longer commuter traffic.</p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
295.	Dermot Rowan	<p>Leixlip</p> <p>The submitter lives and farms on land in Confey, Leixlip and notes that circa 80 hectares of land have been zoned in Confey and that inadequate infrastructure is preventing its development. It is further noted that the road system in Confey is not adequate to support the level of traffic currently travelling through this area and further refers to the lack of residential development, inadequate leisure facilities and graveyard.</p>	<p>Chief Executive’s Response</p> <p>Kildare County Council acknowledges the various infrastructural constraints relating to the zoned lands at Confey, Leixlip and for this reason included a number of safeguards in the Leixlip Local Area Plan 2017-2023 which prevent the lands from being developed until a comprehensive Masterplan is prepared and adopted into the Local Area Plan by way of a statutory amendment (see objective CON 1.1, Leixlip Local Area Plan 2020-2023, page 94). This requirement for a Masterplan to guide and manage the phased development of the lands is also supported by an Action (UD A2) of the Draft Plan which provides for the development of a masterplan in Confey in co-operation with relevant stakeholders. In this regard, it is the intention of the Council to progress the masterplan for Confey over the short to medium term.</p>

			Chief Executive’s Recommendation
			No change to the Draft Plan.
583	Ballymore Group	<p>The submission requires an amendment to the Draft CDP to transpose the zoning from the existing Leixlip LAP 2020-2023 into the CDP to allow for better certainty as this plan is due to expire.</p> <p>Lands at Confey are immediately adjacent to high-capacity public transport, have access to extensive social infrastructure and physical infrastructure. There is capacity to build up to 500 units over the life of this CDP and there should be no ambiguity or uncertainty around their zoning status.</p>	<p>Chief Executive’s Response</p> <p>The Leixlip LAP is a standalone LAP, the zoning objectives, policies and objectives of which will remain in place until such time as that LAP is amended/replaced. Lands at Confey form part of the Leixlip LAP boundary and will be further considered as part of any updated LAP.</p> <p>Kildare County Council acknowledges that the rail service to Confey will be considerably enhanced over the coming years when the western line is upgraded to Dart status. Action (UD A2) of the Draft Plan provides for the development of a masterplan in Confey in co-operation with relevant stakeholders. In this regard, it is the intention of the Council to progress the masterplan for Confey over the short to medium term.</p>
			Chief Executive’s Recommendation
			No change to the Draft Plan.
462.	Kilcloon Environmental Action Association (KEAA)	<p><u>Maynooth Joint Local Area Plan</u></p> <p>Submission by KEAA outlines concerns relating to proposals by Meath County Council (MCC) to zone a large area of rural lands just north of the Kildare key town of Maynooth as “Maynooth Environs” in their new County Development Plan.</p> <p>Notes the Regional Policy Objective (RPO) 4.35 of the Regional Spatial and Economic Strategy (RSES) which requires that Meath and Kildare County Councils prepare a cross boundary Joint Local Area Plan (LAP) for Maynooth.</p>	<p>Chief Executive’s Response</p> <p>The contents of the submission are noted. It is further noted that the zoning of land in the ‘Maynooth Environs’ was an executive function of the members of Meath County Council, adopted as part of their County Development Plan. In this regard, it should be noted that Kildare County Council in its County Development Plan can only provide for objectives which can be implemented within its functional area. Accordingly, the request to</p>


	<p>Refers to the correspondence (dated 18 August 2021) from the Office of the Planning Regulator to MCC seeking assurances (under OPR Observation No. 9) that MCC would prioritise the preparation the Joint LAP for Maynooth ahead of any other LAPs, setting out target dates for its commencement.</p> <p>Submission notes that the objective contained in the adopted Meath County Development Plan to work with KCC in agreeing a Joint LAP for Maynooth provides no commitment that this should be in place by any stated date, or in advance of development proceeding in the Maynooth Environs.</p> <p>Refers to a proposed Strategic Housing Development (SHD) which has been submitted to An Bord Pleanála. Further states that a masterplan covering a large part of the Maynooth Environs land has been prepared with the provision for up to 1,000 residential units, together with industrial and commercial development. Submits that this SHD application is proceeding in County Meath in advance of the required joint LAP thus undermining and prejudicing the content of the draft Plan and the RSES.</p> <p>Requests that an objective be included in the draft Plan that no development should proceed in Maynooth in advance of an agreed joint Local Area Plan that ensures proper planning and sequential growth which applies the tiered approach to zoning. States that the Joint LAP should be prepared in consultation with the local communities in the respective Planning Authority areas.</p> <p><u>Transport and Mobility</u> Submission supports the provisions of Section 5.3 as well as action TM A2. Notes provisions of objective TM O59 about supporting and facilitating the construction of the Maynooth</p>	<p>place a condition that an objective be included in the draft Plan that no development should proceed in Maynooth (including the Maynooth Environs) in advance of an agreed joint Local Area Plan would be considered ultra vires and is therefore not accepted.</p> <p>On the issue of the Joint Local Area Plan, it should be noted that the preparation of a new local area plan for Maynooth in conjunction with Meath County Council (MCC) forms part of the Council's work programme for 2022. This Maynooth and Environs Joint Local Area Plan (Joint LAP) will inter alia, include a review of all land use zoning objectives within the Plan area. The draft Joint Local Area Plan will be subject to statutory public consultation, and it is also envisaged that both Meath and Kildare County Councils will undertake a joint pre-draft public consultation exercise to inform the contents of the draft Joint LAP. It is considered appropriate to include a specific objective in the plan reflecting the fact that the plan will be prepared with MCC.</p> <p>The proposed application for a Strategic Housing Development (SHD) in the Maynooth Environs is noted. This proposal is proceeding under a separate legislative process which is outside the remit and competence of Kildare County Council.</p> <p>The request that objective TM O59 should be made explicitly conditional on the completion of the Local Transport Plan / Transport Strategy for Maynooth and the subsequent completion of the joint LAP for Maynooth is not accepted. It should be noted that the Local Transport Plan for Maynooth will take the</p>
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	<p>Relief Road and requests that this be amended so that it is consistent with the policies set out in Section 5.3, Action TM A2 and Objective RE 16. States that Objective TM O59 should be made explicitly conditional on the completion of the Local Transport Plan / Transport Strategy for Maynooth and the subsequent completion of the joint LAP for Maynooth.</p> <p>Submits that the proposed development of Maynooth Environs constitutes developer-led planning. Outlines concerns regarding traffic arising from such a development. Submits that development within Maynooth Environs will undermine / act counter to the Sections 2.6, 2.8.1, 4.2.2 and Section 14.3.3 of the draft Plan. Also submits that the proposed development is contrary to objective UD O3 which supports and promotes implementation of the 10-minute settlement concept.</p> <p><u>Transport and Land Use Planning – Maynooth Outer Orbital Route</u></p> <p>While the submission notes the need for an outer orbital route it contends that this can be best accommodated within the Council's area by the adoption of a "C-Ring" approach to connect the town centre to existing and planned developments and NUIM in the west, as provided for in Table 5.4 of the draft Plan. Notes that such an approach would avoid sprawl and be consistent with the NPF, which would not be achieved with the proposal to construct a section of the Maynooth Outer Orbital Route contained within the Maynooth Environs. Submits that such a road would open up a very large area to low density, non-sequential urban development of un-serviced lands.</p>	<p>form of an Area-Based Transport Assessment (ABTA) which is already being progressed by the Council. It is noted that the ABTA has been subject to an initial round of public consultation with a second exercise being envisaged to be undertaken later in 2022. It is further noted that the ABTA will be published alongside the draft Joint LAP which will in turn integrate the key recommendations of the ABTA.</p> <p>The contents of the submission relating to the Maynooth Outer Orbital Route (MOOR) are noted. Policy support for this route (including the portion that traverses the Maynooth Environs in County Meath) is provided for in both the Regional Spatial and Economic Strategy (2019-2031) and the Draft Transport Strategy for the Greater Dublin Area 2022-2042. The Kildare County Development Plan is required to align with the provisions of these aforementioned strategies and include support for the development of the MOOR, including connecting into the portion of the route which will serve the Maynooth Environs.</p> <p>On the issues of the designation of lands for strategic employment purposes in Maynooth, it is noted the RSES (Chapter 5, MASP) contains specific provisions relating to such development being located '<i>west of University Campus (Research and Technology)</i>' and at '<i>Moygaddy, Co. Meath (Science and Technology)</i>'. The Joint LAP is required to comply with the provisions of the RSES in this regard.</p>
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	<p>Submission welcomes TM A2 regarding the preparation of Local Transport Plans (LPTs) and further notes and supports Objective RE O14 relating to the preparation of a Strategic Land Use, Employment and Transportation Study of northeast Kildare within two years of the adoption of the Development Plan. Submits that the development of such transport plans should have due Community engagement.</p> <p><u>Research, Science and Technology Related to Maynooth University</u> Submits that the incorporation by MCC into their Development Plan for Maynooth Environs of a ‘Science and Technology Park’ which is explicitly stated to be in association with the University, undermines and prejudices the aims of the draft Plan. Submits that the proposed zoning of large areas of the Carton Estate that are in County Meath for “Industrial / Science & Technology” uses under the ‘Maynooth Environs’ proposals will facilitate the destruction of the historic Carton House setting and landscape.</p> <p>Submission refers to Section 2.15.1 of the draft Plan relating to Key Towns and the development of Research and Technology lands to the west. Also refers to section 2.15.2 relating to the Metropolitan Area Strategic Plan which also provides for the potential for a research and technology park adjoining Maynooth University.</p> <p><u>Appendix</u> Submission attaches a letter (dated 28 February 2022) which was sent to Kildare County Council regarding the proposed development in the Maynooth Environs and the zoning of these lands by Meath County Council in their Meath County Development Plan 2021-2027. The submission details the concerns of Kilcloon Environmental Action Association which stated that it is not consistent with</p>	<p>Chief Executive’s Recommendation</p> <p>Insert a new objective after objective CSO 1.9 as follows: Prepare a Joint Local Area Plan for Maynooth and Environs in conjunction with Meath County Council.</p>
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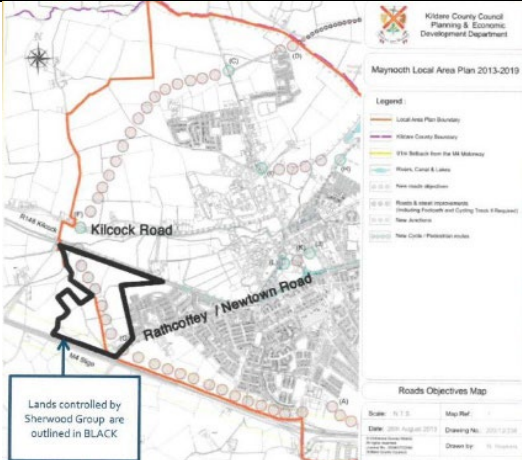
		the objectives of the National Planning Framework (2018) to promote the consolidation of town centres, compact growth, and sequential development.	
122	Ann Moran	<p>Maynooth</p> <p>Expand the existing Maynooth Business Park and zone the lands for Commercial, Technological and Business use. The site has an area of 6.24 hectares.</p> <p>The site is well serviced in terms of water supply, foul sewage, surface water, transport and education.</p> 	<p>Chief Executive’s Response</p> <p>Table 4.1 (Economic Development Hierarchy Table) of the Draft Plan identifies Maynooth as a ‘key town’ and also a town located within the MASP where there are significant economic opportunities for the further development of Maynooth University and other knowledge-based employment focussing on ICT and manufacturing.</p> <p>The request that additional lands at Maynooth Business Park should be zoned E for Commercial, Technological and Business are noted, however, given that Maynooth has its own statutory Local Area Plan that includes land use zonings for Maynooth it is outside the scope of the Draft Plan to consider such land use zonings at this time. An opportunity will be afforded to all interested parties to make written submissions with respect to the Maynooth Local Area Plan when that Plan goes on public display. In that regard preliminary work for the Maynooth Local Area Plan has now commenced.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
596.	Peter Robinson	<p>Maynooth</p> <p>Submission by Brian Connolly Associates on behalf of Peter Robinson relates to a request to zone 4 hectares of land adjacent to Maynooth Lodge Nursing Home for sheltered housing and other compatible land uses.</p>	<p>Chief Executive’s Response</p> <p>The request to zone for sheltered housing and other compatible uses in the draft Plan is not accepted. While acknowledging the provisions of the Plan which support the development of social infrastructure for the county’s older population at</p>

	<p>Submission notes the provisions of the draft Plan which acknowledges the specific planning needs of older people. Highlights the increase in older people in the county and notes that Section 10.8.3.1 advocates measures to make Kildare age friendly. States that such an aspiration requires an integrated approach and targeted investment. Contends that longer term residential facilities for older people should be fully integrated into the local community.</p> <p>Notes the recognition in the draft Plan of McAuley Place as a national exemplar model for housing older people. Refers to provisions of the draft Plan including policy SC P6 and objectives SC O33 – SC O39.</p> <p>The submission notes that Maynooth is identified as a Key Town and is at the top of the settlement hierarchy. Notes that the existing nursing home is adjacent to the M4 motorway in the environs of the town and that a footpath connects the nursing home to local shops and facilities and Maynooth Town Centre.</p> <p>Restates proposal to zone lands for sheltered housing. Explains that sheltered housing is a group of self-contained 1-2 bed flats or bungalows which can be bought or rented. States it is also called retirement housing and provides a good option for older people who wish to downsize. Notes this type of housing is usually managed by a warden and has facilities such as a 24-hour alarm system as well as the organisation of social activities. Cites example of Middletown Nursing Home in County Wexford as a nursing home with co-located sheltered housing.</p> <p>Outlines advantages of co-location next to a nursing home. States that occupants can still keep their privacy and</p>	<p>appropriate and sustainable locations, it is the position of the Planning Authority that such land use zoning proposals need to have a robust evidence-led rationale. In this regard, it is considered that the Local Area Plan process would be the most appropriate approach to take to ensure that land use zoning for the larger settlements in the county takes place in a sustainable, sequential, and phased manner, as per objective CSO 1.1 and CSO 1.4. It is noted that the methodology for the development of Local Area Plans for settlements in the county is based on the preparation of a series of detailed assessments including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and an Area Based Transport Assessment (ABTA) to determine the suitability and capacity of specific sites to accommodate particular land use zoning objectives including for residential and community-based activities. The preparation of a local area plan for Maynooth forms part of the Council’s work programme for 2022.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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		<p>independence, but help is on-site in case of medical or other emergencies. Also, notes it's a more secure environment.</p> <p>Refers to objective SC O38 which seeks to emulate the model of McAuley Place in each of the 5 municipal districts in the county at appropriate and sustainable locations. States that the McAuley Place facility has already identified a number of land uses that are compatible with sheltered housing and nursing home use and states that other potential uses that have been identified with the subject site in addition to the proposed sheltered housing would be appropriate for co-location with nursing homes. The submission concludes with a summary which reiterates the points made above.</p> 	
608.	Sherwood Group	<p>Maynooth</p> <p>The submission is on behalf of the Sherwood Group which states that it controls 38 hectares of land at Newtown, Maynooth. States that it fully supports the Council's development strategy for Maynooth, as outlined in the draft Plan and wishes to work co-operatively with the Council to facilitate the delivery of key roads infrastructure and housing</p>	<p>Chief Executive's Response</p> <p>With regard to potential future development of the lands that are the subject of this submission, it is the position of the Planning Authority that the Local Area Plan process provides the best approach to ensure that land use proposals for development in our larger settlements are advanced in a</p>

	<p>objectives included in the draft Plan, insofar as they relate to the subject lands.</p> <p><u>Attached Submission Document</u> Submission notes that the majority of the lands lie within the development boundary, as defined under the current local area plan. States that the lands are bordered by the railway line to the north and the M4 motorway to the south. Notes that the lands to the east comprise of established residential neighbourhoods.</p> <p>Supports the preferred development strategy for the county including the additional population to Maynooth as provided for under NPO 68 of the National Planning Framework.</p> <p>Notes the provisions of the draft Plan relating to transport infrastructure in Maynooth including Objective O59 (Maynooth Inner Relief Road), Table 5.4 (Priority roads/bridge projects), Objective TM O72 (investigation of a new connection to the M4) and Objective TM O46 (facilitation of a ‘park and ride’ facility). States that they have been liaising with Iarnród Éireann regarding the facility of the train depot and the ‘park and ride’ facility given the location of the subject lands adjacent to the site of the planned depot.</p> <p>Refers to the current Maynooth Local Area Plan (LAP) 2013-2019 and notes roads objective TRO2 which facilitates the construction of a relief road for Maynooth. States that subsection (e) of this objective specifically seeks to construct a road between the Kilcock Road and the Rathcoffey Road which bisects the subject site for an approximate length of 1 km. Refers to a concept layout of this road prepared by AECOM comprising of a 6-metre carriageway, footpaths either side, junctions with the Kilcock and Rathcoffey roads</p>	<p>sustainable, sequential and phased manner, as per objectives CSO 1.1 and CSO 1.4 of the draft Plan. In preparing local area plans, the Council employs a methodology which is based on the preparation of a series of evidence-led analysis including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and an Area Based Transport Assessment (ABTA) to determine the suitability and capacity of specific sites to accommodate particular land use activities. In this regard, it should be noted that the preparation of a local area plan for Maynooth forms part of the Council’s work programme for 2022.</p> <p>Aspects relating to the proposed Western Relief Road (which forms part of the larger Maynooth Outer Orbital Route) will be considered as part of the Area Based Transport Assessment (ABTA), currently being prepared for the town and its environs. The ABTA has been subject to an initial round of public consultation and a second consultation exercise is envisaged to take place later in 2022. The local area plan for Maynooth will integrate the key recommendations of the ABTA including provisions relating to the development of the Maynooth Outer Orbital Route (MOOR).</p> <p>It should be noted that the planned M4 upgrade project is subject to a separate process which is being advanced by the National Roads Design Office and Transport Infrastructure Ireland.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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	<p>and 2 roundabouts in between. Also notes the design scheme includes a crossing of the canal and railway line.</p> <p>Refers to the opportunity to provide a new interchange with the M4 motorway. Refers to a Technical Note prepared by Faber Maunsell (now AECOM) which in addition to the Western Relief Road proposed a grade separated interchange at the Newtown Road and a Straffan Road Link. Submits that a second M4 Interchange will improve connectivity from the west, especially for the new depot and take pressure off the existing Straffan Road interchange, alleviating congestion in the town centre.</p> <p>Submission refers to the Dart+ project where it states that a new railway will need to be constructed through the north of the subject lands to access the proposed rail depot to the west. States that discussions with Iarnród Éireann have looked at the possibility of facilitating access to the new Depot from the Western Relief Road (which is proposed to bisect the subject lands) and the possibility of providing a 'Park and Ride' facility within the subject lands.</p> <p>Submits that the subject lands offer an opportunity to integrate the delivery of the Western Relief Road with the creation of a Key Development Area – KDA at Newtown. Submission includes a schematic masterplan for the lands which includes student accommodation, a mix of housing, a neighbourhood centre and sports/recreation facilities including a green route linking back into the town.</p> <p>Submission concludes by reiterating the potential of the lands to provide for the delivery of a Western Relief Road, new Motorway interchange, park and ride facility, access to train depot and a new Key Development Area.</p>	
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<p>215.</p>	<p>Derrinstown Stud Ltd.</p>	<p>Maynooth</p> <p>The submission by Declan Brassil and Company Ltd. on behalf of Derrinstown Stud Ltd. relates to lands at Moneycooley, Maynooth.</p> <p>The submission expresses its support to the ongoing expansion of Maynooth which it states is advocated by national and regional planning policy as well as the Draft County Development Plan (dCDP). The submission outlines the provisions of the National Planning Framework with regard to the need for employment creation in settlements along with the need for local infrastructure provision. Provisions of the Regional Economic and Spatial Strategy (RSES) are also referred to including the fact that Maynooth is identified as a Metropolitan Key Town that should act as an economic driver and strategic employment location by increasing its ratio of jobs to workers (RPO 4.27). Furthermore it notes that the RSES states that <i>'Maynooth provides a significant level of employment at Maynooth University, the M4 Business Park and local business in the</i></p>	<p>Chief Executive's Response</p> <p>The Council acknowledges the designation of Maynooth as a 'Metropolitan Key Town', a designation which reflects both the current importance of Maynooth in terms of its status as Ireland's only university town and its role in providing employment for its wider hinterland, alongside its future potential in supporting the overall economic growth and development of the Dublin Metropolitan Area. While it is noted that the RSES refers to the 'M4 Business Park' i.e. Maynooth Business Campus, this is only in the context of acknowledging it as an existing centre of employment in the town. Maynooth Business Campus is not listed in either Section 4.6 or in Table 15.1 of the RSES as a strategic employment location in the town. The only lands located in Maynooth (Co. Kildare) that the RSES has identified for strategic employment are lands to the west of the University for a further 'new research and technology park'. In this regard, the Draft</p>

	<p><i>town centre</i>'. The submission further states the importance of Key Towns within the settlement hierarchy and refers to Objective RPO 4.35 which supports the development of Maynooth within the region.</p> <p>The submission refers to Section 2.15.1 of the Draft Plan which provides that the primary focus for employment growth in Kildare will be towards the Key Towns of Naas and Maynooth and notes the provisions of the Draft Plan in relation to the potential of the Research and Technology lands to the west (of Maynooth University) along with the development of St. Patrick's College campus. Reference is made to a number of relevant objectives in the draft Plan including RE O15, RE O16, RE O17 and RE O18.</p> <p>It is submitted that in order to ensure that Maynooth fulfils its role as an economic driver at a regional and local level, it is considered necessary to recognise, support and encourage the future consolidation and sequential expansion of established employment generating locations. It refers to the existing Maynooth Business Campus which is located adjacent to the M4 Motorway and notes that the campus and adjoining area is an attractive location for investment and for commercial and employment uses dependent on access to the national road network. It further notes the potential of the M4 corridor for attracting industry and enterprise opportunities to Maynooth which it states is consistent with the objectives of the draft Plan for the town and it is submitted that the Maynooth Business Campus and adjoining lands provide a significant opportunity to consolidate employment uses, capitalising on the infrastructural investment which has taken place and requests that the Development Plan should recognise this role.</p>	<p>Development Plan has transposed the contents of the RSES in relation to the identification of strategic employment sites in the county for the purposes of compliance and consistency.</p> <p>It is further noted that it is the intention of Kildare County Council to prepare a new Local Area Plan for Maynooth over the short to medium term. This Plan will be evidence-based in nature and will require the preparation of a series of detailed assessments including an Infrastructural Assessment and an Area Based Transport Assessment to determine the suitability and capacity of specific sites to accommodate particular land use activities. It is therefore considered that aside from the location as outlined in the RSES (MASP), it would be premature for the Development Plan to identify any lands within Maynooth as areas for employment expansion which would be more appropriately addressed through the review of the Maynooth Local Area Plan, preliminary work for which has now commenced. Furthermore, given the prominent location of Maynooth Business Campus adjacent to Junction 7 of the M4 Motorway, it is considered that any designation for employment expansion of the area in this Plan, in the absence of any in-depth analysis of the potential impacts of increased traffic on the capacity and safe operation of the junction, would be contrary to national policy as set out in the Spatial Planning and National Road Guidelines for Planning Authorities (2012) and it would also be contrary to objective TM O54 of the Draft Plan.</p>
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		<p>It is requested that the following amendments (additional text in <i>red italics</i>) are incorporated in the Development Plan:</p> <p>RE O15 Support Maynooth as a Key Town to act as the economic driver for north Kildare and provide for strategic employment at key <i>locations including employment centres including the town centre, Maynooth University and Maynooth Business Park</i>, to improve the economic base of the town and provide for an increased number of local jobs.</p> <p>RE O18 Develop the Key Town of Maynooth as an attractor for Life Sciences, High Tech, ICT, Research & Development employment. Kildare County Council will work with Irish Water and other agencies to ensure the delivery of key infrastructure to facilitate future development. <i>Ensure that Maynooth LAP facilitates the ongoing consolidation and expansion of established employment centres by zoning sufficient lands at locations that are well integrated with the town and established employment campuses, including at the University Campus and adjoining the M4 interchange.</i></p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
291.	Pirowell Limited	<p>Maynooth</p> <p><u>Introductory Overview to Submission</u></p> <p>The submission relates to the rezoning of a 14.3 ha site currently zoned ‘I: Agricultural’ to ‘C: New Residential’ in Maynooth.</p> <p>The submission outlines the location of the site in relation to the train station (c1 km), M4 motorway (500m) and bus services (130m) noting that it is within walking distance of key social infrastructure.</p>	<p>Chief Executive’s Response</p> <p>The contents of the submission are noted. While the submission is correct in stating that the draft Plan does not include any zoning objectives map for Maynooth, the contention that the draft Plan does not include any <i>‘specific policy objectives for Maynooth’</i> is not accepted. It is considered that the Draft Plan fully acknowledges the designation of Maynooth as a ‘Metropolitan Key Town’, a designation which reflects both the current importance of Maynooth in terms of its status as Ireland’s only university town and its role in</p>

	<p>Maynooth’s designation as a Key Town by the Regional Spatial and Economic Strategy (RSES) is noted as well as the location of Maynooth within the Northwest Corridor in the Dublin Metropolitan Area, the role of this corridor being to support residential development and new employment centres. The submission highlights the importance of ensuring that sufficient lands for new residential development are zoned in the town.</p> <p>This submission seeks that the zoning objective on the subject site is revised from ‘I: Agricultural’ (as per the Maynooth Local Area Plan 2013-2019) to ‘C: New Residential’ which seeks ‘to provide for new residential development’. The submission states that this fully accords with the principles of achieving compact growth as outlined in the National Planning Framework (NPF) and the RSES and represents a logic extension of the existing town and contends that the area is sufficiently serviced by social infrastructure including the Maynooth Eastern Ring Road (MERR).</p> <p>The strategic role of Maynooth should be recognised and the request to ensure that sufficient residentially zoned lands are allocated within the Draft Maynooth Local Area Plan 2022-2028 should be facilitated in order to ensure that residential dwellings are delivered in a timely manner in order to address housing needs.</p> <p>The Core Strategy identifies that Maynooth’s population is expected to grow significantly over the Plan period, and it is stated that the subject site presents a key opportunity to deliver much needed residential development in the town given its location with regards to servicing and social infrastructure as well as planned transport improvements.</p>	<p>providing employment for its wider hinterland, alongside its future potential in supporting the overall economic growth and development of the Dublin Metropolitan Area. Furthermore, the Draft Plan includes several specific policies and objectives including, inter alia; CSO 09; HO 03; RE 014; RE 015; RE 016; RE 017; RE 018; REO 60; REO 61 and RE 109 which seek to fully implement and align with the provisions of the RSES regarding the future growth and development of Maynooth.</p> <p>The zoning request for the subject site from ‘I: Agricultural’ to ‘C: New Residential’ in the Maynooth Local Area Plan does not fall within the scope of this Draft Plan and therefore cannot be taken into consideration at this stage. It should be noted however that the preparation of a Local Area Plan for Maynooth forms part of the Kildare Council work programme for 2022. This Plan will be prepared on the basis of Maynooth’s designation as a Metropolitan Key Town within the DMA and will seek to capitalise on its strategic location and university town status to attract investment and talent whilst at the same time ensuring that such growth takes place in a sustainable, sequential and phased manner, in keeping with the required transition to a model of low carbon development. The Plan will be evidence-based in nature with proposed zoning designations being the subject of a series of detailed assessments including an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and an Area Based Transport Assessment (ABTA) to determine the suitability and</p>
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	<p><u>Attached Submission Document</u> The submission includes an executive summary which reiterates the contents outlined above.</p> <p>The submission outlines the sites context in relation to its characteristics (open farmland paddocks) and its location to the southwest of the town, bound by the Celbridge Road to the south. The site is located proximate to a planned Bus Connect Bus Stop and that it contains no protected structures or Recorded Monuments (SMRs). The site is not within with boundaries of a Natura 2000 designated site the closest of which lies 1.5km to the north.</p> <p>The site is located c.1.3 km from the town centre and Maynooth is designated as a Key Town within the Dublin Metropolitan Area (DMA).</p> <p>A planning history search found no previous planning applications relating to the subject lands and with the exception of the Part 8 Maynooth Eastern Ring Road (MERR) planning application (to the west), other applications within the vicinity are minor in nature.</p> <p>The submission outlines the provisions of the National Planning Framework (NPF) regarding the promotion of urban areas and the implementation of the principle of compact growth, referring to National Policy Objectives (NPO) 3a, 3b, 3c of the NPF. It is submitted that the location of the site regarding access, social infrastructure and planned high quality infrastructure shows that new residential uses on the site would fully accord with the principle of compact growth.</p> <p>The submission outlines the provisions of the RSES in relation to Maynooth noting again its designation as a Metropolitan Key Town within the DMA, <i>'with high quality</i></p>	<p>capacity of specific sites to accommodate particular land uses within the Plan area.</p> <p>Chief Executive's Response No change to the Draft Plan</p>
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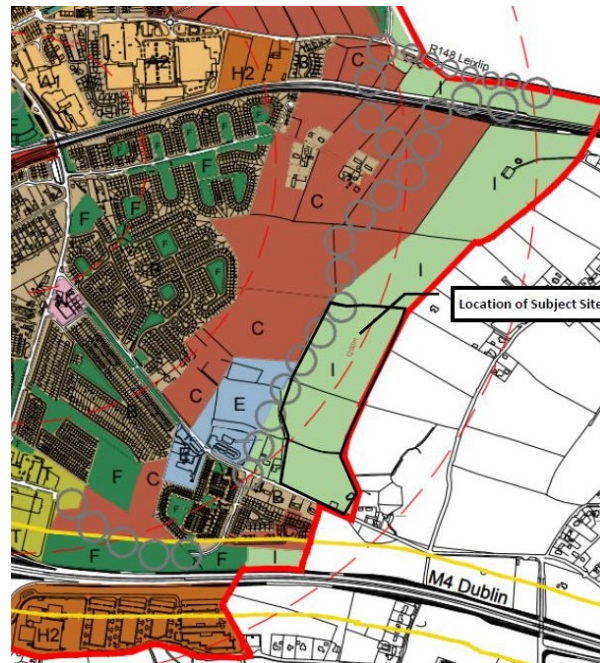
	<p><i>transport links and capacity for increased residential and employment densities at strategic transport nodes.</i> It is also noted that the Railpark lands (to the west / northwest of the subject site) are designated for further residential development along with the Maynooth Eastern Ring Road. The provisions of the RSES in relation to the expansion of DART services to Maynooth and the completion of the Maynooth Outer Orbital Route along with other servicing infrastructure is also noted. There are references to the Metropolitan Area Strategic Plan (MASP) (Chapter 5, RSES) which outlines Maynooth’s role along the North-West Corridor of the DMA in relation to the future provision of residential development, employment lands and servicing infrastructure.</p> <p>There are references to the Draft Transport Strategy of the Greater Dublin Area (2022-2042) particularly in relation to the DART+ West project which will provide enhanced rail-based services to the town.</p> <p>It is noted that the Kildare County Development Plan 2017-2023 including Variation No. 1 to the Plan provides for a Joint Local Area Plan to be prepared for Maynooth in conjunction with Meath Co. Co. (as provided for in RPO 4.35 of the RSES). It is noted that any future development must ensure the sustainable use of existing and committed infrastructure and that on this basis the south-eastern part of the town will play an essential role in the ongoing development of the town.</p> <p>References are also made to the Maynooth Local Area Plan 2013-2019 noting that the subject lands are zoned ‘I: Agricultural’. It is further noted that the subject lands are adjacent to the Railpark Key Development Area which have been identified to deliver c. 720 no. additional new housing</p>	
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	<p>units which are to be facilitated by the delivery of the Maynooth Eastern Ring Road. The potential of this route to unlock development in the southeast of the town is particularly noted.</p> <p>The provisions of the Draft Kildare County Development Plan 2023-2029 are outlined regarding its Core Strategy and the incorporation of national and regional planning policy. There is a reference to NPO 68 which (with the agreement of the MASP Implementation Group) provides for an allocation of up to an additional 10,000 population for Maynooth in addition to its core strategy allocation. The precise allocation will be determined as part of the Local Area Plan process for the town. References are made to objectives CSO 1.1, CSO 1.4 and HO P4 of the draft Plan regarding the population growth allocation and ensuring that enough zoned land is provided. Objective HO 03 relates to co-operation with the eastern and midland regional assembly in planning for new homes and meeting housing need in the portion of the County that lies within the DMA.</p> <p>It is stated that the draft Plan does not include any land use objectives map or specific policy objectives for Maynooth but notes that it is an objective of the draft Plan to prepare a Local Area Plan for Maynooth (CSO 1.9). It is understood that the <i>Draft Maynooth Local Area Plan 2022-2028</i> is currently being prepared by Kildare County Council (in conjunction with Meath County Council) and this is expected to go on public consultation later this year (Q4 2022)). It is requested, that on basis of the contents of this submission, the subject lands should be earmarked as 'C: New Residential' in anticipation of the <i>Draft Maynooth Local Area Plan 2022-2028</i> being published.</p>	
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	<p>It is stated that there are currently two sets of National Guidelines governing the preparation of Development Plans at present in Ireland viz, the <i>Development Plan Guidelines for Planning Authorities 2007</i> and the recently published <i>Development Plan - Guidelines for Planning Authorities, Draft for Consultation August 2021</i>. References are made to the procedures set out in the 2007 guidelines regarding the zoning of land. It is submitted that based on the 2007 guidelines, the lands are suitable for residential zoning, having regard to the criteria set out in the 2007 guidelines with respect to the site's suitability in terms of need, policy context, access, servicing infrastructure, future planned infrastructure in the area, location and supporting infrastructure and facilities.</p> <p>On the issue of flooding the submission states that the subject lands do not suffer from any physical limitations that may prevent their development for residential accommodation, subject to the usual development management provisions.</p> <p>It is further noted that the site fully adheres to the sequential approach to development as set out in section 4.19 of the 2007 Guidelines. It is stated that there are no site constraints relating to the conservation of environmental or heritage features.</p> <p>References are made to the Draft Development Plan Guidelines (2021) which outline the Tiered Approach to Zoning along with the principle of sequential development. In this regard, the submission refers to the Core Strategy of the Draft Plan which identifies that Maynooth's population is expected to grow significantly over the Plan period and notes that the role of Maynooth can be increased. The submission also urges the Planning Authority to ensure that appropriate</p>	
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policies are included in the *Draft Maynooth Local Area Plan*, in order to safeguard development in the town and to ensure that Maynooth Town has the capacity to grow in line with the settlement strategy.

The submission concludes by noting again the importance of Maynooth as a Key Town in the DMA and reiterates its request that the zoning of the subject site should be amended from 'I: Agricultural' to 'C: New Residential'. The submission notes that the southeast of Maynooth presents a key opportunity to deliver much needed residential development in the town.




<p>349</p>	<p>Westin Homes</p>	<p>Maynooth</p> <p>The submission by Declan Brassil and Company Ltd. on behalf of Westin Homes Ltd. Submission notes that Westin Home has a proven track record in the delivery of housing development with over 1,000 units either constructed, under construction and in planning in the county. States that Westin Homes Ltd. controls a strategic landbank to the south of the Maynooth and is committed to the ongoing delivery of homes and the necessary supporting physical and community infrastructure.</p> <p>This submission proposes the following amendments to the draft Plan to: (i) support the key core strategy objectives of the Plan for the County and Maynooth, and (ii) to support and enable the future development of Maynooth in a manner consistent with the national policy objectives of plan-led urban consolidation on sites proximate and accessible to high-capacity public transportation and town centres, and that can deliver strategic infrastructure and leverage investment in existing infrastructure.</p> <p>Specifically, the submission requests the following:</p> <ul style="list-style-type: none"> • That a substantial element of the 10,000 population allocation agreed with the MASP Implementation Group is allocated to Maynooth in the Draft Plan for the period 2023-2029 to appropriately reflect Maynooth’s designation as a Key Town of strategic importance to the sustainable growth of the County. • Amend Core Strategy Objective CSO 1.9 to include the sentence in purple after the sentence “<i>in accordance with the objectives of the County Development Plan and all relevant Section 28 Ministerial Guidelines</i>”. <i>Plan-led urban growth will prioritise sequential expansion, the</i> 	<p>Chief Executive’s Response</p> <p>With regards to the request that a substantial element of the 10,000-population allocation agreed with the MASP Implementation Group be allocated to Maynooth in the Draft Plan for the period 2023-2029, it should be noted that Footnote No. 8 of Chapter 2 Core Strategy and Settlement Strategy provides for the following: ‘<i>Additional population allocation for Maynooth of up to 10,000 persons from redistribution of NPF City and Suburbs allocation (EMRA, July 2020). The precise allocation that will be attributed to Maynooth however will be determined at LAP stage on foot of detailed assessments and audits of available social and physical infrastructure.</i>’ Accordingly, it is considered that providing for a specific allocation of the additional population in the draft Plan would be premature pending the preparation of detailed assessments to be carried out for the Maynooth Local Area Plan. Such assessments include an Infrastructural Assessment (Settlement Capacity Audit), a Social Infrastructure Audit, and an Area Based Transport Assessment (ABTA). It is noted that the preparation of a local area plan for Maynooth forms part of the Kildare Council work programme for 2022/23.</p> <p>Note: See also the response to submissions from the OPR and EMRA in this regard.</p> <p>The request to amend objective CSO 1.9 is not accepted as it is considered that the draft Plan through its text, policies, objectives, and actions provide a sufficiently detailed framework with</p>
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		<p>development of brownfield and infill consolidation sites, and sites that can be delivered concurrently with strategic movement infrastructure and necessary social and community infrastructure.</p> <p>Submission refers to the Regional Economic and Spatial Strategy which identifies Maynooth as a Key Town and notes its role in the RSES. Also notes that the town forms part of the Dublin Metropolitan Area (DMA) and is identified in the Dublin Metropolitan Area Strategic Plan (MASP). Submission notes the provisions of the MASP which seeks to align growth with enabling infrastructure which will promote capacity improvement within the DMA. Notes that Maynooth is within the North-West Development Corridor of the MASP and that the electrification of the rail line by 2027 will support sequential growth in Leixlip and Maynooth. Also notes other key public transport projects, including the Maynooth Outer Orbital Route (MOOR).</p> <p>Notes the provisions of RPO 4.33 with regard to supporting the continued development of Maynooth that is co-ordinated with the delivery of strategic infrastructure such as the MOOR. States that the MASP notes the requirement for the core strategies of the relevant local authorities to demonstrate consistency with the population targets expressed in the NPF and the Implementation Roadmap, which has since been reviewed under the Structural Housing Demand in Ireland and Housing Supply Targets Circular (December 2020). Outlines the envisaged new household demand as set out in the circular is almost 31,000 new households per annum every year from 2020 to 2040, and just over 33,000 new households per annum, to be met during the period 2020 to 2031.</p>	<p>regards to the promotion of compact growth and sequential development in Maynooth. In this regard, it is considered that the draft Plan fully acknowledges designation of Maynooth as a 'Metropolitan Key Town' and provides for a range of specific policy objectives which seek to fully implement and align with the provisions of the RSES relating to the future growth and sustainable development of Maynooth.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
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	<p>Refers to the further allowance in transitional population targets under National Policy Objective (NPO) 68 of the NPF by way of up to 20% of the targeted growth in the city being transferred to other settlements in the MASP, which includes Maynooth. Notes the core strategy allocation to Maynooth and refers to additional population allocation for Maynooth of up to 10,000 persons under NPO 68 by EMRA (July 2020). Notes objective HO O3 which seeks to <i>'co-operate with the Eastern and Midland Regional Assembly in planning for new homes and meeting housing needs for the Dublin Metropolitan Area through the implementation of the Dublin Metropolitan Area Strategic Plan'</i>. The submission states that it supports the approach of the draft Plan which provides for a substantial additional population allocation to Maynooth consistent with NPO 68 and the MASP.</p> <p>Notes the provisions of the RSES and MASP relating to the requirement for compact growth and sequential development with a focus on consolidation of Dublin City and suburbs, and the development of Key Metropolitan Towns such as Maynooth.</p> <p>Refers to Objective HO O2 of the draft Plan which seeks to ensure that <i>'sufficient land is zoned at appropriate locations.'</i> Submits that consistent with national and regional policy, new development should focus on sequentially preferred lands which are accessible to the existing town centre and public transportation links.</p> <p>With regard to Maynooth, the submission states that the M4 to the south provides a strong physical boundary to the town. Notes that sequentially, the lands to the south of the town are contiguous with the existing urban footprint, are characterised as an urban infill consolidation site, and, significantly, facilitate the completion of the Maynooth Outer</p>	
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	<p>Orbital Route (MOOR) alleviating congestion and facilitating enhanced permeability and connectivity.</p> <p>States that the strategic importance of the lands to the southwest of Maynooth was specifically referenced in the Draft RSES, which stated that the further development of agricultural lands at Crewhill and Newtown would provide for significant residential development. Notes that the Council’s submission to the Draft RSES acknowledged the strategic importance of lands to the southwest of the town for residential development.</p> <p>Refers to the landbank immediately south of Hayfield which are in the ownership of Westin Ltd. States that these lands are sequentially preferred, being the closest infill and consolidation landbank of scale relative to the train station and town centre and can make a significant contribution to urban consolidation objectives and deliver compact growth. Concludes by stating that these lands present an opportunity to deliver strategic transportation and movement infrastructure for the town over the short to medium term, including the MOOR.</p> <p><u>Appendix 1</u> Appendix 1 of the submission includes a site location map and a satellite map showing the boundaries and extent of the subject site in Maynooth.</p>	
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502	Sisters of Charity of Jesus and Mary	<p>Monasterevin (Moore Abbey)</p> <p>Cushman and Wakefield on behalf of the Sisters of Charity of Jesus and Mary have instructed Turley Town Planning Consultants to write this submission with regard to lands at Moore Abbey, Monasterevin.</p> <p>It is noted that the subject lands are not proposed to be rezoned in the draft Kildare County Development Plan (dKCDP), the objectives and upcoming Local Area Plan (LAP) will influence the quantum and type of development. The submission highlights the subject lands, c.99.4 hectares as a significant asset which is available for redevelopment. The current buildings on the lands are in use as residential accommodation for the Sisters of Charity of Jesus and Mary and the Muiriosa foundation to care for people with intellectual disabilities. A number of buildings are protected structures and there are no plans to redevelop these buildings. Lands located in close proximity to Monasterevin are highlighted for future development. <i>Monasterevin LAP 2016 – 2022, Specific Objective E2</i>, will be delivered by a proposed education campus on a portion</p>		<p>Chief Executive’s Response</p> <p>The Draft Kildare County Development Plan does not include a land use zoning map for Monasterevin as Monasterevin has its own statutory Local Area Plan. Matters with respect to land uses and associated zonings can be considered as part of the review of the Monasterevin Local Area Plan.</p> <p>Notwithstanding the above however it should also be noted that Objective CSO 1.18 (Chapter 2) provides an opportunity to the Council to align the Development Plan with up to date population from Census 2022, where there are verified population differentials, when such figures are published. This may have implications for the allocations in Table 2.8 which may consequently have a knock on effect to the allocations attributed to the various towns/villages/rural settlements throughout the county. Any updated allocations will be taken into account as part of the preparation of an updated Local Area Plan for Monasterevin.</p>

	<p>of the land holding (Granted Planning Permission 16/1440). It has been agreed in principle that <i>Specific Objective E1</i> will be delivered by a transfer of a portion of the land to the Sports Hub Group and Kildare County Council through the development of recreation, amenity, and sports facilities in a campus style development.</p> <p>Monasterevin is included in the dKCDP 2023- 2029 as a ‘Self-Sustaining Town’, consisting of a high population and weak employment base. No residential zoning provisions have been allocated to the town.</p> <p>It is noted in Table 2.8 ‘Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028’ of the dKCDP 2023 - 2029 that a population growth 2.6% is allocated, this equates to a housing growth target of 238 no. units which translates to 8 hectares of land with a density of 30 units per hectare which will be required in Monasterevin during the lifetime of the plan.</p> <p>The dKCDP Core Strategy relevant considerations as they relate to Monasterevin are noted as CSO 1.1, CSO 1.4, CSO 1.9, CSO 1.15.</p> <p>It is noted that considering the projected population increase during the lifetime of the dKCDP , Monasterevin would be considered a ‘town’ and therefore a target density of 35 – 40 units per hectare is prescribed.</p> <p>Circular Letter NRUP 02/2021 (April 2021), was issued to provide clarification on residential densities in towns and villages, as set out in <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)</i> which notes ‘<i>suburban or high-density urban approaches are not applied uniformly and that development responds appropriately to the character, scale and setting of the town or village</i>’.</p> <p>The submission summarises that the small exceedance of the population threshold should not mean that the existing</p>	<p>Chief Executive’s Recommendation</p> <p>No change to Draft Plan.</p>
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	<p>character and development pattern of Monasterevin should be set aside and a density which respects the scale and character of Monasterevin should be used to inform potential development densities contained in the future LAP.</p> <p>A summary of the average density of existing residential developments in Monasterevin is noted as 19 - 26 units per hectare.</p> <p>It is stated that the dKCDP applied an average density of 30 units per hectare in Monasterevin, which equates to 8ha of land. It is noted that recently completed developments broadly align with the densities recommended for 'edge of small town / village' or 'edge of centre sites' and do not achieve a density of 30 units per hectare.</p> <p>It is noted in <i>Development Plans - Guidelines for Planning Authorities Draft for Consultation</i> (August 2021), prepared by the Department of Housing, Local Government and Heritage, that it may be necessary to zone more serviced land for housing to avoid restricting the supply of residential development through inactivity of a particular landholding. It is considered that the majority of new housing will be edge of centre / edge of town locations, with a lower density required to respect the setting of the town.</p> <p>It is requested that the provision of residential zoned land in Monasterevin should be increased to avoid restricting the supply of new housing development.</p> <p>It is noted that there is a surplus of land zoned for 'Community and Education' at Moore Abbey in consideration of the proposed school and sports hub and lands should be utilised for other uses.</p> <p>It is noted that historically the town has sprawled to the north / east of the town centre, redevelopment of a portion of the subject lands would connect the proposed education and sports facilities to the town centre.</p> <p>It is noted in the <i>Development Plans - Guidelines for Planning Authorities Draft for Consultation</i> (August 2021),</p>	
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	<p>that land-use zoning decisions should not be deferred to local area plan processes but aligned in a single, integrated development plan process.</p> <p>It is noted that in dKCDP, Volume 2 sets out land use zoning for settlements for small towns and villages and is also accompanied by a Sustainable Planning Infrastructural Assessment (SPIA), which assists in the designation of Tier 1 or Tier 2 lands and identifies the likely development services required to support new development. The SPIA is noted as integral in informing the future development strategy for small towns and villages. It is noted the plan states <i>'Individual Local Area Plans will be prepared for higher order settlements, where individual Infrastructural Assessments will be carried out to apply the tiered approach to the zoning provisions associated with their respective housing allocations'</i>.</p> <p>It is noted that the Monasterevin LAP, 2016 – 2022, expired in March 2022 and there is no timeframe agreed for the preparation of a new LAP. There is a concern that the provision of land zoned for residential development is not sufficient and the plan does not identify the lands for which this growth may be delivered. The higher order settlements make up the majority of the population of Kildare (approx. 59%), therefore with no inclusion of land zoning maps for these settlements in the Plan it is unclear if the Plan is consistent with national and regional or specific planning policy requirements of the Planning and Development Act 2000 (as amended).</p> <p>It is noted that the Core Strategy of the dKCDP is 'fit for purpose', however this can only be deliverable with the inclusion of land use zoning objectives for all settlements being included in the CDP and not in individual LAP's.</p> <p>It is requested that to ensure an adequate quantum of land be zoned through the LAP to deliver the target number of homes for the projected growth of Monasterevin to:</p>	
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		<ol style="list-style-type: none"> 1. Ensure compliance with <i>Development Plans - Guidelines for Planning Authorities Draft for Consultation</i> (August 2021) document by not deferring land-use zoning decisions to subsequent Local Area Plan processes and land-zoning maps to be prepared for all higher-order settlements as part of the CDP. 2. Reconsider the Target Residential Density for development in the hierarchy of settlements. Greater flexibility should be included in the Core Strategy to ensure it results in high quality residential development at an appropriate density while respecting the character of Monasterevin. 3. Include a higher provision of 'Residential Zoned Land', at least 12 ha, in Monasterevin to ensure that there is flexibility to deliver projected growth and a choice of development sites. 	
427	Connacht Hospitality Group	<p>Naas (Leinster Mills)</p> <p>This submission requests that a specific policy is inserted into the Draft Plan that Leinster Mills (2.4 acres) in Naas is identified as a Sustainability Tech Hub promoting co-working hub and regional innovation space development for scale-ups.</p> <p>The submission notes the site is zoned as Open Space and Amenity in the Naas LAP which is stated as being very restrictive in terms of encouraging viable commercial development. It is also stated that the current zoning does not reflect the existing office (584 sq. m and office mews 102sqm) and industrial uses (2,124sq.m) on site.</p>	<p>Chief Executive's Response</p> <p>The Council recognises the potential of the Leinster Mills site, which is acknowledged throughout the Naas Local Area Plan 2021-2027. However, the subject lands are located within an area at risk of flooding (Map 9.1 of the Naas Plan, refers) and therefore have been zoned as Open Space and Amenity given the requirement under national policy to ensure lands at risk of flooding are substituted with water compatible, less vulnerable land uses.</p> <p>Currently the OPW in collaboration with Kildare County Council are undertaking a Flood Relief Scheme Study for Naas. Once the study is complete the masterplan for the Northwest Quadrant, of which the subject lands form part, can be finalised and clearer direction can then be provided with respect</p>



The submission states that there is urgent need to attract a long-term sustainable use that will encourage restoration and investment in the buildings to breathe life back into this important landmark site which is a Protected Structure.

Vehicular access is via the public road to the front (east) of the site, Sallins Train Station is 1.6km from the site and there are bus services along the Sallins Road 640 metres from the site. Similarly, the new 9a Junction has opened up the potential for the subject lands. It is also stated that the subject lands will benefit from a future second vehicular access point (Ref 20/1564) along its western boundary linking the Mills to the Kerry Foods R&D and this will connect the site to the Millennium Park Road network.

The site is located within a pNHA.

The area is characterised by the canal and industrial development, namely Boran Packaging Ltd. There are a number of commercial occupiers nearby.

The submission states that under the Naas Town Plan 2011-2017 the subject lands were zoned M1, with a

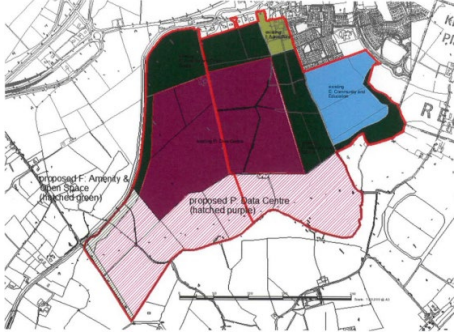
to the future development of the overall Northwest Quadrant area including in relation to Leinster Mills and its surrounding lands. As provided for under Objective NWQ 1.1 the masterplan will be integrated into the Naas Plan by way of a statutory amendment pursuant to Section 20 of the Planning and Development Act 2000 (as amended). Any change to the flood risk pertaining to this site as a result of the OPW study can be reflected in the overall land use contained in the masterplan.

Therefore, it is not considered necessary to provide an objective in the Draft Plan as the subject lands will form part of the masterplan for the overall development of lands in the Northwest Quadrant (Action UD A2, refers).


Chief Executive’s Recommendation

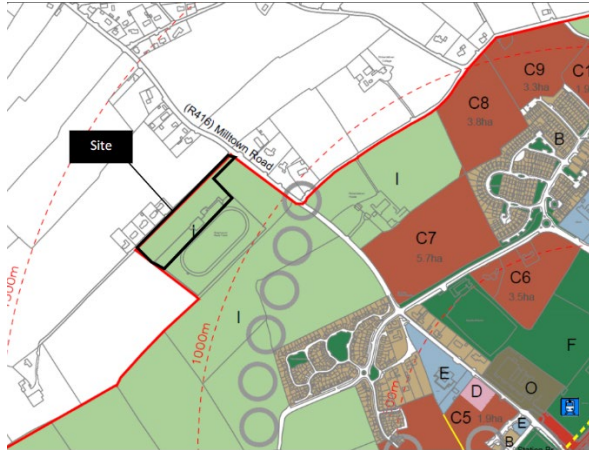
No change to the Draft Plan.

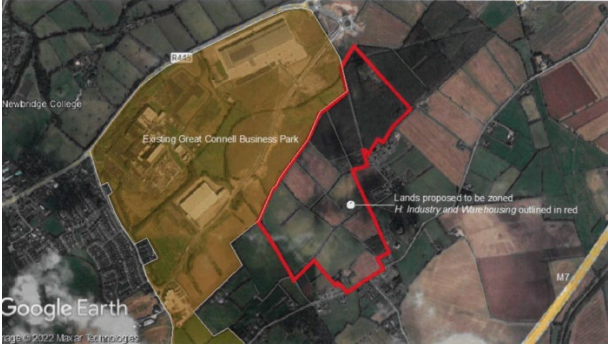
		<p>cultural/tourist/residential based zoning objective. The lands were then zoned Open Space and Amenity in the current Naas Plan.</p> <p>The Council’s Regional Enterprise Plan to 2024 for the Mid-East promotes hub and innovation spaces.</p> <p>The submission states in respect of MERITS that there is room for two innovation houses, the intention is for collaboration and sharing with MERITS rather than competition.</p> <p>Amendment to Objective RE O20 proposed as follows:</p> <p><i>Strengthen and promote the local employment base through the development of MERITS (Mid-East Regional Innovation Thinkspace), Millennium Park in the North-West Quadrant and the regeneration of underutilised lands including industrial lands in the north-east of the town and Leinster Mills as a tech-hub.</i></p> <p>Additional Objective:</p> <p>RE051 <i>Support the development of Leinster Mills (Protected Structure) in Naas as a co-working tech-hub, subject to an appropriate built and natural heritage conservation-based development strategy.</i></p>	
588	Tom McParland & Sassabunda Ltd	<p>This submission relates to a zoning request for land at Jigginstown, Naas to increase the Data Centre zoning that was applied to the Naas LAP by an additional 113 acres.</p>	<p>Chief Executive’s Response</p> <p>The comments in the submission are noted. With regard to the zoning of additional lands adjacent to the boundary of the recently adopted Naas Local Area Plan 2021-2027 that are the subject of this submission, it is the position of the Planning Authority that the Local Area Plan process provides</p>


		 <p>The submission states that there is active engagement with developing the lands but it has become apparent the current zoning is not large enough to accommodate a development of the scale that operators require and to expand in the future. Operators would not buy unzoned land.</p> <p><u>Zoning in the Context of the Policies and Objectives of the Draft Plan</u></p> <p>Client committed to a zero-carbon strategy, potential for district heating for Naas. It would prioritise the development of Key Towns to act as economic drivers and strategic employment locations.</p> <p>The following objective should be added to Para 4.4.4. <i>Promote Naas as a sustainable international for ICT infrastructure such as data centres, in line with Regional Policy 8.25.</i></p> <p>The submission supports RE P11, RE O69, RE O70 which relates to Data Centres. Support is also given to RE O53 and RE O54 with regards FDI and the development of key land banks and business parks.</p>	<p>the best approach to ensure that land use proposals for development in our larger settlements are advanced in a sustainable, sequential and phased manner, as per objective CSO 1.1 and CSO 1.4 of the draft Plan. In preparing local area plans, the Council employs a methodology which is based on the preparation of a series of evidence-led analysis including an Infrastructural Assessment (Settlement Capacity Audit), Habitat Mapping, a Social Infrastructure Audit, and a Transport Strategy to determine the suitability and capacity of specific sites to accommodate particular land use activities. In this regard, in the absence of the necessary supporting documents the additional zoning to the Naas Plan would undermine the work that has been carried out which informed the local area plan and therefore would be contrary to the proper planning and sustainable development of Naas.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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		<p>A significant tree belt can be designed from the outset for screening.</p> <p>Support to RE O137 is also given as the submission states they are a small but significant stretch at the Corbally Branch and support the development of it as a recreational asset.</p> <p><u>Chapter 7</u> The submission supports on site generation of electricity to support any proposed development. The submission states that they are aware of the concerns surrounding power usage across the country and engaged with the CRU with regards power supply and are satisfied that these issues can be resolved.</p> <p>A feasibility study on a bio-mass power plant is already underway but will necessitate more zoned land.</p> <p><u>A Shared Vision for Jigginstown</u> The submission appends a Development Vision document to support the submission. This report provides high level concepts with regards planting, connectivity, ecology and recreational potential. The report refers to a district heating strategy where the first loop could serve Naas Hospital and the Áras and the site owned by the LDA. Naas could become one of Ireland’s leading Decarbonisation Zones.</p>	
399	Michael Dunne	<p>Newbridge</p> <p>Submission number 399 relates mainly to rural housing and has been addressed in full in this report in Chapter 3 (Rural Housing). As it also relates to a specific land zoning immediately adjacent to the Newbridge Local Area Plan boundary which can only be addressed through a review of the Newbridge LAP it is listed in this Section also for completeness.</p>	<p>Chief Executive’s Response</p> <p>Please see response to 399 under Chapter 3 (Rural Housing)</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>

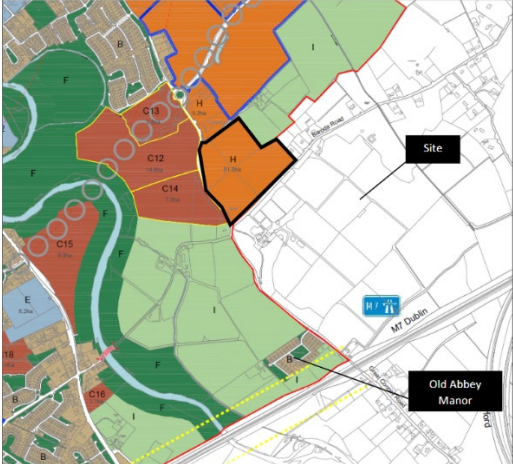
<p>611</p>	<p>Thoval Properties Ltd</p>	<p>Newbridge This submission requests that a site located to the north of Newbridge be zoned for residential purposes. The site is within the Newbridge Local Area Plan 2013-19 boundary and is zoned for open space and amenity purposes.</p> <p>There was an application for 160 units on this site under planning ref. 05/2742 which was withdrawn. This submission puts forward the case that this brownfield site is prime for residential development as it is compliant with national, regional and county guidelines and policies favouring compact growth and varied housing type provision.</p> <p>The Strategic Flood Risk Assessment for the Newbridge Local Area Plan 2013 – 2019 did not address the subject site. A site specific Flood Risk Review therefore accompanies this submission. This report concludes that the rezoning of this site for residential purposes is an appropriate use and is in line with the core principles of the Planning System and Flood Risk Management Guidelines.</p> <p>The extract below illustrates the sites location and context (north of the town)</p> 	<p>Chief Executive’s Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan. The matter of rezoning can be considered as part of the review of the Newbridge Local Area Plan, preliminary work for which is already underway.</p> <hr/> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan</p>
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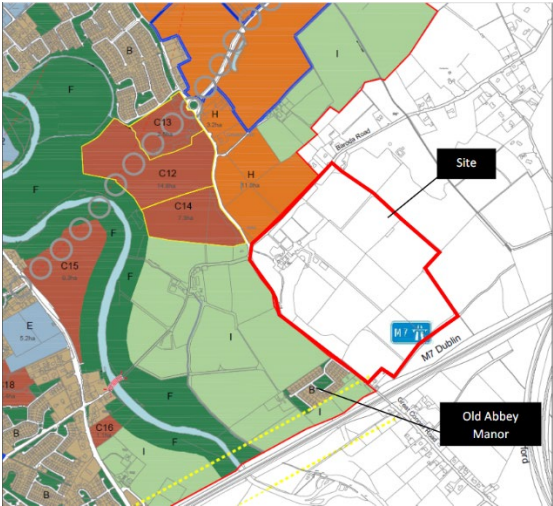
<p>359</p>	<p>Dermot Cox</p>	<p>Newbridge</p> <p>This submission requests that a site located at the north edge of Newbridge be zoned for Racetrack purposes. This would reflect the location of the site which is adjacent to a greyhound track. This proposed zoning would also allow for ancillary commercial uses and encourage further development of the greyhound track. The submission noted that Horse Racing Ireland which is located in a similar edge-of-town location has its own individual zoning objective (Equestrian). Currently the zoning objective of the site is Agricultural in the Newbridge Local Area Plan 2013-2019. The extract below illustrates the sites' location and context.</p> 	<p>Chief Executive's Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan. The matter of rezoning can be considered as part of the review of the Newbridge Local Area Plan, preliminary work for which is already underway.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
<p>589</p>	<p>Sheelagh Minihane and John Minihane</p>	<p>Newbridge</p> <p>This submission requests that a site of approximately 63 hectares be zoned to provide for Industrial and Warehousing in Newbridge. The site is currently zoned for agricultural purposes in the Newbridge Local Area Plan 2013-19 and is greenfield in nature.</p>	<p>Chief Executive's Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan. The matter of zoning and the Local Area Plan boundary can be considered as part of the review of the Newbridge Local Area Plan, preliminary work for</p>

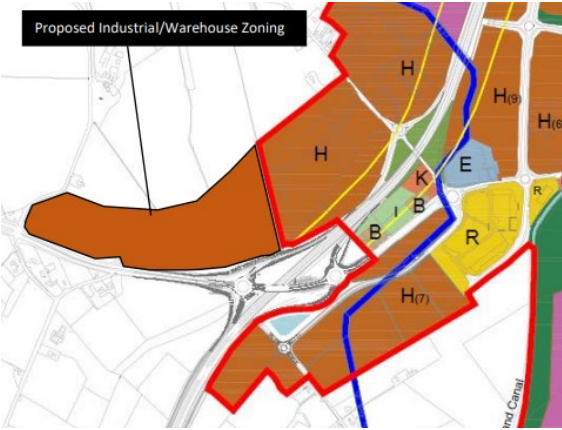
		<p>The submission states developing this site for these purposes would reinforce the Naas-Newbridge cluster and allow for the provision of more jobs. This is in line with national, regional and local policies. Furthermore, locating Industrial and/or Warehousing uses to this location would be in keeping with consumer trends and ensure national supply chains.</p> <p>The submission also states the subject site is well located allowing for clustering with adjoining businesses like Lidl and Penneys, while also being well serviced by road, communications, electricity, water and waste water infrastructure.</p> <p>The extract below illustrates the site's location and context.</p> 	<p>which is already underway. This LAP will take into consideration that this location is within a Strategic Economic and Employment Zone which is outlined in Section 2.15 of Chapter 2 'Core Strategy' of the Draft Development Plan.</p> <p>It is considered appropriate to include reference to 'environs' of towns within objective CSO 1.9 which refers to the preparation of local area plans.</p> <p>Chief Executive's Recommendation Amend Objective CSO 1.9 as follows: Review and prepare on an on-going basis a portfolio of Local Area Plans (LAPs) for the mandatory settlements (and environs, where appropriate) of Naas, Maynooth, Newbridge, Leixlip, Kildare, Athy, Celbridge, Kilcock, Monasterevin, Sallins Clane and Maynooth in accordance with the objectives of the County Development Plan and all relevant Section 28 Ministerial Guidelines.</p>
508	Brannock Developments Ltd	<p>Newbridge</p> <p>This submission requests that a site of approximately 38 hectares be zoned to provide for new residential development in Newbridge. This site is currently zoned for</p>	<p>Chief Executive's Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan. The matter of rezoning can be considered as part of</p>

		<p>agricultural purposes in the Newbridge Local Area Plan 2013-19 and is greenfield in nature.</p> <p>The submission states that 90% of the land is within 1000 metres of the train station and the rezoning of the lands present an opportunity for the timely delivery of residential development to meet housing demand envisaged by the Regional Planning Guidelines. Development at the subject location will assist in rebalancing the quantum and location of ‘new residential’ zoned lands to the immediate west of Newbridge Town within walking distance of all amenities and transport services. Furthermore, it is submitted that the subject site has good vehicular and pedestrian access and is well served by all utilities including water supply, wastewater, telecommunications and electricity.</p> <p>The extract below illustrates the sites’ location and context.</p> 	<p>the review of the Newbridge Local Area Plan, preliminary work for which is already underway.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
357	Dermot Cox	Newbridge	Chief Executive’s Response

	<p>This submission requests that a site of approximately 9 hectares be zoned to provide for serviced sites/new residential at the southeast edge of Newbridge.</p> <p>This site is currently zoned Industrial and Warehousing in the Newbridge Local Area Plan 2013-2019, is greenfield in nature and has extensive road frontage. This submission seeks that the subject lands be zoned in their entirety, or partially, for New Residential or Serviced Sites. The need for Serviced Sites at the edge of urban settlements is stated to be a priority in the draft Kildare CDP 2023-29. It is submitted that lands should be zoned for Serviced Sites at the edge of such towns so as to provide a viable alternative to persons who would otherwise build one-off houses in the countryside. Furthermore, there needs to be a mix of dwelling types within such towns, particularly at locations where increased density is not as important due to distance from public transport.</p> <p>It is also submitted that there is an onus on the Council to try and link the isolated housing estate of Old Abbey Manor back into the town of Newbridge via pedestrian links. The submission also states there are numerous examples of lands at the environs of urban settlements which are to be zoned for development under the draft Kildare CDP 2023-29 such as Ladytown or Blessington and other examples of lands being zoned in the vicinity of urban settlements such as Johnstown Garden Centre.</p> <p>The extract below illustrates the sites location (to the east) and context.</p>	<p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan. The matter of rezoning can be considered as part of the review of the Newbridge Local Area Plan, preliminary work for which is already underway.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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356	Dermot Cox	<p>Newbridge This submission requests that a site of approximately 48 hectares be zoned to provide for serviced sites/new residential at the southeast edge of Newbridge. This site is currently outside the Newbridge Local Area Plan 2013-19 boundary as extended and is unzoned. It is greenfield in nature and is used as a stud farm called Baroda Stud and is directly adjoined by lands zoned Industrial and Warehousing.</p> <p>This submission seeks for the subject lands to be zoned in their entirety, or partially, for New Residential or Serviced Sites. The need for Serviced Sites at the edge of urban settlements is stated to be a priority in the draft Kildare CDP 2023-29. It is submitted that lands should be zoned for Serviced Sites at the edge of such towns so as to provide a viable alternative to persons who would otherwise build one-off houses in the countryside. Furthermore, there needs to be a mix of dwelling types within such towns, particularly at locations where increased density is not as important due to distance from public transport. The extract below illustrates the sites' location and context.</p>	<p>Chief Executive's Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan. The matter of rezoning can be considered as part of the review of the Newbridge Local Area Plan, preliminary work for which is already underway.</p> <hr/> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>


		<p>It is also submitted that there is an onus on the Council to try and link the isolated housing estate of Old Abbey Manor back into the town of Newbridge via pedestrian links. The submission also states there are numerous examples of lands at the environs of urban settlements which are to be zoned for development under the draft Kildare CDP 2023-29 such as Ladytown or Blessington and other examples of lands being zoned in the vicinity of urban settlements such as Johnstown Garden Centre.</p> <p>The extract below illustrates the sites' location (to the east) and context.</p> 	
312	Elizabeth Williamson	<p>Newbridge</p> <p>This submission relates to a request that an area outside Newbridge at Little Connell and Morrinstown Upper be zoned</p>	<p>Chief Executive's Response</p> <p>The content of the submission is noted. There is no land use zoning map relating to Newbridge contained in the Draft Plan. A suite of individual Local Area Plans will be prepared for higher order</p>

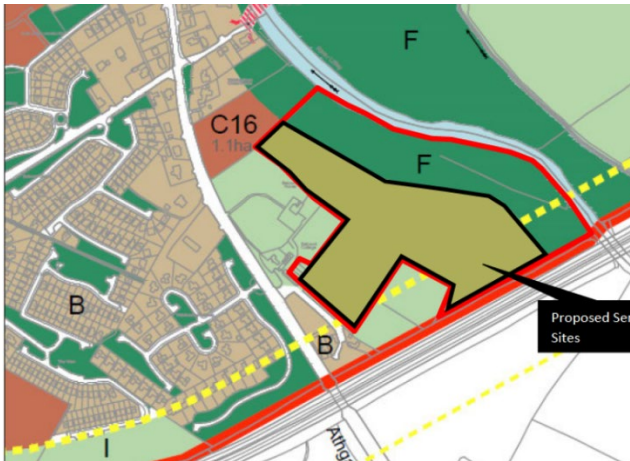
		<p>Existing Residential and that this area be included in the Draft Plan as part of Newbridge town.</p> <p>The area in question, a local road which connects at two points to the R445, is a densely populated area which is a de facto part of Newbridge.</p> <p>There are no undeveloped sites in the area. The town footpaths and public lighting extend to the area, thereby emphasising its urban nature.</p>	<p>settlements such as Newbridge when the County Plan is adopted (CSO 1.9 refers). This will require a full review of all land uses in the area of Newbridge within the development boundary.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
298	Smullen Transport	<p>Naas</p> <p>This submission relates to a zoning request for lands (22 ha) to be zoned for Industrial /Warehousing use at Junction 10, Newhall, Naas under a separate Environs plan. The lands are currently unzoned and outside the boundary of the Naas LAP.</p>  <p>A number of reasons have been put forward to justify the requests for zoning:</p>	<p>Chief Executive’s Response</p> <p>The Naas Local Area Plan 2021-2027 was informed by a series of comprehensive evidence-based assessments, which included the Naas/Sallins Transport Strategy (2020). The Transport Strategy provides an evidence base for the integration of land use and transport planning, which is at the centre of the Naas plan-making process. The study examined the existing and proposed transport infrastructure, including the service provision across all modes of transport including sustainable means such as active modes (walking and cycling) in Naas and Sallins. The assessment provided an understanding of the existing constraints and modal share and also identified the interventions required within the Plan area and in the wider context, to effectively accommodate the anticipated increase in demand and ensure the optimal transportation interventions can be planned in order to drive a shift towards sustainable movement. The study found that large scale development in the location referred to in the vicinity of the Newhall Interchange would exacerbate issues at the Newbridge Road</p>

		<ul style="list-style-type: none"> - Increase employment opportunities to counteract commuting. - Industrial/warehousing lands near Junction 10 are almost fully occupied. - No known built or national heritage constraints. - No flood risk. - General area characterised by industrial land uses and M7 business Park 90% occupied. <p>Previous planning history starting from 2006 with an extension of duration in 2012 for a business park/industrial estate. This permission lapsed. Permission granted to the southeast of the site for freezer warehouse development.</p> <p>The submission references the NPF, RSES, the CDP in terms of job centred development, economic drivers, promoting employment opportunities and reducing commuting. Reference is also made to the Naas LAP in terms of references to the need to increase jobs.</p> <p>The lands are strategically located close to Junction 10 and an established road network -attractive for companies looking to relocate to Naas having regard to the size of the lands and their ability to accommodate a single large-scale industrial development or a multi-unit development along with appropriate buffers to adjoining lands. The site is compatible with neighbouring uses. Significant road frontage is available with no constraints for development associated with the lands.</p>	<p>Roundabout and therefore could not be justified in the Plan.</p> <p>As provided for in the RSES in terms of the integration of land use and transport, the development of lands within or contiguous with existing urban areas should be prioritised over locations that are further removed from urban areas and it is also stated that a high level of priority and permeability for walking, cycling and public transport modes to create accessible, attractive, vibrant and safe places to work, live, shop and engage in community life, should be delivered. In this context, the subject site has no dedicated pedestrian or cycle infrastructure or high-quality local bus stops. The site is remote from any residential development and would only serve to encourage car usage for workers commuting to the site. Similarly, the subject site is located immediately next to the M7 motorway which forms a barrier to active modal travel. Whilst it is accessible from the R445 (Naas/Newbridge Road) this road is a dual carriageway linking directly to the M7 junction 10.</p> <p>There is currently undeveloped land zoned for both Enterprise and Employment and Industry and Warehouse that are close to the town centre of Naas to the east of the M7 motorway which are more suitably located and can provide for urban consolidation rather than the subject lands which would represent further urban sprawl which is contrary to national, regional and local planning policy and guidance.</p>
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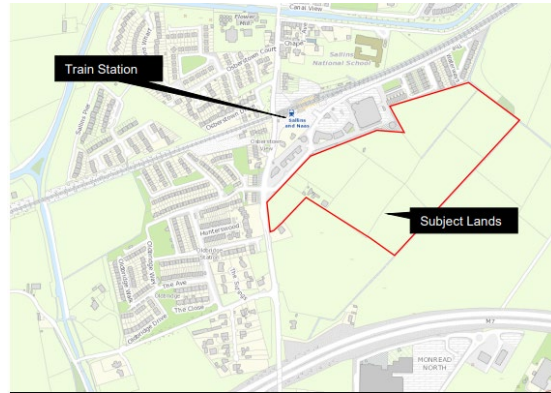
			<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
87	Melanie Tierney	<p>Newbridge</p> <p>Open space is at a premium in Newbridge. Linear parks should be increased and this could be accomplished on both sides of the river. The Linear Park (zoned F) is a 9.5 acre unique natural river side park. The Linear Park neighbours include Ryston Social Club (zoned E) and Ryston Sports Field (zoned E2).</p> <p>The lands at Ryston Social Club should remain zoned E and the Ryston Sports Field should revert back from E2 to E.</p>	<p>Chief Executive’s Response</p> <p>Objective LR O81 of the Draft Plan reads as follows; ‘Implement the recommendations of the Kildare Open Space Strategy 2021 and make provision for a hierarchy of public parks, open spaces and outdoor recreation areas within towns and villages so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work’.</p> <p>The request that lands at Ryston Social Club should remain zoned E and the Ryston Sports Field should revert from E2 to E are noted, however, given that Newbridge has its own statutory Local Area Plan that includes land use zonings for Newbridge it is outside the scope of the Draft Plan to consider such land use zonings at this time. An opportunity will be afforded to all interested parties to make submissions with respect to the Newbridge Local Area Plan when that Plan goes on public display. In that regard preliminary work for the Newbridge Local Area Plan has now commenced.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
447	Brendan O’Donoghue	<p>Newbridge</p> <p>This submission requests that a site located to the south of Newbridge be zoned for residential purposes.</p>	<p>Chief Executive’s Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan.</p>

		<p>This site is within the red line boundary of the Newbridge Local Area Plan 2013-19 boundary, is zoned for agricultural purposes and contains Kellsborough House.</p> <p>A case is put forward that the allocation of growth the Draft Development Plan with respect to Newbridge does not take into account its recent growth since the 2016 Census nor the increased capacity of the Osberstown Waste Water Treatment Plan. This is inconsistent with the compact, low carbon based growth sought by the NPF, RSES and Section 28 Guidance.</p> <p>Newbridge has a population of 22,742 as of the last census and is designated as a Self-Sustaining Growth Town. Its population is significantly higher than the other settlements at that level of the settlement hierarchy including Leixlip, Kildare Town and Athy, and it should be allowed to grow further to reach its potential. Growth should not be encouraged in other towns and smaller settlements at the expense of Newbridge given its growth and performance.</p> <p>This submission also has Appendices attached which include a study of existing sites zoned New Residential in the Newbridge LAP 2013 – 2019 which concludes that when taking into accounts extants and the potential yield of each site, Newbridge is overcapacity when it comes to it allocation prescribed by this Draft Development Plan.</p> <p>The extract below illustrates the sites' location and context (south of the town)</p>	<p>The matter of rezoning can be considered as part of the review of the Newbridge Local Area Plan, preliminary work for which is already underway.</p> <p>The growth allocation for Newbridge contained in the Core Strategy has been prepared in accordance with the current policies of the Government, i.e. the National Planning Framework (2018) as reviewed, and its Implementation Roadmap, the Regional Spatial and Economic Strategy for the Eastern Midlands Region (2019) and the Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities [HSTs] (Dec 2020) issued under Section 28 of the Planning and Development Act, 2000 (as amended).</p> <p>The housing targets contained in Table 2.8 of the Draft Plan are not based on 2016 census data, or an estimated population in 2021, but on Central Statistics Office (CSO) housing completion rates [in County Kildare] and the Section 28 Ministerial Guidelines on Housing Supply issued by the Government in December 2020. These targets are based on ESRI research which provides a robust, up-to-date and independently developed housing demand projection, to inform policy and investment with regard to housing at national and local levels. The ESRI data provides an integrated model of housing demand that takes into account demographic, economic and housing market factors, including inter-county migration, at individual local authority level. While it is unfortunate that the detailed Census 2022 figures (SAP [Small Area Population] level) are not available at this stage, the preliminary Census 2022 results from CSO has no</p>
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			<p>direct implications on the housing targets set out in the Core Strategy in the Draft County Development Plan.</p>
			<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
197	Angela Kearns	<p>Newbridge</p> <p>This submission wishes to re-zone lands at Roseberry, Newbridge, for the purpose of housing development. In 2003/2004 the lands were zoned as residential for development purposes but in 2013 the lands were de-zoned. The submission wishes for the reasoning for this and for it to be reversed.</p>	<p>Chief Executive’s Response</p> <p>It is not clear where the subject lands are located as no map accompanied this submission. Notwithstanding same however it is considered that the area of Roseberry would be more appropriately addressed as part of the review of the Newbridge Local Area Plan, preliminary work for which has now commenced. Submissions will be invited when a Draft Newbridge Local Area Plan is published, a date for which has not been set as yet.</p>
			<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
206	Gerry Quirke	<p>Newbridge</p> <p>This submission wishes to re-zone lands at Roseberry, Newbridge, for the purpose of housing development. In 2003/2004 the lands were zoned as residential for development purposes, but in 2013 the lands were de-zoned. The submission wishes for the reasoning for this and for it to be reversed.</p>	<p>Chief Executive’s Response</p> <p>It is not clear where the subject lands are located as no map accompanied this submission. Notwithstanding same however it is considered that the area of Roseberry would be more appropriately addressed as part of the review of the Newbridge Local Area Plan, preliminary work for which has now commenced. Submissions will be invited when a Draft Newbridge Local Area Plan is published, a date for which has not been set as yet.</p>

			<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
161	W.T.N.B Partnership	<p>Newbridge</p> <p>This submission requests that a site of approximately 11 hectares be zoned to provide for serviced sites at Walshestown, Newbridge. This site is currently outside the Newbridge Local Area Plan 2013-19 boundary as extended and is unzoned. An Bord Pleanála refused permission (ref. PL.09.227560) for a development of 106 dwellings on this site for reasons relating to the existing deficiency in the provision of sewage facilities, which has since been resolved. The submission puts forward the case that the site would meet all policies, objectives and actions relating to serviced sites. The extract below illustrates the sites’ location and context.</p>	<p>Chief Executive’s Response</p> <p>The Draft Kildare County Development Plan does not include any land use zonings for Newbridge as Newbridge has its own statutory Local Area Plan. The matter of rezoning can be considered as part of the review of the Newbridge Local Area Plan, preliminary work for which is already underway.</p> <p>Having regard to the contents of this submission it should however be noted that the subject lands are located within the Local Area Plan boundary for Newbridge and are currently zoned I ‘Agricultural’ and F ‘Open Space and Amenity’.</p>
			<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
347	Valerie Charlton	<p>Sallins</p>	<p>Chief Executive’s Response</p> <p>As per objective CSO 1.9 a local area plan will be prepared for Sallins. It is considered that the zoning</p>

This submission seeks the zoning of land (14 hectares) as mixed-use development outside the current development boundary of Sallins.



It is stated that the subject lands are suitable for zoning particularly due to their proximity to high quality public transport, in line with where government policy seeks to promote mixed use development. The submission states the lands are closer to both the train station and town centre than other lands zoned.

The submission states that the Sallins LAP 2016-2022 has expired and therefore a zoning objective for the lands can be considered under the county plan examples of similar zoning of lands are Ladytown and Blessington or urban settlements such as Johnstown Garden Centre.

The submission states that the zoning of these lands will not result in the coalescence of Naas and Sallins as another generous sized landholding between these lands and the M7 would act as a buffer.

of a portion of land in isolation would be contrary to the proper planning and sustainable development of the overall settlement of Sallins. Detailed traffic modelling would be required to assess the cumulative impact of all the existing land use zoning objectives in tandem with the subject lands before a site could be zoned. Similarly, a Settlement Capacity Audit is required for lands with the potential for residential development to establish whether lands are either serviced or serviceable during the lifetime of a plan. Kildare County Council also apply this methodology to employment lands (as per the former Cemex and Donnelly Mirrors sites as referred to in the submission) to ensure a robust analysis in respect of land use zoning. Therefore, the site cannot be zoned in the absence of the necessary evidence-based approach.

Chief Executive’s Recommendation

No change to the Draft Plan.


<p>243</p>	<p>Gus Whelan</p>	<p>Sallins</p> <p>The submission by The Planning Partnership on behalf of Gus Whelan concerns lands located in Sallins which are zoned F: Open Space and Amenity under the Sallins Local Area Plan 2016-2022.</p> <p><u>Introductory Overview to Submission</u></p> <p>Submission highlights ‘mis-alignment’ with the overarching ‘Settlement Hierarchy’ as Sallins is relegated to a ‘Town’, where it fundamentally and more appropriately aligns both physically and economically with ‘Naas’ Key Town. Requests that a Naas and Environs Town Plan should fundamentally envelop the ‘<i>suburb of Sallins</i>’ and afford its recognition of the current and potential interdependence they currently provide and should continue to do so, in the interests of logical and sustainable development.</p> <p>Requests that Naas-Sallins should be treated as a singular settlement in the context of the new Core Strategy and Settlement Strategy in order to achieve the new spatial planning policy set out in national and regional documents and to enable achievement of these policies ‘on the ground’ at local level. States that this approach is acknowledged in the RSES document quoted in this submission.</p> <p><u>Attached Submission Document</u></p> <p>Submission notes the historic tendency of low-density development in the region and the recent focus as advocated by the National Planning Framework (NPF) for higher density development proximate to public transport</p>	<p>Chief Executive’s Response</p> <p>In response to the request that Naas and Sallins should be merged for the purpose of both the settlement hierarchy and to create a joint Naas and Environs Town Plan, it should be noted that the Central Statistics Office (CSO) does not consider Sallins as a suburb of Naas. The two settlements have defined, and separate settlement boundaries and it was on this basis that the Local Area Plan for Naas was progressed. It is also noted that the Regional Spatial and Economic Strategy (RSES) contains no objective or requirement for Kildare County Council to carry out a Local Area Plan for a merged Naas and Sallins settlement entity. However, Kildare County Council acknowledges the longstanding and growing interdependent relationship between Naas and Sallins and it was this recognition that ensured the Transport Strategy developed for the Naas Local Area Plan incorporated the town of Sallins as well. Furthermore, it should be noted that the Naas Local Area Plan 2021-2027 (Section 3.1, p.13) outlines the following:</p> <p><i>‘The overall function of Naas depends heavily on a synergy with Sallins for the provision of rail transport, which reinforces their connected relationship. The Council considers that the sustainable future development of both settlements requires a single coordinated development strategy which plays to the strengths of the composite areas and takes account of the economic, social and environmental sensitivities within the overall study area. The Council intends under future land use</i></p>
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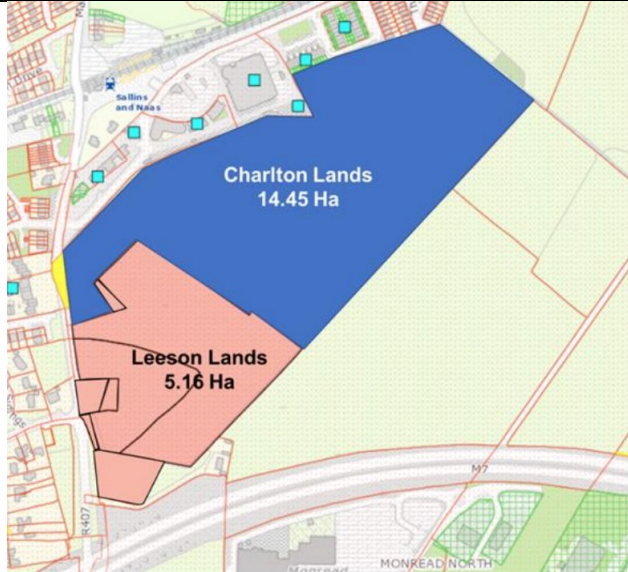
	<p>links in the Dublin local authorities. States that this approach now needs to be applied in Kildare.</p> <p>Submission contends that the subject site (see map below) offers a significant opportunity to deliver an appropriate sustainable and consolidated development in accordance with national and regional policy objectives due to their location and their advantage of proximate and available public transport infrastructure and their proximity to Naas. Restates contention that Sallins presents more appropriately as a suburb of Naas, submitting that Sallins is to Naas what Leixlip and Celbridge are to Dublin. States that it is essential that the growth of Naas harnesses the advantages of Sallins to maintain its role in the settlement hierarchy.</p> <p>Notes that the subject lands are closely aligned to the existing services and infrastructure of the area.</p> <p>Outlines awareness that the Local Area Plans, as includes Sallins will be reviewed on an ongoing basis, but again seeks to highlight a potential fundamental ‘mis-alignment’ with the overarching ‘Settlement Hierarchy’ which relegates Sallins to a ‘Town’. States it has become part of an ‘urban conglomeration’ rather than a standalone settlement and this interdependence should be expressed through appropriate changes to the Hierarchy of Settlements. Notes other examples of this where cross-county boundary towns are considered, i.e. Drogheda, Athlone, Carlow and Maynooth have joint plans. Accordingly, the submission respectfully suggests the Naas and Environs Town Plan should fundamentally envelop the ‘suburb of Sallins’ in recognition of the current and potential interdependence they provide in the interests of logical and sustainable development.</p>	<p><i>plans, to move towards the preparation of an Integrated Spatial Plan for Naas and Sallins, providing for a cohesive overall land use strategy for the respective and interdependent urban environments.’</i></p> <p>While it is agreed that an overarching Local Area Plan for Naas and Sallins would be beneficial for the sustainable growth and development of both settlements, it should be noted that this is a longer-term proposition which needs careful consideration and planning on the part of the Council in order to effectively deal with any negative, unintended and unforeseen consequences that may arise with such a merging of hitherto separate land use plans.</p> <p>Regarding the request to rezone lands in Sallins, it is noted that land use zoning proposals for settlements in the county which are subject to a statutory Local Area Plan do not form part of this draft Plan. Accordingly, land use zoning designations and objectives will be considered at local area plan stage as part of the review process of each of these settlements’ respective local area plans. The request to rezone the subject site is therefore considered to be premature. It should be noted that any review of land use zoning objectives in Sallins will be evidence-based in nature with proposed zoning designations being the subject of a series of detailed assessments including inter alia; an Infrastructural Assessment (Settlement Capacity Audit) and a Social Infrastructure Audit, to determine the suitability and capacity of specific sites to accommodate particular land use activities within the Plan area.</p>
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	<p>Submission outlines the location of the subject site, to the west of Sallins Town Centre in relation to lands which are the subject of a current application (Plan Ref. 21/1276). Outlines the planning history of the lands within the locality.</p> <p>Outlines the various provisions in the NPF with regard to compact growth, sustainable mobility etc. Outlines the National Strategic Outcomes. States that the development of the subject site would provide the opportunity to deliver compact growth and sustainable mobility objectives of the NPF.</p> <p>Outlines the various provisions of the RSES included the fact that it notes the strong interrelationship and links between Sallins and Naas. Outlines the Regional Policy Objectives (RPOs) relating to Naas which include delivering an enhanced transport network between Sallins and Naas as well as the delivery of compact growth and consolidation. States that the role of Sallins train station makes it undisputedly part of Naas and that improvements to the transport network will increase links further. Submits that Sallins should be considered as part of Naas Key Town in the Settlement Hierarchy.</p> <p>Outlines the provisions of the settlement hierarchy in the draft Plan which places Sallins as lower than that of Naas. Notes that this warrants a change of designation.</p> <p>Quotes section 2.6 of the draft Plan which refers to Compact Growth and Climate Action – specifically the idea of the 10-minute settlement principle.</p> <p>Notes that the M7 seems like a natural boundary to the town but Sallins Train Station is only 700 metres from the</p>	<p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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	<p>boundary. Notes that due to the nature of the road connecting Naas and Sallins many have to drive to the station. Submits that the Council needs to rethink how they treat Sallins from a spatial planning perspective and that the settlement should be subsumed as part of Naas.</p> <p>States that the development of the site for residential purposes would lead to an increased residential density in the area and all of the proposed units would be within walking distance of Sallins Train Station.</p> <p>Refers to the provisions of the subject site which is zoned F: Open Space and Amenity under the Sallins Local Area Plan 2016-2022. States that there is already sufficient zoning of open space and amenity lands in Sallins and the subject site could be put to more efficient purposes ‘to make better use of urban lands’. Submits that the lands would be better maintained if developed as a functional urban space incorporating both hard and soft landscaping. Notes the development of the public recreation facility/park on the opposite side of the Canal which will have a bridge to connect to the subject site.</p> <p>The submission proposes that all lands adjacent to the Grand Canal, currently zoned ‘F- Open Space’ should be rezoned for a new urban quarter incorporating appropriate higher density of <i>circa.</i> 35-50 units per hectare, or even greater.</p> <p>Outlines the provisions of the draft Plan with regard to its core and settlement strategies and how they support the aims of compact growth, urban regeneration, placemaking opportunities along with the transition to low carbon and climate resilient communities. Refers to Sallins’ strategic location within the county, its proximity to Naas and its</p>	
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		<p>strengths including; large amounts of undeveloped lands within 1km of the train station; proximity to the Grand Canal; adjacent to the M7; 1km from Monread Shopping Centre and; that the bypass removes HGVs from the town centre. Outlines the opportunities presented by the subject lands and their associated delivery of compact growth that will benefit the existing residential community.</p> <p>Refers to a proposed masterplan for the site where it states how increased density can be accommodated along with its proximity to transport links and its alignment with the Council's own intentions for the Sallins Harbour Area. Submits that a decision to rezone the lands for residential development would bring benefits in terms of compact growth, placemaking and regeneration and see the development of a new Canal Quarter for Sallins/Naas.</p> <p>The submission concludes by reiterating the issues raised above and outlines its main requests regarding the treatment of Sallins and Naas as a single settlement unit and the proposal to rezone the subject lands from an open space and amenity zoning to a new residential zoning.</p>	
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404	Corcom	<p>Sallins</p> <p>Corcom is making this submission on behalf of the Charlton and Leeson (Thoval Properties Ltd) families, who own extensive land adjoining Sallins/Naas railway station.</p> <p>The submission requested the following:</p> <ul style="list-style-type: none"> - Confirm the amalgamation of Sallins and Naas into one settlement, for the purpose of preparing a Naas Sallins LAP. - Identify Naas Sallins as a Regional Growth Centre and as one settlement in Table 2.7. - Amend Table 2.8 to amalgamate the population targets for the amalgamated settlement. 	<p>Chief Executive’s Response</p> <p>The requested amendments in the submission are noted.</p> <p>Regional Growth Centres have been identified at national level under the National Planning Framework based on the national growth strategy for the country and cannot be identified by a local authority.</p> <p>Naas is a Key Town and also the County Town and provides a range of social and economic activities for a large number of nearby settlements, including Sallins. The Council recognises the overall function of Naas depends heavily on a synergy with Sallins for the provision of rail transport, which reinforces their connected relationship. However, the Council also recognises that both settlements are separate</p>

	 <p>The submission states that the proposed amendments to the Draft Plan will achieve the objectives of the NPF in terms of compact growth, higher densities at appropriate locations, 15-minute connectivity, sequential development.</p> <p>The submission compares Naas and Sallins in terms of Table 2.8 of the Draft Plan and states that the metrics are an impediment to the growth and development of Sallins. The submission also states that Sallins being consistently being categorised a number of places below Naas in the NPF settlement hierarchy results in Sallins being perceived as a less attractive place to live and invest.</p> <p><u>Regional Spatial and Economic Strategy</u> The amalgamation of Sallins and Naas would result in the combined settlement having a population of c.25,000,</p>	<p>urban entities. The Council intends to move towards the preparation of an Integrated Spatial Plan for Naas and Sallins, providing for a cohesive overall land use strategy for the respective and interdependent urban environments. This is not seen as support for the amalgamation of the settlements but rather a recognition of their interrelationship.</p> <p>There is no requirement to amalgamate the two urban environments in order to prepare a single coordinated development strategy which plays to the strengths of the composite areas and takes account of the economic, social and environmental sensitivities of each settlement.</p> <p>It is considered that the two distinct urban settlements of Naas and Sallins, with Naas as the County Town and designated Key Town, shall continue to retain their individual status within the Draft Plan.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
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	<p>significantly exceeding the current population of Athlone c.21,349 which is categorised as a Regional Growth Centre.</p> <p>Reference is made to RPO 4.48 and RPO 4.52 in the RSES which relate to Naas and the connections to the Sallins Train Station and also the delivery of public transport infrastructure in the Naas and Sallins area.</p> <p><u>Draft Plan 2023-2029</u> The separation of the two settlements in Table 2.8 fails to illustrate the symbiotic relationship. The categorisation of the combined settlement of Naas and Sallins as a Regional Growth Centre would not only be good for these settlements but for the whole of County Kildare as it would attract greater central Government funding to the area and benefit the area in terms of attracting further national and foreign direct investment to create local employment opportunities.</p> <p>Section 2.15 of the Draft Plan which relates to the Naas to Newbridge Strategic Economic and Employment Zone refers to the rail line between Sallins and Newbridge therefore showing that this long term vision will be reliant on Sallins.</p> <p><u>Naas LAP 2021-2027</u> Objective CSO 1.7 relates to the preparation of a Joint Integrated Spatial Plan for Naas and Sallins wherein it is stated that this supports the amalgamation of the settlements, by allowing the cohesive and co-ordinated development of the areas to occur under a single planning instrument.</p> <p><u>Sallins and Naas Connectivity and Relationship</u> The symbiotic relationship between the two settlements is evidenced by a number of factors including the Naas MD including Sallins, both towns being connected by a number</p>	
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	<p>of bridges, the train station called the Naas-Sallins train station, postal addresses in Sallins reference Naas, secondary school children in Sallins go to school in Naas, Naas Golf Course is located closer to Sallins, residents of Sallins consider Naas as their principal shopping location, people of Sallins work in Naas and residents of Naas use the canal amenity in Sallins. The capital investment recently and currently being undertaken in Sallins and its environs will further ensure the coalescing and connectivity of Sallins and Naas.</p> <p>Appendix 1 <u>Sallins and Naas Infrastructural Investment and Amenity Improvements</u></p> <p>Sallins Flood Alleviation Works Upper Liffey Valley Sewerage Scheme Sallins By-pass Sallins Town Park Grand Canal Greenway Sallins Naas – Dublin Rail Link Sallins Train Station – 200 extra parking spaces. Kerdiffstown Park</p>	
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VOLUME 2 (H) – GENERAL TO VOLUME 2			
Sub No.	Name	Summary of Issues Raised	Chief Executive’s Responses & Recommendations
398	Cathal Quinn	<p>The submission request that the E: Community and Education land use zoning make reference to Primary Care Centre (PCC) buildings in both the Draft Plan and Local Area Plans.</p> <p>It is stated that PCCs provide an extensive range of community type services. Clarity around the suitability of lands zoned E is required.</p>	<p>Chief Executive’s Response</p> <p>Volume 2 in respect of the Small Towns and Villages refers to a Zoning Matrix under Table 2.4 in which a medical consultant /health centre is ‘Permitted in Principle’ with the E Community and Education land use zoning. Each of the larger settlements that require a local area plan will contain a customised land use zoning map and associated matrix based on the attributes of the particular settlement.</p> <p>Chief Executive’s Recommendation</p> <p>No change recommended to the Draft Plan.</p>
501	Fiona O’Loughlin	<p>As there is no Secondary School in Athgarvan, there is an absolute need for a footpath completing the connectivity from Athgarvan to Newbridge, and the continuation of a footpath in Newtown Rathangan as far as Cribbens Lane.</p> <p>There needs to be an extension of sewerage schemes to include Allenwood South in Allenwood, and Newtown in Rathangan.</p>	<p>Chief Executive’s Response</p> <p>In relation to a footpath connecting Athgarvan to Newbridge. Objective ST A13 states the following.</p> <p>ST A13 Improve the R416 Regional Road at Athgarvan as part of the overall improvement works from Kinneagh to Newbridge. These improvement works will fully incorporate the needs of cyclists and pedestrians along the entirety of this route (See Map V2 – 3.2b).</p> <p>In relation to the continuation of a footpath in Newtown Rathangan as far as Cribbens Lane, Objectives ST R27 and ST R29 state the following.</p> <p>ST R27 Prepare a Local Traffic Plan for the town that will identify the requirements for, and outline specific</p>

			<p>recommendations for, walking and cycling routes, new road schemes, improvements to existing roads and the location and quantum of cycle and car parking facilities.</p> <p>ST R29 Provide a high-quality footpath and cycle network throughout the town by improving pedestrian and cycling facilities through the refurbishment of footpaths, construction of new footpaths and cycleways and the provision of appropriate crossing facilities as necessary on the following routes: (See Map V2 – 1.5b)...</p> <p>(ii) Along the R414 Regional Road from Market Square to the development boundary;</p> <p>In relation to the extension of sewerage schemes to include Allenwood South in Allenwood, Objective V AL18 of Volume 2 states the following.</p> <p>V AL18 Investigate in conjunction with Irish Water the feasibility of upgrading the wastewater treatment network in the Allenwood North and Allenwood South areas of the village.</p> <p>In relation to the extension of sewerage schemes to include Newtown in Rathangan, A new objective, which looks at the feasibility of upgrading the wastewater treatment network in the Newtown area of the town is proposed to be included.</p> <p>Chief Executive’s Recommendation</p> <p>Include a new objective after ST R34, which reads as follows; Investigate in conjunction with Irish Water the feasibility of upgrading the wastewater treatment network in the Newtown area of the town.</p>
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448	Pat O Mahony	<p>This submission requests that a specific land use zoning is applied to land use plans for retirement villages.</p> <p>[The reader is advised to refer to sub no. 448 in Chapter 3 (Housing) where the majority of this submission is addressed]</p>	<p>Chief Executive’s Response</p> <p>Across the local area plans in the county, nursing homes and group/special needs housing which includes housing for older people are ‘Permitted in Principle’ and ‘Open for Consideration’ across a myriad of land use zonings such as Town Centre zonings, Residential zoning (New Residential and Existing Residential) and Community and Education. The Zoning Matrix for Small Towns and Villages in Volume 2 of the Draft Plan (Table 2.4 and Table 3.6, refer) also provide for nursing home development across different land uses. However, it is considered in response to this submission that the zoning matrix tables should also refer to retirement villages in recognition of the differences between the two forms of housing.</p> <p>Chief Executive’s Recommendation</p> <p>Make the following changes to the Draft Plan:</p> <p>Amend the Zoning Matrix under Table 2.4, Table 2.9, Table 3.6 as follows:</p> <table border="1" data-bbox="1240 975 1794 1070"> <thead> <tr> <th data-bbox="1240 975 1794 1034">Land Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="1240 1034 1794 1070">Nursing Home / Retirement Village</td> </tr> </tbody> </table>	Land Use	Nursing Home / Retirement Village
Land Use					
Nursing Home / Retirement Village					
405	Kildare Climate Action Linkage Group	<p>The submission notes Table 1.1 and highlights the title of Section V2 1.8.1. It is submitted that the title should refer to the specific settlement categories indicated in Table 1.1.</p> <p>In addition, the submission highlights the following sentence:</p>	<p>Chief Executive’s Response</p> <p>The Proposed Draft Development Plan consists of 3 main parts Volume 1 (Written Statement), Volume 2 (Settlement Plans) and the 12 Appendices, all areas are interlinked & should be read in combination. The referenced statement however refers to the Small Towns, Villages and Rural Settlement sections contained in Volume 2 of the Plan. In the interest of clarity, it is considered appropriate to amend</p>		

		<p>The following overarching objectives apply to all the settlements and should be read in addition to the objectives identified in the Small Town, Village and Settlement sections as listed throughout the Plan. It is submitted that “all the settlements” should be qualified. It is unclear if the Council is referring to all the settlements in Table 1.1- i.e., Key towns through to rural nodes?</p> <p>Additionally, the submission notes the advice to read Volume 2 (which includes maps) in addition to the objectives identified in the Small Town, Village and Settlement sections as listed throughout the Plan. The submission questions if all the citizens of Kildare are really supposed to cross reference Volume 2 (188 pages) against all 17 chapters of the Plan, particularly when these documents freeze and stall on conventional computers and laptops? It is requested that the statement should be more specific, as the majority of the chapters make no reference to Volume 2.</p>	<p>Table 1.1, the title of Section V2 1.8.1 and the first paragraph of Section V2 1.8.1.</p> <p>In relation to the reference to “all the settlements”, it includes all the settlements dealt with in Volume 2 of the draft Plan.</p> <p>Chief Executive’s Recommendation Amend all references to the settlement categories to read as follows: Small Towns, Villages, Rural Settlements and Rural Nodes.</p> <p>Replace the Settlement Category name ‘Towns’ with ‘Small Towns’ in Table 1.1 of this Plan.</p> <p>Amend the title of Section V2 1.8.1 as follows: Overarching Objectives for the Small Towns, Environs, Villages and Rural Settlements</p> <p>Amend the first paragraph of V2 1.8.1 of the plan as follows: The following overarching objectives apply to all the settlements dealt with in Volume 2 of the Plan and should be read in addition to combination with the objectives identified in the Small Towns, Villages and Rural Settlements sections of Volume 2 below as listed throughout the Plan.</p>
405	Kildare Climate Action Linkage Group	<p>The submission highlights the following statement of the Draft Development Plans Guidelines for Planning Authorities 2021: “Once the development plan is made by the elected members, the planning authority must provide digital mapping to the Department as soon as is practicable, to align with the plan coming into force 6 weeks after it is made.”</p>	<p>Chief Executive’s Response The submission is noted.</p> <p>Chief Executive’s Recommendation No changes to the Draft Plan.</p>

405	Kildare Climate Action Linkage Group	The submission references all the overarching objectives for the Small Towns, Environs, Villages and Rural Settlements and questions if there are any SMART goals attached to the objectives, as they are not listed in Appendix 12.	<p>Chief Executive’s Response All objectives, actions and targets have been set out in Appendix 12 along with the relevant stakeholder(s) over a specified time frame (i.e. short term (1-2 years), medium term (3-6 years), long term (6+ years) and ongoing). The Planning Authority is statutorily required to prepare a 2-year progress report in relation to the CDP, within 2 years of the adoption of the CDP.</p> <p>Due to the nature of a CDP the objectives, actions and targets contained therein have been the result of consultation with a wide range of sources including, but not limited to; the elected members, statutory and non-statutory organisations and the public.</p> <p>It is considered that the objectives, actions and targets included in the Draft CDP are specific, measurable, achievable, relevant and time bound in so far as is possible given the nature of a land use plan and the varying competing interests.</p> <p>Chief Executive’s Recommendation No changes to the Draft Plan.</p>
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3.3 Appendices to draft CDP

APPENDIX 1 – HOUSING NEED & DEMAND ASSESSMENT			
Sub No.	Name	Summary of Issues Raised	Chief Executive’s Responses & Recommendations
401.	Helen O'Brien and the Donovan Family	<p>Submission refers to the Settlement Hierarchy of the draft Plan along with the Housing Needs Demand Assessment (HNDA). Notes that the draft Section 28 Guidelines on Development Plans state that the example contained in the guidelines is based on Census 2016 and the latest data should be used for when Local Authorities are preparing a HNDA. Notes also that it is anticipated that 40,000 Ukrainian nationals will require housing over the next number of months. Submits that the provisions of the HNDA do not mention this housing requirement for refugees which the submission strongly contents, needs to be accounted for.</p> <p>Submission refers to Table 68 of Appendix 1 of the HNDA which it states that cumulatively the total housing need between 2023 and 2029 is 10,798 whereas the housing target to the end of the plan period is only 9,144. States that it is unclear where difference of 1,654 units between the two figures is accounted for.</p> <p>Notes that on the issue of social housing provision the HNDA states that it does not account for economic fluctuations and issues such as the pandemic, housing supply and interest rates. Contends that the social housing figure is highly likely to increase and accordingly, strongly advises that Table 94 of the</p>	<p>Chief Executive’s Response</p> <p>The contents of the submission in relation to specific particulars of the HNDA are noted. The HNDA was informed by the most up to date available information which included quarterly CSO statistics with respect to house completions in Kildare. In relation to population, it is acknowledged that the most recent published information for County Kildare dates to 2016 however, Objective CSO. 1.18 of the Draft Plan provides the Council with the opportunity to align the County Development Plan with the emerging CSO updated information, when that becomes available, as necessary. Should changes be subsequently required to Table 2.8 (Core Strategy) in the Kildare County Development Plan such changes will then translate to the various Local Area Plans thereafter.</p> <p>The reference to the numbers of Ukrainian refugees is noted however, this figure is constantly evolving and until such time as the Department of Housing, Local Government and Heritage (the Department) provides all local authorities with clear guidance in relation to how to factor in the number of refugees into any revision of Table 2.8 (Settlement allocations), it is considered more appropriate to continue to rely on the Departments Toolkit Methodology with respect to the preparation of HNDA’s at this time. It is understood that the Department will be updating the HNDA toolkit following the publication of detailed population statistics from the CSO, which may also consider refugee numbers.</p>

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		<p>HNDA be reviewed in advance of the adoption of the draft Plan.</p>	<p>In relation to Table 68 in Appendix 1, this table shows figures up to and including 2031 which aligns with the end date of the Regional Spatial and Economic Strategy (RSES). The emerging Plan will be a 6-year plan and so the figures in Table 2.8 have been extrapolated to reflect same.</p> <p>A significant quantum of information has been considered as part of the preparation of the HNDA including inter alia, employment, labour force, incomes, affordability etc. It should be noted that the social/affordable housing breakdown has been informed by the most up to date available information from the Housing Department within Kildare County Council including numbers on social housing waiting lists. The Council is satisfied that the breakdown of social/affordable housing is appropriate for Kildare and does not require amendment at this time.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
<p>490.</p>	<p>Sherwood Homes Ltd.</p>	<p>Submits that the HNDA be based on the concept of a 'floor' rather than a 'ceiling,' the former as pertains in Scotland; the latter as referenced in Ireland.</p> <p>Refers to a recent study by Ronan Lyons (TCD economist and Member of the Government's Housing Commission), he notes inter alia that: "Firstly, despite the stated aim of the NPF that local authorities develop a long-term strategic view of housing need, the implementation of the HNDA so far appears to have been based on an assumption by the OPR that numbers given by the exercise represent ceilings, rather than floors or centres of a range on which LAs can develop their own estimates. An equivalent system in the UK takes the resulting numbers as floors (minima) rather than ceilings (maxima), reflecting the clear empirical evidence that</p>	<p>Chief Executive's Response Firstly, it would be inappropriate to comment on any possible assumptions that may or may not be made by the OPR. In relation to the housing projections used to inform the Draft CDP, Appendix 1 (Housing Need and Demand Assessment) which accompanies the Draft Plan should be noted in this regard. A significant amount of research was undertaken by the Council (both Planning and Housing Departments) as well as by AIRO, Maynooth to input the most up to date, available information for the purposes of the HNDA Toolkit, produced by the Department of Housing, Local Government and Heritage in order to determine the most appropriate housing projections for County Kildare over the life of the Plan. It is understood that the Department will be updating the HNDA toolkit following the publication of the preliminary population statistics from the CSO. In that regard, it should be noted that Objective CSO. 1.18 of the Draft Plan provides the Council with the opportunity</p>

		<p>greater availability of housing improves its affordability.</p> <p>Notes that Ronan Lyons also states that it appears to be an implicit assumption by the OPR that zoning by local authorities converts fully into the construction of new homes but data on Irish land use, construction and housing suggest that this assumption cannot be sustained. Furthermore, he states that the numbers should never be taken as definitive: they can only ever be regarded as illustrative of housing need and reflecting the assumptions made.</p>	<p>to align the County Development Plan with the emerging CSO updated information, when that becomes available, as necessary.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
APPENDIX 2 – WIND ENERGY STRATEGY			
392	Department of Defence	<p>The Department of Defence should be notified of all locations where wind farms or turbines are permitted and it should be a condition that they meet the following requirements:</p> <ul style="list-style-type: none"> • Turbines/structures should be illuminated by Type C, Medium intensity, Fixed Red obstruction lighting with a minimum output of 2,000 candela to be visible in all directions of azimuth and to be operational H24/7 days a week. • Obstruction lighting should be incandescent or of a type visible to Night Vision equipment. 	<p>Chief Executive's Response</p> <p>Noted. Permitted wind farm developments in County Kildare can be found on the council's planning enquiry system and also usually on aviation charts. Provision cannot be made in the Draft Plan to notify authorities of permitted developments.</p> <p>Section 5.14.6 of the Draft Plan refers to Aviation Considerations at/around Aerodromes Navigational Equipment & Telecommunications. In this regard, under the heading '<i>Wind Turbines and Wind Farms</i>', it is stated that 'all turbines determined to be obstacles to aviation must be provided with aviation warning obstacle lights in accordance with ICAO (or EASA) requirements and must be identified on aviation charts. Additional lighting provisions will be necessary for turbines extending above 150m and infra-red lighting – compatible with night-vision goggles – will generally be required in Military Operating Areas'. Section 6.31 of the Wind Energy Strategy refers to Aviation Requirements and it is considered appropriate to update this section to align with Section 5.14.6 of the Draft Plan and the Department's concerns.</p>

			<p>Chief Executive’s Recommendation Amend Section 6.31 of the Wind Energy Strategy In broad terms as As per the Irish Aviation Authority, any wind turbine above 90m in height above ground needs to be marked and fitted with aviation warning lights and identified on aviation charts. ICAO (the International Civil Aviation Organization) and EASA (the European Aviation Safety Agency) both provide further advice on this and this will be considered at planning application stage. In general, minimum required illumination would be of Type C, Medium intensity, Fixed Red obstruction lighting, with minimum output 2,000 candela visible in all directions and operational H24/7 days a week. Further lighting provisions will be necessary for turbines extending above 150m, and additional infra-red lighting, compatible with night-vision goggles, will generally be required in Military Operating Areas.</p>
421	Bord na Mona (BNM)	<p>The BNM lands have been designated ‘Open to Consideration’ as opposed to ‘Acceptable in Principle’ for wind energy development. It is not entirely clear how features such as high amenity areas, ecological and landscape sensitivities, proximity to settlements have been considered and whether any buffers/setbacks are applied.</p> <p>The WES should be consistent with the NPF (Section 3.2) and RSES (Section 7.9) and exclusively call out the suitability of the extensive tracts of publicly owned peat extraction areas for renewable energy.</p> <p>Areas identified in Wind Energy Strategies as not being suitable or less suitable for wind energy development can at a site-specific level be considered suitable. This is also evident in the reverse. Careful consideration needs to be given to the zoning of areas so as not to constrain out areas which may have</p>	<p>Chief Executive’s Response The Wind Energy Strategy has been prepared in accordance with the Department of the Environment, Heritage and Local Government’s Guidelines for Planning Authorities on Wind Energy Development 2006 and subsequent Draft Guidelines 2019 and constitutes a plan led approach to wind development in County Kildare.</p> <p>Section 3 of the Wind Energy Strategy sets out the methodology employed to determine areas where wind energy developments are acceptable in principle, open to consideration and not permissible. This follows the sieve mapping approach set out in the Guidelines. The NPF and RSES are not specified as layers in this process. The Strategy also recognises that the location of a potential wind farm site with an area ‘Acceptable in Principle’ or ‘Open for Consideration’ should not be construed as a certainty that planning permission will be granted. All planning applications will be considered on their own merits.</p>

		renewable energy potential, particularly for wind generation.	<p>Chief Executive's Recommendation No change to the Draft Plan.</p>
558	Irish Wind Energy Association	<p>The submission expresses concern in relation to the Department of Defence basing objections and planning refusals on concerns which are not evident in any National or European legal or operational aviation requirements.</p> <p>Wind speed should not be used as a constraint for site suitability or unsuitability at the strategy preparation stage. However, in the context of the examination of existing wind speeds in Section 3.1.1, the majority of the county has windspeeds suitable for wind farm development.</p> <p>Areas designated for nature conservation should not be automatically excluded from accommodating new or repowered wind energy projects. However, in the context of Map 8, it is agreed that a reasonable approach has been considered.</p> <p>The identification of the strategic zones of: - Acceptable in Principle - Open for Consideration - Not Normally Permissible is welcomed.</p> <p>Having regard to the amount of land that has been identified as Acceptable in Principle and Open for Consideration on the strategic zoning maps, it is believed that the target for wind energy for the lifetime of the plan should be increased to 280MW.</p> <p>The submission advocates for a regional approach to the spatial planning of wind farm developments.</p>	<p>Chief Executive's Response The issue regarding objections from the Department of Defence to wind energy developments which are not evident in any National or European legal or operational aviation requirements is noted. This point is considered further in response to Submission No. 392 (Department of Defence).</p> <p>Specific Planning Policy Requirement (SPPR) 1 of the Draft Revised Wind Energy Guidelines 2019 requires that development plans indicate how they will '<i>contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts)</i>'. In this regard, the draft Wind Energy Strategy indicates a potential wind resource of 280MW in the county, of which the Draft Plan states that 107MW is a '<i>realistic wind energy target for Kildare to the end of this Plan period</i>'. It should be noted that this required figure is a target and does not place a limit on wind energy production in the county over the life of the Plan. Furthermore, Action EC A1 of the plan is to prepare a Sustainable Energy Climate Action Plan (SECAP) for the County. In response to the submission from the OPR, in particular Recommendation No. 12, it is proposed to amend this objective to include the potential for revised targets for renewable energy to be brought forward as a Variation to the CDP.</p> <p>The suggested regional approach to spatial planning of wind farm developments is noted and it is suggested that the forum for that discussion is the Eastern and Midlands Regional Assembly and the review of the RSES.</p>

			Chief Executive's Recommendation No change to the Draft Plan.
308	Irene O'Neill	The submission supports the Council's intention that wind farms do not impinge on the waterways in the county. It also commends consideration of the views across Kildare's waterways.	Chief Executive's Response The contents of the submission are noted.
			Chief Executive's Recommendation No change to the Draft Plan.
280	Stephen James Byrne	<p>It is not clear if the Wind Energy Strategy was subject to SEA and AA/EU Directives. Buffer zones around environmentally sensitive areas would appear inadequate.</p> <p>Biodiversity of peatlands, wildlife, habitats, green corridors such as canals and bird migration routes are not taken into account in the current windfarm sensitivity map.</p> <p>Landscape Conservation Areas(LCA) and Areas of Special Amenity(ASA) should feed into the windfarm sensitivity map.</p> <p>The Landscape Character Assessment dates from 2004 and is too outdated to be the base for any windfarm sensitivity map.</p> <p>Biodiversity Targets and literature are not part of this assessment.</p> <p>Use of 2006 Wind Energy Guidelines is outdated.</p> <p>The Western Boglands are classed as "High Sensitivity", yet this is not reflected on Map coding in many areas.</p>	<p>Chief Executive's Response</p> <p>The Wind Energy Strategy (Appendix 2 of the Draft CDP) was prepared in consultation with KCC's AA and SEA consultants. Any planning application for prospective renewable energy developments within any of the three strategic areas (1. Acceptable in Principle, 2. Open for Consideration, 3. Not Normally Permissible) identified in the strategy will be subject to an appropriate assessment, environmental impact assessment and flood risk assessment where required and appropriate in line with KCC policy and relevant Section 28 Guidelines.</p> <p>The Draft Wind Energy Strategy was prepared in accordance with the methodology set out in the most recent Draft Wind Energy Development Guidelines (2019). See Section 3 'Methodology' for details. A range of important factors are considered as part of this sieve mapping process. While part of the county may objectively be considered 'Acceptable in Principle' or 'Open to Consideration' for windfarm development, many site-specific considerations will still apply, see Sections 4.2 and 4.3 for details. Section 6 of this Strategy sets out all considerations for Wind Farm Development Planning Applications.</p> <p>It is noted that this Draft Wind Energy Strategy uses the Kildare Landscape Character Assessment which was published in 2004. Chapter 13 'Landscape, Recreation and Amenity' contains action LR A1 which commits to reviewing and updating the County Landscape Character Assessment, within</p>

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		<p>Wind Energy Strategy does not take account of Ummeras Wind Farm refusal. Nor does it appear to have the support of the Air Corps.</p> <p>Existing Windfarms' developers have only done the minimum required to consult/assist the local community. KCC should have consulted the community prior to publishing this strategy.</p>	<p>two years of the adoption of this Plan. It states should material changes be identified, a statutory variation to the Development Plan may be required. Any such variation may also require an update to the Wind Energy Strategy.</p> <p>Aviation constraints and the recently refused Ummeras Windfarm are addressed in section 3.4.2 of the Strategy.</p> <p>Objective EC O14 in Chapter 8 'Energy and Communications' demonstrates the Councils' support for the establishment of a local Community Benefit Fund as part of any significant wind energy development application. Furthermore section 6.3 of the Draft Wind Energy Strategy sets out all the required public consultation any potential wind energy developer must undertake.</p>
			<p>Chief Executive's Recommendation No change to the Draft Plan</p>
445	IWAI Kildare	<p>The Council is commended for ensuring that Wind Farms do not impinge on waterways in Kildare, and for taking into consideration views across waterways in developments proposed around them.</p> <p>Attention should be given to how schemes would be observed from scenic routes, viewpoints, and hilltops, specifically those associated with the Royal and Grand Canals, and River Barrow.</p>	<p>Chief Executive's Response The positive comments in relation to the above are noted and acknowledged. Objective LR O2 requires all wind farm development applications, irrespective of location, to be accompanied by a detailed landscape/visual impact assessment, including a series of photomontages from scenic routes and views as identified in Chapter 13.</p> <p>It should be further noted that there is an action (LR A6) to review and update all scenic routes and views in the county within two years of the adoption of this plan.</p>
			<p>Chief Executive's Recommendation No change to the Draft Plan.</p>
446	David Knox	<p>KCC is commended for ensuring Wind Farms do not impinge on the waterways in Kildare.</p>	<p>Chief Executive's Response The positive comments in relation to the above are noted and acknowledged. Objective LR O2 requires all wind farm development applications, irrespective of location, to be</p>

		<p>Particular attention should be given to how prospective schemes would be observed from scenic routes, scenic viewpoints and hilltop views, in particular those associated with the Royal and Grand Canals, and River Barrow.</p> <p>KCC is commended for taking into consideration the views across Kildare waterways in any development proposed in the areas around them.</p>	<p>accompanied by a detailed landscape/visual impact assessment, including a series of photomontages from scenic routes and views as identified in Chapter 13.</p> <p>It should be further noted that there is an action (LR A6) to review and update all scenic routes and views in the county within two years of the adoption of this plan</p> <p>Chief Executive's Recommendation No change to the Draft Plan</p>
APPENDIX 3 – OPEN SPACE & OUTDOOR RECREATION STRATEGY			
443	Clane Community Council	<p>The submission proposes the following text should be added to the start of Appendix 3</p> <p>“Within increased populations in urban settings, there is a need to integrate good quality open spaces into the development of towns in order to provide access to natural environments and appropriate amenities that are separated from vehicle movements and do not depend on travel out of towns.”</p> <p>References throughout the Draft Development Plan to ‘Alexandra Manor’ should be changed to ‘Abbeyland Park’</p> <p>“Alexandra Manor” housing estate is a limited area within the existing park and land zoned in the Clane Local Area Plan envisages future extensions of the parkland along the River Liffey.</p>	<p>Chief Executive's Response</p> <p>The proposal to add the above text to the start of Appendix 3 is considered acceptable.</p> <p>The proposal to change the references throughout the Draft Development Plan from ‘Alexandra Manor’ to ‘Abbeyland Park’ is considered acceptable.</p> <p>A new objective, which seeks to explore the feasibility of developing an Urban Neighbourhood Park by integrating the existing local park at Abbeyland and undeveloped strategic open space as a River Liffey Park in Clane is proposed for Chapter 13. However, a proposed Action in Chapter 13 or Appendix 3 is considered premature pending an outcome on the feasibility of the Urban Neighbourhood Park.</p> <p>Chief Executive's Recommendation To insert the following text into the start of Appendix 3.</p> <p>Introduction The Covid pandemic highlighted the critical importance of open space and outdoor recreation to the collective wellbeing of society. To have accessible and usable outdoor amenity space close to our homes and in our communities is recognised and</p>

			<p>appreciated as a fundamental component to healthy placemaking and a healthy lifestyle. With increased populations in urban settings, there is a need to integrate good quality open spaces into the development of towns in order to provide access to natural environments and appropriate amenities that are separated from vehicle movements and do not depend on travel out of towns.</p> <p>Change the instances of “Alexandra Manor” to “Abbeyland Park” as follows:</p> <ol style="list-style-type: none"> 1. Replace reference to “Alexandra Manor” with “Abbeyland Park” in section 4.1 Parks and Playgrounds on page 13. 2. Replace two (2) references to “Alexandra Manor” with “Abbeyland Park” in section 5.2 Assessment on page 20. 3. Replace reference to “Alexandra Manor” with “Abbeyland Park” in section 5.3 Results on page 20. 4. Replace reference to “Alexandra Manor” with “Abbeyland Park” in section 6.1 Hierarchy of Public Open Space on page 27.
21	Punchestown Area Community Group	<p>Recreational importance of Punchestown racecourse</p> <p>It is submitted that Punchestown racecourse is a significant amenity that can be enjoyed every day at no charge and that the Plan should recognise this. The submission suggests including the following text in the Open Space and Outdoor Recreation Strategy: “Punchestown is a significant amenity both locally, nationally and internationally”.</p>	<p>Chief Executive’s Response</p> <p>The comments are noted. It is proposed to amend Section 4.5 of the Open Space and Outdoor Recreation Strategy to reflect the submission.</p> <p>Chief Executive’s Recommendation</p> <p>Three of the country’s most famous racecourses are based in Kildare within a short distance of one another:</p> <ul style="list-style-type: none"> • The Curragh Racecourse • Punchestown Racecourse

		<p>The significant number of visitors from abroad that enjoy horseracing at Punchestown racecourse is also highlighted in the submission.</p>	<ul style="list-style-type: none"> • Naas Racecourse. <p>Amend Section 4.5 as follows:</p> <p>These racecourses are significant amenities not alone at a local level but also nationally and internationally. While significant numbers of visitors (including national and international) enjoy horseracing at these racecourses, locally the racecourses provide open space which is used by those in the locality and further afield for walking, running and general amenity.</p>
21	Punchestown Area Community Group	<p>Recreational importance of Punchestown racecourse</p> <p>The submission highlights the fact that Punchestown racecourse doesn't feature in the 'Hierarchy of Public Open Space' table in Section 6.1. It is submitted that despite the fact that it is privately owned, specific mention should be made of it due to the ongoing contribution it makes as an amenity to the local area and also as an internationally renowned venue.</p> <p>The importance of Punchestown is highlighted as follows:</p> <p>It features prominently on the world stage as a horseracing venue; it hosts many equestrian events on both a national and international scale; it is Irelands largest event venue and stages an abundance of public events, election counts, festivals, agricultural shows, concerts, tradeshow, exhibitions and conferences; it played an important role as a testing centre and vaccination venue during the covid crisis; it offers a 4km and 8km looped walk. Car parking is provided at the entrance for amenity visitors. It is set within a high-quality landscape which is key to its attractiveness.</p>	<p>Chief Executive's Response The comments are noted.</p> <p>Chief Executive's Recommendation</p> <p>Amend Table 6.1 of the 'Open Space & Outdoor Recreation Strategy' (Examples in County Kildare/National Importance) as follows: The Curragh, Bog of Allen, Irish National Stud and Gardens, (Tully), Castletown House & Woodlands and Punchestown Racecourse.</p>

140	Jim O'Sullivan	The linear park on Sarto Road, Naas running from Ploopluck Bridge through Sarto Park housing estate and known as Sarto Linear Park should be shown in the listing at 4.1 pages 13/14.	<p>Chief Executive's Response Whilst it is acknowledged that the area of open space at Sarto Park is in the charge of Kildare County Council, it is not classified as a public park for the purposes of this strategy. This open space is maintained and enjoyed primarily by the residents of the area, rather than the public as a whole. The list of KCC parks will be reviewed and expanded as new projects progress on an on-going basis. Sarto Park will be included in any such review.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
308	Irene O'Neill	These submissions supports the inclusion of Corbally Harbour and the Peatways.	<p>Chief Executive's Response The contents of the submission are noted.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
445	IWAI Kildare		
446	David Knox		
APPENDIX 5 – RECORD OF MONUMENTS AND PLACES			
144	Two Mile House Pastoral Council	Submission requests that St Patrick's Well, Killashee be added to the Register of Historic Monuments in Kildare (Table 11.6).	<p>Chief Executive's Response The addition of to the Register of Historic Monuments in Kildare (Table 11.6) is not a matter for Kildare County Council. This register is managed by the Historic Monuments Service of the Department of Housing, Local Government and Heritage. St Patricks Well is listed on the Record of Monuments and Places (RMP) (Appendix 5) as KD024-004, Ritual site - holy well.</p>

			<p>Chapter 11 includes a number of objectives including AH 02-AH 010 which all seek to protect archaeology, and in particular RMP sites.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
465	Johnstown Community Association	Appendix 5 does not include KD 019-059 or KD 019-060 (Westtown) as compiled in the Archeological Inventory for the County.	<p>Chief Executive's Response</p> <p>The monuments referred to are illustrated in the land use zoning map for Johnstown (Map Ref: 3.8). It is recommended that these monuments are included in Appendix 5 also.</p> <p>Chief Executive's Recommendation</p> <p>Amend list under Six Inch Sheet 19 of Appendix 5, to include the addition of KD 019-059, Standing Stone and KD 019-060, Enclosure.</p>
351	Eco Advocacy	The submission refers to the list of National Monuments contained in the Draft Plan. The submitter states that he was unable to find the Rath of Mullamast and Dun Ailinne on the Record of Monuments and Places (RMP) at Appendix 5.	<p>Chief Executive's Response</p> <p>In Appendix 5 there are a number of references to the Rath of Mullamast on the RMP (OS Sheet No. 36) - they are Reference No. KD036-008-; KD036-003-; KD036-008-; and KD036-010-.</p> <p>It is also noted that there are also a number of references to Knockaulin (which may also be referred to as Dun Ailinne) on the RMP (OS Sheet No. 28). They include KD028-038002; KD028-038003; KD028-038007; KD028-038004; KD028-038006; and KD028-038005.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
APPENDIX 6 – RECORD OF PROTECTED STRUCTURES			
130	Giles O'Neill	Athy Lodge	<p>Chief Executive's Response</p> <p>Athy Lodge is included on the National Inventory of Ireland, NIAH ref. 11505150 and is of regional significance and of</p>

		<p>Athy Lodge is a substantial late-19th century detached house located in the townland of Athy, Co. Kildare. A submission has been made by the current owner to remove the property from the RPS.</p> <p>The grounds comprise of the main house, associated outbuildings, and a contemporary GP surgery, on 1.66 acres of land. The main house has been vacant since 2008 due to a family bereavement and subsequent probate in 2013, during which the house has fallen into considerable disrepair including substantial dry rot and roof leakages. The GP surgery was occupied by a GP practice until August 2021.</p> <p>It is noted in the submission that the owner has employed a local builder to maintain the house since 2008 but the main house is now in a state of dereliction. The property is currently for sale with very little interest from potential purchasers due to the high cost of restoration. It is noted in the submission that removal from the RPS may attract a buyer and prevent further deterioration.</p>	<p>Architectural Interest. It is a detached four-bay two-storey house with crow stepped parapet, c. 1874. It is extended to the east side with a projecting porch, dwelling and surgery to the north and conservatory to the south.</p> <p>From cartographic analysis and a visual site investigation it appears that the current house comprises of remodelling of an earlier house, 2-storey 3-bay house, which was neighbouring Athy Gaol (1830-1859). The house was subsequently enlarged and gothicized to the current form.</p> <p>Athy Lodge is unique as it appears to be one of a few country houses extant in the early 19th century on the outskirts of Athy. The house is currently at risk of dereliction and its inclusion on the RPS is essential to ensure the significant detail is retained. It is considered to be of special interest from an architectural, historical and social point of view.</p> <p>The BHIS and HSF built heritage funding schemes are run by the Department of Housing, Local Government and Heritage in association with Local Authorities. The BHIS and HSF assists owners of heritage structures, including those on the local authorities' Record of Protected Structures, to meet their obligations to care for their properties. These grant scheme should be utilised for essential works required with respect to Athy Lodge.</p> <p>Chief Executive's Recommendation</p> <p>To retain AY110: Athy Lodge, Church Road, Athy on the Record of Protected Structures</p>
378	Iarnród Éireann	<p>Cope Bridge</p> <p>The submission provides an overview of the key benefits of the DART+ West and highlights the service</p>	<p>Chief Executive's Response</p> <p>The DART+ West project is of national and regional strategic importance and plays a critical role in facilitating a modal shift towards the use of sustainable public transport by providing an alternative to the car for more citizens.</p>

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		<p>frequency and capacity increases that will be provided along the Dublin-Maynooth corridor.</p> <p>The submission notes that the Council proposes to add Cope Bridge (PPS 20) to the list of Proposed Protected Structures. It is requested that the bridge is not added to the Protected Structures list on the grounds of safety, maintenance and the future electrification of the Dublin-Maynooth railway line as proposed under the DART+ West Project, which is imminent, and for which a design is currently being progressed in consultation with Kildare County Council.</p>	<p>While Kildare County Council recognises and appreciates the heritage significance of the arched Cope bridge, it is considered appropriate to remove Cope Bridge from the list of Proposed Protected Structures in order to facilitate the DART+ West project.</p> <p>Chief Executive's Recommendation</p> <p>Remove Cope Bridge (Ref No. PPS 20) from the list of Kildare County Council Proposed Protected Structures (PPS) – Additions in Appendix 6 of the Plan.</p>
443	Clane Community Council	<p>Firmount House</p> <p>Addition of Firmount House to the Record of Monuments & Places</p> <p>Firmount House has undergone renewal works. The advertisement for sale includes a reference to a 13-century structure in the basement.</p>	<p>Chief Executive's Response</p> <p>Under Appendix 6 (Record of Protected Structures) Firmount House is proposed to be added to the Protected Structures list under Ref. No. PPS 17.</p> <p>Chief Executive's Recommendation</p> <p>No change to draft Plan</p>
259	Mrs de Robeck	<p>Gowran Grange</p> <p>The submission relates to Gowran Grange, Swordlestown, Co. Kildare. The submission is made on behalf of the owner of Gowran Grange.</p> <p>A submission has been made to the Draft Plan by the Punchestown Area Community Group which makes a specific request for Gowran Grange House to be added to the Record of Protected Structures ("The RPS")</p>	<p>Chief Executive's Response</p> <p>Gowran Grange house and demesne is a significant mid-19th century Tudor-revival house built by noteworthy architects, Lanyon and Lynn with the assistance of architect John McCurdy. The estate remains in the ownership of the original family, de Robeck. The house and demesne are an important heritage asset and greatly contribute to the history and development of the local area and grand country houses of County Kildare.</p> <p>The NIAH Garden Survey record for Gowran Grange does not include a record of architectural features including a principal building, garden structures, gateways or gatehouses, or a building of indeterminate purpose. This does not determine that</p>

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		<p>It is noted that Gowran Grange is currently not included on the RPS and it is not included on the draft CDP to be added to the record. Gowran Grange is currently listed on the NIAH Garden Survey where it is noted that there are no architectural features of note, including a principal building, garden structures gateways or gatehouses, or a building of intermediate purpose.</p> <p>It is stated that the active planning application of solar panels has been designed so that it will not have any adverse impact on the setting of Gowran Grange House or its curtilage.</p> <p>It is requested not to commence a process of adding the property to the RPS until after the current planning application process is complete.</p>	<p>there are no architectural features of note, more so they have yet to be recorded. It is also noted that the subject lands at Gowran Grange contain a Designed Landscape feature on the NIAH (ref KD024 – 040).</p> <p>Having regard to the above, Gowran Grange House, demesne and associated outbuildings are considered to be of regional significance and of special interest from an architectural, historical, cultural, social and technical point of view.</p> <p>Chief Executive's Recommendation</p> <p>To include Gowran Grange House, associated outbuildings and demesne on the Record of Protected Structures.</p>
486	Punchestown Area Community Group	<p>This submission is to clarify information on a query raised in a separate submission, submission no. 259. It is noted in this submission that the Punchestown Area Community Group is a group of over 50 residents of the Punchestown area. It is stated that there are no commercial interests involved in the group and that the purpose of the group is to work for the benefit of the public and residents in the Punchestown area. The group includes individuals and families working as farmers and horse breeders who are long term residents of the area.</p>	<p>Chief Executive's Response Noted</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan.</p>
503	Evelyn Cullen	<p>The submission refers to the estate of Gowran Grange including the extensive tree planting and specimen planting and states that it is a very special</p>	<p>Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.</p>

		demesne estate that deserves protection by adding it to the Record of Protected Structures.	<p>Chief Executive's Recommendation</p> <p>See recommendation for submission no. 259 in relation to Gowran Grange.</p>
336	Punchestown Area Community Group	<p>Gowran Grange</p> <p>Punchestown Area Community Group consists of Kildare residents who work for the benefit of the public and residents in the Punchestown area.</p> <p>Grange Gowran Demesne was developed in the 1850's by the de Robeck family and remains in the same ownership.</p> <p>The house remains unlisted on the Record of Protected Structures (RPS).</p> <p>The opinion of Dr. Andrew Tierney, Architectural Conservation expert, was sought for an architectural assessment and included with this submission, which is summarised below.</p> <p><i>Grange Gowran house is a Victorian country house. It is attributed to architect John McCurdy, however more likely Lanyon, Lynn & Lanyon, who were among the most successful country house practices working in Ireland in the mid-19th century.</i></p> <p><i>It is noted in the submission that Gowran Grange displays many fine architectural details of this oeuvre and, like many Tudor revival houses, Gowran Grange's architectural profile was designed as picturesque to the landscape.</i></p> <p><i>It is considered to be of regional significance and owing to its size, architectural quality, and importance to the local history of Punchestown, the house, associated outbuildings and demesne should be included on the record of protected structures.</i></p>	<p>Chief Executive's Response</p> <p>See response to submission no. 259 in relation to Gowran Grange.</p> <p>Chief Executive's Recommendation</p> <p>See recommendation for submission no. 259 in relation to Gowran Grange.</p>

5	Punchestown Area Community Group	<p>Gowran Grange</p> <p>Gowran Grange house is a significant Tudor revival mansion built by John Fock, 4th Baron de Robeck, c.1857. It was designed by architect <i>John McCurdy and Lanyon, Lynn & Lanyon</i>. There is an associated farm complex and laundry house located off the original main entrance to the demesne. The original demesne remains largely intact.</p> <p>The original family, de Robeck, reside at the property. The house and associated outbuildings are very well-maintained and the demesne remains surprisingly intact. Gowran Grange House represents a unique architectural design, designed in a period of post-famine prosperity which is demonstrated in ornate, technically significant architectural detailing throughout.</p> <p>The house and demesne should be included on the record of protected structures.</p>	<p>Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.</p> <p>Chief Executive's Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.</p>
36	Annamarie Doody	<p>Gowran Grange</p> <p>Gowran Grange (Punchestown) which is currently listed on the NIAH. The house and its curtilage are of significant architectural, historical and cultural interest and it is considered that both the house and demesne should be protected.</p>	<p>Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.</p> <p>Chief Executive's Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.</p>
37	Mary Flaherty	<p>Gowran Grange</p> <p>Request to add Gowran Grange house and demesne to the Record of Protected Structures. The estate is considered to be of special architectural interest as a Tudor Revival house on a 370 acre estate.</p>	<p>Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.</p> <p>Chief Executive's Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.</p>

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38	Miriam Brosnan	Gowran Grange Gowran Grange estate comprises a Tudor style house on 370 acres of agricultural land. The estate is of historical, social and architectural importance and is currently on the NIAH. It is requested that Gowran Grange demesne and estate be considered for inclusion on the Record of Protected Structures.	Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.
			Chief Executive's Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.
39	Teresa Nangle	Gowran Grange Gowran Grange Demesne and surrounding estate in Swordlestown, Naas are of cultural, historic and architectural interest and should be considered for inclusion on the Record of Protected Structures.	Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.
			Chief Executive's Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.
25	Cathy Meade	Gowran Grange Gowran Grange country house should be immediately added to the record of protected structures.	Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.
			Chief Executive's Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.
50	Cllr. Anne Breen & Larry Breen	Gowran Grange Request to add Gowran Grange house and demesne to the Record of Protected Structures. Gowran Grange Demesne is of historical, social and architectural importance and is currently on the NIAH. The submission details the historic importance and the landscape significance of Gowran Grange Demesne.	Chief Executive's Response See response to submission no. 259 in relation to Gowran Grange.
			Chief Executive's Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.

111	Dr Andrew Tierney	<p>Gowran Grange</p> <p>Grange Gowran house is a Victorian country house. It is attributed to architect <i>John McCurdy</i>, however more likely <i>Lanyon, Lynn & Lanyon</i>, who were among the most successful country house practices working in Ireland in the mid-19th century.</p> <p>It is noted in the submission that Gowran Grange displays many fine architectural detail of this oeuvre and, like many Tudor revival houses, Gowran Grange's architectural profile was designed as picturesque to the landscape.</p> <p>It is considered to be of regional significance and owing to its size, architectural quality, and importance to the local history of Punchestown, the house, associated outbuildings and demesne should be included on the record of protected structures.</p>	<p>Chief Executive's Response</p> <p>See response to submission no. 259 in relation to Gowran Grange</p> <p>Chief Executive's Recommendation</p> <p>See recommendation for submission no. 259 in relation to Gowran Grange.</p>
114	John Phibbs	<p>Gowran Grange</p> <p>The submission relates to Gowran Grange, Swordlestown, Co. Kildare. The submission has been made by a local resident near Swordlestown. It is noted that the 19th century house and demesne are prominent architectural and landscape features in the locality and valued by the residents since its construction in the 19th century by JHE Fock (4th Baron de Robeck).</p> <p>It is requested that Gowran Grange house and surrounding lands are included on the Record of Protected Structures (RPS).</p>	<p>Chief Executive's Response</p> <p>See response to submission no. 259 in relation to Gowran Grange</p> <p>Chief Executive's Recommendation</p> <p>See recommendation for submission no. 259 in relation to Gowran Grange.</p>
115	John Phibbs	<p>Gowran Grange</p>	<p>Chief Executive's Response</p> <p>See response to submission no. 259 in relation to Gowran Grange</p>

		<p>The submission relates to Gowran Grange, Swordlestown, Co. Kildare. The house was built over 160 years ago and remains in the original ownership, de Robeck family. The significance of the 19th century house and demesne at Gowran Grange, which includes 370 acres of tillage lands bordering the Ballymore Road and Woolpack Road, is noted. It is requested that Gowran Grange house and curtilage are included on the Record of Protected Structures (RPS).</p>	<p>Chief Executive's Recommendation</p> <p>See recommendation for submission no. 259 in relation to Gowran Grange.</p>
129	Naas Action Group	<p>Gowran Grange</p> <p>The submission relates to Gowran Grange, Swordlestown, Co. Kildare. The submission is by a local action group, Naas Action Group, who aim to improve the quality of life for residents by supporting the protection of local built and cultural heritage in the area.</p> <p>Gowran Grange was built in the mid-19th century by noteworthy architects, Lanyon and Lynn with the assistance of architect John McCurdy. The estate remains in the ownership of the original family, de Robeck. The house retains much original significant detail and is of exceptional architectural quality. The demesne of c.370 acres, including parkland trees and mature woodlands, is set behind a picturesque stone boundary wall. It is noted that specimen trees throughout the estate are worthy of protection by a Tree Preservation Order.</p> <p>It is requested that Gowran Grange house and curtilage are included on the Record of Protected Structures (RPS).</p>	<p>Chief Executive's Response</p> <p>See response to submission no. 259 in relation to Gowran Grange</p> <p>Chief Executive's Recommendation</p> <p>See recommendation for submission no. 259 in relation to Gowran Grange.</p>

568	Rosemary Morrissey	<p>Gowran Grange The author outlines the history of Gowran Grange demesne which was inherited in 1789, and the original owners, the de Robeck family.. The author highlights links with Kildare ecclesiastical settlements and Wicklow ecclesiastical sites, such as the great monastic settlement at Glendalough. These pilgrim routes are continuing through the Gaisce Awards (President’s Medals) for 15 to 25 year olds, which includes an adventure journey walking from Naas to Glendalough, via Gowran Grange. The journey generates a greater awareness, respect and interest in local heritage. It is requested that these pilgrim paths be preserved from development to ensure the enjoyment of future generations.</p>	<p>Chief Executive’s Response See response to submission no. 259 in relation to Gowran Grange</p> <p>Chief Executive’s Recommendation See recommendation for submission no. 259 in relation to Gowran Grange.</p>
442	Off Square Partnership	<p>Grace’s Public House, Kildare Town The submission has been made on behalf of the current owner of Grace’s Public House, Kildare Town. The purpose of the submission is to provide an assessment of the existing building which is proposed to be included on the Record of Protected Structures. It is noted that the subject building is included on the National Inventory of Ireland (NIAH) survey and some discrepancies are listed; roof tiles, rainwater goods and window cills are non-original. It is noted that the building is no longer in use as a house and has been used as a commercial entity for c.100 years. The current use is commercial, with café to ground floor and accommodation over. The building has been significantly altered due to 1970’s and recent</p>	<p>Chief Executive’s Response Grace’s Public House, Kildare is a terraced, 2-storey, 3-bay 18th century building facing Market Square in Kildare Town. The building is located within the Kildare Town ACA and it greatly contributes to the streetscape and development of the historic core of Kildare Town. The submission correctly highlights several inaccuracies on the NIAH survey regarding original finishes and a series of renovations which have altered the original layout and building fabric of the subject building. Nevertheless, the Grace’s Public House is deemed to be of architectural, social and historical significance and merits inclusion on the RPS.</p> <p>Chief Executive’s Recommendation</p>

		<p>renovations to include removal of roof finish, internal walls and floors.</p> <p>The submission notes that no neighbouring properties are included on the RPS, only a few buildings around Market Square which is adjacent to the subject property, and that the building has not been included on previous RPS's lists.</p> <p>The commitment of the current owners to continue to sensitively care for the building is noted. It is therefore requested that Grace's Public House be removed from the proposed list of properties to be included on the Record of Protected Structures.</p>	<p>To retain PPS-5: Grace's Public House on the proposed list of additions to the Record of Protected Structures in the Draft CDP</p>
32	Nayomi Duff	<p>Hillford House</p> <p>The submission has been made on behalf of the current owner of Hillford House.</p> <p>It is noted that to date the house has not been listed on the Record of Protected Structures (RPS) since its establishment 23 years ago. The current land zoning was decided and agreed via local community and councillors to this point.</p> <p>The submission includes a Property Registration Document indicating the Title Deeds Folio No. KE7011 setting out the history of the property. The current owner purchased the property in 2020 having considered the KCC zoning and the fact that the building was not a protected structure. The property was purchased with a view to the development of the site.</p> <p>The submission includes a reference to the Leixlip Local Area Plan (LAP) 2020 - 2023, highlighting a vision to <i>'develop Leixlip as a dynamic town in which to live, work and carry out business, supporting a living and working population in a sustainable and</i></p>	<p>Chief Executive's Response</p> <p>Hillford house is a prominent 2-storey, 3-bay, late-19th century, detached, country house with main entrance door to central bay portico and stone outbuildings to the rear. It is located in the townland of Leixlip, Co. Kildare.</p> <p>The house stands proud on elevated grounds on the outskirts of Leixlip town and retains much of its historic detail. The property was purchased in 2020 by the current owner with a view to developing the lands. However, recent removal of mature boundary trees has revealed the historic house which is now more visible from the adjoining roads. The house represents one of a few 19th century grand country houses in Leixlip and greatly contributes to the special character of the historic town and its environs. The building and associated outbuildings were important factors in the evolution of Leixlip; being one of the few grand country houses developed to the northern side of the town.</p> <p>Due to the issues that have arisen in relation to the relevant notification processes around the proposed inclusion of Hillford</p>


compact manner and to protect and maximise opportunities presented by the unique natural and built environment and *higher densities should be located in town centre infill locations and proximate to public transport*. The following text is also highlighted from the Leixlip LAP, *'The NIAH was completed in Kildare in 2003 and the council completed a review of the RPS for the county, including Leixlip, in 2015.'* During successive planning applications the property was not highlighted by KCC as a protected structure. The submission concludes that in the 23 years since the establishment of the RPS the house has not been included on the RPS, therefore policies relating to protected structures included in the LAP do not impact the subject property.

It is noted that the Planning and Development Act 2000 introduced the concept of protected structures as a way of protecting architectural heritage. The submission notes that if the Local Authority (LA) believes a building warrants listing on the RPS, it was obliged to include same on the RPS within the previous 23 years, concluding that it is deemed not to have met the criteria for RPS inclusion. It is noted that the subject area is very well populated, the subject

House onto the Record of Protected Structures, and in order to protect the integrity of the County Kildare Development Plan (CDP), it is not proposed to include Hillford House onto the Record of Protected Structures at this time. It is however considered more appropriate to initiate a Section 55 process in accordance with the provisions as set out in the Planning and Development Act 2000 (as amended), as soon as is practicable.



Figure 1-Google maps image March 2022

		<p>property has been included on historic maps and therefore it is not accepted that the building has been unnoticed.</p> <p>It is noted that the County Development Plan acts as a contract between the planning authority and the people in order to bring certainty to the planning process. Due diligence in property purchase includes an investigation of the planning context of the property, inclusion on the RPS is one of those requirements. In the case of the purchase of Hillford House, which was purchased with a view to developing the site, due diligence was carried out to confirm that the house was not included on the RPS prior to purchase.</p> <p>It is requested that Hillford House be removed from the proposed list of properties to be included on the Record of Protected Structures.</p>	 <p>Figure 2 - Google maps image May 2009</p>
			<p>Chief Executive's Recommendation</p> <p>Not to propose the inclusion of Hillford House on the RPS at this time.</p>
275	Benduff Ireland Ltd.	<p>Hillford House</p> <p>The submission has been made on behalf of the current owner of Hillford House.</p> <p>It is noted under the Planning and Development Act 2000, the Local Authority is obliged to serve the owner of the proposed property with notice of proposed addition of the property to the Record of Protected Structures (RPS). In addition, it is noted in Section 51 of the Companies Act 2014 that documents may be served;</p> <p><i>'(a) by leaving it at or sending it by post to the registered office of the company;</i></p> <p><i>or</i></p>	<p>Chief Executive's Response</p> <p>See response to submission no. 32 regarding Hillford House.</p> <p>Chief Executive's Recommendation</p> <p>See recommendation to submission no. 32 regarding Hillford House.</p>

		<p><i>(b) if the company has not given notice to the Registrar of the situation of its registered office, by delivering it to the Registrar.'</i></p> <p>The submission concludes that as Kildare County Council failed to serve notice to the legal owner of Hillfort House, the proposed addition of the property to the RPS cannot proceed. It is further noted that any attempt to proceed with the proposed addition will be <i>ultra vires</i> and Kildare County Council will be met with an urgent application in the High Court for judicial review without further notice.</p>	
465	Johnstown Community Association	<p>Appendix 6, the RPS list only includes three of the six 'Gothic Revival' cottages in the centre of the village (B19-37, B19-38, and B19-39). This was to be rectified in the final version of the last Development Plan and should be corrected now.</p>	<p>Chief Executive's Response</p> <p>The RPS, includes protection for the 6 cottages under B19-38 (NIAH Ref: 11812012) and B19-39 (NIAH 11812029). Each structure is identified as a group of three terraced three-bay single-storey Gothic-style houses, c.1880 under their NIAH descriptions. It should be noted B19-37 does not relate to the cottages referred to.</p> <p>Chief Executive's Recommendation</p> <p>Amend RPS list with reference to B19-38 and B19-39 with description 'house' to B19-38a/b/c, and B19-39a/b/c and describe as 'Terrace of 3no. houses'.</p>
1	Laura Nolan	<p>Knockaphuca House</p> <p>Knockaphuca House is a substantial late-19th century detached farmhouse located in the townland of Knockaphuca, near Castledermot, Co. Kildare. The submission has been made by the current owner. The house was originally built as a 2-storey, 3-bay house with main entrance door to central bay and included several farmyard outbuildings.</p>	<p>Chief Executive's Response</p> <p>The submission correctly states the extensive alterations which have been undertaken to the house since it was built in the late 19th century. Extant historic fabric is limited to its external stone walls which themselves have been significantly altered. The historical layout has been altered beyond recognition. Therefore, Knockaphuca House is no longer considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.</p>

		<p>The house was extended and remodelled in the 1950's and drastically altered to include a 2-storey 4-bay extension to the North-East façade. Additional alterations included removal of original front door, staircase and reorganisation of original internal room layout. Original features of value such as windows, doors, internal finishes and internal fittings have been removed entirely. The original external render has been removed to expose original stone walls, which have been repointed in cementitious pointing.</p>	<p>Chief Executive's Recommendation</p> <p>To remove PPS-28: Knockaphuca House from the proposed list of additions to the Record of Protected Structures in the Draft CDP</p>
46	Ciarán McDonnell	<p>Thatched Cottage, Millicent South</p> <p>Thatched Cottage, Millicent South is a thatched cottage on the Record of Protected Structures (RPS). A submission has been made by the current owner to remove the property from the RPS.</p> <p>In 2002 the cottage was derelict. It was renovated in the late 2000's to include a 2-storey modern extension to the south façade. The cottage renovation included retention of the existing walls with replacement windows, doors and thatched roof. The modern extension now accounts for 75% floor area and the thatched cottage accounts for 25% of the floor area of the overall house.</p> <p>The owner notes issues with living in an old property:</p> <ol style="list-style-type: none"> 1. Energy efficiency: the cottage is expensive to heat due to lack of insulation, more electricity for lighting is required due to small windows and lack of daylight 2. Thatched roof: the annual care of thatched roof is costly, and thatchers are difficult to source. 	<p>Chief Executive's Response</p> <p>Thatched Cottage, Millicent South is a thatched cottage located in the townland of Millicent South, Co. Kildare. It is a detached five-bay single-storey lobby entry thatched cottage, extant 1837. It is included on the National Inventory of Ireland (NIAH ref. 11901404).</p> <p>Thatched cottages were once commonplace throughout Ireland and are now becoming increasingly rare. In a survey of thatched cottages in Kildare in 2005 it was revealed that the number of thatched cottages decreased from 92 in 1987 to 55. Policy AH O50 in the Draft Plan resists the demolition of vernacular architecture, in particular thatched cottages and encourages their sensitive reuse.</p> <p>Thatched Cottage, Millicent South is a prime example of vernacular Irish architecture which is appropriately extended to accommodate modern living standards. It is included on the NIAH survey of Regional significance and of architectural and social interest.</p> <p>The submission highlights many of the issues regarding living in a thatched cottage. It is acknowledged that living in a historic</p>

		<p>3. Insurance: The issue of the availability and affordability for insurance of thatched cottages is highlighted. The submission notes that thatched cottages are considered as “non-standard construction” by insurance companies and the modern extensions to thatched cottages are also included within this category. It is noted by the owner that the cost of insurance is approximately 4 times what it would be if the cottage did not have a thatched roof and the insurance premium has doubled over the last 8 years. The owner writes that he cannot source any insurance underwriter in Ireland which can offer cover for thatched cottages as new business.</p> <p>The owner requests that his property is removed from the Record of Protected Structures (RPS) in order to replace the thatched roof with a tiled roof due to excessive insurance costs.</p>	<p>property such as a thatched cottage, which may be potentially 300 years old, has obstacles with its adaptation for modern day living, however it is imperative that these building be retained and protected to ensure their safeguarding for future generations.</p> <ol style="list-style-type: none"> 1. SEAI Home Energy Grants are available for upgrading historic structures, such as thatched cottages, to improve thermal efficiency. 2. Kildare County Council Thatching Grants are available to thatched structures included on the RPS for the maintenance of thatched roof structures. The BHIS and HSF built heritage funding schemes are run by the Department of Housing, Local Government and Heritage in association with Local Authorities. The BHIS and HSF assists owners of heritage structures, including those on the local authorities’ Record of Protected Structures, to meet their obligations to care for their properties. The Department of Housing, Local Government and Heritage also provide a boost to local construction and heritage trades by facilitating works with a total value of over €15.5m and leveraging an estimated 19,000 days’ labour in 2022. <p>Insurance: This has been an issue with thatched roof structures in the last ten years or so. We are informed that the Heritage Council intend to advocate for change in the coming months. In the meantime, the Architectural Conservation Officer in Kildare County Council can provide the submitted with a list of the companies that have recently been approached for insurance quotations in relation to thatched structures that may be of assistance.</p>
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			<p>Thatched Cottage, Millicent South is considered to be of special interest from an architectural, historical and social point of view, therefore it should remain on the Record of Protected Structures.</p>
			<p>Chief Executive's Recommendation</p> <p>To retain B14-37: Thatched Cottage, Millicent South on the Record of Protected Structures.</p>
100	Joe Mulligan	<p>14 Main St., Leixlip</p> <p>14 Main Street, Leixlip is a detached 2-storey house currently included on the Record of Protected Structures (RPS). A submission has been made by the current owner to remove the property from the RPS.</p> <p>The submission argues that the house has no architectural merit and is not of any cultural or historical importance to the town. It is noted that the house does not follow the streetscape of the adjacent buildings and its inclusion on the RPS impedes the development potential of the site and adjoining sites.</p>	<p>Chief Executive's Response</p> <p>14 Main Street, Leixlip is a detached two-storey three-bay house, built c.1925, retaining some original fenestration with single-bay two-storey return to rear to north-east. It retains much of its original detail with the exception of some door and window replacements c.1990. It is set back from the line of the road in its own grounds with a rendered boundary wall with iron railings over, fronting Leixlip Main Street. It is included on the National Inventory of Ireland, NIAH ref. 11804026, in which it is considered of regional significance and of Architectural, Historical and Social interest.</p> <p>The house is well maintained and retains much of its original detail thus retaining its historic character. Timber sash windows, timber entrance porch with decorative lead glazing and panelled timber door, embellished brick chimney stack, wrought iron railings to boundary wall are just some of the important surviving architectural details. The house stands proud as one of the few detached houses on Main Street, Leixlip, which adds to its unique character and significance within the streetscape.</p> <p>14 Main Street, Leixlip is a fine example of a prominent early 20th century house and greatly contributes to the visual composition of Main Street. It is considered of special interest from an architectural, historical and social point of view, therefore it should remain on the Record of Protected Structures.</p>

			<p>Chief Executive's Recommendation To retain B11-33: 14 Main Street, Leixlip on the Record of Protected Structures in the Draft CDP</p>
145	Fergal Gaffney	<p>Station House, Leixlip</p> <p>Station House, Leixlip, Co. Kildare is listed as a proposed inclusion on the Record of Protected Structures (RPS). A submission has been made by the current tenant to remove the property from proposed inclusion on the RPS.</p> <p>The current tenant notes the existing side extensions are in poor condition, part of which are at risk of collapse. Work has commenced on foundations and a new structural wall to replace the original structure. It is stated that the tenant would support inclusion on the RPS in future once they have funds to accomplish the necessary works.</p>	<p>Chief Executive's Response The building is the original railway station building, built c.1848, for 'Louisa Bridge and Leixlip' railway station located on the Dublin-Maynooth rail route. It is a single-storey three-bay former railway station with single-storey flat roof south annex and pitched roof annex to the north. It is owned by Irish Rail and leased to the current owner on a long-term lease.</p> <p>The existing building is a fine example of a mid-19th century railway station. It is considered to be of regional significance and of Architectural, Historical and social interest therefore it should be included on the Record of Protected Structures.</p> <p>Chief Executive's Recommendation To retain PPS 3: Station House for inclusion to the Record of Protected Structures</p>
551	St. John of God Trust Ireland	<p>Vanessa's Bower</p> <p>The submission is by Moloney O'Beirne Architects on behalf of St. John of Gods (SJOG) in relation to 'Vanessa's Bower' in Celbridge Abbey.</p> <p>Saint John of Gods purchased Celbridge Abbey and its grounds in 1952. It is noted that St John of God's take considerable pride in their historic buildings and intend on taking full responsibility for all structures on their lands.</p> <p>The submission includes a series of photographs, and notes the following: Vanessa's Bower is located in a dangerous position, on a steep cliff edge at a fast-flowing portion of the River Liffey; the roof has recently collapsed with the original stones lying in the riverbed below; The base of the bower has fallen away; it is dangerous and</p>	<p>Chief Executive's Response Vanessa's Bower is an early 18th century cave-like shelter of limestone rubble construction covered in soil, built into an embankment overlooking the River Liffey. The structure was regularly visited by Dean Jonathan Swift and Esther Vanhomrigh, who Swift affectionately called 'Vanessa'.</p> <p>The structure is of architectural, artistic and historical special interest, equivalent to an NIAH Regional Rating, and merits inclusion on the Record of Protected Structures.</p> <p>The Built Heritage Investment Scheme (BHIS) and Historic Structures Fund (HSF) built heritage funding schemes are run by the Department of Housing, Local Government and Heritage in association with Local Authorities. The BHIS and HSF grant schemes assist owners of heritage structures, including those on the local authorities' Record of Protected Structures, to meet</p>

		<p>fencing and signage may be required; restoration of the bower poses a risk to the safety of potential workers involved.</p> <p>It is a concern to the SJOG that if the Bower becomes a protected structure the cost of restoration will be more expensive and works will be delayed due to the necessity for planning permission.</p> <p>SJOG is concerned that the status of Vanessa’s Bower as a protected structure will potentially attract more people to the site, causing a risk to public safety.</p> <p>It is requested that Vanessa’s Bower not to be included on the Proposed list of Protected Structures.</p>	<p>their obligations to care for their properties. These grant scheme should be utilised for essential works required to Vanessa’s Bower.</p> <p>It is acknowledged that the location of the bower is dangerous, however the dangers presented are not directly associated with the structure itself, more so the riverside setting. Safety is an issue irrespective of whether or not the bower is a protected structure.</p> <p>Chief Executive’s Recommendation</p> <p>To retain Vanessa’s Bower, Celbridge Abbey on the proposed list of additions to the Record of Protected Structures in the Draft CDP.</p>
<p>APPENDIX 7 – SCENIC ROUTES</p>			
351	Eco Advocacy	<p>The submission recommends that the following views be added to Appendix 7 of the Draft Plan that refers to Scenic Routes. They are as follows:</p> <p>Dun Ailinne; The Curragh; The Hill of Allen; Rath of Mullamast; Old Kilcullen Tower; Dunmurry Hill, Rathangan; and Brewel Hill.</p>	<p>Chief Executive’s Response</p> <p>Appendix 7 of the Draft Plan contains a list of Scenic Routes in County Kildare.</p> <p>It is noted that Scenic Route No. 1 refers to views of Old Kilcullen to the east and Dun Ailinne to the west, from the R418 Motorway Interchange to the south of Moortown House.</p> <p>Scenic Route No. 3 refers to views across the Curragh Plains, north and south, along the R445, from the junction of R413/R445 to Colgan’s Cut.</p> <p>Scenic Route No. 4 refers to views of the Curragh Plains: Little Curragh, a county road, the L7034, the L3006 and the L6075, from the Kildare town boundary to Donnelly’s Hollow and the R413 from Donnelly’s Hollow to the Kildare Town boundary.</p>

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			<p>Scenic Route No. 21 refers to views east at Brewel, along the L6096 from Kingsland Castle Ruins to Ballintaggart, which includes of Brewel Hil.</p> <p>Scenic Route No. 33 refers to views of Pollardstown Fen along the L7032 from Father Moore’s Well to the Pollardstown Fen carpark that includes views to the Hill of Allen.</p> <p>Scenic Route No. 14 refers to views from Dunmurry Hill and Red Hill and views of the Central Kildare Plains and Boglands on the R401 and adjoining roads from Thomastown crossroads to the Kildare Town boundary.</p> <p>The only view suggested by the submitter that is not included in Appendix 7 is the Rath of Mullamast. The Plan has identified an action (LR A6) to review all scenic routes and views within 2 years of the adoption of this Plan, at which stage the proposed routes and views will be considered for inclusion.</p> <p>Chief Executive’s Recommendation</p> <p>No change to the Draft Plan.</p>
APPENDIX 9 – CORE STRATEGY METHODOLOGY			
405	Kildare Climate Action Linkage Group	<p>The submission highlights the following paragraph in Appendix 9: Of significance to note is the annual average for County Kildare as 882 units/year over the 9- year period between 2011 and 2020, which is well below the annual average of 1,535 provided for in the Housing Supply Targets issued by the Department. In this regard, it is considered that there is more than</p>	<p>Chief Executive’s Response</p> <p>The housing targets contained in Table 2.4 of the Draft County Development Plan 2023-2029 are based on Central Statistics Office (CSO) housing completion rates [in County Kildare] and the Section 28 Ministerial Guidelines on Housing Supply issued by the Government in December 2020. These targets are based on ESRI research which provides a robust, up-to-date and independently developed housing demand projection, to inform policy and investment with regard to housing at national</p>

		<p>adequate housing supply provision for County Kildare for this plan period and beyond. *</p> <p>*Additional headroom may be applied to 2024</p> <p>The following is questioned:</p> <ul style="list-style-type: none"> • The rationale for choosing a historical annual average between 2011 and 2020? The submissions point out that for 2019, 2020 and 2021, the annual units completed have been above the Housing Supply Targets. • What does the footnote mean, does this indicate that housing demand will be revised again in 2024? 	<p>and local levels. The ESRI data provides an integrated model of housing demand that takes into account demographic, economic and housing market factors, including inter-county migration at individual local authority level based on the housing delivery annual average rather than on population growth.</p> <p>As it is unclear which footnote relates to this part of the submission, it is not possible to furnish a response to same at this time.</p> <p>Chief Executive's Recommendation</p> <p>No change to the Draft Plan</p>
405	Kildare Climate Action Linkage Group	<p>It is requested to amend (vii) under the 'Draft Core Strategy' heading as follows:</p> <p><i>(vii) Recognising the role of the rural countryside in supporting the rural economy and its role as a key resource for agriculture, equine, bloodstock, forestry, energy production, tourism, recreation, mineral extraction and rural based enterprises; and in supporting the habitats and species that make up the biodiversity of Kildare.</i></p>	<p>Chief Executive's Response</p> <p>Accepted.</p> <p>Chief Executive's Recommendation</p> <p>Amend (vii) under the 'Draft Core Strategy' heading of Appendix 9:</p> <p><i>(vii) Recognising the role of the rural countryside in supporting the rural economy and its role as a key resource for agriculture, equine, bloodstock, forestry, energy production, tourism, recreation, mineral extraction and rural based enterprises; and in supporting the habitats and species that make up the biodiversity of Kildare.</i></p>
APPENDIX 11 – SINGLE RURAL DWELLING DENSITY TOOLKIT			
68	Padraig Sheehan	<p>The submission proposes amending Appendix 11 by including the following sentence after the bullet-points on the first page of written text of Appendix 11 'Where the RRD exceeds 25 units per square kilometre there</p>	<p>Chief Executive's Response</p> <p>Agreed to amend Appendix 11 in relation to where the RRD exceeds 25 units per square kilometre.</p>

	<p>will be a presumption against further one-off houses, however in certain circumstances the above limits on SRDD may be exceeded subject to the exceptions outlined in section 3.14 of Chapter 3 of Volume 1. '</p> <p>Request to number the paragraphs in Appendix 11. The last 2 paragraphs of page 3 of Appendix 11 refer to smaller areas where the 'relevant areas' are amended – these last 2 paragraphs should be numbered for ease of reference.</p> <p>Appendix 11 on page 3 states “Ribbon development was generally classed as...” the word “was” implying that this has changed. But Objective HO P13 defines Ribbon Development. Accordingly the above sentence in App.11 should be amended to read “Ribbon development is defined by Objective HO P13 as ...”</p> <p>The last sentence on page.3 of App.11 reads – “If the circle/area passes through the curtilage of a residential site, then it is included within the calculation.” This sentence should be removed. It is unnecessary and conflicts with the text above which refers to counting dwelling units rather than sites.</p> <p>Amend Appendix 11 by including the following sentence after the 3 bullet-point paragraphs on p.2. “The above limits on SRDD may be exceeded subject to the Exceptions stated in section 3.14.’</p>	<p>Given that Appendix 11 is relatively short, the aim of which is to act as a guidance document, it is not considered necessary to number all paragraphs across the three pages of text.</p> <p>The submission is correct in stating that policy HO P13 defines ribbon development as ‘5 or more houses along 250 metres on one side of any road.’ Page 2 of the written text in Appendix 11 should therefore be amended to accord with same.</p> <p>The comments in relation to how the toolkit is applied have been noted however the purpose of the toolkit is to calculate the number of dwelling units and not sites and so a change is proposed as set out below.</p> <p>The comments in relation to the SRDD have been noted however it is not considered appropriate to amend Appendix 11 as suggested as to do so would undermine the purpose of the Toolkit to manage the number of one off houses in the rural countryside.</p> <p>Chief Executive’s Recommendation To insert the following as a final bullet point in Section 3.14 of Chapter 3;</p> <ul style="list-style-type: none"> • Where the RRD exceeds 25 units per square kilometre there will be a presumption against further one-off houses, however in certain circumstances the above limits on SRDD may be exceeded subject to the exceptions outlined in section 3.14 of Chapter 3 of Volume 1. <p>Amend the second para, second page of Appendix 11 (Single Rural Dwelling Density Toolkit) as follows; While ribbon development was is generally classed as the development of 5 or more houses within a 250m stretch of</p>
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			<p>road, this criterion fails to fully appreciate the impact of ribbon development over a longer or extensive stretch of road.</p> <p>Amend the final paragraph on page 2 of Appendix 11(Single Rural Dwelling Density Toolkit); as follows; If the circle / area passes through the curtilage of a residential site, a dwelling then it is included within the calculation</p>
APPENDIX 12 – MONITORING & IMPLEMENTATION FRAMEWORK			
28	Cathy Meade	<p>Delivery of Greenway routes</p> <p>Summary of Appendix; There should be a policy objective inserted into the Development Plan prioritising the designated Greenway route along the old Tullow railway line and ensuring its delivery by 2030.</p>	<p>Chief Executive’s Response The former Tullow railway line in County Kildare has an Objective - RE O134 in Chapter 4, which states the following ‘Investigate the feasibility of developing a walkway/cycleway along the former Tullow railway line in County Kildare.’ Appendix 12 (The Implementation and Monitoring Framework) states that it is intended to undertake RE O134 (Walkway / cycleway along the former Tullow railway line) within 2 years of the adoption of the Plan</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p>
113	Health Service Executive	<p>There are 4 recommendations in relation to implementation and monitoring which include a requirement for all development to incorporate green planting and nature-based solutions to enhance landscape quality and biodiversity, monitoring and auditing the implementation of development management standards to ensure they are being applied, highlighting areas where progress is being made and examining areas where less is being achieved. It is also recommended to include the public in the monitoring of the plan and to make public progress reports.</p>	<p>Chief Executive’s Response Regarding Implementation and Monitoring a detailed Appendix (no. 12) accompanies the Draft Plan and sets out clear timeframes for the delivery of the various objectives, actions and targets in the Draft Plan as well as identifying the relevant stakeholder(s) to realise same. The 2-year progress report, which is a mandatory report required under the Planning Acts, will be made available to the public when prepared c. 2025.</p> <p>Chief Executive’s Recommendation No change to the Draft Plan.</p>

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195	Elizabeth Cullen	It is proposed all actions in the plan be benchmarked against the sustainable development goals.	<p>Chief Executive's Response Appendix 12 of the Draft Plan outlines guiding principles which are in line with sustainable development goals and each action / objective is measured against these principles. Furthermore a stakeholder(s) is assigned responsibility for realising the various objectives, actions and targets over a clearly defined short, medium or long term or on an ongoing basis.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
385	County Kildare Chamber	County Kildare Chamber believes a review of the County Development Plan should be initiated on a yearly basis, outlining how Objectives and Actions are met and benchmarked, with objectives given priority status and a timeline for completion. The Chamber requests to be involved in this process as the business voice for the county.	<p>Chief Executive's Response Regarding a system of monitoring and reviewing on a yearly basis, it should be noted that Appendix 12 (Implementation and Monitoring Framework) accompanies the Draft Plan and sets out clear timeframes for the delivery of the various objectives, actions and targets in the Draft Plan as well as identifying the relevant stakeholder(s) to realise same. The 2-year progress report, which is a mandatory report required under the Planning Acts, will be made available to the public when prepared c. 2025 and shall assess the progress made in relation to the various policies, objectives, actions, and targets. The Council does not have the resources, nor is it legally required to initiate a review of the County Development Plan on a yearly basis.</p> <p>Chief Executive's Recommendation No change to the Draft Plan.</p>
STRATEGIC ENVIRONMENTAL ASSESSMENT & APPROPRIATE ASSESSMENT			
552.	Department of Housing, Local Government and Heritage	The Department advises that recommendations in the NIR, including proposed amendments to the plan included in Appendix B are incorporated into the CDP.	<p>Chief Executive's Response Due to the timings involved in relation to the necessary dates for publication of the Draft Plan and the receipt of the Environmental Reports it was not possible to include all recommendations within the Draft Plan. However all</p>

Appendices to CDP

		<p>The Department also recommends the inclusion of an objective in Chapter 1 Introduction and Context to undertake screening for Appropriate Assessment and if required, Appropriate Assessment, in relation to all downstream plans and projects (including all planning applications) as required under Article 6 (3) of the EU Habitats Directive (92/43/EEC).</p> <p>Furthermore, the Department recommends the inclusion of an objective in Chapter 1 Introduction and Context that all plans and projects, which are supported in whole or in part through objectives, actions, targets or otherwise, have undergone screening for Appropriate Assessment and if required, Appropriate Assessment, as required under Article 6 (3) of the EU Habitats Directive (92/43/EEC) in order to avoid adverse effects on the integrity of European Sites and ensure implementation of mitigation measures where required.</p>	<p>recommendations have now been incorporated into the Chief Executive's Report (this Report) and identified as Chief Executive's Proposed Amendments. If approved by the elected members, all such recommendations will be incorporated into the adopted Development Plan.</p> <p>It is not considered appropriate to include an objective in Chapter 1 as suggested as the requirements for AA are set out in planning legislation.</p> <p>Chief Executive's Recommendation See above narrative with respect to proposed amendments.</p>
23	E.P.A. (SEA Section)	<p><u>SEA of Local Authority Land Use Plans</u> The submission acknowledged the notice from the Council dated 24th March 2022 in relation to the Plan and the SEA Environmental Report.</p> <p>It is recommended that the Council take account of the 'SEA of Local Authority Land Use Plans - EPA Recommendations and Resources' document and incorporate the relevant recommendations, in finalising and implementing the Plan.</p>	<p>Chief Executive's Response Section 1.2.3 of the SEA Environmental report specifies that the SEA methodology for the draft CDP is based on the legislative requirements of the EPA, which includes the 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document.</p> <p>Chief Executive's Recommendation No changes to the Draft Plan.</p>
23	E.P.A. (SEA Section)	<p><u>State of the Environment Report – Ireland's Environment 2020</u> It is submitted that the recommendations, key issues and challenges described in the State of the</p>	<p>Chief Executive's Response The referenced EPA report has been taken into account in Section 12.2 of the Plan and in the SEA report.</p>

		Environment Report Ireland's Environment – An Integrated Assessment 2020 (EPA, 2020) should be taken into account, in preparing the Plan and SEA.	Chief Executive's Recommendation No Changes to the Draft Plan
23	E.P.A. (SEA Section)	<p><u>SEA Statement – "Information on the Decision"</u> Upon the adoption of the Plan the Council should prepare an SEA Statement that summarises:</p> <ul style="list-style-type: none"> • How environmental considerations have been integrated into the Plan; • How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; • The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and, • The measures decided upon to monitor the significant environmental effects of implementation of the Plan. 	<p>Chief Executive's Response It is considered that this submission is adequately addressed in Section 4.8 of the SEA Environmental report.</p> <p>Chief Executive's Recommendation No changes to the Draft Plan.</p>
23	E.P.A. (SEA Section)	<p><u>Environmental Authorities</u> It is submitted that under the SEA Regulations, the Council should consult with the:</p> <ul style="list-style-type: none"> • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage; • Minister for Environment, Climate and Communications; • Minister for Agriculture, Food and the Marine; and • any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan. 	<p>Chief Executive's Response All of the aforementioned authorities/agencies have been consulted and any comments received have been taken into account, as part of the making of this Draft Plan.</p> <p>Chief Executive's Recommendation No changes to the Draft Plan.</p>
395	Geological Survey of Ireland	GSI requests the inclusion of the Rathcore Spring CGS in Table 12.13 and the separation of the two Louisa Bridge Springs (Cold and Warm).	Chief Executive's Response The proposed changes are noted and considered appropriate with respect to the SEA report also.

	<p>(to be read in conjunction with Dept. Environment, Climate & Communications submission, same number, submitted together)</p>	<p>In relation to BI A18 to publish the findings of the audit of Geological Heritage on completion, the submission notes that this was published in 2005.</p> <p>The submission makes reference to GSI's geochemistry and geophysical datasets that may be of benefit to Section 5.4.1.2 'Geology of the Draft SEA Report.</p>	<p>The comments in relation to the geochemistry and geophysical datasets are noted and welcomed.</p> <p>Chief Executive's Recommendation</p> <p>To reference the Rathcore Spring and the separation of the two Louisa Bridge Springs (Cold and Warm) in Section 5.4.1 of the Draft SEA report.</p> <p>To reference the 22 County Geological Sites under Section 5.4.1.2 of the Draft SEA report.</p>
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PART 4 – CHIEF EXECUTIVE'S PROPOSED AMENDMENTS

- Proposed amended text and new text is coloured **RED** in this document.
- Text with **STRIKETHROUGH** is proposed for deletion.
- Text in **BLUE** is text from the Draft Plan as is.

Chapter 1 – Introduction & Strategic Context													
Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP										
	1.3	Add text to 2 nd para	<p>The most recent census in Ireland was in 2016*. The following infographic (Figure 1) provides highlights of the profile of the county.</p> <p>*Preliminary Census 2022 data was published by the CSO on 23rd June 2022 which indicates that County Kildare has a current population of 246,977 persons. Detailed CSO data and population analysis for the County will not be published until 2023.</p>										
Chapter 2 – Core Strategy & Settlement Strategy													
Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP										
	2.5.1	Update in light of prelim data from 2022 Census	<p>2.5.1 Kildare’s Population Growth Trends As a direct result of the coronavirus pandemic, the 20212-Census was postponed and conducted by the CSO in April 2022. Preliminary census data was published in June 2022 which indicated that County Kildare has a population of 246,977 persons, representing an 11% increase from Census 2016 (up by 24,473 persons from 222,504 in 2016) and is now the county with the fourth highest population, after counties Dublin, Cork and Galway. Detailed CSO data and population analysis for the County will not be published until 2023 and therefore the most up to date population analysis is Census 2016. This census outlines that the total population within Kildare in 2016 was 222,504, which was the fifth highest population in the State. Over a 20-year period (1996 to 2016), Kildare experienced a 64.8% (+87,512) increase in its population base, the second highest rate in the State. The growth rate from 2006 to 2016 2022 was 32.5%. 19.4% is the fourth highest in the State. Kildare has a geographically varied population density. In 2016, it has a density figure of 131.3 persons per square km. However, approximately 72% of the county’s population live on 5% of the county’s total land area, with the northeast of the county having by far the highest population densities. For instance, the Leixlip/Celbridge Municipal District (MD) has a density figure of 702.9 persons per square kilometre, more than four times as densely populated than all other MDs.</p>										
	2.5.2	Update in light of prelim data from 2022 Census	<p>2.5.2 Population Projections for Kildare The Transitional Regional and County Population Projections to 2031 for Kildare as provided in the NPF Roadmap and the RSES, are as follows:</p> <table border="1"> <thead> <tr> <th>County</th> <th>2016</th> <th>2022</th> <th>2026</th> <th>2031</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	County	2016	2022	2026	2031					
County	2016	2022	2026	2031									

			<table border="1"> <tr> <td>Kildare</td> <td>222,500</td> <td>246,977</td> <td>249,000 - 254,000</td> <td>259,000 - 266,500</td> </tr> </table> <p>The above figures for Kildare provide for a population range for the period to 2026 and onwards to 2031. Taking the higher range for each growth band, the county population is projected to increase by 31,500 persons to 2026 with an additional 12,500 to the year 2031. The MASP Transitional Population Projections, adjusted to comply with NPO 68, allocate an additional population of 10,000 to the Key Town of Maynooth up to the year 2031. The precise allocation that will be attributed to Maynooth will be determined at Local Area Plan stage on foot of detailed assessments and audits of available social and physical infrastructure.</p>	Kildare	222,500	246,977	249,000 - 254,000	259,000 - 266,500
Kildare	222,500	246,977	249,000 - 254,000	259,000 - 266,500				
2.6	Amend Section 2.6		<p>The impacts of climate change, and the vulnerability of poor communities to climate change, vary greatly, but generally, climate change is superimposed on existing vulnerabilities. One of the areas where both environmental pollution and climate policy has significant impacts on vulnerable communities is in relation to transportation. Carbon taxes on petrol and diesel add to the cost of transportation and are regressive.</p> <p>For this reason, the promotion of a compact urban form of development is a central part of reducing the need to travel and mitigating climate change....</p>					
Table 2.8	Include new footnote in Table 2.8 Core Strategy Table for the column '2021 Population Estimate (based on % growth from 2011-2016)'		<p>The 2021 population estimate is a holding figure and is used as a guide only until a detailed 2022 county profile is published by the Central Statistics Office (CSO). Preliminary Census 2022 data was published by the CSO on 23rd June 2022 which indicates that County Kildare has a population of 246,977 persons in 2022. Detailed CSO data for the settlements and population analysis for the County will not be published until 2023. As Local Area Plans are prepared during the lifetime of this County Development Plan, the Census 2022 figure will be used as the population baseline from which projected population growth will be calculated for each individual LAP town, where available. Any LAP prepared before the publication of the Census 2022 Small Area Population Statistics (SAPS) will require an updated population estimate to be prepared for the Draft LAP (to be based on factors including the quantum of residential units built since Census 2016), which will differ from that shown in the '2021 Population Estimate' column in this table.</p>					
Section 2.15.1 Key Towns	Include additional wording		<p>In Maynooth the potential of the Research and Technology lands to the west of Maynooth University could be realised</p>					

	Amend CSO 1.18		To consider aligning the Kildare County Development Plan 2023-2029, with the up-to-date population from the forthcoming Census 2022 where there are verified material population differentials at settlement level to those in Table 2.8 of the Plan, by way of a statutory variation pursuant to Section 13 of the Planning and Development Act 2000 (as amended).
	Include new objective	To move existing Objective UD O8 from Ch 14, to amend and to include in Ch 2 as proposed	Address new settlement areas already in the planning process, in the appropriate Local Area Plan process and to ensure that future new settlements.... Ensure that all sustainable urban extensions to settlements along high-capacity public transport routes (Dart+ services, Bus Connects routes and any designated bus only/ bus priority route) are considered in the appropriate Local Area Plan process, in conjunction with the Regional Spatial and Economic Strategy and Metropolitan Area Strategic Plan to support new distributed growth in County Kildare during the lifetime of this Plan and to inform the next GDP County Development Plan.
		Objective moved from Chapter 4 (as RE O45) to Core Strategy	Consider any proposal for a Strategic Development Zone (SDZ) in County Kildare on its merits, having regard to the characteristics of the proposed area and the ability of the receiving environment to absorb new development of the level proposed.
Chapter 3 – Housing			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	3.7	Include additional sentence prior to the Policy statement	<p>3.7 Residential Densityies and Building Height</p> <p>Insert additional text in Paragraph 4 of Section 3.7, as follows: The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and Urban Development and Building Height Guidelines, DHLGH (2018) outline appropriate densities and building heights applicable to settlements of various size and location within these settlements. For further details on the implementation of the Urban Development and Building Height Guidelines refer to Section 14.8 Urban Design and Building Heights.</p> <p>Delete text in Section 3.7, as follows: Building Heights Aligned with the principle of greater densification, will be the requirement to consider greater height in appropriate locations. It is important to note however, that higher density does not</p>

			<p>necessarily equate to high rise buildings and plot ratio and site coverage all contribute to the density of a particular built form. Appropriate higher density schemes can often be achieved by using mid-rise typologies and key to the success of such development is high quality design and placemaking.</p> <p>The Urban Development and Building Height Guidelines for Planning Authorities published in December 2018 state that increasing prevailing building heights has a critical role to play in addressing both the scale and density of development. The guidelines also note that increased building height is a factor in assisting modern placemaking and improving the overall quality of our urban environments. The strategic approach, therefore, is to promote more intensive forms of development, including increased height, whilst ensuring that high quality places and a good quality of life are achieved.</p> <p>The Guidelines include 4 no. Specific Planning Policy Requirements (SPPR), which the Planning Authority must apply in carrying out its functions. SPPR 1 relates to increased building heights and density in locations with good public transport accessibility. SPPR 2 seeks to ensure that an appropriate mix of uses is delivered as part of increased building heights. SPPR 3 relates to localised environmental issues to consider for higher buildings. SPPR 4 cross-references the application of residential density:</p> <p>SPPR 4</p> <p>It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:</p> <ol style="list-style-type: none"> 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and
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			<p>3. avoid mono-type building typologies (e.g. two-storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.</p> <p>Circular letter NRUP-02/2021 clarifies that the Guidelines referred to in Point 1 above, are in fact the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, DEHLG (2009), and that it follows that discretion may be applied in the assessment of residential density at the periphery of larger towns, with net residential densities below 35 dwellings per hectare permissible in certain cases, as set out above. Accordingly, ‘minimum’ densities should not be equated with 35 dwellings per hectare in all contexts and may be lower than that figure.</p> <p>Delete objective HO O5, as follows and renumber all subsequent objectives: HO O5: Ensure a strategic approach to building height in urban settlements that accords with The Urban Development and Building Height Guidelines for Planning Authorities (2018) and in particular, Specific Planning Policy Requirements (SPPR) 1 to 4.</p>
	3.10	Amend paragraph number 7.	...the need to cater for specialist groups such as the elderly older or disabled people and the...
	3.11	Amend HO P8	Ensure that groups with specialist housing needs, such as the older people elderly, people with disabilities
	3.11.1	Amend paragraph number 2.	...greater consideration of the housing needs of older people the elderly.
	3.11.1	Amend Objective HO O24.	...(including childcare facilities and facilities for older people the elderly)...
	3.12	Urban Regeneration and Housing Act 2015 (as amended) Amend reference to Act in Policy HO P9.	in accordance with the Urban Regeneration and Housing Act 2015 (as amended) and Part V of the Planning and Development Act 2000 (as amended).
	3.13.3	SEA Recommendation Amend Policy HO P11	Facilitate subject to all appropriate environmental assessments proposals for dwellings

	3.13.6	SEA Recommendation Amend Policy HO P21	family-owned site is available in the adjoining county, and that all other aspects of rural housing policy including local need, siting and design are complied with and that no significant negative environmental effects will occur as a result of the development. The applicant shall also fully demonstrate that they are building their rural dwelling and that it will be for their permanent place of residence”.
	3.14	SEA Recommendation Amend Policy HO P24	economic need to reside in the area. Applicants will be required to demonstrate, to the satisfaction of the planning authority that no significant negative environmental effects will occur as a result of the development. In this regard, the Council will:
Chapter 4 – Resilient Economy & Job Creation			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	4.3	Amend RE O13	Support An Post in the provision of new postal facilities and the enhancement of existing facilities, including operational requirements, in the County and to facilitate the provision of postal infrastructure at suitable locations in the C county.
	4.3	New objective after RE O13	Support the implementation of the ‘Local Just Transition Plan for West Kildare, 2022’ a focus of which, through identified thematic actions, is to help communities benefit from new business, income and job creation opportunities in existing and emerging industries.
	4.3.1	Include the following text at the end of Section 4.3.1	The review of the Local Economic & Community Plan will illustrate how strengthening community infrastructure could support the priority of achieving critical mass and moving people closer to enterprise support agencies such as LEO.
	4.4.3	SEA Recommendation Amend Objective RE O16	Co-ordinate the delivery of strategic infrastructure subject to appropriate route option selection processes and environmental assessments including pedestrian and cycle linkages within Maynooth and the Royal Canal Greenway,
	4.4.5	Delete RE O24 and replace with a new objective	RE O24 It is an objective of the Council to promote the town of Athy as a Food, Drink and Skills Innovative Hub. RE O24 Support the regeneration and development of Athy to ensure that it provides an enhanced role in delivering economic growth and promoting sectoral interests, including the development of tourism, within the south of the county.
	4.7	Urban Growth, Regeneration and Placemaking (Amend first para)	Placemaking offers the opportunity to differentiate Ireland and County Kildare from other locations by delivering attractive, vibrant urban areas in which to reside and work.

4.7	Urban Growth, Regeneration and Placemaking (Remove fourth para and amend following paragraphs)	<p>The Urban Regeneration and Housing Act 2015 aims to incentivise urban regeneration and facilitate increased activity in the housing construction sector. Under the Urban Regeneration and Housing Act 2015, the Planning Authority is required to identify vacant sites that fall within the definition set by the Act, maintain a register of vacant sites and apply a levy in respect of such sites. The sustainable development of vacant sites in Kildare has been promoted through the targeted application of the Urban Regeneration and Housing Act, 2015 (Vacant Site Levy) in towns that are the subject of a statutory Local Area Plan.</p> <p>In order to enhance the appearance and socio-economic performance of the towns, villages and settlements in the county, Kildare County Council will proactively engage with the elected members of each Municipal District in devising and delivering plans and projects for regeneration. Urban Town Renewal Masterplans Plans shall be informed by Town Centre Health Checks and shall incorporate a public realm enhancement plan proposals that are bespoke to each settlement. Funding opportunities at both national and EU Levels should will be targeted to empower local communities to make a difference at a local level.</p> <p>The Council has recently launched the 2021 Town and Village Renewal Scheme, which will prioritise tackling vacancy in towns and villages, remote working and supporting town centre living. Other projects which will be welcomed the Council is seeking to progress include regeneration projects that support, inter alia, active and vibrant town or village centres, upgrading shopfronts and street facades, and green spaces and parks. For further details on the Council's actions in the renewal and regeneration of the county's towns and villages refer to Section 14.5 Policy Responses.</p> <p>The Urban Regeneration and Development Fund (URDF) and Rural Regeneration Development Fund (RRDF) also have vital roles in funding projects aimed at enhancing urban and rural areas to make them more attractive places in which to live, work, visit and invest.</p>
4.7	Policy RE P4	<p>Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County Kildare.</p>

4.7	Amend objective RE O32	<p>...through the application of the Urban Regeneration and Housing Act 2015 (as amended), Vacant Site Levy^{add footnote}, on lands zoned for Town Centre, Regeneration and Residential uses.</p> <p>Footnote: Action 15.2 of Housing for All identifies the introduction of a new tax to activate vacant land for residential purposes as part of the pathway to increasing new housing supply, which will in time replace the Vacant Site Levy. The Residential Zoned Land Tax (RZLT) was introduced by the Finance Act 2021 and will come into effect from 2024. The principal purpose of the residential zoned development land tax is to encourage the timely activation of serviced lands zoned for residential or mixed use purposes.</p>	
4.7	RE O34 (to delete as very similar to RE P4)	<p>Promote quality placemaking and design as an integral element of attracting investment and a diverse and creative population to live and work within the county.</p>	
4.7	RE O35 (to delete, see Objectives UD O6 and RD A3)	<p>Prioritise the regeneration of rural towns and villages through the identification of significant regeneration projects for rural villages and rural areas which could harness untapped assets with community and wider private and public sector support and investment including the Rural Regeneration and Development Fund.</p>	
4.7	RE O38 (delete as supported by policies and objectives in the Urban Design and Retail chapters as well as Core Strategy)	<p>Ensure a synergy between economic growth and investment and the development of urban centres, supporting the consolidation and re-intensification of infill, derelict, brownfield and underutilised lands within the County.</p>	
4.7	Amend RE O39	<p>Direct significant employment uses such as major office developments into appropriately zoned lands and close to the strategic public transport network for the region that is outlined in the Draft Transport Strategy for the Greater Dublin Area 2022-2042 2016-2035 [or any successor to same] and other Regional Plans.</p>	
4.7	RE O45 (to move from Chapter 4 to Chapter 2)	<p>RE O45: Consider any proposal for a Strategic Development Zone (SDZ) in County Kildare on its merits, having regard to the characteristics of the proposed area and the ability of the receiving environment to absorb</p>	

			new development of the level proposed.
4.7	Delete RE O46 (as sufficiently addressed by objectives and actions in Chapter 14)		Facilitate and support outdoor activity and public realm improvements throughout the towns and villages in Kildare which have become particularly important arising from the Covid-19 pandemic.
4.12	SEA Recommendation Amend Objective RE O60		Promote the development of a Technology and Innovation Park with Maynooth University subject to all relevant and cumulative environmental assessments and planning conditions within the Key Town of Maynooth
4.16	SEA/AA Recommendation Amend Policy RE P11		Support the accommodation of Data Centres at appropriate locations in line with the objectives of the National Planning Framework and the Government Statement on the Role of Data Centres in Ireland subject to appropriate Transport and Environmental Impact Assessments and all relevant planning conditions. The location of data centres shall be situated where they will not have a potential likely significant effect on a European Site or on a site that shares a hydrological connection to a European Site.
4.16	SEA Recommendation Amend Objective RE O69		Require that any application for a data centre will be subject to all relevant and cumulative environmental assessments and planning conditions, and shall take account of the cumulative visual impact
4.16	SEA Recommendation Amend Objective RE O70		and where it has been satisfactorily demonstrated not to be possible, subject to all relevant and cumulative environmental assessments and planning conditions.
4.17	New objective in Green/ Circular Bio-economy		Support and facilitate the development of a Green Enterprise Zone associated with the peat era in accordance with the provisions of Kildare 2025 Economic Development Strategy, subject to planning and environmental considerations.
4.19	AA Recommendation Add text to end of Policy RE P13		the County where there will be no potential for likely significant effects on a European Site or on a site that shares a hydrological connection to a European Site.
4.21.1	AA Recommendation Add text to end of Objective RE O105		within the Coillte estate. Such developments shall be subject to AA screening and where applicable, Stage 2 AA.

4.22	SEA/AA Recommendation Add text to end of Objective RE O115	...increased visitor numbers. Applications or proposals will be accompanied by a management plan indicating projected numbers of users, hours of operation, seasons of operation, and an undertaking to protect the natural environment in the form of a risk assessment with proposed amelioration measures in respect of flora, fauna, hydrology, geology and soils. The Attraction Management Plans should have regard to any mitigation as detailed within a Stage 2 AA or EclA.
4.22	AA Recommendation Add text to end of Objective RE O116	resulting from tourism proposals and should have regard to any mitigation as detailed within a Stage 2 AA or EclA.
4.23	Input from Into Kildare	To amend the 5 th para. of Section 4.23 to read as follows; Ireland's Ancient East (IAE) has been developed by Fáilte Ireland County Kildare Fáilte collaborates with Fáilte Ireland to promote County Kildare as a destination within Ireland's Ancient East which has been developed as a branded visitor experience encompassing the rich heritage and cultural assets that Ireland has to offer in the eastern and southern half of the country.
4.23	Input from Into Kildare	To amend the wording of Objective RE O122 to read as follows; 'Facilitate and promote Kildare Town's development as a National Tourism Hub, in conjunction with Fáilte Ireland and County Kildare Fáilte'
4.24	AA Recommendation Add text to end of Policy RE P19	sustainable development whilst having regard to any mitigation as detailed within a Stage 2 AA or EclA.
4.24	AA Recommendation Amend part (c) of Objective RE O125 and add a concluding paragraph	(c) Explore what linkages could be created between raised boglands and fens and nearby blueways and greenways, whilst ensuring that the environment and nearby properties would not be negatively affected or where there will be no potential for likely significant effects on a European Site or on a site that shares a hydrological connection with a European Site..... [Following paragraph to appear at end of Objective RE O125]; Such developments shall be subject to AA screening and where applicable, Stage 2 AA, and should have regard to any mitigation as detailed within a Stage 2 AA or EclA.
4.24	AA Recommendation	Heritage Park. Such developments shall be subject to AA screening and where applicable, Stage 2 AA.

		Add text to end of Objective RE O126	
4.24	SEA Recommendation	Add new objective	When developing project proposals for development on peatlands, undertake a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as required.
4.25	AA Recommendation	Add text to end of Objective RE O128	Habitats Directive. Considering the River Barrow is a designated European Site, all developments within and adjacent to the Barrow Blueway should be subject to AA screening and where applicable Stage 2 AA.
4.26	SEA Recommendation	Add text to end of Policy RE P21	of future greenways, blueways, trails and routes throughout the county and region, subject to all relevant and cumulative environmental assessments and planning conditions. New trails and routes should first be subject to the undertaking of feasibility assessment. Where feasibility is established, a Corridor and Route Selection Process will be undertaken where appropriate, for relevant new infrastructure in two stages", Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.
4.26	AA Recommendation	Add text to end of Objective RE O132	environmental policies. Where developments of new and existing walking and cycling routes exist within 15km of a European Site, the project should be subject to AA screening and where applicable, Stage 2 AA.
4.29	Add a new objective under Section 4.29		Support and encourage the 'greening' of all festivals and events within the county.
4.7	Amendment to Objective RE O31		Address derelict sites in towns and villages by invoking the powers of the Derelict Sites Act 1990 (as amended) and by the Planning and Development Act, 2000, (as amended).
Chapter 5 – Sustainable Mobility & Transport			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	Section 5.1 (Para 1)		The transportation system caters for the movement of communities and businesses across County Kildare. Inequalities in job opportunities between the north and south of the county are an outcome of an uneven development paradigm centred on large urban centres. Good public transport could ameliorate this by improving access to employment. See the Road and Rail Network of County Kildare on Map 5.1 below.
5.2.4	Update text under 5.2.4 (Climate Action Plan)		<u>5.2.4 Climate Action Plan 2021</u>

			<p>It is anticipated that a detailed plan on how Ireland will achieve its emissions targets will be published in late 2021. This plan sets a roadmap for taking actions that would halve emissions by 2030 and reach net zero no later than 2050. The plan calls for a significant cut in transport emissions by 2030 through measures including:</p> <ul style="list-style-type: none"> • 500,000 extra walking, cycling and public transport journeys per day by 2030. • Increasing the proportion of kilometres driven by passenger electric cars to between 40 and 45% by 2030, in addition to a reduction of 10% in kilometres driven by the remaining internal combustion engine cars. • All replacements for bus and commuter rail vehicles and carriages to be low or zero carbon by 2030. • Increased rollout of rural public transport through Connecting Ireland. [42-50% reduction in emissions by 2030]
5.4	AA Recommendation	Add text to end of Objective TM O10	from Naas to Newbridge. Such developments shall be subject to AA screening and where applicable, Stage 2 AA.
5.4	SEA Recommendation	Add text to end of Objective TM O11	Where feasibility is established, a Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages”, Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.
5.4	AA Recommendation	Add text to end of Objective TM O12	In addition to a range of rural transport routes. Such developments shall be subject to AA screening and where applicable, Stage 2 AA.
5.4.1	SEA Recommendation	Add text to end of Policy TM P2	social disadvantage, subject to all relevant and cumulative environmental assessments and planning conditions. New projects (including greenways, blueways and cycleways) should first be subject to the undertaking of feasibility assessment. Where feasibility is established, a Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages”, Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.
5.4.1		Include new objective in Section 5.4.1	To support the development of the Grand Canal Greenway and all associated infrastructure, from Aylmer Bridge to Clonkeen
5.4.1	Amend TM A6		Develop a new pedestrian and cycle link from Celbridge/Backweston to Leixlip, via Castletown House, through the former Hewlett Packard site, across the M4 to the Wonderful Barn and onto Leixlip Town Centre and Leixlip Louisa Station’

5.4.1	AA Recommendation Add text to end of Action TM A16	county's Greenways. Where applicable, all species-specific mitigation will be included within the relevant sections of the Appropriate Assessment
5.4.2	Amend TM O46	Support and facilitate, in co-operation with Irish Rail and the National Transport Authority the delivery of the following proposed new facilities to connect to the existing and proposed rail network including DART+: <ul style="list-style-type: none"> • A second New Sallins & Naas railway station sited to the west of the existing Sallins and Naas station, including a park and ride facility (1 000 spaces); • a Collinstown or Maynooth Station/Depot including a park and ride facility (1 000 spaces – 500 initially); and • a Kill park and ride facility - bus based (500 spaces).
5.5	SEA Recommendation Add text to end of Policy TM P4	modes of transport. New roads and other transport infrastructure projects should first be subject to the undertaking of feasibility assessment. Where feasibility is established, a Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages”, Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.
5.5	AA Recommendation Amend Action TM O66	Mitigating the negative impacts of infrastructure by incorporating wildlife crossings/underpasses and fish culverts in the instance of freshwater European Sites into the designs for new road infrastructure and where possible, by incorporating such measures into the existing road network, where (as appropriate).
5.7	AA Recommendation Add text to end of Objective TM O79	DECLG (2012). Such developments shall be subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections.
5.7	AA Recommendation Add text to end of Action TM A20	within County Kildare. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections.
5.8	AA Recommendation Add text to end of Objective TM O88	regional roads. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections.

5.8	AA Recommendation Add text to end of Objective TM O89	County Kildare. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections.
5.9	AA Recommendation Add text to end of Objective TM O94	hedgerow species. Opportunities should be sought to translocate existing species rich hedgerows, where possible, and subject to proper biosecurity protocols
5.12	Car Parking Update 3 rd para	The Climate Action Plan (2019) committed to a target of 936,000 electric vehicles on Irish roads by 2030. In order to encourage the uptake of electric vehicles the installation of charging points across the county will be prioritised. The Climate Action Plan (2021) commits to increase the fleet of Electric Vehicles and low emitting vehicles (LEVs) on the road to 945,000 in Ireland by 2030. This fleet is stated to comprise of 845,000 electric passenger cars, 95,000 electric vans, 3,500 low emitting trucks and 1,500 electric buses. In order to encourage the uptake of electric vehicles the installation of charging points across the county will be prioritised.
5.12	AA Recommendation Add text to the end of the first bullet point in Objective TM O112	Landscape Architect and in collaboration with an appropriately qualified ecologist to ensure the biodiversity in the general area will support European Sites.
5.13	AA Recommendation Add text to the end of Objective TM O116	cyclists and minority groups. Such lighting networks shall have regard for protected species such as bats which can potentially be effected by lighting systems. The Lux, wavelength and TTC will be considered in the selection of appropriate lighting.
5.13	SEA Recommendation Add a new objective	Ensure that the design of external lighting schemes minimises the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas and the need to mitigate adverse impacts on sensitive fauna and protected species.
5.13	AA Recommendation Add text to the end of Action TM A24	up-lighting where possible. Consideration should be taken regarding lux level, wavelength and TTC so as to avoid any potential harmful impacts on protected species such as bats.
Chapter 6 – Infrastructure & Environmental Services		

Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP
	6.5.1	AA Recommendation Add text to the end of Objective IN 06	and to enable sustainable public access. The width of the edge or buffer zone shall be determined during the appropriate environmental assessment such as EclA or AA.
	6.8.2	AA Recommendation Amend Policy IN P7	least good environmental ecological status
	6.8.2	AA Recommendation Add text to the end of Objective IN O53	local or regional plans. Where developments have the potential to impact the water quality of surface waters and/or any of the targets and measures set out in the RBMP, such a project should be subject to AA screening and where applicable, Stage 2 AA.
Chapter 7 – Energy & Communications			
Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP
	7.1	Background – Update text (2 nd para)	<u>7.1 Background....</u> Ireland's 'Climate Action Plan 2019 – To Tackle Climate Breakdown' represents the Government's approach, aimed at enabling Ireland to meet its EU targets to reduce carbon emissions by 30 percent between 2021 and 2030 and lays the foundations for achieving net zero carbon emissions by 2050. Ireland's 'Climate Action Plan 2021 – Securing Our Future' sets out the Government's roadmap for taking actions that aim to halve emissions by 2030 and reach net zero no later than 2050.
	7.4	AA Recommendation Add text to the end of Objective EC O4	amenity requirements. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.
	7.4	AA Recommendation Add text to the end of Objective EC O5	sustainable development of the area. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.
	7.5	AA Recommendation	where they do not negatively impact upon the environmental quality (i.e. the habitats, species, hydrological connections and air quality of the area) and visual or residential amenities of the area. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect

		Amend Objective EC O12	the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.
7.5		AA Recommendation Add text to the end of Objective EC O13	proper planning considerations and environmental considerations such as the movement of qualifying interest species of European Sites. Projects shall provide mitigation and monitoring where applicable.
7.7		AA Recommendation Add text to the end of Policy EC P6	environmental considerations. River based hydro energy developments shall not be permitted within Natura 2000 sites or within designated and proposed Natural Heritage Areas or, ex situ of these ecologically sensitive areas where proposals will adversely affect the integrity of Natura 2000 sites; impact on the ecological integrity of NHA/pNHAs, or the habitats of protected species (without appropriate licence) as designated under National and European legislation.
7.7		AA Recommendation Add text to the end of Objective EC O30	location and setting. Such developments shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have a regard for any hydrological connection shared with a European Site and shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.
7.9		AA Recommendation Add text to the end of Policy EC P8	regional policy. Such projects shall be subject to AA screening and where applicable, Stage 2 AA.
7.11		AA Recommendation Add text to the end of Policy EC P10	environmental amenity. Such projects shall be subject to AA screening and where applicable, Stage 2 AA.
7.12.1 (Para 1)		Amend	District heating is one of the most efficient and cost-effective ways to heat apartments, homes and mixed-use developments. The concept of climate justice, which is a key aim of the Plan, entails the protection of populations made vulnerable by climate change impacts. Low Carbon District Heating could reduce energy costs for low-income families and in doing so promote Climate Justice. District heating networks can be based...
7.12.5		Amend preamble of section 7.12.5. Amendments to acknowledge the publication of the	The Council will promote and support the development of the necessary infrastructure required by Government to accommodate electric vehicles and as outlined in the "Electric Vehicle Charging Infrastructure Strategy 2022-2025" published by the Department of Transport. Electric Vehicles (EV) refer to both Battery Electric Vehicles (BEV) and Plug-in Hybrid Electric Vehicles (PHEV). All new cars sold in Ireland will be zero carbon emission or zero carbon

		Electric Vehicle Infrastructure Charging Strategy, 2022 - 2025	<p>emission capable by 2030. The ultimate aim is to decarbonise the national car fleet by 2050 so that it will be low or near zero emissions.</p> <p>A Priority for EV charging is to facilitate the maximum use of night-time renewable electricity where possible. In this regard, residential housing developments have a key role to play in the provision of overnight EV infrastructure and to assist in the delivery of low carbon energy.</p>
7.12.6		Update text	A Decarbonising Zone (DZ) is an area identified by the local authority, in response to action 165 of the 'All of Government Climate Action Plan, 2019'. Target 10.2 of the subsequent Climate Action Plan 2021 is to implement decarbonising zones in each local authority.
7.12.7		Amend Objective EC O56	Support the implementation of the 'Local Just Transition Plan for West Kildare, 2022' which identifies 15 no. thematic actions and 3 no. priority enabling actions to support and advance sustainable, social, economic and environmental development in the transition to a low carbon future in the West Kildare region.
7.12.7		SEA Recommendation Add new objective	When developing project proposals for development on peatlands, undertake a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as required.
7.13.1		SEA/AA Recommendation Amend Policy EC P18	Support the accommodation of Data Centres at appropriate locations in line with the objectives of the National Planning Framework and the Government Statement on the Role of Data Centres in Ireland subject to appropriate Transport and Environmental Impact Assessments and all relevant planning conditions. The location of data centres shall be situated where they will not have a potential likely significant effect on a European Site or on a site that shares a hydrological connection to a European site.
7.13.1		AA Recommendation Amend bullet point 6 in Objective EC O57 and add a final paragraph at the end of Objective	<p>Avoidance of designated sites including specifically avoidance of development of data centres where they would adversely affect the integrity of a European Site</p> <p>[Following paragraph to be added to end of Objective EC O57] Such developments shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have a regard for any hydrological connection shared with a European Site and shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.</p>
7.14		AA Recommendation Add text to the end of Policy EC P19	of Kildare. Such projects shall be subject to AA screening and where applicable, Stage 2 AA.

	7.14	AA Recommendation Amend Objective EC O65	<i>landscape sensitivity, sites and areas of nature conservation important for biodiversity and/or archaeological, cultural or heritage interest.</i>
	7.14	AA Recommendation Add text to end of Objective EC O68	<i>adjacent counties. Such projects shall be subject to AA screening and where applicable, Stage 2 AA.</i>
	7.14	AA Recommendation Add text to end of Objective EC O70	<i>wildlife corridors. Opportunities should be sought to translocate existing species rich hedgerows, where possible, and subject to proper biosecurity protocols.</i>
	7.15	AA Recommendation Add text to end of Objective EC O73	<i>within the county. Such projects shall be subject to AA screening and where applicable, Stage 2 AA.</i>
Chapter 8 – Urban Centres & Retail			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	8.1	Add new text as the second paragraph	<i>The Retail Planning Guidelines for Planning Authorities seek to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer by actively enabling good quality development proposals to come forward in suitable locations.</i>
	8.7.1.3	Amend RET O30	<i>To restrict any out-of-town retail developments, other than local neighbourhood centres in Maynooth. The development of an appropriately sited district centre will be considered as part of the Joint Local Area Plan for Maynooth and Environs.</i>
	8.9	Amend RET O60	<i>Promote investment in public realm improvements within the Core Retail Areas, 'High Streets' and town centres generally, so that shoppers, visitors and tourists have a pleasant environment in which to spend time and shop.</i>
	8.13	Amend RET A3	<i>...including the Derelict Sites Act (as amended), the Vacant Site Levy^{add footnote} and/or Compulsory Purchase Order, where necessary.</i>

			Footnote: Action 15.2 of Housing for All identifies the introduction of a new tax to activate vacant land for residential purposes as part of the pathway to increasing new housing supply, which will in time replace the Vacant Site Levy. The Residential Zoned Land Tax (RZLT) was introduced by the Finance Act 2021 and will come into effect from 2024. The principal purpose of the residential zoned development land tax is to encourage the timely activation of serviced lands zoned for residential or mixed use purposes.
Chapter 9 – Our Rural Environment			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	Title	First page of chapter	Our Rural Environment to be renamed 'Our Rural Economy'
	9.7	AA Recommendation Amend Policy RD P6	Increase forest cover in the county at appropriate locations while protecting sensitive landscapes, water bodies, all sites, habitats and species of ecological importance including European sites special areas of conservation and amenity areas.
	9.7	SEA Recommendation Add text to end of Objective RD O22	Facilitate tourism infrastructure and visitor services including tourism accommodation at appropriate locations in forest estates in accordance with all relevant planning and environmental conditions.
	9.7	AA Recommendation Add text to end of Objective RD O26	deciduous hardwood woodlands. Such forestry plantations shall be subject to best practice and appropriate biosecurity measures and protocols.
	9.8	SEA Recommendation Add new Objective	When developing project proposals for development on peatlands, undertake a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as required.
	9.9	Amendment to text (3 rd para)	the Council will protect high amenity / special / unique sensitivity areas and limit new and / or extending existing extractive industries in these areas.
	9.9.1	Amendment to text (3 rd para)	Where obvious scarring and visual impact off-site is evident, infilling and backfilling may be desirable however rather than reverting to agricultural grasslands, the lands should be given over to specific biodiversity and ecological benefit with, for example, wildflower meadows and native woodland planting. It should be noted that the importation of any materials for the

			purpose of restoration requires planning permission, similarly where planning permission is required for any proposed after-uses same should be obtained.
	9.9.1	Amendment to text (4 th para)	either by condition of use, sterilisation/legal agreement, or rehabilitation and transfer to either the Council or an established wildlife group such as the Irish Wildlife Trust, Birdwatch Ireland, the Native Woodlands Trust, etc.
	9.9.1	Amendment to Policy RD P8	in line with the principles of sustainable development and environmental management and to require engage with operators to appropriately manage extraction sites when extraction has ceased.
	9.9.1	Amend Objective RD O32	Add the following bullet point to the end of RD O32 Potential World Heritage Sites in Kildare on the UNESCO Tentative List, Ireland
	9.9.1	AA Recommendation Amend bullet point no. 1 of Objective RD O34	An Appropriate Assessment Screening where there is any potential for effects on a Natura 2000 site under Article 6 of the Habitats Directive where any quarry / sand and gravel extraction are likely to have an impact on a Natura 2000 site (see Chapter 12).
	9.9.1	Amend wording of RD O37	Protect and safeguard the county's natural aggregate resources from inappropriate development, by seeking to prevent incompatible land uses, for example, rural housing that could be located elsewhere from being located in the vicinity of the resource, since the extraction of minerals and aggregates is resource based.
	9.9.1	Amend text of Objective RD O40	may be used to compensate any shortfall, either by condition of use, sterilisation/legal agreement, or rehabilitation and transfer to either the Council or an established wildlife group.
Chapter 10 – Community Infrastructure & Creative Places			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	Aim	Amend	To provide for and facilitate the development of healthy, sustainable, socially inclusive communities integrated with the timely delivery of a wide range of community, social, educational, recreational, and cultural facilities that are accessible and promote social inclusion where accessibility and social inclusion is provided for all, ensuring County Kildare develops as a location with an enhanced quality of life for its citizens and visitors alike.
	10.1 (Second para.)	Amend	Community/social infrastructure for the purposes of this chapter includes community centres/halls, libraries, cultural facilities, places of worship, burial grounds, schools, childcare facilities, youth centres, family resource centres, healthcare facilities, playgrounds, sports, and other recreational facilities and other infrastructure required to enable statutory and voluntary sector organisations to undertake their work.

10.1 (Last para.)	Amend	A key priority in the delivery of such infrastructure and upgrading/expansion of existing infrastructure will be to ensure the social inclusion of areas of disadvantage and communities of interest such as Travellers and Roma amongst others and are designed to incorporate universal accessibility to cater for all ages and abilities.
10.2	Amend the first point.	Access to quality childcare, youth, education, and health services.
1.3	Add the following	- County Kildare Traveller & Roma Strategy 2019-2023
10.4	Amend point number 3.	...childcare, recreational/sports areas, and community centres) spaces as required for statutory and voluntary sector services including, but not limited to family resource centres, youth spaces and office space for statutory agencies.
10.4	Add the following	Promote participation, develop the capacity of marginalised communities and foster community leadership in areas of disadvantage and among communities of interest experiencing inequalities
10.5	Amend the second paragraph.	...in an integrated way. The LECP is currently being reviewed and updated. While the LECP....
10.5	AA Recommendation	within the county, subject to AA screening and where applicable, Stage 2 AA.
	Add text to end of Objective SC O2	
10.6	Amend Policy SC P2.	Require the delivery of a range of universally accessible, integrated and well-connected...
10.6	Amend Objective SC O6.	Support and encourage the clustering of community facilities such as community centres, youth facilities, sports and...
10.6	Amend Objective SC O16	(a) Require social infrastructure audits submitted in accordance with SC O15 of this Plan to include a map of educational, community, childcare, healthcare, sporting, and open space/play facilities within a 10-20 15 minute (800-1200 metre radius) walk/cycle of the proposed development.
10.7	Add a new first paragraph	Social exclusion describes the separation from the benefits of inclusion in the mainstream of society in terms of an adequate income, participation in decision making, access to life chances and social and cultural recognition. Council actions to bring about social inclusion cut across many of the Council's functions and are address in a number of policies listed in Section 10.3 above.
10.7	Amend paragraph 1.	The Social Inclusion Community Activation Programme (SICAP) 2018-2022 3 This is the second SICAP programme and runs to December 202 2 3.
10.7	Amend SC O19	Work with all target groups, including young people, older people, people with disabilities, migrants, ethnic minorities, including the Traveller and Roma communities, to advance and encourage support their full participation in society.

Chief Executive's Proposed Amendments

10.8.1	AA Recommendation Add text to end of Objective SC O2	residential areas), subject to AA screening and where applicable, Stage 2 AA.
10.8.1	AA Recommendation Add text to end of Objective SC O26	range of sporting activities, subject to AA screening and where applicable, Stage 2 AA.
10.8.1	AA Recommendation Add text to end of Action SC A7	passive recreation, subject to AA screening and where applicable, Stage 2 AA.
10.8.3.1	Amend Policy SC P6.	Facilitate the provision of continuing care facilities for older people the elderly , such as own homes (designed to meet the needs of elderly older people)
10.8.3.1	Amend Objective SC O34.	...to site residential care facilities for the elderly older people close to community and social facilities..
10.8.3.1	AA Recommendation Add text to end of Objective SC O34	and contribute to existing communities, subject to AA screening and where applicable, Stage 2 AA.
10.8.3.1	Amend Objective SC O39.	Assess the suitability and demand for elderly older people care facilities...
10.9	AA Recommendation Add text to end of Objective SC O44	and public transport links, subject to AA screening and where applicable, Stage 2 AA.
10.9	AA Recommendation Add text to end of Objective SC O45	growing population in Kildare, subject to AA screening and where applicable, Stage 2 AA.
10.10	AA Recommendation Add text to end of Policy SC P10	deficiency in such provision, subject to AA screening and where applicable, Stage 2 AA.
10.10	Amend text of SC O48	Continue to enhance art and creative spaces in libraries...

	10.10	Amend text of SC A12	Support the development of the Athy Heritage Museum Shackelton Museum
	10.10	AA Recommendation Add text to end of Action SC A13	Defence Forces and St. Brigid, subject to AA screening and where applicable, Stage 2 AA.
	10.12.2	AA Recommendation Add text to end of Objective SC O65	based on forecast need, subject to AA screening and where applicable, Stage 2 AA.
	10.12.2	AA Recommendation Add text to end of Objective SC O72	Government's School Building Programme, subject to AA screening and where applicable, Stage 2 AA.
	10.13	AA Recommendation Add text to end of Policy P13	Kildare County Childcare Committee, subject to AA screening and where applicable, Stage 2 AA.
	10.13	AA Recommendation Add text to end of Objective SC O80	facilities for mealtimes, rest, etc., subject to AA screening and where applicable, Stage 2 AA.
	10.13	Amend Objective SC O83.	...(e.g., a youth facility or activities for older people the elderly).
	10.14	AA Recommendation Add text to end of Objective SC O89	healthcare in the county, subject to AA screening and where applicable, Stage 2 AA.
	10.14	Amend Objective SC O90	...(i.e., the elderly older people, people with disabilities...
	10.16	AA Recommendation Add text to end of Objective SC O98	villages, and rural settlements, subject to AA screening and where applicable, Stage 2 AA.
Chapter 11 – Built & Cultural Heritage			

Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP
	11.12	Proposed additional objectives after AH O16 in relation to Dun Ailinne	<p>Protect and enhance the setting of Dun Ailinne and support managed limited public access to the site. Only sensitive development that does not undermine the archaeological and cultural significance of the site will be permitted.</p> <p>Protect and sustain the established appearance and character of views associated with Dun Ailinne. Require any development proposals within / around Dun Ailinne to demonstrate that no adverse effects will occur on the established appearance or character of Dun Ailinne as viewed from either the Protected Panoramic Views or from surrounding public roads.</p>
	11.15	AA Recommendation Add text to end of Objective AH O40	<p>and associated structures/features. Such projects shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have a regard for any hydrological connection shared with a European Site and their qualifying interest species. The project shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.</p>
	11.18	Architectural Conservation Areas	<p>Amend 2nd para of Section 11.18 as follows;</p> <p>An ACA is a place, area, groups of structures or townscape of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or which contribute to the appreciation of protected structures, and whose character it is an objective of a development plan to conserve. In these areas, the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure, in order to retain the overall architectural or historic character of an area. Kildare Town has a defined boundary, an Urban Character Statement and policies to protect the character of the ACA (Maps 11.6). Boundaries for Architectural Conservation Areas have been defined for Athy, Ballitore, Celbridge, Kilcock, Kildare Leixlip, Maynooth, Monasterevin, Naas, Prosperous and Rathangan (Maps 11.1 – 11.12 refer). Statements of Character have also been prepared for Athy, Kildare and Naas Architectural Conservation Areas. Further Statements of Character will be prepared through the roll out of local area plans, as resources allow or existing ones updated if required.</p>
		Maynooth ACA	To amend the Maynooth ACA Map (See Appendices)
Chapter 12 – Biodiversity & Green Infrastructure			

Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP
	12.5.3	AA Recommendation Amend Objective BI O1	within the proposed development. Such assessments shall be carried out in line with the CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.
	12.6.1	AA Recommendation Amend Policy BI P2	Protect and maintain the favourable conservation status and conservation value of all natural heritage sites designated or proposed for designation in accordance with European and national legislation and agreements. Seek to contribute to maintaining or restoring the conservation status of all sites designated for nature conservation or proposed for designation in accordance with European and national legislation and agreements. These include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Ramsar Sites and Statutory Nature Reserves.
	12.6.1	AA Recommendation Amend Policy BI O5	Avoid development that would adversely affect the integrity of any Natura 2000 site within and immediately adjacent to the county and promote favourable conservation status
	12.6.2	Include new action after Objective BI O9	To work with the National Parks and Wildlife Service to identify an appropriate buffer surrounding Pollardstown Fen, based on best available scientific information, in order to protect the ecological integrity of the Fen as a pNHA and SAC and to prevent urban encroachment and environmental degradation of the site in order to support the qualifying interests of the site.
	12.7.1	AA Recommendation Add text to end of BI O10	Flora Protection Order species and any species listed under the national red lists or that could be listed on a national red list.
	12.10.1	AA Recommendation Amend Objective BI O22	Require the preparation and submission of an Ecological Impact Assessment (EclA) including, but not limited to, bat and otter surveys for developments along river or canal corridors.
	12.10.1	AA Recommendation Amend Objective BI O24	Have regard to the Maintain riparian buffer zones and potential uses as identified in Table 12.4
	12.10.1	AA Recommendation	in developing lighting proposals along river and stream corridors or other important locations or corridors for wildlife, to mitigate impacts of lighting on bats and other species.

		Amend Objective BI O26	
	12.11	AA Recommendation Add text to end of Objective BI O31	(See Tables 12.5 & 12.6). Any development within the zone of influence of these listed wetland sites should be subject to EclA and where appropriate, hydrological impact assessment.
Chapter 13 – Landscape, Recreation & Amenity			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	13.4.12	The Minister for Defence owns the Curragh and it is therefore proposed to amend the wording ‘..the owners with sheep grazing rights...’ in Objective LR O19.	Co-operate with all relevant stakeholders including the Department of Defence, the Department of Housing, Local Government and Heritage, the racehorse industry, the owners with sheep grazing rights those with sheep grazing rights and the various interests currently with rights to the Curragh in the implementation of the Curragh Conservation, Management and Interpretation Plan, designated as a cNHA ⁴ .
	13.6.5	SEA/AA Recommendation Add text to end of Policy LR P4	National Outdoor Recreation Strategy, subject to all relevant and cumulative environmental assessments and planning conditions.
	13.6.5	AA Recommendation Add text to end of Objective LR O41	and all other relevant stakeholders. The proposed development shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have regard for any hydrological connection shared with a European Site and their qualifying interest species. The project shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.
	13.6.5	AA Recommendation Add text to end of Objective LR O42	and all other relevant stakeholders, subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.
	13.6.5	Amend LR O43	To investigate the feasibility of connecting the Barrow Blueway with Portarlinton, Co. Laois along the Mountmellick Grand Canal and Peatways, and, where considered feasible, to undertake all necessary works, subject to all appropriate consents, in consultation with Laois County Council and Waterways Ireland’.

13.6.5	Amend LR O46	Explore the feasibility of developing Support the development of the Turas Columbanus walking trail in conjunction with all relevant stakeholders and neighbouring Local Authorities, subject to obtaining all relevant assessments and consents.
13.6.5	AA Recommendation Add text to end of Objective LR O47	with landowners and government agencies, subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.
13.6.5	AA Recommendation Add text to end of Objective LR O49	and other Local Authorities. For the provision of larger infrastructure, regard will be given to European sites, their hydrological connections and qualifying interest species where potential likely significant effects exist may occur.
13.6.5	Amendment to Objective LR O58	Preserve the pedestrian and cycle link between the River Liffey
13.6.5	AA Recommendation Add text to end of Objective LR O59	affecting landscape conservation interests, subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.
13.6.5	SEA Recommendation Add new Objective	Applications or proposals for recreational / amenity activities involving natural areas such as watercourses, bogs, etc... shall be accompanied by a management plan indicating projected numbers of users, hours of operation, seasons of operation, and an undertaking to protect the natural environment in the form of a risk assessment with proposed amelioration measures in respect of flora, fauna, hydrology, geology and soils.
13.6.5	SEA Recommendation Add new Objective	New cycling trails and pedestrian routes should first be subject to the undertaking of feasibility assessment. Where feasibility is established, a Corridor and Route Selection Process will be undertaken where appropriate, for relevant new infrastructure in two stages", Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.
13.7.5	Amendment to paragraph number 3.	...in Celbridge for the development of an outdoor teen youth facility.
13.7.5	Amend Objective LR O71	Facilitate additional non-mainstream facilities for the youth teenagers and sport facilities that lend themselves to lifelong participation for the elderly older people through
13.7.5	SEA Recommendation Amend Objective LR O87	Minimise the environmental impact of external lighting at sensitive locations within the Green Infrastructure network to mitigate adverse impacts on sensitive fauna and protected species, and to achieve a sustainable balance

	13.7.5	Amend Action LR A16	Develop an outdoor youth teen facility in Celbridge.....
	13.7.5	Amendment to Action LR A17(b) Support new and additional playgrounds/play facilities for communities in Brannockstown, Kildangan, Cutbush, Straffan, Johnstown Bridge, Carbury, Derrinturn, Donadea, Maynooth, Leixlip, Celbridge, Robertstown, Kilmeague, Two Mile House, Newbridge, Athgarvan, Kildare, The Curragh, Calverstown, Kilberry, Ballitore, Kilkea and Maganey Ardclough and to deliver same, where possible, subject to the identification of suitable sites, during the lifetime of this Plan'.....
	13.7.5	Amend Action LR A21to include (inter alia) dedicated facilities for the youth teenagers .
Chapter 14 – Urban Design, Placemaking and Regeneration			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
	14.2	Policy Background Additional 3 rd paragraph to take account of the recent National Policy on Architecture	A critical element of healthy placemaking is the need to incorporate high-quality architecture into our built environment. This is recognised in Places for People (2022) Ireland's updated national policy on architecture. It outlines ways to promote and embed quality in architecture and the built and natural environment over the coming years, and also aims to improve data and research on our built environment. The National Policy on Architecture is seen to represent another critical policy mechanism in assisting the implementation of key priorities such as Project Ireland 2040 (NPF and NDP), the Climate Action Plan 2021, Housing for All, Heritage Ireland 2030 and Town Centre First.
	14.5.2	Sub-section titled 'Kildare County Council's Placemaking Mechanisms'	Insert the following text as part of this sub-section; Kildare County Council has adopted a design-led approach in managing settlement expansion and in providing for the rejuvenation of historic urban cores. To this end, the Council has developed a flexible suite of placemaking strategies that can be applied to a range of different spatial and developmental contexts. This emphasis on 'placemaking' highlights the importance of the role of urban design in achieving town and village renewal and in providing for plan-led settlement growth and expansion. As illustrated in Table 14.1, the various strategies are designed to be supported by objectives of the Development Plan or relevant Local Area Plans, thereby grounding these strategies in evidence-based policy and providing them with a robust level of statutory support. Several of the placemaking strategies outlined in Table 14.1 are also designed so that they can be presented as comprehensive supporting documents alongside future applications for funding for regeneration and development projects by the Council.
	14.5.7	Town and Village Renewal	Amend Objective UD O6 as follows;

			'....(ii) Preparing and implementing Town/Village Renewal Masterplans for settlements of all sizes across the county....'
14.5.7	Town and Village Renewal		Remove UD O8 from Chapter 14, amend and relocate to Chapter 2 (Core Strategy). See Core Strategy above for proposed amendment. Objective UD O8 reads as follows; Address new settlement areas already in the planning process, in the appropriate Local Area Plan process and to ensure that future new settlements are considered in conjunction with the Regional Spatial and Economic Strategy and Metropolitan Area Strategic Plan to support new distributed growth in Co. Kildare during the lifetime of this Plan to inform the next GDP.
14.5.7	Town and Village Renewal		Amend Objective UD A3 as follows; 'Prepare and implement on a phased basis Town/Village Renewal Masterplans for the following settlements....' Naas, Maynooth, Newbridge, Leixlip, Celbridge, Monasterevin, Athgarvan, Castledermot, Derrinturn, Straffan, Allenwood, Coill Dubh (inc. Coolearagh), Johnstownbridge, Kilmeague and Ardclough. and Robertstown (public amenities area).
14.5.7	Amend UD A5		Continue to tackle vacant residential vacancy and derelict sites within town centres through various initiatives, including the following:
14.8	Include additional sentence at the end of Section 14.8		For more information relating to the application of the Guidelines on Urban Development and Building Heights in a Kildare Context refer to Section 3.7

Chapter 15 – Development Management Standards			
Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP
	15.1	Amendment to text of first 2 paras.	<p>.... in particular guidelines issued to the planning authority Planning Authority by the Minister regarding its functions, under Section 28 of the Planning and Development Act 2000 (as amended).</p> <p>There is an obligation on the Council to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives set out in this Plan. This chapter focuses on the general planning standards and design criteria that will be applied by the eCouncil to ensure that future development is in accordance with these policies and objectives.</p>
	15.1.1	Amendment to text in first para.	<p>To ensure that the integrity of the planning system is maintained and that it operates for the benefit of the whole community, the Council will take enforcement action in cases of unauthorised development, where it is appropriate, to do so as resources allow, consistent with the provisions of Part VIII of the Planning and Development Act 2000 (as amended).</p>
	15.1.5	Amendment to text in first and third para.	<p>significant effects on the environment are granted permission only after an assessment of the likely significant environmental effects of those projects has have been carried out. The environmental factors against which projects should be assessed are set out in Article 3 of the Directive as:</p> <p>The Planning and Development Regulations, 2001 (as amended), specify mandatory thresholds above which Environmental Impact Statements (EIS) Assessment Reports (EIARs) are required in relation to certain types and scales of development proposals. Where it appears to the Planning Authority that a development proposal that falls below the threshold set out in the Planning and Development Regulations would be likely to have a significant environmental effect, a subthreshold/discretionary EIS EIAR can be requested by the Planning Authority. All planning applications will undergo Environmental Impact Assessment screening or preliminary assessment.</p>

	15.1.6	Amendment to text in 1 st , 3 rd and 4 th para.	<p>are required to be subject to screening for Appropriate Assessment, to determine if they are likely to have a significant effect on a European (Natura 2000) site, either individually or in combination with other plans or projects.</p> <p>Where such a development proposal is likely or might have such a significant effect (either alone or in combination), the pPlanning aAuthority will, as required by law, carry out an aAppropriate aAssessment as per requirements of Article 6(3) of the Habitats Directive</p> <p>Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority Planning Authority agree to the development and impose appropriate mitigation measures in the form of planning conditions.</p>
	15.1.7	Amendment to 3 rd para	<p>The Council will endeavour to facilitate pre-planning discussions through individual meetings / planning clinics/ emails/phone calls/remote meetings as deemed appropriate. The carrying out of consultations shall not prejudice the performance by the Council of any other of its functions under the Planning and Development Act 2000 (as amended), or any regulations made under the Act, and cannot be relied upon in the formal planning process or in legal proceedings.</p>
	15.1.8	Amend text	<p>To ensure the satisfactory completion of development works, such as roads, surface water drainage, public lighting, landscaping and open space, including the protection of trees / hedgerows, on a site which has been the subject of a grant of permission, a bond or cash lodgement may be required until the development is deemed to have been has been satisfactorily completed. The bond or cash lodgement may be sequestered in part or in its entirety at the discretion of the Planning Authority where the development has not been satisfactorily completed to the exacting standards of the local authority, or until the development is taken in charge by the local authority Planning Authority. The amount of such bond or cash lodgement will be determined by the local authority Planning Authority. In determining the method of security, previous records of applicants' compliance and construction standards will be considered. This bond or security must be adequate to secure the completion of the development and must be in place before development commenced.</p>

	15.2.5	Amendment to bullet points	<ul style="list-style-type: none"> • A detailed replanting proposal shall be submitted should the removal of hedges / trees be required during development, those to be removed shall be identified on drawings. This proposal should provide for the replacement of, at minimum, an equal amount of similar indigenous native hedgerows and the planting of a minimum of five mature / established trees per tree felled. These shall be incorporated into the overall design of the scheme. • The replacement of hedgerows / trees shall have due regard to the ecological function of hedgerows as a wildlife corridor and shall not work in isolation from the remaining hedgerow network. • Where a large site adjoins a green corridor, public open space or area of high ecological value, any new public open space on the site should be contiguous to same and encourage visual continuity and expansion of the green infrastructure/biodiversity network. The appropriate grading or transition of public open space towards a green biodiversity corridor shall be factored into the consideration. • Landscaping works shall should incorporate nature based drainage systems sustainable urban drainage systems such as biodiversity areas or wetlands, which can reduce surface water run-off. Green roofs, walls, street trees and permeable surfaces will be encouraged. • Street trees shall be encouraged into developments where possible and facilitated by way of appropriately designed tree pits. • All planting must take place in the first planting season following occupation of the building or completion of the development, whichever is sooner. Any trees or plants, which within a period of 5 years from the completion of the development die or become seriously damaged or diseased, shall be replaced in the next planting season. • Mounding will generally not be acceptable. • Leylandii trees Cupressocyparis 'Leylandii', Cupressocyparis 'Castlewellan Gold' and Laurel Prunus laurocerasus shall no longer be permitted as part of landscaping proposals for any new development. Leylandii because of their nuisance and safety risk they pose when not managed and Laurel due the invasive nature of this species.
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	15.2.5	Add new tables	<p>- Rename table 15.2 as 15.2(a)</p> <p>- Include a new table labelled 15.2(b) and titled “Street Trees”.</p> <table border="1" data-bbox="960 261 2022 849"> <thead> <tr> <th colspan="2" data-bbox="960 261 2022 296">STREET TREES</th> </tr> <tr> <th data-bbox="960 296 1527 331"><u>Species</u></th> <th data-bbox="1527 296 2022 331"><u>Flowering</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="960 331 1527 400">Juneberry Tree Amelanchier x grandiflora ‘Robin Hill’</td> <td data-bbox="1527 331 2022 400">April</td> </tr> <tr> <td data-bbox="960 400 1527 469">Hawthorn Crataegus monogyna ‘Stricta’</td> <td data-bbox="1527 400 2022 469">May</td> </tr> <tr> <td data-bbox="960 469 1527 537">Pillar Crab Malus tschonoskii</td> <td data-bbox="1527 469 2022 537">May</td> </tr> <tr> <td data-bbox="960 537 1527 606">Callery Pear Pyrus calleryana ‘Chanticleer’</td> <td data-bbox="1527 537 2022 606">April-May</td> </tr> <tr> <td data-bbox="960 606 1527 675">Rowan Sorbus acuparia varieties</td> <td data-bbox="1527 606 2022 675">May-June</td> </tr> <tr> <td data-bbox="960 675 1527 849">Lime Tilia x europaea ‘Euchlora’ (cultivars as many can grow to large tree size proportions that will exceed allotted roadside space)</td> <td data-bbox="1527 675 2022 849">June-July</td> </tr> </tbody> </table> <p data-bbox="960 849 2022 884">Table 15.2(b) – Street Trees (Source: Pollinator friendly planting code, NBDC).</p> <p>- Include a new table labelled 15.2(c) and titled “Open Space Trees”</p> <table border="1" data-bbox="911 951 1865 1370"> <thead> <tr> <th colspan="2" data-bbox="911 951 1865 986">OPEN SPACE TREES</th> </tr> </thead> <tbody> <tr> <td data-bbox="911 986 1339 1021">Horse Chestnut</td> <td data-bbox="1339 986 1865 1021">Aesculus hippocastum</td> </tr> <tr> <td data-bbox="911 1021 1339 1090">Juneberry</td> <td data-bbox="1339 1021 1865 1090">Amelanchier species (not A. lamarki which may be invasive)</td> </tr> <tr> <td data-bbox="911 1090 1339 1125">Indian Bean Tree</td> <td data-bbox="1339 1090 1865 1125">Catalpa bignonioides</td> </tr> <tr> <td data-bbox="911 1125 1339 1160">Hawthorn</td> <td data-bbox="1339 1125 1865 1160">Crataegus species</td> </tr> <tr> <td data-bbox="911 1160 1339 1195">Apple</td> <td data-bbox="1339 1160 1865 1195">Malus species / cultivars</td> </tr> <tr> <td data-bbox="911 1195 1339 1230">Foxglove Tree</td> <td data-bbox="1339 1195 1865 1230">Paulownia tomentosa</td> </tr> <tr> <td data-bbox="911 1230 1339 1265">Wild Cherry</td> <td data-bbox="1339 1230 1865 1265">Prunus avium</td> </tr> <tr> <td data-bbox="911 1265 1339 1300">Bird Cherry</td> <td data-bbox="1339 1265 1865 1300">Prunus padus</td> </tr> <tr> <td data-bbox="911 1300 1339 1335">Japanese Flowering Cherry</td> <td data-bbox="1339 1300 1865 1335">Prunus serrulate ‘Tai Haku’</td> </tr> <tr> <td data-bbox="911 1335 1339 1370">Pear</td> <td data-bbox="1339 1335 1865 1370">Pyrus species and cultivars</td> </tr> </tbody> </table>	STREET TREES		<u>Species</u>	<u>Flowering</u>	Juneberry Tree Amelanchier x grandiflora ‘Robin Hill’	April	Hawthorn Crataegus monogyna ‘Stricta’	May	Pillar Crab Malus tschonoskii	May	Callery Pear Pyrus calleryana ‘Chanticleer’	April-May	Rowan Sorbus acuparia varieties	May-June	Lime Tilia x europaea ‘Euchlora’ (cultivars as many can grow to large tree size proportions that will exceed allotted roadside space)	June-July	OPEN SPACE TREES		Horse Chestnut	Aesculus hippocastum	Juneberry	Amelanchier species (not A. lamarki which may be invasive)	Indian Bean Tree	Catalpa bignonioides	Hawthorn	Crataegus species	Apple	Malus species / cultivars	Foxglove Tree	Paulownia tomentosa	Wild Cherry	Prunus avium	Bird Cherry	Prunus padus	Japanese Flowering Cherry	Prunus serrulate ‘Tai Haku’	Pear	Pyrus species and cultivars
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Rowan	Sorbus species/cultivars						
Willow	Salix						
	15.2.6	Amend 2 nd bullet point.	Use of permeable paving/surfaces, bio-retention areas, tree pits, rain gardens, swales and other nature based sustainable urban drainage system methods, (SuDS), such that rainfall is not directed immediately to surface water drains. Such methods can serve to reduce the risk of flooding, by minimizing run-off and maximizing efficient management of surface water thus helping to mitigate the impacts of climate change.				
	15.2.8	Amend 3 rd para.	Development Proposals should incorporate best practice design including the elements set out below (note some areas are regulated by other local authority functions such as Building Control):				
	15.3	Amend text in the 1 st , 2 nd and 3 rd para Also changes to the Design Statement.	<p>This Plan advocates a collaborative and multi-disciplinary approach to achieving high quality urban design and placemaking outcomes. A prerequisite for this is that development proposals are anchored in a comprehensive understanding of the form and character of the receiving environment. As such, it is considered that design statements are a vital tool which can assist all parties involved in the development management process in assessing the suitability of proposed design solutions for specific sites.</p> <ul style="list-style-type: none"> • Sites within or adjacent to designated Architectural Conservation Areas. 				

			<ul style="list-style-type: none"> • Development proposal affecting Protected Structures. • Sites with a steep and / or varying topography. • Gateway' sites to towns and villages throughout the county. <p>Furthermore, the Planning Authority has the discretion to require a design statement to be prepared for any proposed development which it considers may have a significant impact on the receiving environment including</p> <ul style="list-style-type: none"> • the visual sensitivities of an area • the landscape character, and or the • environmental sensitivities of an area. For medium to larger scale developments a finalised design statement submitted alongside a planning application should be reflective of the outcomes of meaningful pre-application discussions with the Planning Authority. <p>While the level of detail to be included in a design statement shall be proportionate to the scale and complexity of the development proposed, it should generally be a focused and concise document and should not duplicate information that is already included in the planning application. The primary intention of the design statement is to provide the applicant with an opportunity to explain the thought process behind a development proposal and justify why the selected design solution is the most suitable in terms of the design and massing of built form and the quality of spaces created, and in particular its contribution to placemaking and the identity of an area.</p> <p>The following details should be included in a design statement:</p> <ul style="list-style-type: none"> • A clear explanation of the design process, the design including options considered, and how the development proposal was selected. • A demonstration of how the development adheres to the relevant provisions of the County Development Plan, including explicit reference to the Urban Design Standards Checklist, as outlined in Table 14.2. • Any relevant The statement must also show how it complies with the contents of any Local Area Plan, Masterplan, or other placemaking strategy affecting the site. • Where relevant, the design statement should demonstrate how the development adheres to the guidance and principles set out in the 'Urban Design Manual' (DoEHLG, 2009), particularly to show where and how the 12 Criteria (as per the 'Urban Design Manual – A Best Practice Guide') have each been considered. Each
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			<p>of the 12 Criteria is of equal importance and all must be considered in an integrated manner.</p> <ul style="list-style-type: none"> • A site and area appraisal including photographs of the site and its surroundings accompanied by illustrations such as photomontages, perspectives, and sketches, along with summaries of relevant studies and details of any recent consultations. • In urban areas, a demonstration of the design statement should explicitly demonstrate how the development responds to the established urban structure, movement and accessibility, land uses, density, urban grain, visual context and built form. • A demonstration of how existing and new green infrastructure features will be integrated into the scheme. • Detailed proposals for open space illustrating how the provision of such areas have been designed in from the beginning and demonstrate how existing and new green infrastructure features will be integrated into the scheme. • ...
	15.4	Amendments to para 1 and 2	<p>Well-designed and integrated housing developments can make a huge significant contribution to the quality of life and wellbeing of residents and therefore improve the overall long-term sustainability of a settlement as a whole. In delivering high-quality housing for a growing population Kildare County Council seeks to ensure that such development occurs in a manner which places the principles of people-centred urban design and healthy placemaking at the heart of the development management process.</p> <p>Accordingly, the Council will require that all new residential development should integrate with its surroundings, incorporate green infrastructure features, maximise the potential for present and future connectivity, maximise opportunities for social interaction, and be of high-quality design constructed with attractive and durable materials that positively contribute to the creation of a sense of place and identity identify for the area.</p>
	15.4.1	4 th bullet point	<ul style="list-style-type: none"> • Retaining and integrating the existing green infrastructure features & enhanced biodiversity features (bird boxes) into the layout and design of the open space.
	15.4.4	Amend section 15.4.4	<p>In accordance with Objective HO O16 a 'Statement of Housing Mix' will be required to accompany applications for 10 or more units in order to ensure an appropriate mix of house types and sizes within individual residential development schemes and that</p>

			<p>they are adaptable, designed to meet the needs of an aging population and cater for people with disabilities. Accordingly, this statement shall set out how the proposed housing mix, including type, size and tenure has been determined, having regard to local supply and demand.</p> <p>A cumulative approach to the assessment of housing mix will be applied. A Housing Mix Statement may be required for sub-threshold application where, when taken in conjunction with another application/development, the above threshold is reached. In determining an appropriate mix, a Housing Mix Statement will be required to consider other applications/previous developments in the same location in its assessment.</p> <p>If the Housing Mix statement forms part of a subsequent application, the overall scheme would need to be taken into account and a detailed statement on the breakdown of all units and the changes proposed will be required.</p> <p>A Housing Mix Statement will also be required for applications that fall below the threshold outlined in Objective HO O16, where the number of units permitted under previous applications on the landholding, when taken in conjunction with the number proposed in the subject application, would cumulatively meet or exceed the threshold.</p>
	15.4.5	Amendment to the following paras	<p>Car parking arrangements should be fully integrated into the landscaping scheme so that they do not overly dominate the streetscape or detract from the aesthetics and useability of public open space.</p> <p>Street trees should be designed into new developments, and developments should incorporate a high level of active frontages and passive supervision of all public open space. Built form on corner sites should be dual aspect and have a responsive design appropriately addressing their more prominent location.</p> <p>The layout of residential housing should avoid backing onto historic field boundaries which contain mature trees and/or established hedgerow. Such features shall, as far as practical, be fully addressed by the development, and integrated into the open space provision as a design and green infrastructure feature. Furthermore, any development adjacent to a high amenity area (such as the Curragh) will require a soft boundary and/or approval by the Heritage Officer for boundary treatments. Further requirements in relation to soft landscaping features are outlined in Section 15.2.5.</p>

			<p>As outlined in the Urban Design Manual and DMURS, residential developments will be required to create a strong level of urban enclosure where the built form fully addresses street frontages with façades being predominantly solid, allowing for intermittent gaps only. Accordingly, tThe need for boundary treatments such as railings or walls around residential developments should be limited to an absolute minimum. In situations where a design solution cannot mitigate against the presence of such physical boundaries, high railings and walls should be avoided and boundaries should take the form of a low wall (rendered, natural stone or brick), railing, or a planted native hedgerow, depending on the characteristics and location of the site.</p> <p>The requirement for new residential development to integrate seamlessly with the surrounding urban environment also means that mMonumental or overbearing entrances to housing developments will not be permitted. The design of bespoke entrances, in situations where they are deemed by the Council to be acceptable or necessary, should be refined and understated.</p> <p>Gated developments will not be permitted as they reduce social inclusion and integration within the existing community and generally fail to address the existing streetscape.</p>
	15.4.6	Insert the following amendments to the text as follows.	<p>In addition to an appropriate layout, a high standard of building design, detailing and specification of materials and a high standard of craftsmanship will be required. While the planning authority welcomes contemporary design and innovation architecture. New such developments should not be incongruous.</p> <ul style="list-style-type: none"> - Private open space should be designed and configured so that it is usable for the proposed residents. Long narrow rear gardens or awkward shapes are therefore not acceptable. - Utility boxes should be screened from public view particularly for terraced units. - Windows in the gable / side walls of dwellings will not be permitted where the window would closely overlook the curtilage private open space of the adjoining dwelling. or where the window would not provide adequate light or aspect to a habitable room. However, windows featuring opaque glazing may be acceptable in certain instances.

	15.4.11	Amend para no. 4 in this section.	...that there is an over-provision of student accommodation existing in the area.
	15.4.12	Amend the 1 st para and the bullet points.	<p>Adapting residential units through extensions can sustainably accommodate the changing needs of occupants subject to the protection of residential and visual amenities. A well-designed extension can provide extra space, and, personalise and enhance the appearance of a dwelling. It would not be practical to set out a...</p> <ul style="list-style-type: none"> • The design and scale should have regard to adjoining properties. • A flexible approach will be taken to the assessment of alternative design concepts and high quality contemporary designs will be encouraged. A different approach may apply in the case of a Protected Structure, structures with significant heritage or within an Architectural Conservation Area. • New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house. • New extensions shall match or complement the style and materials used in the main house, unless there are good architectural reasons for doing otherwise. • An adequate area of private open space, relative to the size of the dwelling should be retained, generally not less than 25sq.m. The physical extensions to the floor area of a dwelling should not erode its other amenities. In all cases a minimum private rear garden area (Section 15.6.7 refers) must be retained except in exceptional circumstances where it can be demonstrated that there are exceptional circumstances to reduce the private open space and there will be no negative impact on neighbouring residential amenity.
	15.4.15	Amend the 1 st para.	Placenames are an important part of our cultural heritage and placemaking. The Council actively seeks to ensure that our rich heritage is protected and enhanced through the naming of new residential developments. The naming of residential and other developments shall reflect local heritage by incorporating local placenames or names of geographical, historical or cultural significance to the site location.
	15.5.2	<p>Insert a bullet point with text at the end of the 4th para.</p> <p>Also add a para at the very end of the section.</p>	<ul style="list-style-type: none"> • Safe access and convenient off-street parking and / or suitable drop-off and collection points for customers and staff. • Signage should be minimized and designed into the scheme. <p>Applicants are recommended to seek the advice of the Kildare County Childcare Committee, HSE, and other relevant bodies in the design of childcare facilities prior to the submission of a planning application.</p>

			The omission of a Crèche previously permitted within a residential development will not generally be looked upon favourably.
	15.5.3	Amend the text of the 3 rd para and insert an additional bullet point.	<p>In general, new schools shall be developed in areas where new/additional schools are required as identified by the Department of Education and Skills and / or within existing school/education sites. Appropriate locations are generally determined by the Department of Education; however, tThe Planning Authority will encourage them in built up areas and / or clustered with other community infrastructure to enable dual usage of facilities. New schools at edge of town locations should be serviced by safe sustainable travel infrastructure. Any application for education facilities shall have regard to the following:</p> <p>Any application for education facilities shall have regard to the following:</p> <ul style="list-style-type: none"> • The layout and design of the school shall facilitate possible out of school hours use by other bodies / community (e.g., sports facilities / halls etc.) • Boundary treatment to be sensitive to the location and a landscape plan carried out by a suitably qualified landscape architect.
	15.5.4	Amend the heading of the section. Insert a sub-heading for Veterinary Clinics.	<p>15.5.4 Health Facilities & Veterinary Clinic</p> <ul style="list-style-type: none"> • Will have regard to potential impact on the residential amenities of adjoining properties, particularly in relation to overlooking and overshadowing. <p>Veterinary Clinics In the case of veterinary surgeries, full details of all services provided on site shall be submitted, including details of overnight facilities (e.g., kennels/staff accommodation) and out of hours services together with noise mitigation measures, where appropriate.</p>
	15.6.6	Amendment to 1 st para of section titled 'Public Open Space for Residential Development'	<p>... All applications for residential developments shall include a landscape plan, which shall be prepared in accordance with the Parks Section 'Open Space & Landscaping Pre-Planning Guidance for Applicants' document. It is vital that landscape architects are involved in the early stages of the design process and attend any pre-planning discussions with the Planning Authority.</p>

	<p>15.6.7</p>	<p>Amend the text in the 2nd para.</p> <p>Amend text in the last bullet point of the 3rd para.</p>	<p>...Flexibility will be considered for well-designed development proposals. The private amenity space requirements may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality, which may include generous internal proportions and internal recreation and amenity facilities.</p> <ul style="list-style-type: none"> In certain development circumstances, the requirements set out above may not be appropriate (e.g., housing requirements for special needs, housing for the elderly older people / sheltered housing) particularly where the development is within a 10-minute walking distance of a public park or other amenity. A reduced minimum standard may will be accepted for 1 and 2-bedroom houses for older people, where it is demonstrated that the design of the dwelling is specifically designed and safeguarded and safeguarded for older people. <p>Private open space associated with apartments and duplexes is important to ensure a suitable level of amenity for occupiers. Balconies and terraced areas are the primary form of private open space for apartment and duplex type schemes. Such spaces shall be accessible from the main living area and comprise balconies / terraces</p>												
	<p>15.7.2</p>	<p>Amend the text of the second last bullet point.</p>	<ul style="list-style-type: none"> The planning authority Planning Authority will allow a degree of flexibility in town and village centre locations, where sites may be constrained... 												
	<p>15.7.7</p>	<p>Amendments to Table 15.8 and the insertion of additional text directly after Table.</p>	<table border="1" data-bbox="913 911 1944 1294"> <tr> <td>Motorways</td> <td>91m</td> </tr> <tr> <td>National Primary</td> <td>91m</td> </tr> <tr> <td>National Secondary</td> <td>91m</td> </tr> <tr> <td>Regional Road</td> <td>31m</td> </tr> <tr> <td>Urban / County Road</td> <td>18.5m</td> </tr> <tr> <td>Distributor</td> <td>18.5m</td> </tr> </table> <p>Table 15.8 - Building Lines from Public Roads in Rural Areas</p>	Motorways	91m	National Primary	91m	National Secondary	91m	Regional Road	31m	Urban / County Road	18.5m	Distributor	18.5m
Motorways	91m														
National Primary	91m														
National Secondary	91m														
Regional Road	31m														
Urban / County Road	18.5m														
Distributor	18.5m														

			<p>Where developments are proposed within an area adjacent to a National or Regional Road, the Planning Authority will have regard to the requirements of Transport Infrastructure Ireland and The National Roads Design Office in relation to Building Lines.</p> <ul style="list-style-type: none"> • Building lines in developed areas will be determined...
	15.7.8	<p>Insertion of additional text after first bullet point.</p> <p>Also remove text at the following locations.</p>	<ul style="list-style-type: none"> • Car parking standards are set out in Table 15.9 below to guide proposed development. Other than 'Residential', parking standards are maximum standards, having regard to the need to balance demand for parking against the need to promote more sustainable forms of transport, to limit traffic congestion and to protect the quality of the public realm from the physical impact of parking. Therefore, the number of spaces provided should not exceed the maximum provision set out below. • The use of shared car schemes will be encouraged in appropriate town centre and urban locations. o Any modal shift demonstrated through a Traffic and Mobility Assessment; and o The suitability of a contribution in lieu of parking in accordance with the Development Contribution Scheme, as part of a grant of planning permission. <ul style="list-style-type: none"> • The Council will normally require the provision of car parking spaces within the curtilage of the site or convenient to the development. The provision should be based on the extent to which the development is likely to generate demand for additional parking spaces. o Vehicular parking for detached and semi-detached housing which should be within the curtilage of the subject house; o Vehicular parking for apartments, where appropriate, should generally be at basement or undercroft level. Where this is not possible, parking for apartments and terraced housing should be in informal groups overlooked by residential units; o The visual impact of large areas of parking should be reduced by the use of screen planting including semi mature native trees while connecting to existing green infrastructure networks, where possible, low walls and the use of different textured or coloured paving for car parking bays; and
	15.7.9	<p>Insert the following text in the 4th bullet point.</p>	<ul style="list-style-type: none"> • Adequate public lighting should be provided for road safety reasons and for the safety of all pedestrians, cyclists and minority groups. Lighting levels within a new

			<p>development must create a secure environment. Dark corners and alleyways must be avoided.</p> <ul style="list-style-type: none"> Require all lighting design strategies to be developed to minimise impacts on biodiversity, particularly bats, in accordance with Section 5.13 of this Plan.
	15.8	<p>Omit the text in the 1st and 3rd para.</p> <p>Additional text is to be inserted into the last para.</p>	<p>Sustainable Drainage Systems are the most appropriate way to managing surface water run-off, as they mimic natural drainage processes to reduce the effect on the quality and quantity of runoff from developments whilst also providing amenity and biodiversity benefits. Nature Based Surface Water Management solutions should be considered in the first instance as they are measures which are inspired and supported by nature.</p> <p>Sustainable drainage needs to be considered as early as possible in the planning process to reduce the need for retrofit solutions and should be imaginatively designed by a multi-disciplinary team comprising of, for example, engineering, landscape, architecture and ecological professionals. The management of surface water run-off is a key consideration in the assessment of planning applications</p> <p>All planning applications for developments shall include proposals for the following</p> <ul style="list-style-type: none"> - Proposals for surface water management shall be in compliance with the Greater Dublin Drainage Strategy (GDSDS), in particular Volume 2 Chapter 6 Stormwater Drainage Design Criteria, and CIRIA SuDS Manual (C753) and with Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document (2021, DHLGH). - In the event that a Nature Based Surface Water Management solution is not feasible, detailed information must be submitted to explain why it was not considered to be a practical solution. Traditional drainage systems will only be permitted where a demonstrable exceptional circumstance has been provided.
	15.9.2	<p>Insert additional text in the first bullet point.</p> <p>Insert 2 additional bullet points at the end of the section.</p>	<p>Industry and warehousing schemes will be required to present a good quality appearance, helped by landscaping and careful placing of advertisement structures. In relation to industrial development the following should be taken into consideration:</p> <ul style="list-style-type: none"> Individual buildings should exhibit a high quality of modern architectural design and finish (including the use of colour); Prominent corner-face of buildings shall be appropriately articulated.

			<ul style="list-style-type: none"> • Other measures that address climate change shall include the encouragement and support of solar and wind energy as part of any proposals. • Signage shall be an appropriate scale and designed into the scheme. • Any mechanical plant or air handling units shall be appropriately screened.
	<p>15.9.3</p>	<p>Insert additional bullet point after 1st para. and 2 additional bullet points at the end.</p>	<p>15.9.3 Business and Technology Parks Planning applications for new Business and Technology Parks shall be brought forward in the context of a masterplan for the subject lands. The masterplan shall be consistent with the policies and objectives of this Plan and shall include the following.:</p> <ul style="list-style-type: none"> • Prominent corner / face of buildings shall be appropriately articulated. • A comprehensive landscaping and boundary treatment plan for the overall site, with particular attention placed on boundaries facing public realms and roads; • A Green Infrastructure Plan which retains and enhances where possible existing wetland habitat, hedgerow, woodlands, meadows and habitats of species protected under European legislation and National Wildlife Acts & provides for wildlife corridors. • Creates new green infrastructure assets such as public open space, green roofs, green walls, tree planting, street trees and natural pollination zones; • Increases and improves ecological corridor connectivity and pedestrian and cycle path linkages with existing green infrastructure assets in the area. Where a large site adjoins a green corridor, a public open space or an area of high ecological value, any new public open space on the site should be contiguous to same to encourage visual continuity and expansion of biodiversity which can assist in expanding the green infrastructure network; • Incorporates Nature Based Sustainable urban Drainage Systems (SuDS) such as ponds, bioretention areas, detention basins, infiltration basins, filter strips, street trees, wetlands, swales and rain gardens. • A Green Roof covering a minimum of 60% of the roof shall be provided for roof areas greater than 300 m² unless a suite of complementary or alternative 'soft' SuDS measures as detailed above are proposed. A proposal that relies solely on attenuation storage systems and/ or permeable paving as an alternative to the provision of a Green Roof will not be acceptable. • Signage shall be an appropriate scale and designed into the scheme. • Any mechanical plant or air handling units shall be appropriately scaled.

	15.9.3.1	Insert an additional bullet point at the end of the section.	<ul style="list-style-type: none"> The building line on all main road frontages should generally not be less than 15 metres from the road and there should be a minimum planted strip of a width of 5 metres (minimum) on all principle road frontages. Any mechanical plant or air handling units shall be appropriately screened.
	15.9.6	Extractive Industry (3 rd section, 3 rd bullet point) to be amended	<ul style="list-style-type: none"> Description of cumulative impact when taken together with all other quarries in the vicinity...
	15.9.6	Extractive Industry, amend 'Note' at end of section	<ul style="list-style-type: none"> The Council favours the use of existing licensed authorised and planning compliant quarries over proposals for extraction from green field sites.
	15.9.7	Insert an additional bullet point at the end.	<ul style="list-style-type: none"> Arrangements for the storage of refuse and collection of waste; and Appropriate levels of screening / landscaping. Whether or not the proposed development will be open to visiting members of the public. <p>Applications may be subject to a temporary permission, in order to enable the planning authority to monitor the impact of the development.</p>
	15.9.8	Insert the following amendments to the bullet points of this section.	<ul style="list-style-type: none"> In the construction and layout of agricultural buildings, the Council will require that buildings be sited as unobtrusively as possible, working with the contours of the land and that the finishes and colours used blend into the surroundings. The Council accepts the need for agricultural buildings and associated works (walls, fences, gates, entrances, yards etc.) to be functional, but they will be required to be sympathetic to their surroundings in scale, materials, and finishes. Buildings should relate to the landscape and not the skyline. Traditionally this was achieved by having the roof darker than the walls; Appropriate roof colours are dark grey, dark reddish brown or a very dark green. Where cladding is used on the exterior of farm buildings, dark colours (preferably dark green, red, or grey) with matt finishes will normally be required. New agricultural buildings shall be located within or adjacent to existing farm buildings, unless it has been demonstrated, to the satisfaction of the Planning Authority, that the building must be located elsewhere for essential operational reasons. The grouping of agricultural buildings will be encouraged in order to reduce their overall impact in the interests of amenity; The removal of hedges to accommodate agricultural developments shall only be permitted with the written agreement of the Planning Authority and shall only be

			<p>considered as a last resort. It is important that hedgerows are retained in order to maintain and enhance existing green infrastructure networks in the interests of biodiversity. A landscaping plan is required as part of an application for agricultural development and should include screening and shelterbelt planting, composed principally of native species;</p> <ul style="list-style-type: none"> • Other considerations which will arise in agricultural developments will be traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise. Proper provision for disposal of liquid and solid wastes must be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape will be factors which will govern the acceptability or otherwise of such development. • Agricultural developments shall also demonstrate that the proposal does not impact significantly upon Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Areas of High Amenity, Landscape Sensitivity Areas, Key Scenic Views and Prospects and Key Amenity Routes, sites of heritage or cultural value, or areas at risk of flooding. • Proposals for preventing surface water run-off onto the public road shall be included with planning applications.
	15.10.2	Sub-section titled 'Construction and Demolition Waste'	<p>A Construction and Demolition Waste Management Plan, prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (Department of the Environment, Heritage and Local Government, 2006), and any updated version of these guidelines, shall be submitted as part of development proposals for projects above any of the following thresholds:</p> <ul style="list-style-type: none"> • New residential development of 10 units or more. • New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area of more than 1,250 sq. m. • Demolition / renovation / refurbishment projects generating more than 100 cubic metres in volume of Construction and Demolition waste; and • Civil engineering projects generating more than 500 cubic metres of waste materials used for development works on the site. <p>A Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the reuse of said material and / or the recovery or disposal of</p>

			<p>this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites should be reused on the subject site.'</p> <p>Construction & Demolition waste management is now a priority objective under the new National Waste Management Plan for a Circular Economy. Detailed waste management plans will be required to be produced and delivered on for all new development regardless of their size in accordance with the latest EPA Guidelines, where the emphasis will be on waste minimisation and reuse, followed by sustainable and environmentally friendly disposal to suitably licensed facilities.</p>
	15.11.2	Insert a new sub-section	<p>New sub-section titled 'Solar Energy Proposals' to be included directly under the sub-section titled 'Wind Energy Proposals' to read as follows;</p> <p>All applications for proposed solar farm developments shall have due regard to the considerations listed in Section 7.6 'Solar Energy' in Chapter 7.</p> <p>The remaining sections in Chapter 15 as well as the table of contents for Chapter 15 will be updated accordingly also.</p>
	15.11.3	Insert the following additional bullet point.	<p>Planning applications for new facilities should include:</p> <ul style="list-style-type: none"> • Details of the significance of the proposed development to the telecommunications network, including a map of the area and existing coverage in the area. • A technical explanation of the reasons why coverage cannot be provided by existing antennae. • Site sharing And clustering of equipment will be encouraged.
	15.13.3	Attach an additional bullet point at the end of the section.	<ul style="list-style-type: none"> • Where car parking cannot be designed as part of the public domain, security boundary treatments for afterhours may be considered in appropriate circumstances. • Proposals for shopping centres should include naming and advertising details.
	15.13.6	Motor Service Areas / Petrol Filling Stations	<p>(ii) Petrol Fuel Filling Stations</p> <p>Petrol Fuel filling stations must be located on the outskirts of the town or village but inside the 50km or 60km speed limits. The preferred location is on the near side of the roadway on the way out of town.</p> <p>The essential purpose of petrol fuel filling stations is to provide facilities for the sale of fuels for vehicles. The Council however recognises the more diverse role of petrol fuel</p>

			<p>filling stations in recent times, and the expansion from merely fuel depots to the provision of a wide range of convenience and other goods and services, including functioning as rest areas.</p> <p>Applications for planning permission for such development shall contain the following elements:</p> <ul style="list-style-type: none"> • Detailed proposals with respect to, inter alia, the following; for the service station will be required, including method of disposal of wastewater from carwash areas, traffic management including details regarding the queuing of vehicles to access EV-charging points, surface water outlet and oil interceptors etc. The development shall be designed and operated to avoid adverse effects on existing road drainage in the area. • ... • The modification of standard corporate designs may be required by the Council in order to reduce the visual impact of the development in sensitive environments. In such instances, standard petrol fuel filling station canopies can be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with no attached advertising. • ... • The retail floor space of the shop shall not exceed 100 sq.m net; where permission is sought for a floor space in excess of 100 sq.m net, the sequential approach to retail development shall apply in accordance with the Retail Planning Guidelines, DECLG (2012) i.e. the retail element of the proposal shall be assessed by the planning authority in the same way as would an application for retail development (without petrol/diesel fuel filling facilities) in the same location.
	15.13.8	Amend the last paragraph.	<ul style="list-style-type: none"> • Sales hatches may be acceptable where shopfronts are removed from the public footpath and a specific need is demonstrated (e.g., late opening petrol fuel filling stations).
	15.13.9	Add additional text to the 6 th bullet point.	<ul style="list-style-type: none"> • The design shall be required to respect the character of the street and the buildings, and particularly within Architectural Conservation Areas.
	15.14.2	Amend the text in the 3 rd bullet point of the section.	<ul style="list-style-type: none"> • The Council will discourage, through its advice and guidelines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:

	15.14.5	Amend the text in the 1 st and 2 nd bullet point.	<ul style="list-style-type: none"> • The installation of security shutters can visually destroy and deaden the shopping street at night, thereby detracting from the environment of the town. It is the policy of the Council to discourage the use of such roller shutters and to ensure the removal of unauthorised ones. The erection of a roller shutter and its associated housing requires planning permission. • <ul style="list-style-type: none"> ○ In exceptional circumstances painted steel security shutters may be acceptable on certain business premises for security reasons.
	15.15	Advertising and Signage Include the following as a 4 th major bullet point	<p>The Council will carefully and sensitively manage the proliferation of advertising structures, visual clutter and brand advertising in particular in historic town and villages centres and approaches to all towns and villages in County Kildare in order to ensure the public realm is enhanced and protected.</p>
	15.15.1, 15.15.2 15.15.3	Replace sections 15.15.1, 15.15.2 and 15.15.3 with a tabular form.	<p>15.15.1 Impact on natural heritage, areas of high amenity and landscape sensitivity factors. Fingerpost Signage</p> <ul style="list-style-type: none"> • Such signs will not be permitted along motorways / interchanges or national routes. • Proposed signage will be subject to the considerations in Section 15.15 above and the following additional considerations: <ul style="list-style-type: none"> ○ Directional signs for major tourist attractions and community purposes will be considered but product advertising will not be permitted. ○ Generally, only one sign per establishment will be permitted. ○ Only the primary route to the facility shall be signed. ○ The sign should be located within 2km of the facility or at a relevant junction. <p>15.15.2 Totem Signage</p> <ul style="list-style-type: none"> • The use of totem pole advertisement displays will be carefully considered and will not generally be permitted where nameplate signage on a façade of a building is sufficient in scale and design and clearly visible from a public road. • In general, a proliferation of these structures shall be strictly controlled in the commercial/industrial zoned areas of the County and particularly in smaller settlements.

			<ul style="list-style-type: none"> • Where the requirement for a totem sign can be justified, their height and width shall not be excessive and they should be sympathetic to the surroundings, in particular in town and village centres, within or near Architectural Conservation Areas, close to sites of heritage interest and where they adjoin residential areas. • The information displayed on the totem pole should not be excessive or appear unduly visually obtrusive. • The number of totem structures, serving a specific site, shall be limited to 1 no. sign, and should not be located in a position that would interfere with vehicular and pedestrian sightlines. <p>15.15.3 Outdoor Advertising Structures</p> <ul style="list-style-type: none"> • Outdoor advertising structures, including trailer type structures, will not generally be permitted within the county, whether freestanding or attached to buildings. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted. • Billboards or similar types of advertisements may be permitted in limited circumstances for a specified time period, where it can be demonstrated that the development will enhance the area e.g. by screening an unsightly site or derelict structure. • The use of free standing signs / advertising boards on or over public footpaths will not be permitted. <table border="1" data-bbox="913 935 1944 1380"> <thead> <tr> <th data-bbox="913 935 1270 970">Type of Sign</th> <th data-bbox="1270 935 1610 970">Restriction On use</th> <th data-bbox="1610 935 1944 970">Design Criteria</th> </tr> </thead> <tbody> <tr> <td data-bbox="913 970 1270 1380">Fingerpost Sign</td> <td data-bbox="1270 970 1610 1380"> Not permitted along motorways / interchanges or national routes Directional signs for major tourist attractions and community purposes will be considered but product advertising will not be permitted. </td> <td data-bbox="1610 970 1944 1380"></td> </tr> </tbody> </table>	Type of Sign	Restriction On use	Design Criteria	Fingerpost Sign	Not permitted along motorways / interchanges or national routes Directional signs for major tourist attractions and community purposes will be considered but product advertising will not be permitted.	
Type of Sign	Restriction On use	Design Criteria							
Fingerpost Sign	Not permitted along motorways / interchanges or national routes Directional signs for major tourist attractions and community purposes will be considered but product advertising will not be permitted.								

				<p>Generally, only one sign per establishment will be permitted.</p> <p>Only the primary route to the facility shall be signed.</p> <p>The sign should be located within 2km of the facility or at a relevant junction.</p>	
			Backlit Signs	Generally appropriate.	Lettering should generally not exceed 400mm in height
			Billboard	May be permitted in limited circumstances for a specified time period, where it can be demonstrated that the development will enhance the area e.g. by screening an unsightly site or derelict structure	
			Use of Gable/Side of Buildings for the Exhibition of Advertising Structures	Not Permitted	
			Digital Boards/Signs	Generally not appropriate. Not permitted in an ACA or on or close to a	Applications should set out the details for the material, finishes and colours of the signage

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				Protected Structure. Not permitted on major roads unless signage relates to the signage strategy or traffic management and safety.	structure, maximum luminance of the advertisement display between dusk and dawn. Only static images without movement shall be permitted, No more than one advertisement shall be displayed every ten seconds and fade transition shall be applied.
			Bus Shelter	Generally appropriate	Purpose of illumination should be to light the shelter.
			Fascias and Box Signs	Generally appropriate	Should not be internally illuminated. Lettering should not exceed more than 400mm in height.
			Projecting Sign	Generally not appropriate	Should not be internally illuminated
			Public Information Panels	Generally appropriate	Should not obstruct footpath/cycle paths. Advertising permitted on public information panels will be restricted and should constitute not more than 50% of the total area.

			Neon Signs	Generally not appropriate	Should not be displayed in village centres, in ACAs or on or near A Protected Structure
			Signs above Parapet	Not Permitted	
			Moving Vane Signs	Not Permitted	
			Free Standing Advertising Displays	Not permitted on or over footpaths	
			Totem	<p>Not generally permitted where nameplate signage on a façade of a building is sufficient in scale and design and clearly visible from a public road.</p> <p>In general, due to the size of this type of signage it is not acceptable within an ACA or within the curtilage of a Protected Structure.</p>	<p>Limit of 1 no. Totem Sign per specific site. Must be high quality material/finish.</p> <p>Position of sign should not interfere with vehicular and pedestrian sightlines.</p>
			Trailer/Mobile Trailer Signs/Parked Mobile Advertising	Not Permitted	
			Window Signs	Generally appropriate	<p>Should not occupy more than 25% of the window.</p> <p>Signs in windows should not be internally illuminated</p>

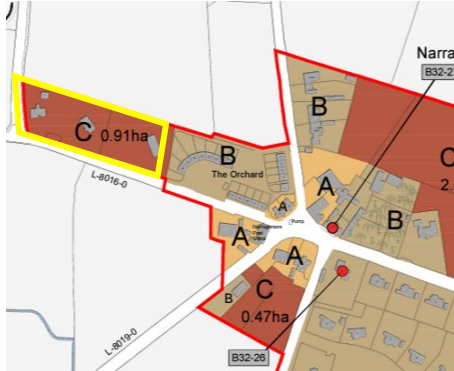

			Structures on Public Footpaths and Public Areas	Not Permitted	
			Sundry Advertising Devices	Not Permitted	Includes pavement signs or sandwich boards, spotlights, flags, bunting, banners, neon moving message signs, fly posting and barrage/ balloons
Table 15.11 – Advertising Signage					
	15.16	Insert a new section after 15.15, which relates to Outdoor Dining.	<p>15.16 Outdoor Dining</p> <ul style="list-style-type: none"> The siting of outdoor dining and associated structures on a public footpath is subject to a licence in accordance with Section 254 of the Planning and Development Act 2000 (as amended). Planning permission is required where the outdoor dining structures are located on private land. Kildare County Council's Licensing of Outdoor Dining and Seating Guidelines and Checklist Document (2021) set out the Council's approach to effectively managing outdoor dining. All applications shall be considered having regard to these guidelines. <p>The remaining sections in Chapter 15 as well as the table of contents for Chapter 15 will be updated accordingly also.</p>		
	15.16.1.2	Change to the text in the second bullet point para.	<ul style="list-style-type: none"> An accredited conservation architect or equivalent should be engaged at the outset of the design process to assist in determining the appropriate siting and design of the development in order to minimise the impact on the Protected Structure. It may be of benefit to discuss specific requirements at pre-planning stage. 		
	15.16.2	Change to the text in the 1 st and 4 th bullet point para.	<ul style="list-style-type: none"> Planning applications for developments in Architectural Conservation Areas (ACAs) should have regard to the provisions of Section 11.18 of this Plan. The Council will normally only permit development proposals for new buildings, alterations, extensions and changes of use where the proposal is sympathetic to the special character of the ACA and where the design is appropriate in terms of 		

			<p>scale, height, density, layout, materials and finishes having regard to the advice contained within each ACA document.</p> <ul style="list-style-type: none">• In an Architectural Conservation Area ACA the Council will have regard to the following:
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Chapter 16 – Implementation & Monitoring			
Ref No.	Relevant Section	Relevant Notes	Proposed amendment to the Draft CDP
	16.3.3	Amend the second bullet point	<ul style="list-style-type: none"> Application of the Vacant Site Levy^{add footnote} to key residential and regeneration sites. <p>Footnote: Action 15.2 of Housing for All identifies the introduction of a new tax to activate vacant land for residential purposes as part of the pathway to increasing new housing supply, which will in time replace the Vacant Site Levy. The Residential Zoned Land Tax (RZLT) was introduced by the Finance Act 2021 and will come into effect from 2024. The principal purpose of the residential zoned development land tax is to encourage the timely activation of serviced lands zoned for residential or mixed use purposes.</p>
	16.3.3	Derelict Sites Act 1990 (as amended) Amend reference to Act in Section 16.3.3	<ul style="list-style-type: none"> The Derelict Sites Act, (1990) (as amended)
	16.3.3	Amend the two last paragraphs.	<p>The Planning Department will also oversee prepare and commence the preparation and implementation of masterplans for strategic sites including in particular, the Northwest Quadrant and the Maudlins Key Development Area in Naas, Naas Town Centre, Maynooth Town Centre and the lands at Confey and Collinstown in Leixlip. The Strategic Projects and Public Realm Team will also oversee the preparation of Naas Town and Maynooth Town Renewal Masterplans.</p> <p>With regard to the implementation of the Zoned Land Tax (ZLT), the collection of which will be commenced in 2023, it is intended that all work related to the Vacant Site Levy^{add footnote} will provide the foundation for identifying sites to which this tax will be applied.</p> <p>Footnote: Action 15.2 of Housing for All identifies the introduction of a new tax to activate vacant land for residential purposes as part of the pathway to increasing new housing supply, which will in time replace the Vacant Site Levy. The Residential Zoned Land Tax (RZLT) was introduced by the Finance</p>

			Act 2021 and will come into effect from 2024. The principal purpose of the residential zoned development land tax is to encourage the timely activation of serviced lands zoned for residential or mixed use purposes.
VOLUME 2			
<i>Ref No.</i>	<i>Relevant Section</i>	<i>Relevant Notes</i>	<i>Proposed amendment to the Draft CDP</i>
GENERAL			
	V2 3.1.2 Villages	Page 60	Designated villages will continue to develop as local centres for services with growth levels to cater for sustainable growth for local demands at an appropriate scale. The level of expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. These villages will support local enterprise to cater for local demand.
	Policy VGP 2	Page 61	Facilitate sustainable population growth in the identified villages with growth levels of up to 25% over the Plan period to cater primarily for local demands.
	Policy V GO1	Page 61 Part of existing text to be emphasised for effect	Facilitate sustainable population growth in the identified Rural Settlements to cater primarily for local demands. Local demand for rural settlements is defined as persons residing for a period of 5 years within a 10km radius of the site. 'Primarily for local demand' shall be defined as being in excess of 50% of the overall development.
- SMALL TOWNS			
	Pg 42 (Prosperous)	AA Recommendation Add new objective under new sub-section titled 'Appropriate Assessment'	Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the River Slate.
	Pg 48 (Rathangan)	AA Recommendation Add new text to end of ST R31	Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the River Slate and the Grand Canal.

	Pg 49 (Rathangan)	AA Recommendation Add new Objective under new sub-section titled 'Appropriate Assessment'	Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the Grand Canal.
- ENVIRONS			
	Pg 57 (Blessington)	AA Recommendation Add new Objective	Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species such as those which form part of Poulaphouca Reservoir SPA.
- VILLAGES			
	Pg 74 (Allenwood)	AA Recommendation Add new Objective	Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the Grand Canal.
	Pg 116 (Robertstown)	AA Recommendation Add new Objective	Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the Grand Canal.
	Pg 72 (Allenwood) Para V2.3.2.4	Objective V AL4	Amend to read 'Allenwood Village Renewal Plan'
	Pg 91 (Coill Dubh) Para V2 3.7.2	Objective V CC2	Amend to read 'Coill Dubh Village Renewal Plan'
	Pg 100 (Johnstownbridge) Para V2 3.10.3	Objective V JB6	Amend to read 'Johnstownbridge Village Renewal Plan'
	Map V2 3.13	Narraghmore Map	Amend the Narraghmore Zoning Map to show the 0.91ha site to the west of the village from 'C' (New Residential) to 'B' (Existing Residential/ Infill) as shown in

			<p>yellow on the map below to reflect the presence of the existing dwellings on the subject lands;</p> 
	<p>Map V2 3.16</p>	<p>Suncroft Map</p>	<p>It is proposed to remove the residential zoning on the 3.7-ha site south of Hawthorn Wood in the Draft Plan. This parcel will have no zoning. Remove residential zoning on 3.7 ha site south of Hawthorn Wood (outlined in blue below) and zone the subject lands proposed in submission no. 578 as “Village Centre”.</p> 
	<p>Pg 107 (Kilmeague) Para V2 3.12.2</p>	<p>Objective V KM3</p>	<p>Amend to read ‘Kilmeague Village Renewal Plan’</p>
<p>RURAL SETTLEMENTS</p>			

Amend Calverstown map V2 – 4.7			<p>Amend the Calverstown map to show an asterisk (or similar) on Map V2 – 4.7 on the site designated as ‘SE1’ to state (in the legend of the same map), the following;</p> <p><i>No development shall take place on lands designated ‘SE1: Settlement Expansion’ in Calverstown until such time as the Calverstown Waste Water Treatment Plant is upgraded.</i></p>
APPENDIX 2 – WIND ENERGY STRATEGY			
			<p>Review and update the Draft Wind Energy Strategy to reflect the provisions of the Climate Action Plan 2021 as follows;</p> <p><u>Section 2.2.1</u> Replace Section 2.2.1 The Climate Action Plan 2019 with the following: 2.2.1 The Climate Action Plan 2021 The Climate Action Plan 2021 is committed to achieving a net zero carbon energy system for Irish society and a resilient and sustainable country. This Plan sets out over 493 actions in its Annex of Actions. This Plan identifies how Ireland will achieve its 2030 targets for carbon emissions and puts the Country on a trajectory to achieve net zero carbon emissions by 2050. The Plan embraces every relevant sector: electricity, enterprise, housing, heating, transport, agriculture, waste, and the public sector. In relation to electricity, the key objectives are outlined below:</p> <ul style="list-style-type: none"> • Increase reliance on renewables up to 80% adding up to 8 GWs of renewable onshore wind energy capacity and at least 5 GWs of offshore wind energy capacity. • At least 500 MW of these renewables will be delivered through local community-based projects, subject to competition as appropriate. • Deliver circa 2 GW of new flexible gas-fired power stations in support of a high variable renewable electricity system.

			<ul style="list-style-type: none"> • Delivery of three new transmission grid connections or interconnectors to Northern Ireland, Great Britain, and the EU. • Explore further interconnection, including hybrid interconnectors (combined cross border transmission network with offshore renewable generation), to other countries. • Expand and reinforce the grid – through the addition of lines, substations, and new technologies. • Complete the phase-out of coal and peat-fired electricity generation. • Ensure that 20-30% of system demand is flexible by 2030. <p>Furthermore, the National Renewable Energy Action Plan 2010 (Irish Government submission to the European Commission), the Government's White Paper on Energy Policy - Ireland's Transition to a Low Carbon Energy Future 2015-2030 (DCENR) and the Climate Action and Low Carbon Development (Amendment) Bill 2021 are all noted in this regard.</p> <p><u>Section 2.2.2 National Energy and Climate Plan 2021-2030</u> Amend second paragraph to read the following: Building on the policy framework of the National Mitigation Plan (NMP) and Project Ireland 2040, the The Government published its second Climate Action Plan in June 20192021. The Climate Action Plan identifies how Ireland will achieve its 2030 targets for greenhouse gas emissions in a manner consistent with a trajectory to achieve net zero emissions by 2050. The Non-ETS (Emissions Trading System) sector accounts for 74% of total EU emissions in Ireland. The ESR enshrines a greenhouse gas emissions reduction target for Ireland of 30% by 2030 relative to 2005 levels. The Climate Action Plan sets out over 180 actions, together with hundreds of subactions, 493 actions in its Annex of Actions that need to be taken and embraces every relevant sector: electricity, industry, enterprise, housing, heating, transport, agriculture, waste, and the public sector.</p>
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			<p><u>Include new Section 2.2.4.3</u> <u>Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change 2017</u></p> <p>It is a specific planning policy requirement of these Guidelines that, in making, reviewing, varying or amending a development plan, or a local area plan, with policies or objectives that relate to wind energy developments, the relevant planning authority shall carry out the following:</p> <ol style="list-style-type: none"> 1) Ensure that overall national policy on renewable energy as contained in documents such as the Government's 'White Paper on Energy Policy - Ireland's Transition to a Low Carbon Future', as well as the 'National Renewable Energy Action Plan', the 'Strategy for Renewable Energy' and the 'National Mitigation Plan', is acknowledged and documented in the relevant development plan or local area plan; 2) Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts); and 3) Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory setback proposed by a planning authority in a development plan or local area plan would create a significant
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			<p>limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.</p> <p><u>Section 2.5.3 and 5.1</u> Amend reference as follows: the Government's Climate Action Plan commitment to generate at least 70-80% renewable electricity by 2030. The <i>Climate Action Plan</i> 2021 target is to add 8.2 8 GW (8200-8000 MW) of onshore wind capacity across the country by 2030.</p>
APPENDICES			
6 - RECORD OF PROTECTED STRUCTURES			
	Straffan Map	Map V2 3.15 Mapping Error	Omit B14-29 from the Straffan Map. This relates to NIAH reference 11809026 (Straffan House and Gates) which will be amended on the KCC GIS layer and does not otherwise affect the Draft CDP.
8 – STATEMENT OF COMPLIANCE WITH SECTION 28 GUIDELINES			
	Include additional Guidance document		Interim Guidelines for Planning Authorities on Statutory Plans for Renewable Energy and Climate Change (2017)

CHIEF EXECUTIVE'S PROPOSED MINOR TYPOGRAPHICAL ERRORS TO BE ADDRESSED

Chapter 2 – Core Strategy & Settlement Strategy		
<i>Change No.</i>	<i>Relevant Part</i>	<i>Recommended Change</i>
	Table 2.8	Amend the title to read ' ...Q1 – 2023 to Q24 – 2028 '
Chapter 14 – Urban Design, Placemaking and Regeneration		
<i>Change No.</i>	<i>Relevant Part</i>	<i>Recommended Change</i>
	14.8.3 (3 rd para)	Amend ' master-planning ' to ' masterplanning '
	Throughout	Amend ' High-quality ' to ' high-quality ' unless at beginning of sentence
	Throughout	Amend ' 10-minute ' to ' 10-minute '
Miscellaneous		
<i>Change No.</i>	<i>Relevant Part</i>	<i>Recommended Change</i>
	Throughout	Amend spelling of ' Twomilehouse ' to ' Two Mile House ' throughout Volume 1.
	Throughout	Update all references of the peatland bog to read 'Ummeras' (various spellings are used in the Plan/submissions)
Volume 2		
<i>Change No.</i>	<i>Chapter Relevant Part</i>	<i>Recommended Change</i>
	V2 3.1.1 Villages and Settlements, Table 3.2	Update Table 3.2 to align with Table 2.8 in Volume 1
	Straffan – Map V2-3.15	Remove B14-29 from the Straffan Village Map due to a mapping error
Appendices		
	Appendix 9 – Core Strategy Methodology	Replace ' Table X ' with ' Table 2.8 '

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) NOTICE OF THE PREPARATION OF THE DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029

Notice is hereby given pursuant to Section 12 (1) (b) of the Planning and Development Act, 2000 (as amended) that Kildare County Council, being the Planning Authority for County Kildare, has prepared, in accordance with the provisions of the above Act, a Draft Kildare County Development Plan for the County of Kildare. The Draft Plan is accompanied by an Environmental Report, prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended), an Appropriate Assessment (Natura Impact Report) pursuant to Article 6 of the Habitats Directive 92/43/EEC and a Strategic Flood Risk Assessment.

Public Consultation

The Draft Plan will be on public display from Monday 14th March 2022 to Tuesday 24th May 2022 inclusive and is available for inspection at the following locations;

- Online on our Virtual Consultation Rooms at <https://draftkildarecdp2023-2029.ie/>
- Online at <https://consult.kildarecoco.ie/>
- Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare during opening times of 9.00am–4.00pm, Monday to Friday (closed Bank Holidays). Appointments can be made online by phoning 045 980200 or at <http://kildare.ie/county/council/OnlineBookingSystem/>

Copies of the Draft Plan are available for purchase from the Planning Department, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, contact the Forward Planning Team [045 980790](tel:045980790)

Cost

- €200 for Volume 1 – Written Statement
- €150 for Volume 2 – Written Statement (Settlements)
- €550 for full set of documents including Appendices

Online Public Information Sessions

To facilitate a discussion and to provide an overview about the policies, objectives, actions and targets within the Draft Development Plan three independently facilitated online public information sessions will be held at the following times and dates:

- **Wednesday 6th April 7pm - 9pm**
- **Wednesday 27th April 10am -12pm**
- **Wednesday 11th May 2pm - 4pm**

As all three sessions will follow the same format, and to accommodate all those who wish to attend, interested members of the public are asked to attend only one of these sessions. Attendance at one session can be booked via the website <https://draftkildarecdp2023-2029.ie/> under the 'Public Information Sessions' section.

If you have any enquiries about the draft stage of the County Development Plan review, a list of Frequently Asked Questions (FAQs) is published on the Consult website for your information. For any additional enquiries, please call the Forward Planning Team on 045 980790 / 045 980748

Submissions/Observations

Observations or submissions regarding the Draft Development Plan, Appendices (including additions and deletions from the Record of Protected Structures), Environmental Report, Natura Impact Report and/or the Strategic Flood Risk Assessment are invited from members of the public and other interested parties, including children, or groups/associations representing the interests of children. You can make an observation or submission via the following two options only;

1. Registering on <https://consult.kildarecoco.ie/en/> where you can then make a submission on the draft chapters, topics and maps. You may also submit drawings of any areas relating to your submission on the interactive development plan map.
2. Written observations or submissions may also be made. These should be clearly marked 'Draft Kildare County Development Plan 2023-2029', and submitted to the **Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare W91X77F**. Observations or submissions must include the full name and address of the person(s) making the submission and where relevant, the body or organisation represented.

Please make your submission by **one** of the above mediums only. **Please also note** that observations or submissions will be made public on the website and at the offices of the Planning Department. As an online facility has been provided for your convenience, e-mail and faxed submissions will **not** be accepted.

Observations or submissions must be received by **4.00pm on Tuesday 24th May 2022**

All observations or submissions received during the above time period will be taken into consideration before the making of the Kildare County Development Plan 2023-2029.

Details of your privacy entitlements and obligations under GDPR can be read here: <https://kildare.ie/county/council/AIServices/Planning/DevelopmentPlans/>

Kildare County Council is subject to the provisions of the Freedom of Information (FOI) Acts 1997 and 2014. If you consider that any information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity specified. In such cases, the relevant material will, in response to FOI requests, be examined in light of exemptions provided for in the FOI Act. Kildare County Council is subject to the provisions of the Data Protection Acts, 1988 to 2018. In order to assist us with complying with the Data Protection Act **please include your name and contact details on a separate sheet** to the content of your submission/observation as submissions will be published on the council's website.

Eoghan Ryan
Director of Services



5.2 APPENDIX B - LIST OF PRESCRIBED BODIES

<i>PRESCRIBED BODY</i>
An Bord Pleanála
Office of the Planning Regulator
Eastern and Midlands Regional Assembly
Minister for Housing, Local Government and Heritage
Minister for Agriculture, Food & the Marine
Minister for Arts, Heritage and the Gaeltacht
Minister for Communications, Energy and Natural Resources
Minister for Defence
Minister for Education, Skills and Science
Minister for Transport, Tourism and Sport
Minister for Jobs, Enterprise & Innovation
Office of Public Works
An Chomhairle Ealaíon
The Commissioners
Dublin Airport Authority
Dublin Transportation Office
EirGrid
Environmental Protection Agency
ESB
Forfas
Failte Ireland
Health Service Executive
National Heritage Council
National Authority for Occupational Safety & Health
Inland Fisheries Ireland
Transportation Infrastructure Ireland
National Transportation Authority
National Roads Authority
An Taisce
Wicklow County Council
Carlow County Council
Laois County Council
Offaly County Council
Meath County Council
South Dublin County Council
Fingal County Council
Irish Water
Northern and Western Regional Assembly
Southern Regional Assembly

5.3 APPENDIX C - LIST OF SUBMISSIONS

No	From	No	From
1	Laura Nolan	308	Irene O'Neill
2	Greenway Delivery	309	Doris Whelehan
3	Conleth & Noel Stynes	310	Declan Holahan
4	Noel Stynes	311	Joe and Anne Headon
5	Punchestown Area Community Grp	312	Elizabeth Williamson
6	Tom Halligan	313	Andre Duesterhus
7	Punchestown Area Community Grp	314	Lyndsey Sweeney
8	Punchestown Area Community Grp	315	Seamus Dolan
9	Greenway Delivery	316	Focus Capital
10	Hazel Whiteley	317	Bridget Armstrong
11	Hazel Whiteley	318	Orla O'Neill
12	Raymond Conlan	319	Conor Prasad
13	Dermot Rowan	320	Vera Louise Behan
14	Felipe Reitz	321	Mark Doyle
15	H.S.A.	322	Rathangan Tidy Towns
16	Roadstone Ltd	323	Adrian McAndrew
17	Noelle Wall	324	Sinead Malone
18	Dysart Properties	325	Ravi Prasad
19	Mary Brennan	326	Ciaran Boyle
20	Demesne Architects	327	Munoo Prasad
21	Punchestown Area Community Grp	328	Teresa Bourke
22	Responsible Solar for Kildare	329	Vanessa Mack
23	EPA	330	Maynooth Cycling Campaign
24	Kathryna Phibbs	331	Fionnuala Corcoran
25	Cathy Meade	332	Robert Kennedy
26	Butterfly Conservation Ireland	333	Conor Clavin
27	Cathy Meade	334	Marion Rackard
28	Cathy Meade	335	Miriam Colleran
29	David & Hilary Creighton	336	Punchestown Area Community Group
30	Celbridge Cycling Campaign	337	Sabina Reddy
31	Michael Kinane	338	Claire Prasad
32	Nayomi Duff	339	Mary Garrick
33	Thomas Dunne	340	Kings Court Residents' Association
34	Clifford Reid	341	Grainne Mac Glinchey
35	Noel Lawler	342	Adrian Geissel
36	Annamarie Doody	343	Endress + Hauser (Ireland) Ltd.

Appendices to Chief Executive's Report

No	From	No	From
37	Mary Flaherty	344	Mark Neylon
38	Miriam Brosnan	345	Transport Infrastructure Ireland
39	Treasa Nangle	346	P.M. Conaghan
40	Alan Hyland	347	Valerie Charlton
41	Paul McGrane	348	Patrick Shore
42	E O'Loughlin	349	Westin Homes Ltd.
43	Henry Kilmurray	350	Lorraine Benson
44	Yvonne Codd	351	Eco Advocacy
45	Deiric McCann	352	Millennium Falcon Holdings Ltd
46	Ciaran McDonnell	353	Bracq Ltd
47	EMRA	354	Naoise Ó Cearúil
48	Mark Deasy	355	Keith Mason
49	Michelle O'Rafferty	356	Dermot Cox
50	Cllr. Anne Breen & Larry Breen	357	Dermot Cox
51	Robert Doyle	358	Deirdre Lane
52	Andrew McCudden	359	Dermot Cox
53	Gerard Delaney	360	Tom O'Donovan
54	John K	361	Jackie Rasmus
55	Rosemary Byrne	362	Ardlea Construction Ltd
56	Aine Quinn	363	Johnstown Garden Centre
57	Conor McCaffrey	364	Ursula King
58	Christine O'Sullivan	365	An Post
59	Owen Counihan	366	Harry Travers
60	Aisling Twomey	367	Cliff at Lyons Unlimited Company
61	Collette Coyne	368	Pat Sutton
62	Patricia & Kieron Gammell	369	Shaun Malone
63		370	Newtownsland (Kill) Limited
64	sundays Well Residents Association	371	Dublin Airport Authority
65	Roddy & Louise Cummins	372	Derek Whyte
66	Orlaith Cahalan Bergin	373	Coill Dubh Hurling Club
67	Paul Drennan	374	Sean Kennelly
68	Padraig Sheehan	375	Land Development Agency
69	Mary Taaffe	376	Alan Byrne
70	Edmund Murphy	377	Paul Kenny
71	Shane Blake	378	Iarnród Éireann
72	Community Gardens Ireland	379	Value Retail Dublin Ltd.
73	Roisin Stewart	380	Alan Byrne
74	Cormac Ahern	381	EirGrid
75	Orla Ahern	382	Ruth Murphy
76	Pat Breen	383	Fáilte Ireland

Appendices to Chief Executive's Report

No	From	No	From
77	Naas Combined Residents Group	384	Ruth Neylon
78	Conor O'Reilly	385	County Kildare Chamber
79	John Johnson	386	Jennifer Whitty
80	Cllr. Suzanne Doyle	387	Sinéad Ruane
81	Mondello Park	388	John O'Connell
82	Noel Geary	389	Niall Hynan
83	Kevin Mullaney	390	Philip O'Reilly
84	Lana Mullaney	391	Grace Clancy Hynan
85	Derek Leahy	392	Department of Defence
86	Joseph Kenny	393	Age Friendly Village Partnership
87	Melanie Tierney	394	St. Laurence O'Toole Diocesan Trust
88	Bridget Leahy	395	Department of Environment, Climate and Communications
89	Michael Skelton	396	Gavin Lawlor
90	Noleen Farrell	397	Nina McCawley
91	Cormac O'Donovan	398	Cathal Quinn
92	Chris Bergin	399	Michael Dunne
93	Mary Smith	400	Devondale Ltd.
94	Alan Kernan	401	Helen O'Brien and The Donovan Family
95	Gerard Burns	402	NAMA
96	Lioncor	403	Cairn PLC
97	Ciara Kernan	404	Charlton and Leeson (Thoval Properties Ltd)
98	Nyle Rafferty	405	Climate Action linkage group PPN
99	Joe Mulligan	406	Annette Delaney
100	Joe Mulligan	407	Rathcoffey G.A.A.
101	Kildare County Childcare Committee	408	Creative Rathangan Meitheal
102	Aideen O'Sullivan	409	Irish Water
103	Catherine Corrigan	410	Celbridge Community Council
104	Office of Public Works	411	Elizabeth Geissel
105	Ivan Codd	412	Marcella Sheehan
106	Audrey barlow	413	Kildare Public Participation Network
107	Joan McLoughlin	414	Statkraft Ireland
108	Colman E Mooney	415	Kevin Bonner
109	Ken Tyrell	416	Deirdre Delaney
110	Margaret Mooney	417	St. Patrick's College, Maynooth
111	Andrew Tiernay	418	Kildare Town Tidy Towns
112	David valentine	419	Ardclough Community Council

Appendices to Chief Executive's Report

No	From	No	From
113	HSE	420	Alder Homes
114	Owen Phibbs	421	Bord na Mona
115	John Phibbs	422	Fintan Flood
116	Cyril Condell	423	Electricity Supply Board
117	Anne crowe	424	Anthony McNamee
118	Colm Farrell	425	Melinda Lyons
119	Eleanor grogan	426	O'Flynn Group
120	Francis Dowling	427	The Connacht Hospitality Group
121	Kilway developments	428	Beans Land
122	Ann Moran	429	Westar Group
123	Tara Doorey	430	John Kehoe
124	Kate doorey	431	O'Flynn Group
125	Antoinette Doorey	432	West Kildare SMART Rural Alliance (SRA
126	Aidan Doorey	433	John Lawler
127	Naas Action Group	434	Maynooth Community Council
128	James Corrigan	435	Kildare Children & Young People's Services Committee
129	Naas action group	436	Melanie Young
130	Giles O'neill	437	Kieran Curtin
131	MA Tudor Ltd	438	Sandra Forde
132	jj & Deirdre Power	439	Mick Carroll
133	Sean Flannery	440	John de Robeck
134	MA Tudor Ltd	441	David Forde
135	Patrick dempsey	442	Off Square Partnership
136	patrick Oman	443	Clane Community Council
137	Robert Frayne	444	James McInerney
138	Streamstown Development	445	IWAI Kildare (Kildare Branch)
139	Thomas Carroll	446	David Knox
140	Jim O'Sullivan	447	Brendan O'Donoghue
141	Maureen Boylan	448	Pat O'Mahony
142	James Codd	449	Seamas Caulfield
143	Inland Fisheries Ireland	450	Eric Galbraith
144	Two Mile House Parish Pastoral CI	451	RJ Goffs
145	Fergal Gaffney	452	Harmony Solar Ireland Ltd
146	Alan Devine	453	John Murray
147	National Peatlands Park group	454	Narraghmore Development CLG
148	Irene Hogarty	455	Tara Lawlor
149	Laura Byrne	456	Brendan Colivet
150	Eddie Lenehan	457	Glenveagh Properties

Appendices to Chief Executive's Report

No	From	No	From
151	Jana Drennan	458	Martin Wisely
152	Catriona Carton	459	Curragh Property DAC
153	Ronan Maguire	460	Gail Mooney Collins
154	Marzena kelleher	461	Laurinc stores Ltd T/A Centra Johnstown
155	Ciaran Kelleher	462	Kilcloon Environmental Action Assoc.
156	Donal mccormack	463	Raymond Keaney
157	Bridget geary	464	Patrick, Paul & James O'Reilly
158	Michelle Blake	465	Johnstown Community Association
159	Breeda Woods	466	Makros Ltd
160	Dunne Family	467	Harristown Coughlanstown Community Group
161	WTNB Partnership	468	Ann Behan
162	KDM Construction Ltd	469	Davy Platform ICAV (Ireland)
163	Athgarvan GAA	470	Irish Peatland Conservation Council
164	Philip O'Reilly	471	Circle K Ireland Energy Group Limited
165	Colin Rafferty	472	Keep Ireland Open
166	Kathy Merrins	473	John Collins
167	Mariann Klay	474	Barry McCarthy
168	Climate Action Linkage Group	475	June Stuart
169	Mark Bruns	476	Circle K Ireland Energy Group Limited
170	Mark Bruns	477	Paul Murphy
171	Mark Bruns	478	Stephen Bourke
172	Umerus community Development	479	The McGrath Group
173	Mark Bruns	480	Richard Behan
174	Mark Bruns	481	Cathal Ruane
175	Sandra Nugent	482	Kilcock 4 Climate Action
176	KOCF Ltd	483	Environmental Protection Agency
177	mark Murray	484	Circle K Ireland Energy Group Limited
178	Carmel Geissel	485	Royal Institute of Architects of Ireland
179	Martin Flinter	486	Punchestown Area Community Group
180	Mark Grainger	487	Imelda Behan
181	Lullymore Heritage Park	488	Sky Castle Ltd
182	CM Redmond	489	Teresa Behan
183	Eoghan Redmond	490	Sherwood Homes
184	Padraig Redmond	491	Blockstar Ltd

Appendices to Chief Executive's Report

No	From	No	From
185	Barry Redmond	492	Armstrong Fenton Ltd
186	Mountain View Res assoc	493	J.L. Sheridan
187	Kathleen Moran	494	Dr. Noel Cawley & Anita Cawley
188	Frank fogarty	495	Suzanne Murphy
189	Endress & Hauser ireland Ltd	496	Seamus & Patrick O'Reilly
190	Catherine D	497	Niamh Young
191	Fergal Reidy	498	National Transport Authority
192	Deirdrett Brett	499	Kimberlite
193	Deirdrett Brett	500	David R Weld
194	Deirdrett Brett	501	Fiona O' Loughlin
195	Elizabeth cullen	502	Sisters of Charity of Jesus and Mary
196	Noel coyle	503	Evelyn Cullen
197	Angela kearns	504	O'Flynn Construction Ltd
198	Brian clohessy	505	Pierce Fagan
199	JPM Energy & Planning Consultants	506	Richard & Eileen Kearns
200	JP Quinn & Son	507	Brian McArdle
201	Seamus Scully	508	Brannach Developments Ltd
202	Liam Knowles	509	Broadfield Stud
203	Edward Hill	510	Seán ÓFearghaíl TD
204	Louise Hyland	511	Land & Utility Compensation Consultants Limited
205	Beet Ireland	512	Tommy Leeson
206	Gerry Quirke	513	Ann Cashman
207	Deirdre Lane	514	Mark Hendrick
208	Etienne duPlessis	515	Meath County Council
209	James O'Dwyer	516	Niall Kennelly
210	Naas Action Group	517	Eric Carter
211	Dr Louie Harris and Babette Harris	518	Strategic Power Projects Ltd
212	Louise Donnelly	519	Kate McCoy
213	Suzanne Doyle	520	Newbridge Community Development
214	Jim & John Moran	521	South Western Regional Drug & Alcohol Task Force
215	Derrinstown Stud Ltd.	522	Brendan Colivet
216	Oakway Homes	523	Raymond Conlan
217	Cllr. Brian Dooley	524	Emma Fitzgerald
218	Helena Hearne	525	Rhonda Willoughby
219	Cormac Ahern	526	Conradh na Gaeilge
220	Ciara & Harvey Appelbe	527	Michael Deegan

Appendices to Chief Executive's Report

No	From	No	From
221	O.P.W	528	Punchestown Area Community Group
222	David Wright	529	Consortium of housebuilders (Glenveagh Properties plc, Cairn Homes plc, O'Flynn Group and Ballymore)
223	Colm Walsh	530	Fiona Duigan
224	Gemma Byrne	531	Bernard Flanagan
225	Matthew Mckeon	532	Swindon Investment Company Limited
226	Ciara & Harvey Applebe	533	Cill Dara le Gaeilge
227	James O'Dwyer	534	Irish Traveller Movement
228	Seamus Reilly	535	Paul O'Reilly
229	Eva Walsh	536	Dan Boland
230	JPM Energy and Planning Consultants	537	Emer Hynan
231	Lorraine McNamara	538	Senator Mark Wall
232	Martin Waters	539	Stephen Talbot
233	Nathan Flaherty	540	Barbara Hennessy
234	Lorraine McNamara	541	John Downey
235	Gavin McDermott	542	David Mulcahy
236	Deirdre Grace	543	Leslie Kelly
237	Ronan Foley	544	Sult na Sollán
238	Gilmar Uyema	545	Emma Fitzgerald
239	Mark Noonan	546	Bernard Moran
240	Cobb Straffan Ireland Ltd	547	Siobhan Parker
241	Colm Walsh	548	Niamh Morrin
242	Tir Na Mona	549	Comer Group Ireland
243	Gus Whelan	550	Office of the Planning Regulator
244	Conor & Jane Horan	551	St. John of God (Trust) Ireland
245	Fiona Uyema	552	Department of Housing, Local Government and Heritage
246	Mark Byrne on behalf of Hubert Beaumont	553	Rosemary Flanagan
247	James Delaney	554	Emma Fitzgerald
248	Aine Loughran	555	Irish Solar Energy Association
249	Centra Store	556	Mary Flaherty
250	Niall Purcell	557	University College Dublin - Lyons Farm
251	Albert Greville	558	Irish Wind Energy Association
252	Sur Le Pont Car Dealers	559	Newbridge Community Development
253	Lena Lenehan	560	Suzanne Doyle

Appendices to Chief Executive's Report

No	From	No	From
254	Blossom Pre-School	561	Sarah & Shay Sargent
255	Edward Carey	562	Stephen Harris
256	Ballyshannon Action Group	563	Green Road Partnership
257	Avison Young (on behalf of Tesco)	564	Stephen Harris
258	Johnstownbridge GAA	565	Department of Education and Skills
259	Mrs DeRobeck	566	Joe Foran
260	Steven Fadian	567	Des Flanagan
261	Tony McNally & JAJ Construction Ltd	568	Rosemary Morrissey
262	The Hamlet Court Hotel	569	Hester McAllister
263	Highway Markings Ltd	570	Anna Byrne
264	Joshua Bakker	571	Anthony Cunniam
265	Kelly O'Reilly Certified Accountants	572	Margaret & Graeme Beere
266	IFA	573	Aidan Kelly
267	Majella O'Keefe	574	David Weld
268	Paddy Byrne (on behalf of Colin Braithwaite)	575	Dr. Colette M Halpin
269	Nordstone Holdings	576	County Kildare Leader Partnership
270	Donal Knight	577	JP Price
271	Deirdre Curtin	578	Gerard Masterson
272	Deirdre McCarthy	579	The Residents of Boston Hill
273	Donal Knight	580	Angela O'Beirne
274	DC Architects & Engineers Ltd	581	Liam O'Beirne
275	Benduff Ireland Limited	582	Ballymore Group
276	County Kildare Access Network	583	Ballymore Group
277	John Brady & Anne/Ray Crofton	584	Marina Carpenter
278	Donal Knight	585	Breffni Carpenter
279	Ashcroft Developments	586	Maria & JP Grogan
280	Stephen James O'Byrne	587	Aimee Carpenter
281	Donal Knight	588	Tom McParland & Sassabunda Ltd
282	Dept of Further & Higher Ed	589	Shelagh Minihane & John Minihane
283	Ray Nolan	590	Paul Carroll
284	Kingsfurze Av Residents Assoc	591	Landowners at Milltown
285	Crylock Devts Ltd	592	Brian Connolly
286	The Paddocks Residents Assoc	593	Dan McNally
287	Arts Council	594	Gavin O'Connor
288	Barberstown Castle	595	John Noone
289	Dept of Transport	596	Peter Robinson

Appendices to Chief Executive's Report

No	From	No	From
290	Newbridge Family Resource Centre	597	David, Robert & Joe Osborne
291	Sharon Mooney	598	Friends of Harristown Commons
292	Palm Logistics	599	Dr. Hugh Dillon
293	Dermot Rowan	600	Shane Martin
294	Maria Hutchin	601	Katie Gammell
295	Dermot Rowan	602	Samuel Gammell
296	John Downey	603	Broadfield Stud
297	Paul Barry	604	Sarah McGinn & Family
298	Smullen Transport	605	Val Leeson
599	Ann Moran	606	Enda O'Flaherty
300	Noel Dowling	607	Tommy Cullen
301	In Sync Youth & Family Services	608	Sherwood Group
302	Ann Moran	609	Fernside Homes Ltd
303	Gas Networks Ireland	610	Carmel Kenny
304	Carole Frost	611	Thoval Properties Ltd
305	Ger Lane	612	Anthony, Miriam & Philip Lawlor
306	Camilla Foley	613	Philip O'Reilly
307	Debbie Trundle	614	Alice & George Ryan
		615	Niall O'Dowda - Kildare Branch of Inland Waterways Association of Ireland

5.4 APPENDIX D - NOTES FROM PUBLIC WEBINARS

WEBINAR NO. 1

Kildare County Development Plan 2023-2029

On-line Public Information & Consultation Workshop

Draft Plan, 7-9pm 6th April, 2022: Notes

1. Introduction

This two-hour evening on-line workshop was the first of three on-line workshops for the Kildare Draft County Development Plan 2023-2029. Thirty-three people attended the workshop, including ten staff from the KCC Planning Department.

The purpose of the workshop was as follows:

- To present the Draft Kildare County Development Plan 2023-2029
- To provide an opportunity for people to ask questions and express their views on the draft
- To provide information on how to engage in the planning process from this point

Amy Granville, Senior Planner, opened the meeting. She welcomed the participants, thanked them for attending and outlined the purpose of the meeting. She highlighted the easily accessible material on the draft plan, that the presentation from today will be available along with the new series of podcasts on different aspects of the plan <https://draftkildarecdp2023-2029.ie/>

Amy then handed the meeting over to the independent facilitator for the evening.

The facilitator outlined the guidance and layout for the meeting as follows:

Guidance

- Equal space, to ensure that as many people as possible can ask questions or make comments
- The meeting would not be recorded by KCC or the participants, however the notes from the meeting will be taken into account in drafting the final plan
- Issues relating to the use of the technology e.g. remind to mute, cameras on etc.
- Most importantly that it is intended to create an open, relaxed environment to enable people to ask questions and participate and all contributions are welcomed

Meeting layout

- A presentation to walk participants through the draft plan by Hester Pieterse, Assistant Planner.
- Time for questions, feedback and comment, broadly structured under Housing, Economic Development and Energy.
- Next steps in the planning process and meeting close

2. Key Points

The participants raised questions and issues and the members of the planning team noted the questions, responded and discussed the points raised. The planners referred to sections of the plan and appendices to ensure participants had the full information they required. They also said that if there was a specific detailed issue that could not be addressed within the meeting that they could contact the person by email with a detailed response.

Throughout the meeting KCC Planners also encouraged participants to make submissions on the relevant points raised. The key points were as follows:

- Lack of a specific objective for a swimming pool in Celbridge. North-east Kildare is a region with a rapidly growing population and there is a strong demand and need for more community facilities in this area. Acknowledgement that there is an objective in the Plan for a swimming pool in North Kildare but that this objective has been around for some time and never progressed. With the closure of the Saint John of God swimming pool in Celbridge and the rapidly growing population, there would be a need for more than one additional swimming pool in North-East Kildare.
- Clarification was sought on the different categories of towns e.g. Self Sustaining Growth Town and how these were arrived at. Reference was made to the national categorisation and the relevant section of the CDP.
- There is a genuine need for another secondary school in Newbridge. Huge issue in terms of traffic permeability especially collecting and delivering children from/to school in Newbridge. Newbridge is a nightmare in terms of traffic and permeability. While noting the 10 minute town, less emphasis should be placed on walking and cycling and more public transport (or car) in terms of delivering children to school in Newbridge. Because of the roads, walking and cycling are not options for many. The zoning of land for schools was highlighted. Disability spaces in the town also noted.
- The unsuccessful application for the second bridge in Newbridge and the future potential for this were discussed as part of the broader mobility/traffic issue.
- There was a discussion on the important role of the Local Area Plans (LAP) and the evidence-based assessment including the transport assessment now developed prior to LAP. The need to have facilities (at an early stage) aligned to housing along with the alignment of LAPs with the CDP was also noted. The Planners provided a list of the LAPs now in place or being currently worked on and said that it could be useful to read these plans and the assessments that informed them.
- Community centre in Maynooth is considered vital for this fast growing town.

The proposed delivery of a permeability route in Naas. Serious issue in terms of impact on residential amenities for people in the immediate locality. A question raised which was specific to a cul-de-sac in Naas (route 31) was more relevant to the separate Naas Permeability Project consultations. The planners will contact the

Transportation Department following the meeting to pass on the ladies' details in order to provide follow up assistance.

- Agree with the designation of Celbridge as a Self-Sustaining town but believe that more should be done in terms of attracting economic development into the town.
- Does the economic clusters section in the Economic Development chapter serve a purpose, especially the economic cluster identified for Maynooth, Celbridge, Leixlip and Kilcock? General clarification was sought on the purpose and implications of economic clusters. Others clusters were also highlighted.
- Lack of childcare facilities in the county (lowest provision of community childcare in the country) along with the shortage of school places was highlighted. The limitations of the national guidance on childcare places (places per number of houses) was also discussed in this context. This discussion also linked to the 10-minute town concept and the need for local facilities more generally. The role of the LAP, the Social Infrastructure Audit and identifying land for childcare/creches were all highlighted.
- Action TM A7 - 'Pedestrian route between Celbridge and Maynooth' needs to be amended to include cycling as well
- A question was raised about Table 2.8 – Over-zoning of land when compared with Local Area Plans? - the alignment with national plans, potential re-assessments in the LAP process, the introduction of 'Phasing' and Strategic Reserve were all discussed with the planners.
- A question was raised about what made this 2023 County Development Plan different to previous plans and in particular how will people in Kildare know what is being achieved over the course of the plan? The importance of the Implementation and Monitoring Framework of the CDP in showing what will be achieved and how this will be reported was noted by the planners.

3. Close and Next Steps

Eoghan Ryan (Director of Planning and Strategic Development) recognised the work undertaken to date. He highlighted the importance of noting what has been achieved in Kildare alongside meeting the objectives of the new Plan. An example of the point made included work on the Greenway, Blueway, Dart and Electrification, Park and Ride, Green Infrastructure, Co-working hubs.

The facilitator thanked people for the high level of participation, noting that almost half of the participants had asked questions and given feedback. An apology was given for some technical problems with the presentation early in the meeting.

Caroline O'Donnell, Senior Executive Planner, Policy & Research closed the meeting on behalf of KCC. She thanked everyone for attending. She reiterated the point made

throughout the meeting that KCC welcomed submissions to the draft Plan and that these were straightforward to make online. The submissions need to be in by 4pm on the 24th May, 2022. She said that there were further steps prior to people in Kildare seeing the final Plan, however she expected the Plan to be adopted by the end of 2022 or early 2023.

WEBINAR NO. 2

Kildare County Development Plan 2023-2029

On-line Public Information & Consultation Workshop

Draft Plan, 10-12am 27th April, 2022: Notes

1. Introduction

This two-hour morning on-line workshop was the second of three on-line workshops for the Kildare Draft County Development Plan 2023-2029. Thirty-nine people attended the workshop, including a number of staff from the KCC Planning Department.

The purpose of the workshop was as follows:

- To present the Draft Kildare County Development Plan 2023-2029
- To provide an opportunity for people to ask questions and express their views on the draft
- To provide information on how to engage in the planning process from this point

Amy Granville, Senior Planner, opened the meeting. She welcomed the participants, thanked them for attending and outlined the purpose of the meeting. She recognised the scale of the CDP draft document and highlighted the easily accessible material on the draft plan and the new series of podcasts on different aspects of the plan

<https://draftkildarecdp2023-2029.ie/>

Amy then handed the meeting over to the independent facilitator for the morning.

The facilitator outlined the guidance and layout for the meeting as follows:

Guidance

- Equal space, to ensure that as many people as possible can ask questions or make comments
- The meeting would not be recorded by KCC or the participants, however the notes from the meeting will be taken into account in drafting the final plan
- Issues relating to the use of the technology e.g. reminder to mute, cameras on etc.
- Most importantly that it is intended to create an open, relaxed environment to enable people to ask questions and participate and all contributions are welcomed

Meeting layout

- A presentation to walk participants through the draft plan was given by Caroline O'Donnell, Senior Executive Planner
- Time for questions, feedback and comment, broadly structured under Housing, Economic Development and Energy.
- Next steps in the planning process and meeting close

2. Key Points

The participants raised questions and issues and the members of the planning team noted the questions, responded and discussed the points raised. The planners referred to numbered sections of the plan and appendices to ensure participants had the full information they required. They also said that if there was a specific detailed issue that could not be addressed during the meeting that they could contact the relevant person by email with a detailed response.

Throughout the meeting KCC Planners also encouraged participants to make submissions on the relevant points raised. The key points were as follows:

- Newbridge is the largest town in Kildare. From the perspective of people living there, it is not sufficiently highlighted/named in the CDP as such. This is particularly an issue if Newbridge is likely to remain as the largest town over the course of this CDP. KCC cannot identify Key Towns within the county however the concerns raised will be brought to the attention of EMRA as part of the mid term review of the RSES. The designation of Newbridge as a Key Town can then be considered further at that stage.
- Newbridge has not been identified as a Key Town:
 - Is this partly why it is not highlighted sufficiently in the CDP?
 - Does this impact on resources for the town?
 - What can KCC do to change this designation?

KCC will be making a submission to EMRA (Eastern Midlands Regional Assembly) during the mid term review of the RSES. KCC has at all possible opportunities raised the issue of Newbridge not being a Key Town and have put forward that a re-designation should be considered. Notwithstanding this however, the fact that Newbridge has not been designated as a Key Town does not and will not affect funding opportunities e.g. URDF funding (for populations above 10,000) etc.
- Kildare does not have sufficient community facilities. Newbridge does not have facilities for its size (largest) and status as a Self Sustaining Growth Town. Information was provided about the current lack of accommodation for community based services.
- Clarification was sought on the different categories of towns e.g. Self Sustaining Growth Town and how these were arrived at. Reference was made to the national categorisation and the relevant section of the CDP.
- There is a genuine need for another secondary school in Newbridge. The Planners outlined the process with the Department of Education.
- The unsuccessful application for the second bridge in Newbridge was noted as part of the broader mobility/traffic issue. The second bridge crossing in Newbridge has been identified as a priority project in the Draft County Development Plan.
- There were issues raised around the amount of appropriately zoned lands to facilitate community facilities in Athgarvan. Traffic problems were identified along the approach to Newbridge from Milltown.
- The broad recognition of retirement villages and the McAuley model in particular were welcomed by participants. Additional/detailed objectives including more specific locations for retirement villages would be welcomed in the CDP along with the LAPs.
- There are huge issues in terms of traffic permeability especially collecting and delivering children to/from school in Newbridge where appropriate connections to the school are minimal. The roads and cycle lanes are too narrow: walking and cycling

are not options for many. The zoning of land for schools was highlighted. Newbridge is a problem in terms of traffic and permeability. While noting the idea of the 10 minute town, less emphasis should be placed on walking and cycling and more on public transport (or car) in terms of delivering children to school in Newbridge.

- The changes to/lack of disability spaces in the town were also noted.
- There was a discussion on the important role of the Local Area Plans (LAP) and the comprehensive evidence-based planning including the transport assessments now being developed prior to the publication of Local Area Plans (LAPs). The Planners highlighted the two LAPs recently completed and the next three towns for which LAPs will be prepared. The importance of having information and data prior to local area planning was noted.
- The need for community facilities (in Newbridge and across the county) was highlighted. The need for communities to have facilities (at an early stage) aligned to housing was noted.
- There were questions raised around rural housing and the justification for the chosen density in the Plan. As part of the responses, the participants were directed to Appendices 10 & 11 of the Plan to address the issues.
- The need for childcare facilities in the county was particularly highlighted (lowest provision of community childcare in the country). The policy and phasing were not translating to provision on the ground. The limitations of the national guidance on childcare places (places per number of houses) was also discussed in this context. Further issues noted included: affordability, the potential for outdoor childcare provision (linked to the Outdoor Spaces Strategy). The consultation with the County Childcare Committee was noted.
- The need for community facilities (along with childcare and elderly care) culminated in a proposal for universal design of community buildings for all age groups: A Life Cycle Model. A model led by the Family Resources Centre could be considered within the Plan. Liffey Lodge was noted as having potential for this model. Participants were directed to a number of existing objectives in the Draft Plan that already address phasing and delivery of childcare facilities, outdoor childcare provision and universal design.
- This discussion also linked to the 10-minute town concept and the need for local facilities more generally.
- In relation to Leixlip the zoned land at Confey and the associated infrastructural constraints was raised. The lack of footfall and increased traffic in Leixlip was also a concern.
- On Rural Housing a number of points were raised including what was considered to be a significant change to housing density in the Draft Plan. There are changes to the national guidance on rural housing. Participants were directed to Appendix 10, the

Airo Report and the **Table titled 'Technical Considerations for Rural Housing Proposals in County Kildare' as presented in Section 3.18 (Chapter 3).**

- An explanation was sought on Rural Nodes. As part of the response the Planners referred participants to page 6, Volume 2 of the Draft Plan where a list of all proposed rural nodes in County Kildare is presented.

Questions were raised about the Naas-Newbridge Corridor and the levies that could potentially arise from the development of these lands for economic purposes and the possible, consequent positive impact such levies may have on the town of Newbridge

- The different impact for areas with large industries and areas with large employers was also highlighted.

3. Close and Next Steps

The facilitator thanked people for the high level of participation, noting that almost half of the participants had asked questions and given feedback.

Amy Granville closed the meeting on behalf of KCC. She thanked everyone for attending. She reiterated the point made throughout the meeting that KCC welcomed submissions to the draft Plan and that these were straightforward to make online. The submissions need to be in by 4pm on the 24th May, 2022.

WEBINAR NO. 3

Kildare County Development Plan 2023-2029

On-line Public Information & Consultation Workshop

Draft Plan, 2-4pm 11th May, 2022: Notes

1. Introduction

This two-hour afternoon on-line workshop was the final of three on-line workshops for the Kildare Draft County Development Plan 2023-2029. Forty people attended the workshop, including a number of staff from the KCC Planning Department.

The purpose of the workshop was as follows:

- To present the Draft Kildare County Development Plan 2023-2029
- To provide an opportunity for people to ask questions and express their views on the draft
- To provide information on how to engage in the planning process from this point

Amy Granville, Senior Planner, opened the meeting. She welcomed the participants including the Climate Action SPC members joining the workshop. She thanked everyone for attending and outlined the purpose of the meeting. She recognised the scale of the CDP draft document and highlighted the easily accessible material on the draft plan and the new series of podcasts on different aspects of the plan <https://draftkildarecdp2023-2029.ie/>

Amy then handed the meeting over to the independent facilitator for the morning.

The facilitator outlined the guidance and layout for the meeting as follows:

Guidance

- Equal space, to ensure that as many people as possible can ask questions or make comments
- The meeting would not be recorded by KCC or the participants, however the notes from the meeting will be taken into account in drafting the final plan
- Issues relating to the use of the technology e.g. reminder to mute, cameras on etc.
- Most importantly that it is intended to create an open, relaxed environment to enable people to ask questions and participate and all contributions are welcomed

Meeting layout

- A presentation to walk participants through the draft plan was given by Caroline O'Donnell, Senior Executive Planner
- Time for questions, feedback and comment, broadly structured under Housing, Economic Development and Energy.
- Next steps in the planning process and meeting close

2. Key Points

The participants raised questions and issues and the members of the planning team noted the questions, responded and discussed the points raised. The planners referred to numbered sections of the plan and appendices to ensure participants had the full information they required. They also said that if there was a specific detailed issue that could not be addressed during the meeting that they could contact the relevant person by email with a

detailed response. Throughout the meeting KCC Planners also encouraged participants to make submissions on the relevant points raised. The key points were as follows:

Population Increase, Infrastructure and Community Infrastructure

- Concern relating to additional population of 10,000 for Maynooth
- Questions about the capacity of the town including in relation to community facilities
- In order to provide for a community centre in Maynooth what needs to be included in the County Plan?
- Delivery of community facilities also raised as a concern in other towns in Kildare e.g. Newbridge
- Issues with Town Hall in Newbridge highlighted
- Infrastructural deficiencies in Newbridge
- Possible impact of second bridge crossing on sensitive site: the medieval history was highlighted, the role of the Heritage Office in KCC was noted
- Noted that community infrastructure is as important as the bridge and other projects
- How can all the 'infrastructure' (physical and community) 'dots' be joined together

Young People and Children

- The lack of childcare facilities in Kildare: the change in guidelines highlighted
- Engagement (not token) with young people in relation to amenities and the need for infrastructure that reflects their needs in the plan
- Use/access to facilities for community use outside of school hours (educational buildings)
- Any potential for sharing facilities and co-location was welcomed, however sharing school facilities was seen as an ongoing challenge
- How can we bring unused buildings back into use

A Model

- The potential for a model for community infrastructure, that reflects the needs, is flexible and shared – currently community and voluntary agencies (and sometime statutory) do not have the facilities required for growing populations and are often paying big rents to private landlords
- Noted the potential in the Local Area Plan evidence-based process including the evidence-based social infrastructure audit
- Development Management; would like to see community gain highlighted

Travel

- Issues in relation to sustainable travel options between Kilcullen and Newbridge – have bikes and are willing to use them but input from KCC needed to make it possible
- What can KCC do in relation to sustainable travel
- The restraints on Local Authorities in relation to transport was highlighted

- Cycling infrastructure, currently deficient, mainly between towns, how can it be extended: some of the forthcoming plans e.g. extension of the Dublin Bike Scheme were highlighted
- High impact of Covid on the drafting of the Plan e.g. active travel measures and targets by KCC

Plan Linkages and Opportunities

- Many of the plans utilised in the formation of the CDP were noted in the presentation
- The relationship between the CDP and LAPs was outlined and the forthcoming LAPS e.g. Maynooth, Newbridge were noted
- The Kildare LECP (LCDC's Plan) is well underway. It was delayed due to work with the Ukrainian refugees in Kildare. LCDC Co-ordinator has worked with the Planning Section, attended the consultations and the LECP will dovetail with the CDP. It will pick up many of the relevant issues raised today.

Energy

- Why is there no solar energy strategy (noting the wind energy strategy), referred to section 7.6 and position with national strategy
- Encouraged to see renewable energy highlighted, concerns expressed about the wording in the Renewable Energy Section and recommendation for change of wording

Consultation and Engagement by KCC

- The importance of listening and engaging with children and young people (youth services, Comhairle na nOg etc.) - noting that Kildare is such a young county
- Query about who defines the high-quality design used in town/village development and the need for local consultation
- The approach to information provision, consultation and dialogue on the County Development Plan (by the KCC Planners) was highlighted as very positive by a number of participants
- Recognition that consultations such as the one today on the draft is not a statutory requirement
- The positive approach also taken on the Outdoor Space and Recreation Strategy was also noted
- The difference between making a submission (one way) and consultation and discussion such as today (2 way dialogue) was highlighted and the two way approach was welcomed
- How can these approaches (a) remain and be built upon throughout the six years of the plan (b) be used for other plans (c) how can these approaches be applied by KCC more broadly
- In relation to follow through and making some of the plan a reality - can we have community involvement in relation to the Monitoring & Implementation Framework e.g. the mid-term progress report

Other Issues

- Designation of Newbridge was discussed and explained

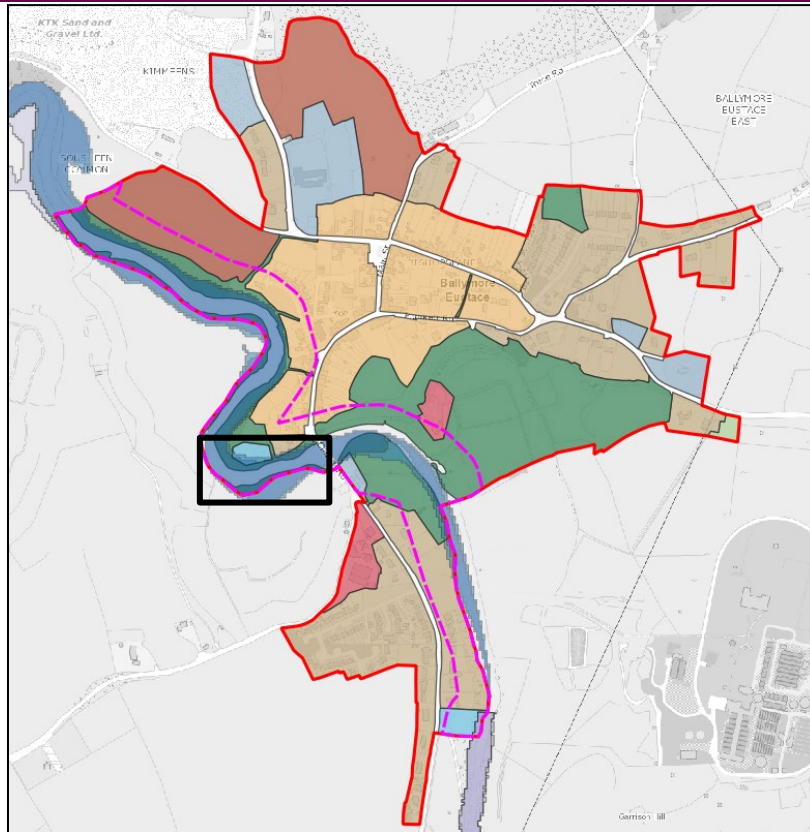
- Querying change for Ballyshannon from node to rural settlement
- Concerns in relation to the extractive industry: noting that the County Development Plan is a land use plan
- Issues re Poplar Square (Naas), the public realm project and also the parklet installation
Concerns regarding lack of community consultation for either project and the design of both
- Raising Objective EC O21 – querying the objective and whether it is intentional to preclude certain lands for development

3. Close and Next Steps

Many participants raised the positive, open and helpful approach of this information and consultation process and congratulated the Planners on their presentation of the Draft Plan. Participant said their approach made a real difference to the participants. The facilitator thanked people for the high level of participation, noting that many participants had engaged, asked questions and given feedback.

Amy Granville closed the meeting on behalf of KCC. She thanked everyone for attending. She reiterated the point made throughout the meeting that KCC welcomed submissions to the draft Plan and that these were straightforward to make online. The submissions need to be in by 4pm on the 24th May, 2022.

APPENDIX E
Justification Tests



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Ballymore Eustace provides local service and employment functions and has accordingly been designated as a Village under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</p>
<p>2 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>Land Zoned: B – Existing Residential / Infill, U – Utilities / Services.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Lands are already zoned and are located within and adjoining the village centre, zoning is required to maintain the proper planning and development of Ballymore Eustace.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes. The subject lands are already developed as a WTP and for residential purposes.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes, the lands identified adjoin the village centre of Ballymore Eustace.</p>
<p>(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.</p>	<p>Yes. The subject lands are already developed as a WTP and for residential purposes.</p>
<p>3 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</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the CFRAM flood extents in this area highlighted an existing residential and utilities / services zonings (Pumping Station for Ballymore Eustace Sewerage Scheme) adjacent to the River Liffey which overlap with Flood Zones A and B. The flooded area is immediately adjacent to the River Liffey and is largely contained with open space areas of the sites. The pre-existing zonings should be retained but the SFRA recommends future development in these areas</p>

Kildare County Development Plan 2023-2029

**Ballymore Eustace: B – Existing Residential / Infill,
U – Utilities / Services**

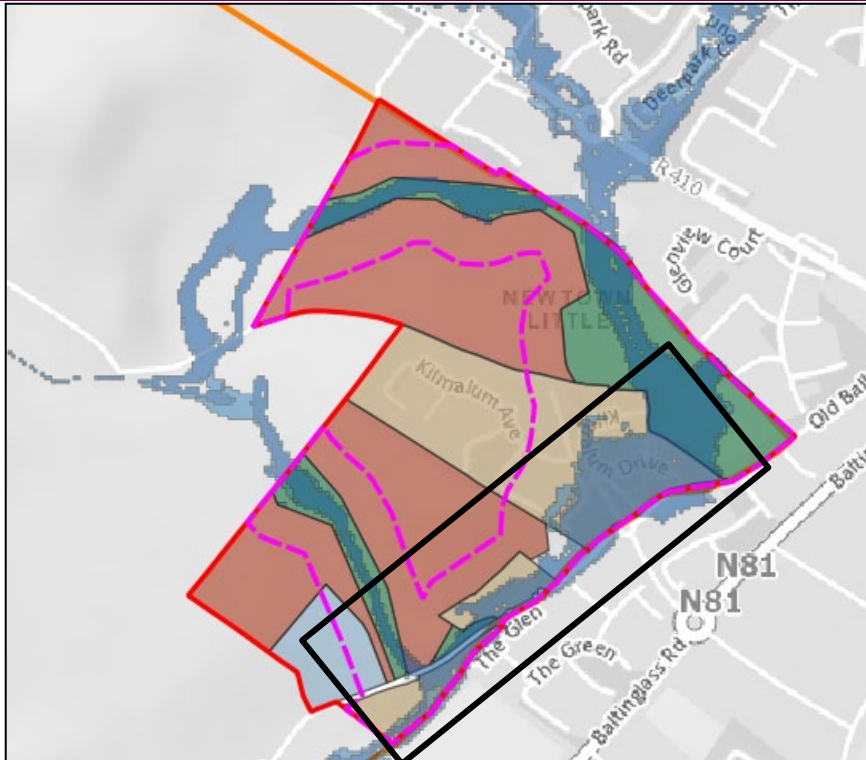
consideration for the proposed development and the local context and should be described in the relevant flood risk assessment

should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.

All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. 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 Draft CDP 2023-2029; and
- The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA.

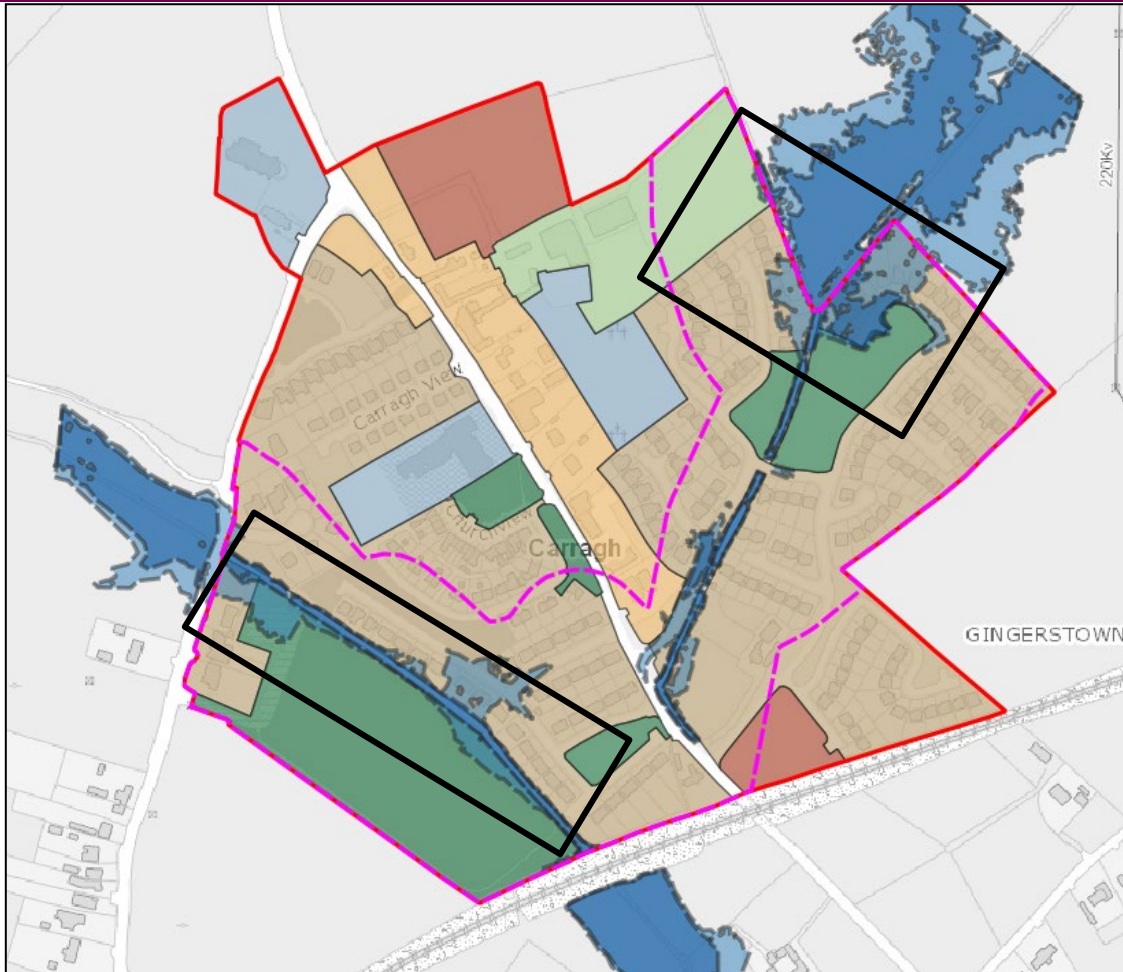
Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Blessington Environs has accordingly been designated as a Village under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</p>
<p>2 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>Land Zoned: B – Existing Residential / Infill, C – New Residential, F – Open Space and Amenity, and E – Community and Education.</p> <p>A new road/cycle/pedestrian link route from the Naas Road to the Kilmalum Road is proposed which will run through existing Kilmalum residential area and lands to the north and south.</p> <p>Lands are located adjoining existing residential areas in the Blessington LAP and adjacent to employment lands south of the N81. Zoning is required to maintain the proper planning and sustainable development of Blessington Environs.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Lands in the existing residential zoned area (Kilmalum) are already developed. The zoning will allow for infill development where appropriate.</p> <p>Open Space and Amenity lands are zoned as a compatible use that can facilitate and absorb potential future flooding.</p> <p>New residential lands are subdivided and zoned open space and amenity to absorb potential flooding issues in the future.</p> <p>Additional community facilities are essential to facilitate expansion of the settlement.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes, comprises significantly previously developed residential lands.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes, adjoins the settlement core.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>The subject lands are already developed as an existing residential area. The zoning objectives for C lands allow for appropriate consolidation and infill development, where appropriate. Community facilities (such as</p>

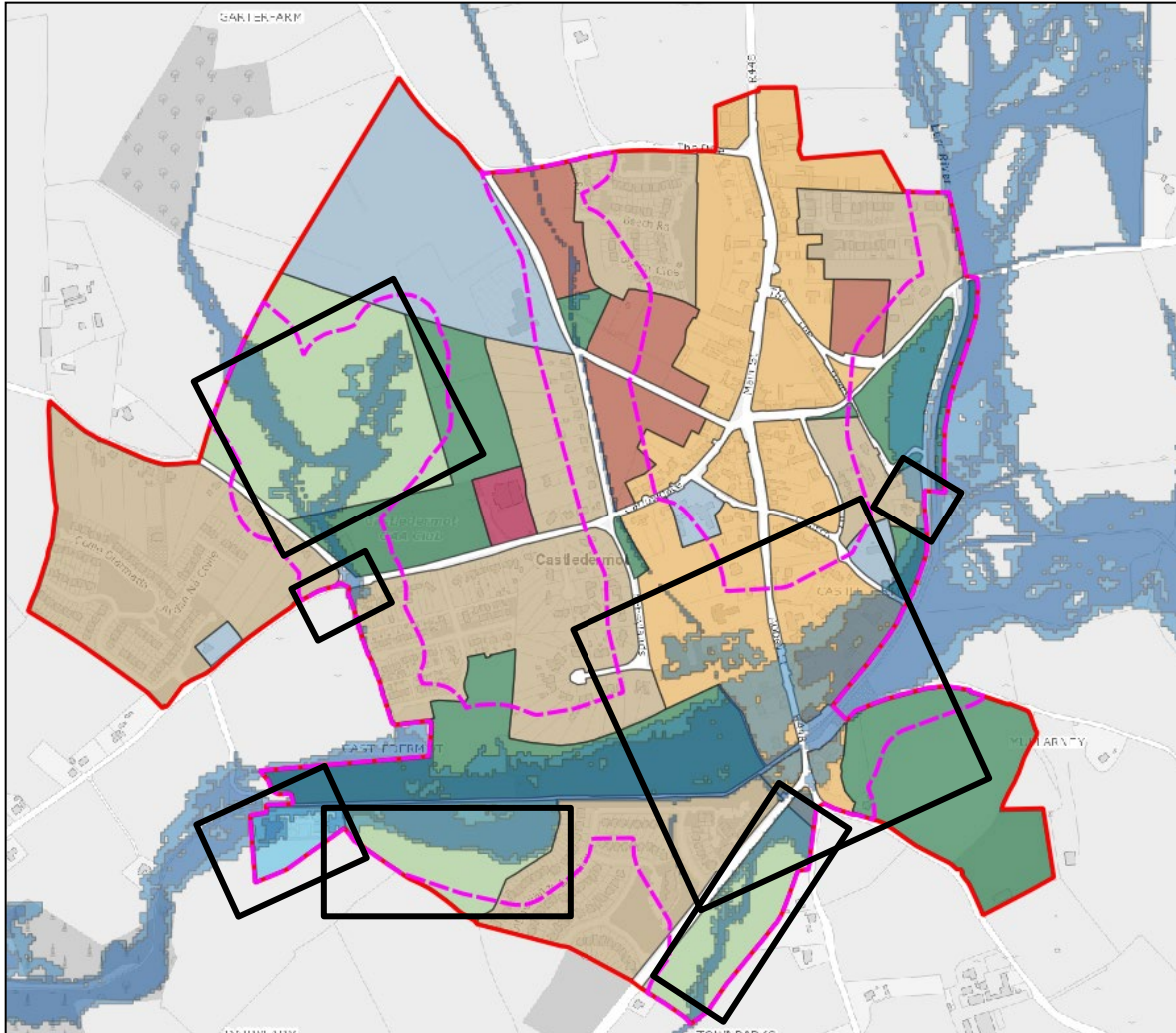
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Kildare County Development Plan 2023-2029	Blessington: B – Existing Residential / Infill, C – New Residential, F – Open Space and Amenity, and E – Community and Education.
	<p>a school) will be essential to achieve compact sustainable growth. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.</p>
<p>(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.</p>	<p>The identified area at Kilmalum has already been developed as residential use. Having regard to the developed nature of the lands and potential to consolidate lands to the north with existing urban area, with the 'E' zoned lands, 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.</p>
<p>3 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</p>	<p>A SFRA was completed as part of the draft CDP 2023-2029. A review of the flood zone mapping in this area highlighted existing residential areas in Blessington Manor Estate and properties along Kilmalum Road which overlap with Flood Zones A and B. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA. There is also some limited flooding in some areas zoned for New Residential however these areas should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</p> <p>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 SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Caragh provides local service and employment functions and has accordingly been designated as a Village under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES settlement hierarchy.</p>
<p>2 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>Land Zoned: B – Existing Residential / Infill & I – Agriculture</p> <p>Lands are located adjoining the village centre, zoning is required to maintain the proper planning and sustainable development of Caragh.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. Lands are already in use as existing residences, agriculture and amenity / open space. Old Chapel Grove and The Streams residential areas form part of the area at risk from flooding.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes. Old Chapel Grove and The Streams housing developments have been built on these lands.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes. Lands adjoin village centre.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes. The subject lands are already developed as part of the existing settlement, but potential exists for other infill uses in the future where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.</p>

Kildare County Development Plan 2023-2029	Caragh: B – Existing Residential / Infill, I – Agriculture
<p>(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.</p>	<p>Houses already exist in the flood risk area to the north and south of the village centre. It is considered reasonable to retain the use and designation 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.</p>
<p>3 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</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping in Caragh highlighted existing residential areas (Old Chapel Grove and The Streams) and to the agricultural zoning in the north of the village boundary which overlap with Flood Zones A and B. 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.

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.

Castledermot provides a wide range of local service and employment functions and has accordingly been designated as a Small Town under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.

2 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:

Land Zoned: A – Town Centre, B – Existing Residential / Infill, E – Community and Education, I – Agriculture, U – Utilities / Services

Lands are located within and adjoining the town centre, zoning is required to maintain the proper planning and development of Castledermot.

(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,

Yes. A large part of the lands identified to the south of the town are zoned town centre lands and comprise of existing town centre uses including a school, housing, and other commercial activities.

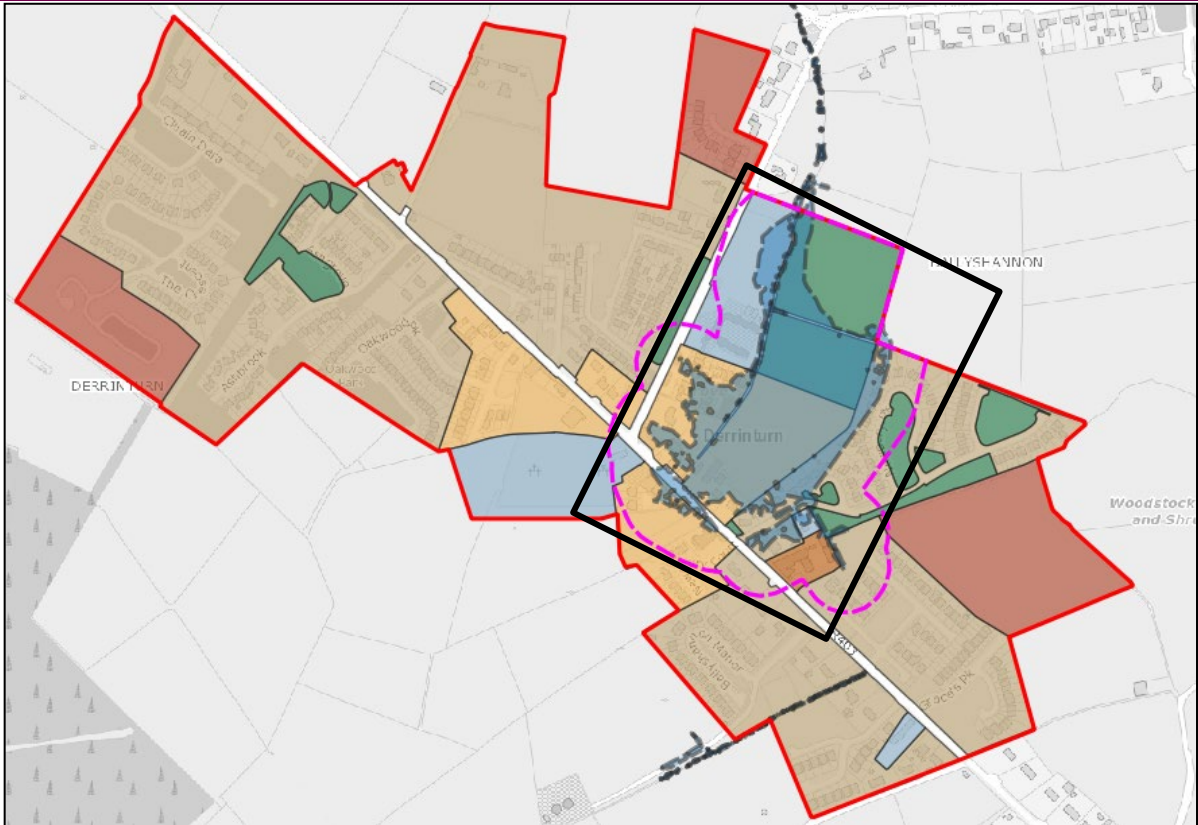
Other locations comprise existing residential areas (Lerr Rd / Lerr View and William Pearse Terrace), and wastewater treatment infrastructure.

(ii) Comprises significant previously developed and / or underutilized lands,

Yes. See (i) above. Most of the lands identified are developed.

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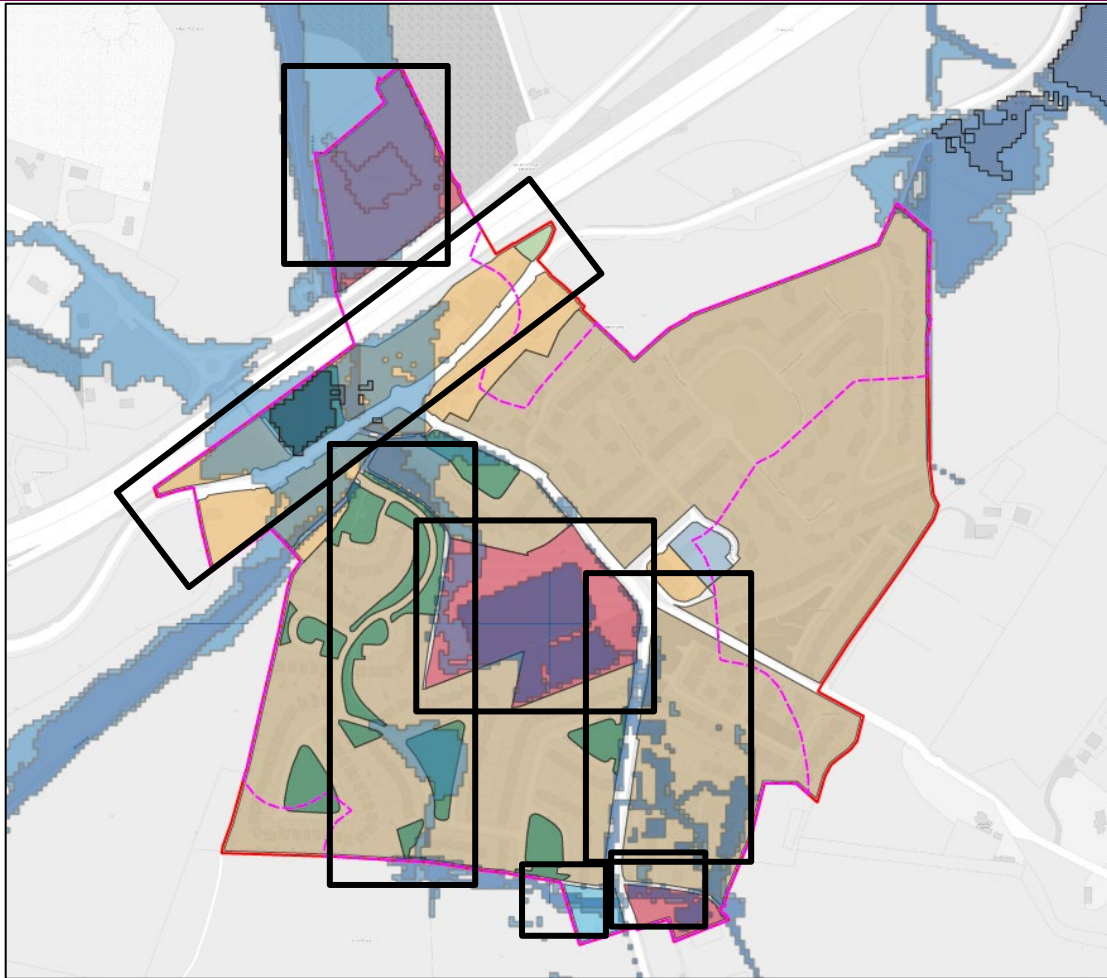
Kildare County Development Plan 2023-2029	Castledermot: A – Town Centre, B – Existing Residential / Infill, E – Community and Education, I – Agriculture, U – Utilities / Services
(iii) Is within or adjoining the core of an established or designated urban settlement,	Yes. The sites identified are located within and adjacent to the core of the settlement.
(iv) Will be essential in achieving compact and sustainable urban growth, and	Yes. Town centre, existing residential areas, and utility lands are already developed. Potential may exist for other infill uses in the future where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.
(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.	Town centre lands and existing residential areas are 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.
3 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	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping in Castledermot highlighted multiple areas overlapping with Flood Zones A and B including the Castledermot wastewater treatment plant, community zoning at St. James Church, multiple agricultural zonings within the town boundary along with existing residential and commercial properties in the town centre along Main Street, Hamilton Road and adjacent to Doyle's Bridge. 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Derrinturn provides a wide range of local service and employment functions and has accordingly been designated as a Small Town under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</p>
<p>2 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>Land Zoned: A – Town Centre, B – Existing Residential / Infill, E – Community and Education,</p> <p>Lands are in the town centre and adjoin the town centre. Zoning is required to maintain the proper planning and sustainable development of Derrinturn.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. Lands zoned for town centre are essential to facilitate regeneration and / or expansion of the centre of the urban settlement. A large portion of the town centre zoned land is undeveloped and is required for expansion of the town centre.</p> <p>Community and Education lands adjoining the town centre consist of a primary school and a local garda station which are essential to facilitate regeneration and expansion of the centre of the urban settlement.</p> <p>Existing residential lands consist of Newbury Park and Oak Grove.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes. A significant part of the town centre land is already developed and comprises retail and residential units (recently built residential development known as Oak Grove).</p> <p>Community and education land consist of a primary school and a garda station.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes. All lands identified are either in the town centre or adjoin the town centre.</p>

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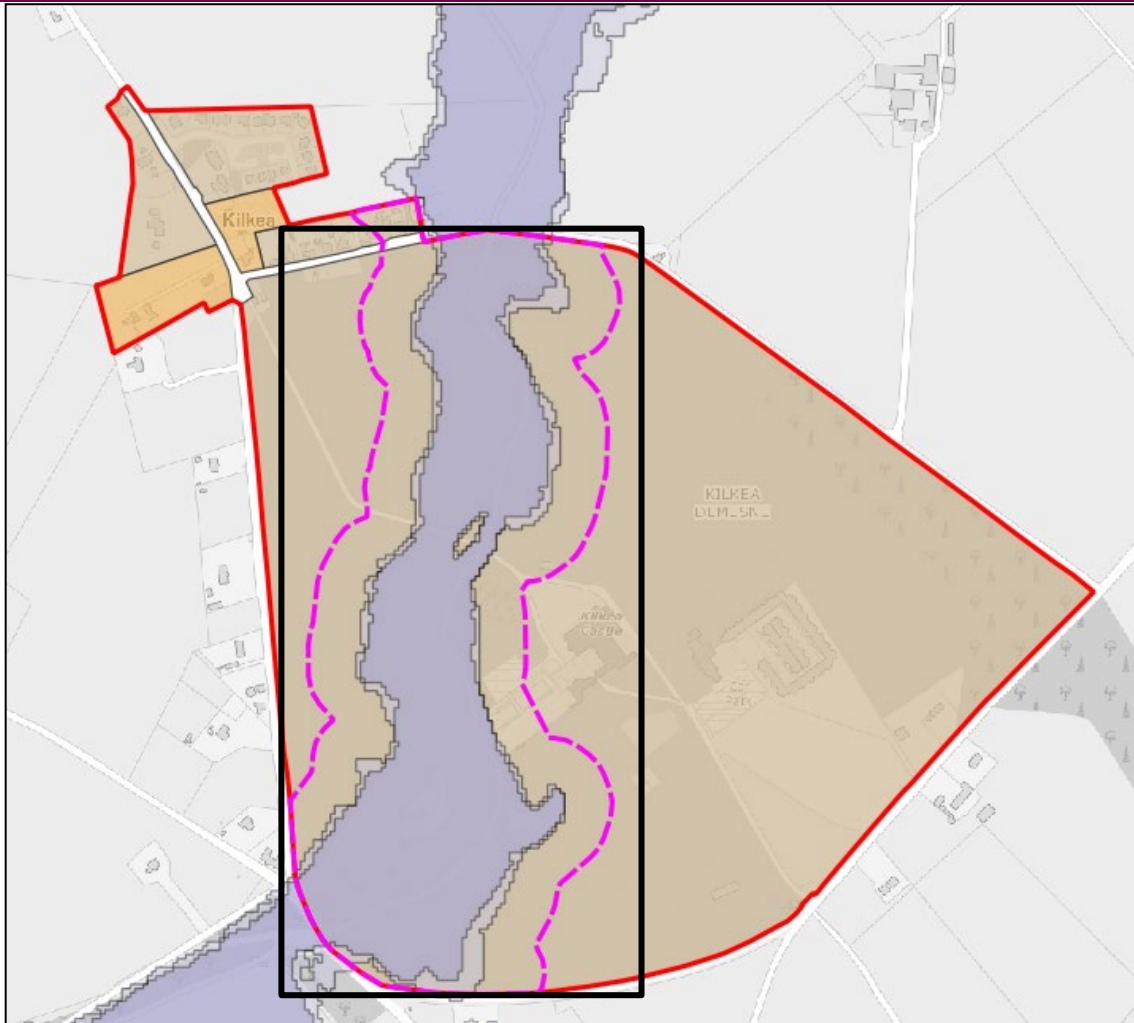
Kildare County Development Plan 2023-2029	Derrinturn: A – Town Centre, B – Existing Residential / Infill, E – Community and Education
(iv) Will be essential in achieving compact and sustainable urban growth, and	Yes. Given, the proximity of the lands close to the town centre they will be essential in achieving compact and sustainable urban growth. Potential may exist for other infill uses in the future where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.
(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.	No. Part of the lands are already developed while the remaining is zoned to accommodate expansion of the town centre and the primary school to encourage compact growth. Potential exists for other infill uses in the future where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.
3 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	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the indicative flood zone mapping for Derrinturn highlighted multiple areas overlapping with Flood Zone B including existing residential and commercial properties in the town centre along Main Street (R403), Newbury Park and Oak Grove. They also highlighted Flood Zone B overlapping with community & education zonings namely the local primary school and garda station (flooding is contained to open space areas). 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap..</p>	<p>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.</p> <p>Johnstown provides local service and employment functions and has accordingly been designated as a Village under the Draft Kildare County Development Plan 2023-2029.</p>
<p>2 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>Land Zoned: A – Village Centre, B – Existing Residential / Infill, Q – Enterprise and Employment, U – Utilities / Services.</p> <p>All lands have been developed or are underutilised in their current use and the zonings are required to maintain the proper planning and sustainable development of Johnstown.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. All lands within the identified sites have been developed or are underutilised in their current use and the proposed zonings would facilitate the regeneration of the urban settlement.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes. All lands within the identified sites have been developed. Q lands include Johnstown Garden Centre, indoor activity centre and a warehouse and distribution centre.</p> <p>Existing Residential areas include Johnstown Gardens, Johnstown Manor, Furness Manor, among others.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes. All identified sites are close to or adjoin the village centre.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes. Lands are already developed or are underutilised commercial uses within the urban settlement. Potential may exist for infill uses and new</p>

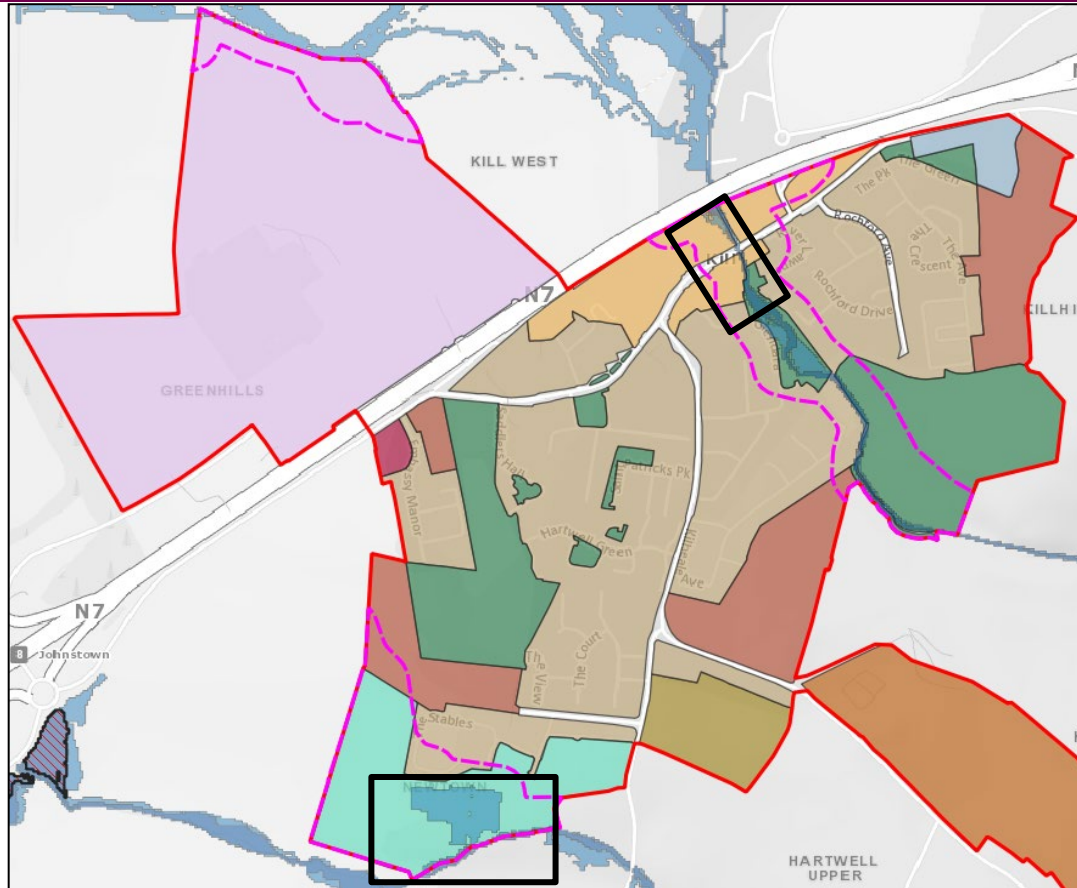
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Kildare County Development Plan 2023-2029	Johnstown: A – Village Centre, B – Existing Residential / Infill, Q – Enterprise and Employment, U – Utilities / Services
	residential development in the future where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.
(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.	No. Lands are already built out or are underutilised in their current use. Potential may exist for infill uses and new residential in the future where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.
<p>3 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</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping highlighted multiple areas overlapping with Flood Zones A and B. Areas potentially impacted include existing residential and commercial properties in the village centre, existing residential estates in Johnstown Gardens and Furness Manor along with enterprise businesses and a substation along the L6035. The pre-existing zonings should be retained but any future development should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



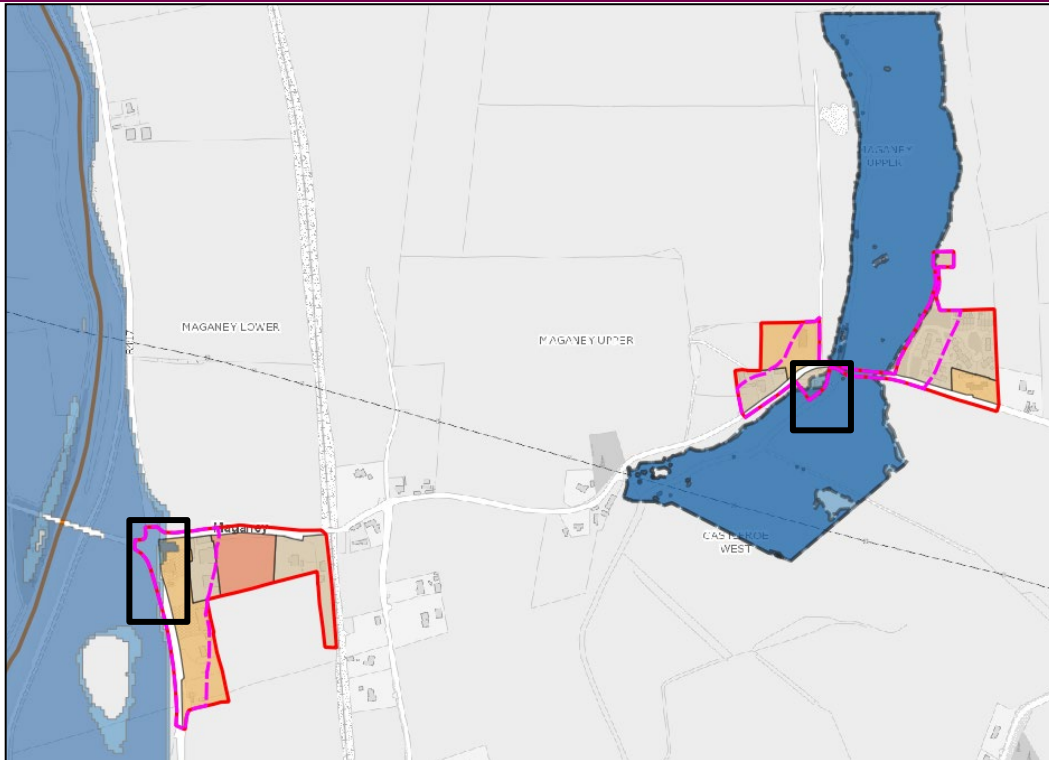
<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Kilkea provides some local service functions and has accordingly been designated as a rural Settlement under the Draft Kildare County Development Plan 2023-2029.</p>
<p>2 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>Land Designated: Existing Settlement</p> <p>The subject lands comprise of the demesne of Kilkea Castle, which are designated as 'existing settlement' and overlap with Flood Zones A and B. The current designation of these lands is reflective of an existing, historic land use with respect to Kilkea.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. Kilkea Demesne is intrinsically linked to the settlement core, historically and economically. The Castle is in use as a hotel.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>The lands surrounding the castle comprise of a mature demesne landscape, forming an intrinsic part of the hotel and castle setting, which is in active use.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes, is within the established designated rural settlement. The lands have been designated 'existing settlement'.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes. Kilkea Castle is a Protected Structure and there are a number of RMPs in the vicinity also. There are policies and objectives in place to protect the special character of the structure and its curtilage, in addition to protection of archaeology where identified. The designation of the lands will be essential in consolidating the growth of the core, which is adjacent to the Castle grounds.</p>

Kildare County Development Plan 2023-2029	Kilkea: Existing Residential
<p>(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.</p>	<p>Kilkea Castle is a unique employment and economic anchor in this rural settlement and there are no alternatives for this particular land use in proximity to the core.</p>
<p>3 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</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping highlights the existing settlement zoning containing the Kilkea Castle Hotel has a large flood extents. The pre-existing zoning should be retained and while the Flood Zones are contained to open space the SFRA recommends future development in this area should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



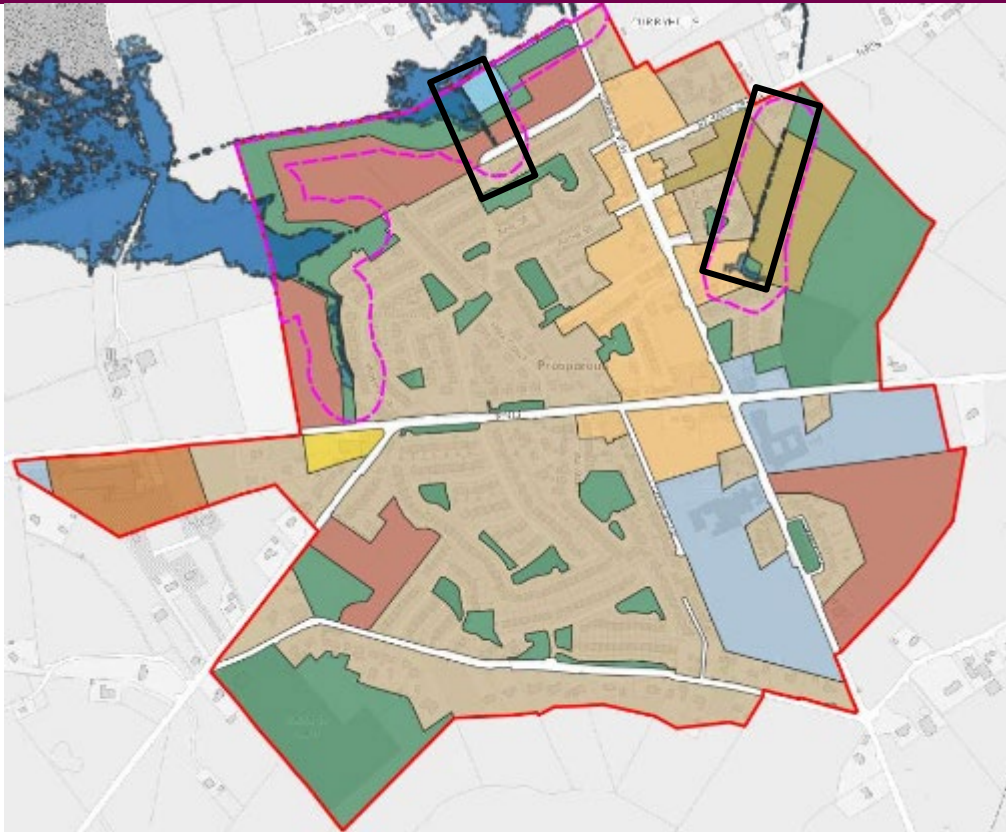
<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 – 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Kill provides a wide range of local service and employment functions and has accordingly been designated as a Small Town under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</p>
<p>2 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>Land Zoned:</p> <p>A - Town Centre (right) consists of commercial and residential properties</p> <p>B - Existing Residential (right) - predominantly developed.</p> <p>V - Equestrian (left) - Part of the Equestrian zoning overlaps with Flood Zone B. The flooding is contained to indoor and outdoor arenas.</p> <p>The current zoning of these lands is required to maintain the proper planning and sustainable development of Kill.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. The lands zoned town centre and existing residential have already been developed. The zoning of these lands will allow for infill development, where appropriate, to consolidate the urban settlement at a location that is within (and adjacent to) the designated town centre and prevent urban sprawl. The proximity of the Equestrian Centre to Kill has benefits to the town.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes, comprises significant previously developed lands.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes. Whilst the Equestrian site is not adjacent to the core, it is an important part of the settlement.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes. The zoning objectives allow for consolidation and infill development, where appropriate and subject to normal planning</p>

Kildare County Development Plan 2023-2029	Kill: A – Town Centre & V – Equestrian
	<p>assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF. With respect to the flood risk area identified on the V; Equine zoned lands, these have been assessed and are considered to be a compatible and non-vulnerable use, as the flood risk area is an outdoor exercising arena.</p>
<p>(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.</p>	<p>There are no suitable alternative lands for this use within the settlement. Having regard to the developed nature of the lands it is considered reasonable to retain the uses subject to a stipulation that the areas within the flood risk zone include measures to mitigate against flooding. Prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council</p>
<p>3 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</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping highlights a small area of the town centre with residential properties overlapping with Flood Zones A and B. The mapping also shows that the equestrian zoning overlaps with Flood Zone B. The flooding is largely contained with indoor and outdoor arenas. The equestrian centre is not currently in use however the zoning does allow for a limited self-catering accommodation.</p> <p>The pre-existing zonings should be retained but the SFRA recommends future development in these area should be subject to a SSFRA. The requirements for SSFRAs are outlined in Table A-1 of Appendix A of the SFRA.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



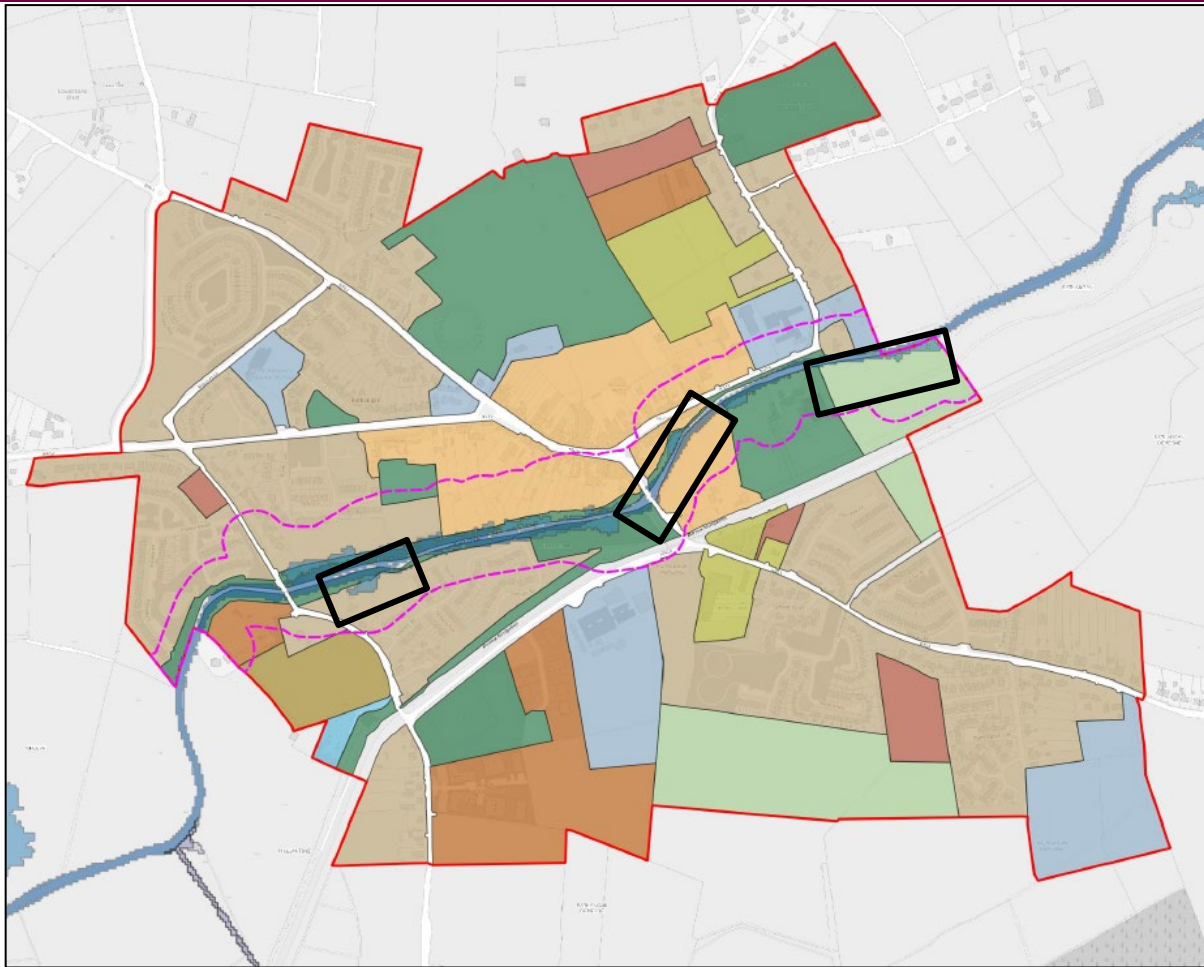
<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Maganey / Levitstown provides some local service functions and has accordingly been designated as a rural Settlement under the Draft Kildare County Development Plan 2023-2029.</p>
<p>2 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>Land Designated (not zoned):</p> <p>Settlement Core (left and centre in image above) – there is a commercial development at the western location and a church and graveyard at the central location.</p> <p>Existing Settlement (right) – there are existing dwellings at this location.</p> <p>The current designation of these lands is required to maintain the proper planning and sustainable development of Maganey / Levitstown.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. The designation of lands as 'Settlement Core' and 'Existing Settlement' will provide for infill development, where appropriate, to consolidate and regenerate the settlement and help reverse rural decline in the core, as provided for by NPO 16.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes, comprises significant previously developed lands.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes, is within the established designated settlement. The lands have been designated 'settlement core' and 'Existing Settlement'</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes. The objectives of the Plan allow for appropriate consolidation and infill development, where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.</p>
<p>(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.</p>	<p>Having regard to the developed nature of the lands it is considered reasonable to retain the uses subject to a stipulation that the areas within the flood risk zone include measures to mitigate against flooding. Prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council</p>
<p>3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping highlights a small area of the settlement core</p>

Kildare County Development Plan 2023-2029	Maganey / Levitstown: Settlement Core & Existing Settlement
<p>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</p>	<p>with a mixed-use property and existing development which is the car park for the local church overlapping with Flood Zones A and B. 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Prosperous provides a wide range of local service and employment functions and has accordingly been designated as a Small Town under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES settlement hierarchy.</p>
<p>2 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>The following zonings overlap with Flood Zones A and B as follows: SS: Serviced Sites A: Town Centre B: Existing Residential</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. The 'B: Existing Residential lands are already built out. The 'SS: Serviced Sites' are located proximate to the town centre and are underutilized.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes, all are close to the core and within the settlement boundary.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes, will be essential in facilitating compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF. The 'I' lands are already in agricultural use.</p>
<p>(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.</p>	<p>It is considered reasonable to retain the uses subject to a stipulation that the areas within the flood risk zone include measures to mitigate against flooding. Prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council</p>
<p>3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping in Prosperous highlighted some potential</p>

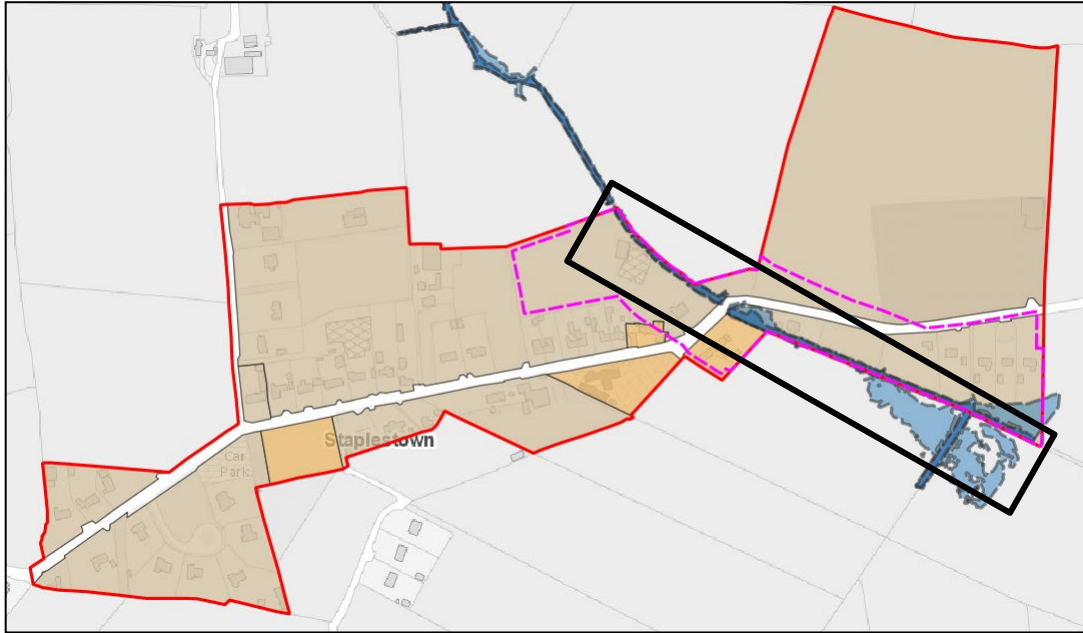
Kildare County Development Plan 2023-2029	Prosperous: SS-Serviced Sites, A-Town Centre and B- Existing Residential
<p>Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands 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</p>	<p>flooding in the northern part of the village adjacent to the River Slate and its tributaries. KCC have followed the sequential approach to zone floodplains associated with these watercourses as open space. There is some minor predicted flooding overlapping with undeveloped land zoned as town centre and the centreline of drainage ditches (which are field boundaries) that are zoned as New Residential and Serviced Sites. The 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p> <p>A review of the flood zone mapping in this area highlighted existing residential areas in Blessington Manor Estate and properties along Kilmalum Road which overlap with Flood Zones A and B. The pre-existing zonings should be retained but the SFRA recommends future development in these areas should be subject to a SSFRA.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Rathangan provides a wide range of local service and employment functions and has accordingly been designated as a Small Town under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES settlement hierarchy.</p>
<p>2 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>Three zonings which overlaps with Flood Zones A and B as follows:</p> <p>B – Existing Residential / Infill (left, in image above)- The Tannery residential development),</p> <p>A – Town Centre, (centre) - identified as an Opportunity Site.</p> <p>I – Agriculture- (right) reflects existing land use.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. Lands at the Tannery residential development have already been developed for residential use. The zoning of the lands for 'B - Existing / Infill Residential' will allow for infill development, where appropriate, to consolidate the urban settlement at a location that is in close proximity to the town centre and prevent urban sprawl. It is however considered appropriate to zone the areas of open space within the estate located within the flood zones as 'Open Space'.</p> <p>The lands zoned 'A-Town Centre' present well sequentially in terms of compact growth, particularly having regard to the objectives contained within the plan. Existing structures on this site are of heritage importance and their regeneration and reuse will have significant beneficial impacts on the settlement.</p>

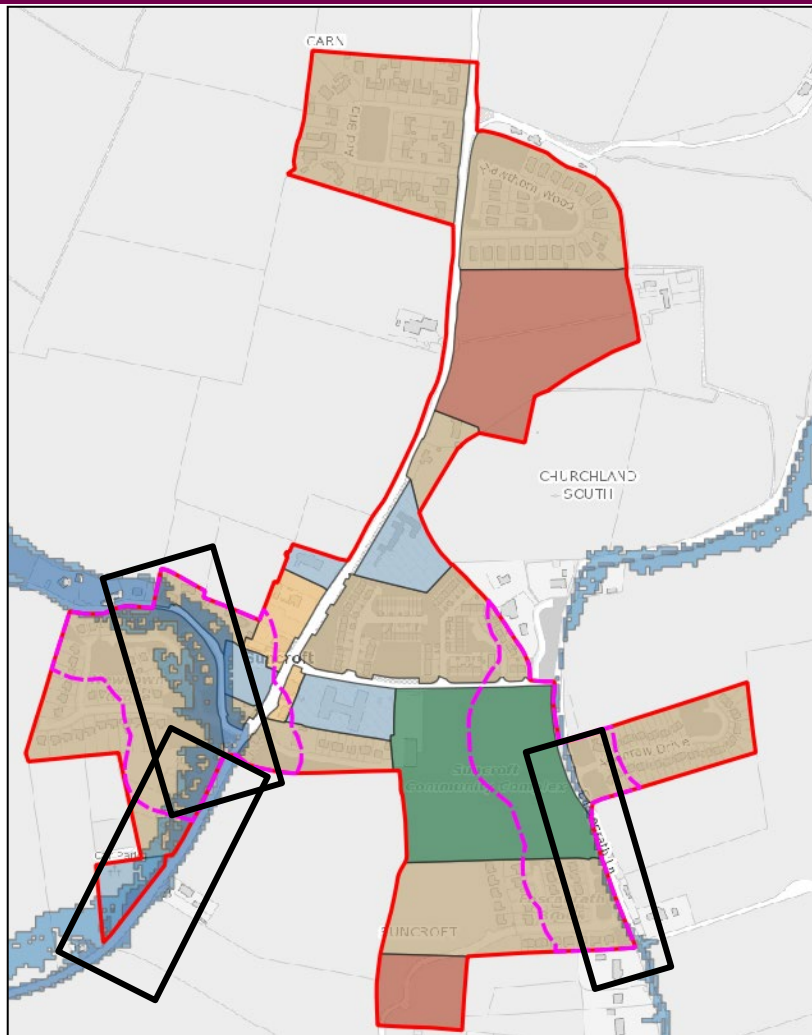
JUSTIFICATION TESTS

Kildare County Development Plan 2023-2029	Rathangan: A – Town Centre, B – Existing Residential / Infill, I – Agriculture
(ii) Comprises significant previously developed and / or underutilized lands,	Yes, comprises significant previously developed lands. The Agriculture zoning reflects existing use at that location.
(iii) Is within or adjoining the core of an established or designated urban settlement,	Yes, all are close to the core and within the settlement boundary.
(iv) Will be essential in achieving compact and sustainable urban growth, and	Yes. Whilst the 'B' lands are already developed as residential use, the zoning objectives allow for appropriate consolidation and infill development, where appropriate and subject to normal planning assessments including SSFRA. The 'A' lands, given their prominent location in the centre of the core, between the Grand Canal and River Slate, will be essential in facilitating compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF. The 'I' lands are already in agricultural use.
(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.	Having regard to the developed nature and location of the lands (B, A and I) it is considered reasonable to retain the uses subject to a stipulation that the areas within the flood risk zone include measures to mitigate against flooding. Prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council
3 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	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping highlights a small area of the existing residential zoning at The Tannery overlapping with Flood Zones A and B. There is also areas with open spaces zoned as town centre and agricultural overlapping with Flood Zone B. 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Staplestown provides some local service functions and has accordingly been designated as a Rural Settlement under the Draft Kildare County Development Plan 2023-2029.</p>
<p>2 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>Land is designated as 'Existing Settlement', 'Settlement Core'.</p> <p>The subject lands consist of a small area of the 'settlement core' along with lands at Cois Caisléán, which are designated as 'existing settlement' and overlap with Flood Zones A and B. The current designation of these lands is required to maintain the proper planning and sustainable development of Staplestown.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. The small area within the 'settlement core' and the lands at Cois Caisléán residential development have already been developed. The designation of lands as 'Settlement Core' and 'Existing Settlement' will allow for infill development, where appropriate, consolidate the settlement and prevent sprawl.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes, comprises significant previously developed lands.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes, is within the established designated settlement. The subject lands are within and in close proximity to lands that have been designated 'settlement core'.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth, and</p>	<p>Yes. Whilst the subject lands have already been designated as settlement core and partially developed as residential use, the objectives allow for appropriate consolidation and infill development, where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable growth within the settlement, in accordance with NSO 1 'Compact Growth' of the NPF</p>
<p>(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.</p>	<p>Having regard to the existing uses on these lands it is considered reasonable to retain the designation subject to a stipulation that the areas within the flood risk zone include measures to mitigate against flooding. Prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council, as indicated on the Staplestown Rural Settlement Map.</p>
<p>3 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</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the indicative flood zone mapping highlights some limited flooding along the banks of the Derrycrib River overlapping with the Settlement</p>

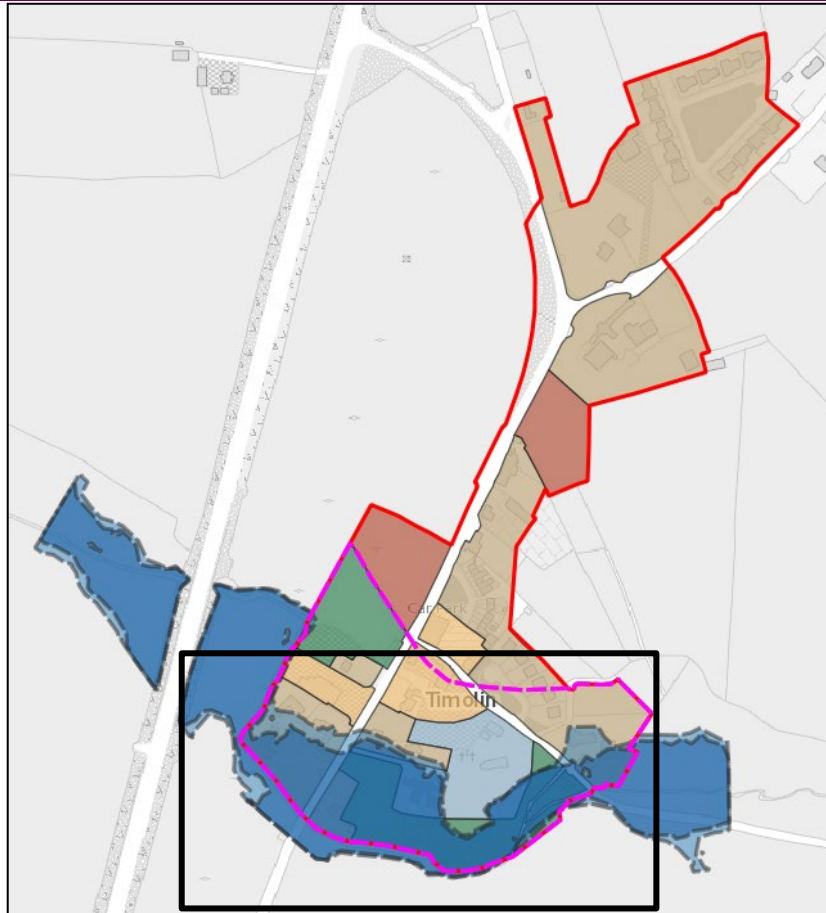
Kildare County Development Plan 2023-2029	Staplestown: Existing Settlement, Settlement Core
<p>process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability 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</p>	<p>Core and Existing Settlement zonings.. 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Suncroft provides local service and employment functions and has accordingly been designated as a Village under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</p>
<p>2 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>Land Zoned: B – Existing Residential / Infill, E – Community and Education (and small section of A: Village Centre)</p> <p>The subject lands consist of Newtown Grove, Askinraw Lane, Eascanrath Brook housing estates and properties along the L3007, and the local cemetery. These lands overlap with Flood Zones A and B. The current zoning of these lands is required to maintain the proper planning and sustainable development of Suncroft.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. Lands along the L3007 and the Newtown Grove Housing Askinraw Lane and Eascanrath Brook Estates have already been developed for residential use and the local cemetery is already in use. These locations will facilitate regeneration within the settlement and prevent sprawl.</p> <p>The zoning of the lands for 'B - Existing / Infill Residential and E – Community & Education will allow for infill development, where appropriate, consolidate the urban settlement at a location that is</p>

JUSTIFICATION TESTS

Kildare County Development Plan 2023-2029	Suncroft: B – Existing Residential / Infill, E – Community and Education
	adjacent to the village centre and prevent urban sprawl. Development will be subject to a detailed site specific Flood Risk Assessment
(ii) Comprises significant previously developed and / or underutilized lands,	Yes, comprises significant previously developed lands.
(iii) Is within or adjoining the core of an established or designated urban settlement,	Yes, is within the established designated urban settlement. The lands in the western section are adjacent to Village Centre zoned lands. The lands in the eastern section are within the settlement boundary and present well for infill opportunity to facilitate compact growth.
(iv) Will be essential in achieving compact and sustainable urban growth, and	Yes. Whilst the subject lands are already developed as residential and community use, the zoning objectives allow for appropriate consolidation and infill development, where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF
(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.	Having regard to the developed nature of the lands it is considered reasonable to retain the uses subject to a stipulation that the areas within the flood risk zone include measures to mitigate against flooding. Prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council. This is indicated on the Land Use Zoning map.
<p>3 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</p>	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the flood zone mapping for Suncroft highlights existing residential areas (Newtown Grove, Askinraw Lane, Eascanrath Brook housing estates and properties along the L3007) and the local cemetery overlapping with Flood Zones A and B. 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>



<p>1 The Regional Spatial Economic Strategy for the Eastern Midlands Region 2019 - 2031 sets out the planned direction for growth within the Greater Dublin Area up to 2031 by giving regional effect to national planning policy under Project Ireland 2040; the National Planning Framework & its Implementation Roadmap.</p>	<p>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.</p> <p>Timolin provides local service and employment functions and has accordingly been designated as a Village under the Draft Kildare County Development Plan 2023-2029, aligning with the RSES Settlement Hierarchy.</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>Land Zoned: A- Village Centre, B – Existing Residential / Infill, E – Community and Education.</p> <p>The subject lands consist of existing residential and village centre areas along the L8037 and the grounds around Saint Mullin's Church. The current zoning of these lands is required to maintain the proper planning and sustainable development of Timolin.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement,</p>	<p>Yes. The lands along the L8037 and the grounds around Saint Mullin's Church have already been developed for residential use, village centre and community use. The zoning of the lands for 'B - Existing / Infill Residential, A- Village Centre and E – Community & Education will allow for infill development, where appropriate, consolidate the settlement at a location that is adjacent to the village centre and prevent urban sprawl. Development will be subject to a detailed site specific Flood Risk Assessment.</p>
<p>(ii) Comprises significant previously developed and / or underutilized lands,</p>	<p>Yes, comprises significant previously developed lands</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement,</p>	<p>Yes, is within the established designated urban settlement. The subject lands are within or adjacent to lands that have been zoned A; Village Centre.</p>

JUSTIFICATION TESTS

Kildare County Development Plan 2023-2029	Timolin: A – Town Centre, B – Existing Residential / Infill, E – Community and Education
(iv) Will be essential in achieving compact and sustainable urban growth, and	Yes. Whilst the subject lands are already developed in part as residential, village centre and community use, the zoning objectives allow for appropriate consolidation and infill development, where appropriate and subject to normal planning assessments including SSFRA. This aligns with achieving compact and sustainable urban growth within the urban settlement, in accordance with NSO 1 'Compact Growth' of the NPF.
(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.	The subject lands are best located within the settlement for village centre and community purposes, which is reflected in the proposed zoning. Having regard to the developed nature of the lands it is considered reasonable to retain the uses subject to a stipulation that the areas within the flood risk zone include measures to mitigate against flooding. Prior to any further development being permitted a SSFRA should be undertaken to the satisfaction of Kildare County Council. This is indicated on the Land Use Zoning Map.
3 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	<p>A SFRA was completed as part of the Draft CDP 2023-2029. A review of the indicative flood zone mapping for Timolin highlights existing residential areas in the town centre and along the L8037 along with the grounds around Saint Mullin's Church overlapping with Flood Zones A and B. 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.</p> <p>All proposed development located within the delineated Flood Risk Assessment boundaries as shown on the Flood Zone Map in Appendix B of the Draft CDP SFRA should carry out a SSFRA as part of their planning application. The SSFRAs should be carried out in accordance with the following:</p> <ul style="list-style-type: none"> • 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 Draft CDP 2023-2029; and • The recommendations and observations in Chapter 4, Chapter 7 and Appendix A of the Draft CDP SFRA. <p>Also, all planning applications are required to be developed in accordance with the KCC Draft CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>

Enclosed Maps

Aviation

Ardclough

Athgarvan

Ballitore

Ballymore Eustace

Brannockstown

Calverstown

Castledermot

Crookstown

Cutbush

Derrinturn

Green Infrastructure

Johnstown

Kildangan

Kildare

Kill

Kilmeague

Ladytown

Maganey/Levitstown

Maynooth

Narraghmore

Newbridge

Prosperous

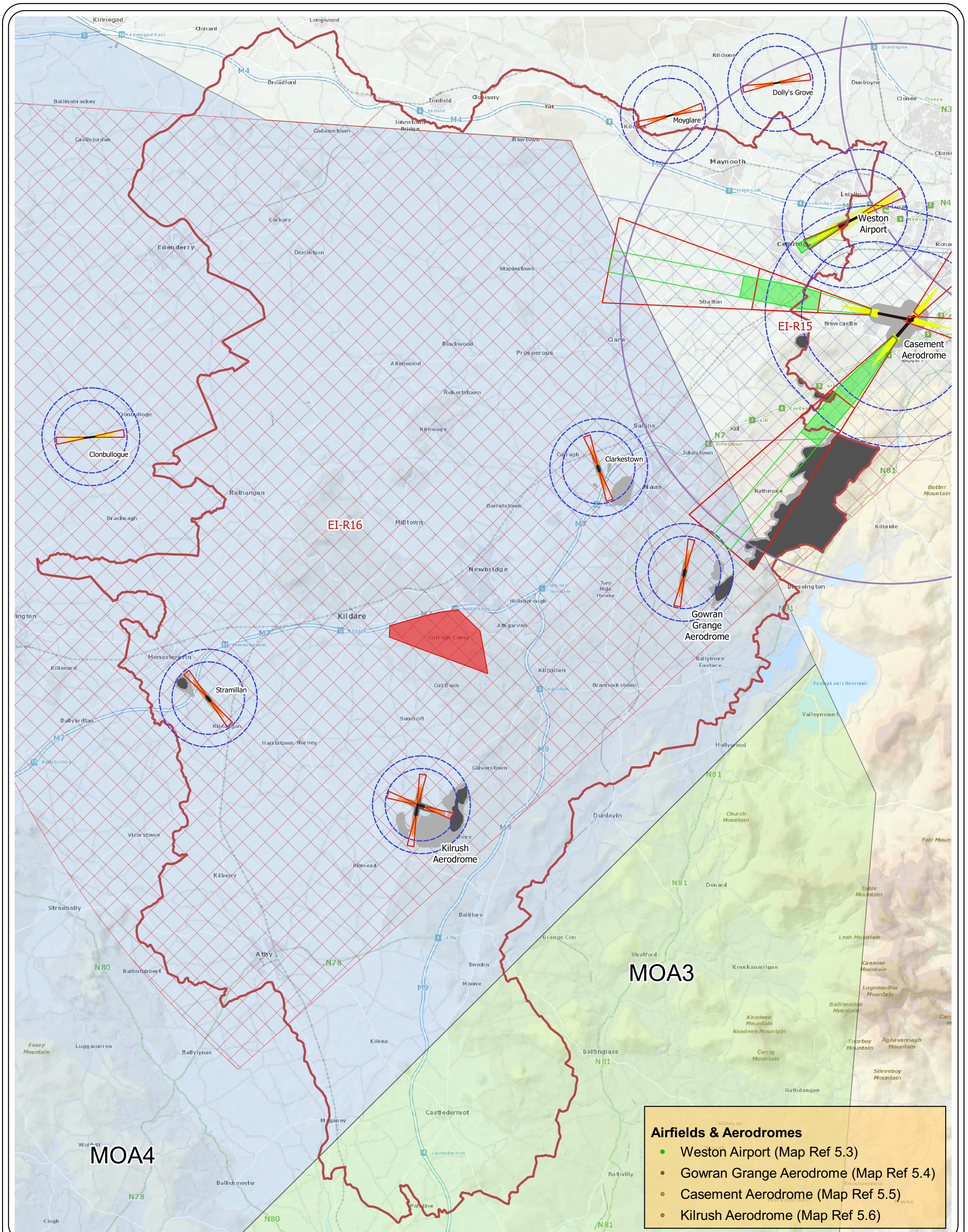
Rathangan

Rathcoffey

Straffan

Suncroft

Two Mile House



- Airfields & Aerodromes**
- Weston Airport (Map Ref 5.3)
 - Gowran Grange Aerodrome (Map Ref 5.4)
 - Casement Aerodrome (Map Ref 5.5)
 - Kilrush Aerodrome (Map Ref 5.6)

Legend

- Inner Horizontal Surfaces
- Approach Surfaces
- Conical Surfaces
- Take-Off Climb Surface (shaded in green when below approach surface)
- Locations where Developments of up to 15m in height above ground are unlikely to have aviation significance

Military Operating Areas

- MOA3
- MOA4

Danger & Restricted Areas

- EI-R16
- EI-R15
- Prohibited Area EI10 (Carragh Military Camp)

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2 4 6 8 km

**Draft County
 Development Plan
 2023-2029**

**AREAS OF AVIATION
 SIGNIFICANCE
 & AERODROME CONTEXT MAP**

Stage	Date	Description
Draft County Development Plan	14/02/2022	Draft Plan Issued for Public Consultation

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Scale: N.T.S. Map Ref: V1-5.2

Date: July 2021 Drawing No.: 200/22/1254

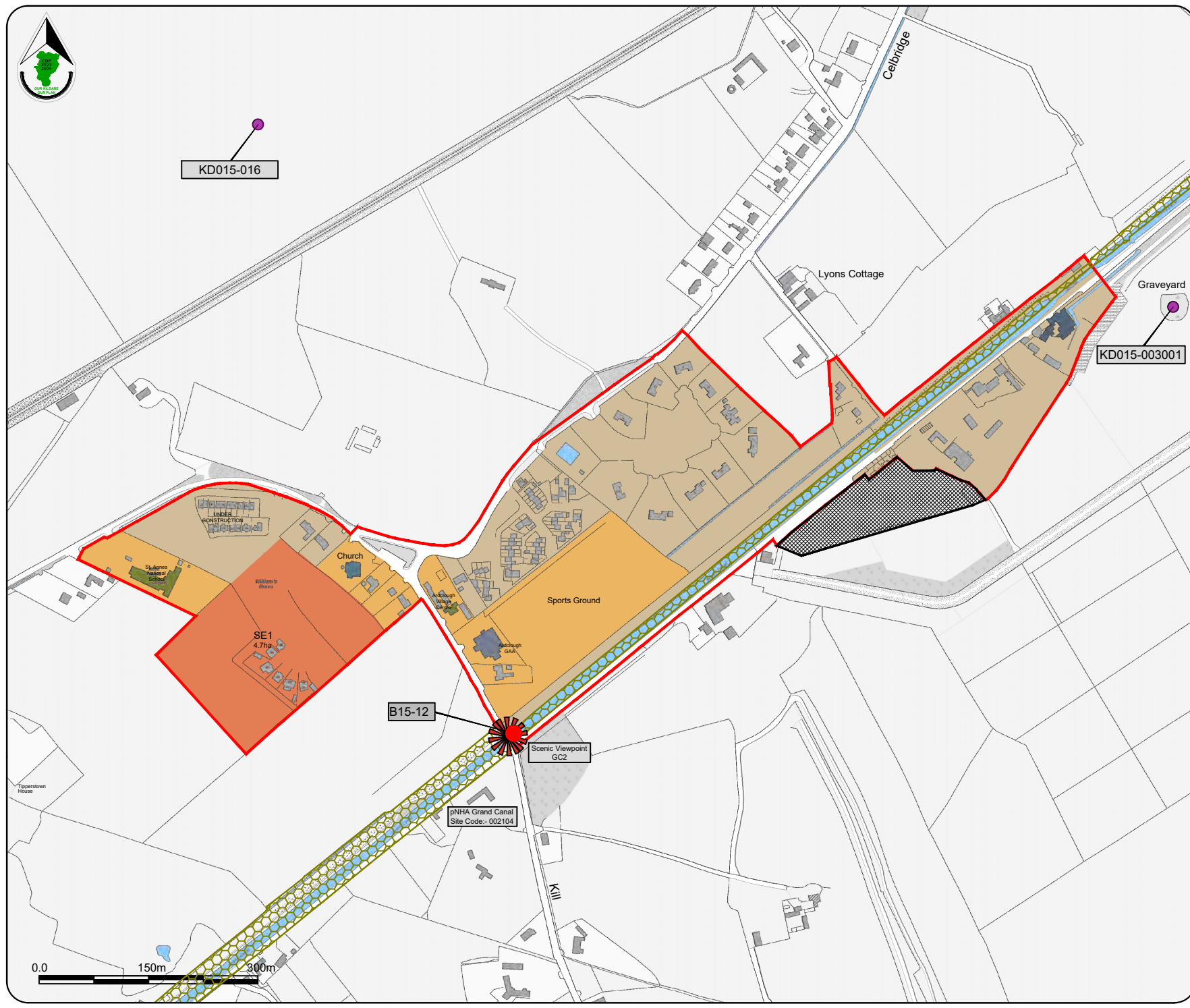
Drawn By: M O'Loughlin Checked By: L Crawford Approved By: C O'Donnell

Date: 19/07/2022 Date: 19/07/2022 Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



Ardclough
 Draft County Development Plan
 2023 - 2029



- Legend :**
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - RPS Record of Protected Structures
 - RMP Record of Monuments & Places
 - Canals / Rivers / Lakes
 - Proposed Natural Heritage Area
 - Scenic Viewpoint
 - Submission Site - related to publication of Draft CDP from 14th March to 24th May

Infrastructure Table	
Physical Infrastructure	Water supplied by the Ballymore Eustace WWT?
	Water supply is adequate for the life of the Plan
Social Infrastructure	Ardclough is connected to the Ardclough WWT? which is at capacity.
	St. Anne's Ardclough National School (current enrolment of 365 pupils; currently at capacity).
	Roman Catholic Church
	GAA Club and community centre
	Pre-school facility
Other	Grand Canal and Arthurs Way Heritage Trail.
	Convenience shop
Lyons Estate (Country House and Estate) is located just outside the settlement boundary.	

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Rural Settlement Map

Scale: N.T.S.	Map Ref.: V2 - 4.2	
Date: July 2022	Drawing No.: 200/22/1267	
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Newbridge LAP

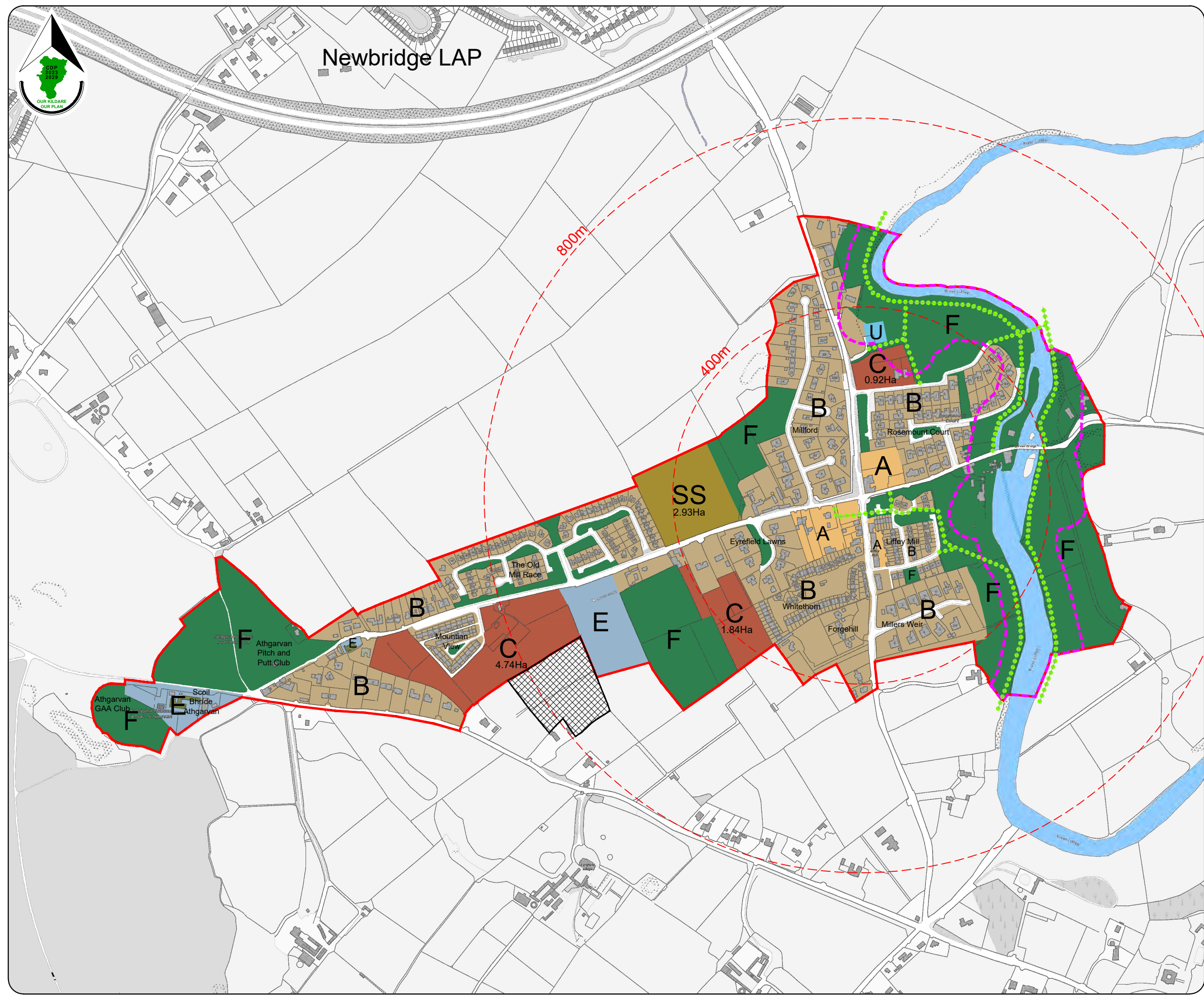


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Athgarvan Village
 Draft County Development Plan
 2023 - 2029

Legend :

- Village Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- SS: Serviced Sites
- E: Community and Education
- F: Open Space and Amenity
- U: Transport and Utilities
- Newbridge LAP Area
- Flood Risk Assessment
- River/Canal/Pond
- Distance from Village Centre (at 400m intervals)
- Potential/Improved Walking Routes/Links
- Submission Site - related to publication of Draft CDP from 14th March to 24th May



Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-3.2A
Date: July 2022	Drawing No.: 200/22/1272

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022














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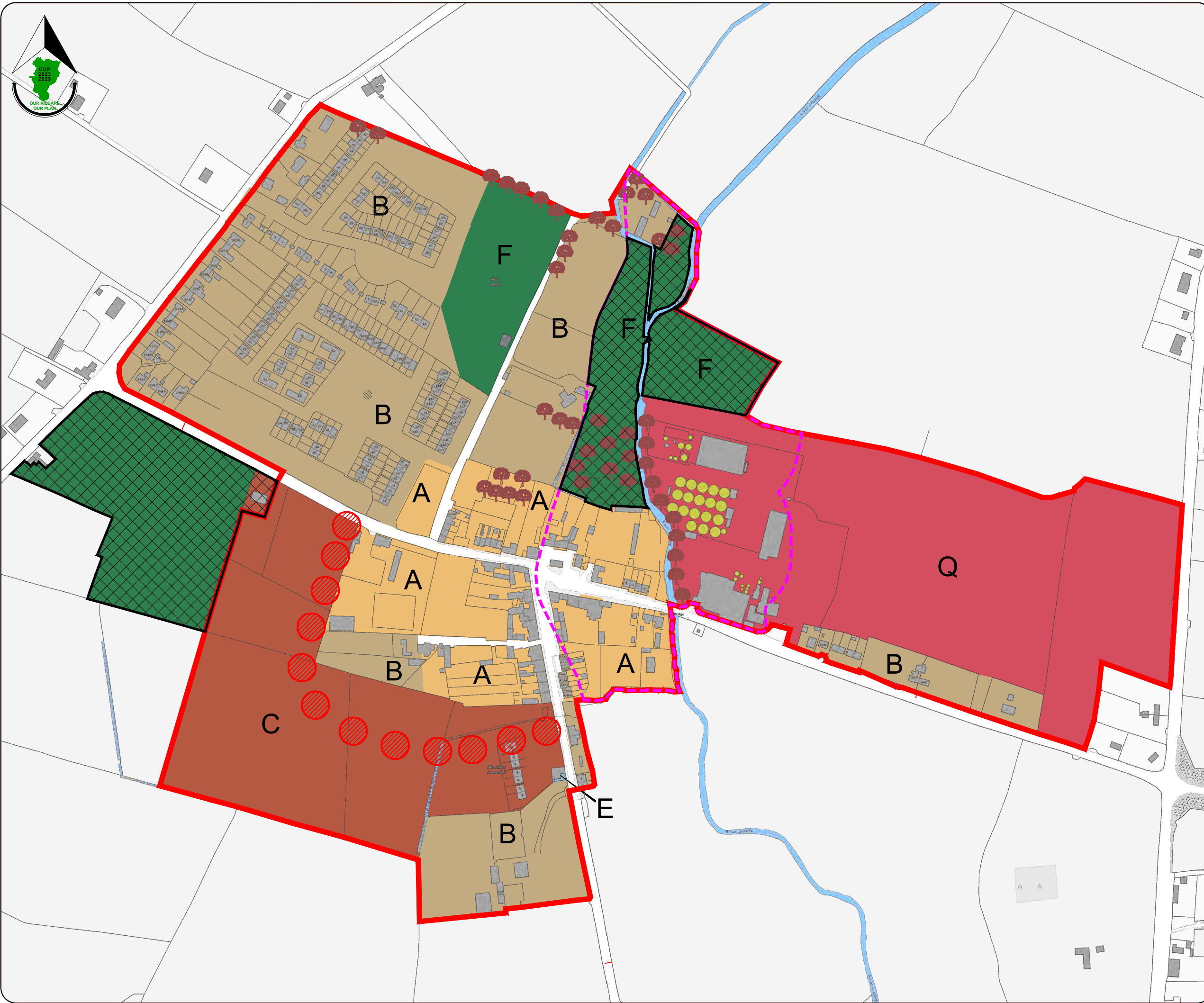


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Ballitore Village
 Draft County Development Plan
 2023 - 2029

Legend :

-  Village Plan Boundary
-  A: Village Centre
-  B: Existing / Infill Residential
-  C: New Residential
-  E: Community and Education
-  F: Open Space and Amenity
-  Q: Enterprise and Employment
-  Flood Risk Area
-  Roads Objective (Indicative only)
-  Distance from Village Centre (at 400m intervals)
-  Rivers/Lakes/Ponds
-  Tree and Woodland Preservation Objective
-  Submission Site - related to publication of Draft CDP from 14th March to 24th May



Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale:	N.T.S.	Map Ref.:	V2-3.3a
Date:	July 2022	Drawing No.:	200/22/1255

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

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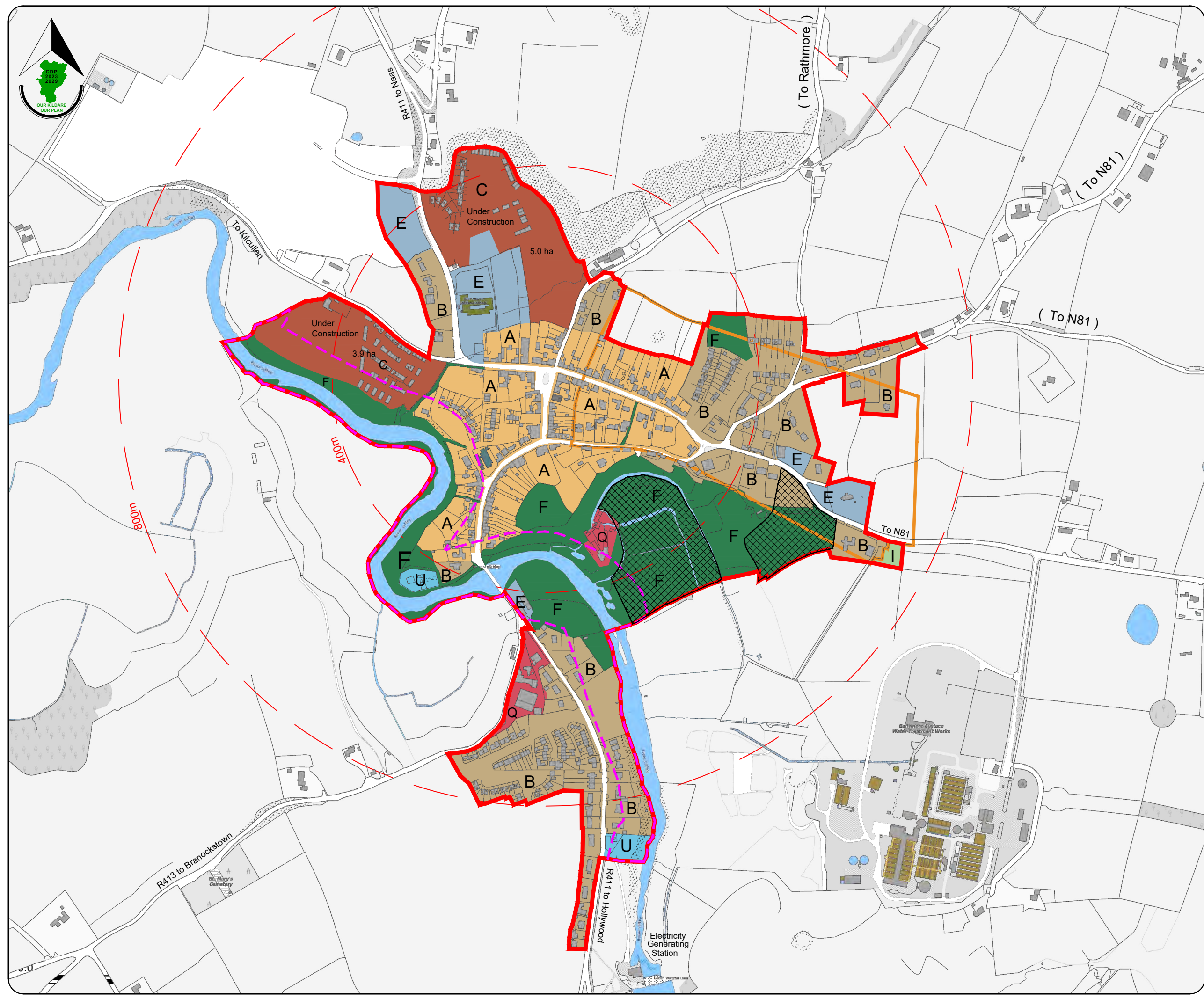


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Ballymore Eustace Village
 Draft County Development Plan
 2023 - 2029

Legend :

- Village Plan Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- I: Agriculture
- Q: Enterprise and Employment
- U: Utilities/Services [N]
- Zone of Archaeological Potential
- Flood Risk Area
- Rivers/Lakes/Ponds
- Distance from Village Centre (at 400m intervals)
- Submission Site - related to publication of Draft CDP from 14th March to 24th May



Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

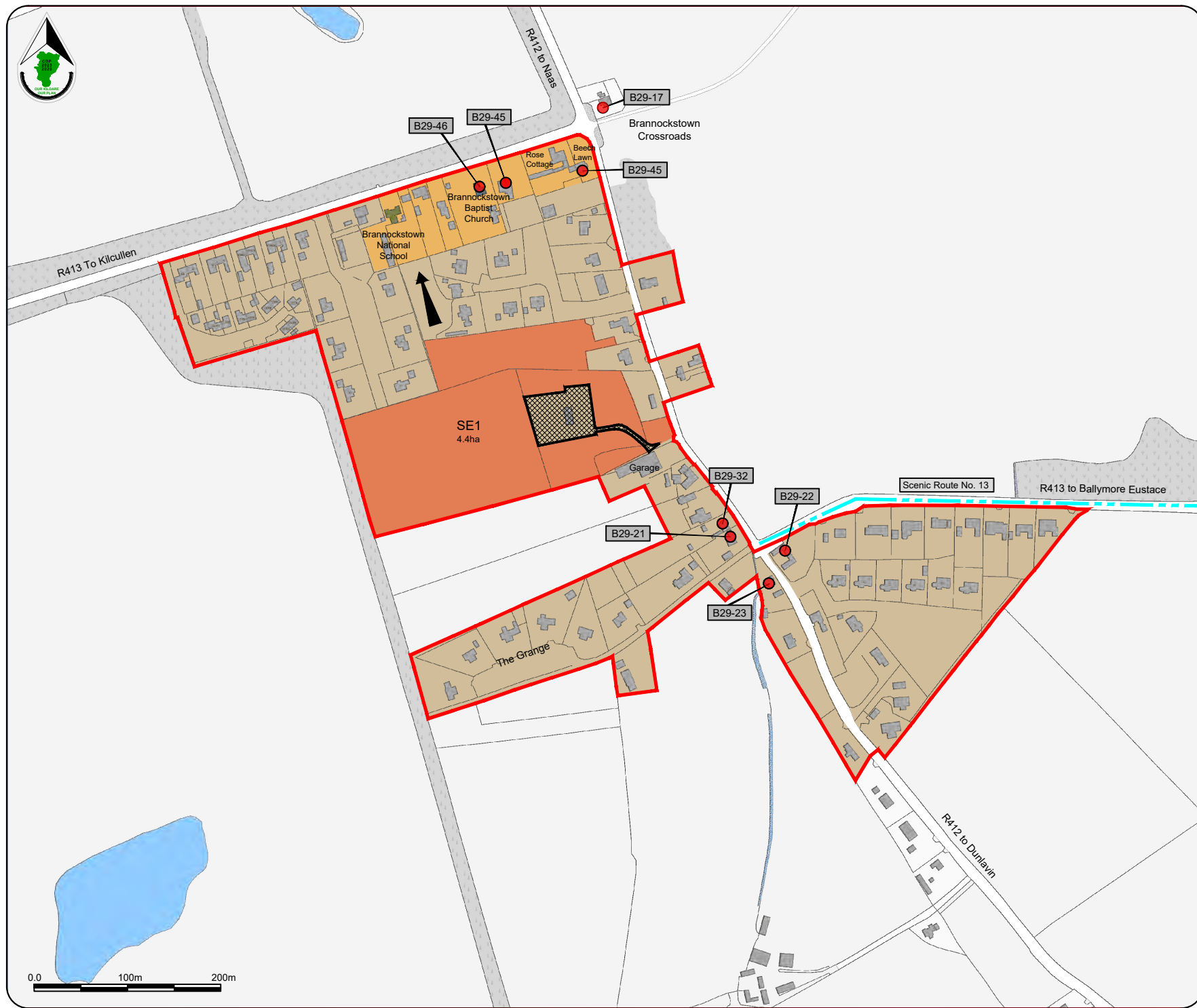
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Date: July 2022	Drawing No.: 200/22/1270

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



Brannockstown Draft County Development Plan 2023 - 2029



- Legend :**
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - RPS Record of Protected Structures
 - Permeability Link
 - Scenic Routes
 - Submission Site - related to publication of Draft CDP from 14th March to 24th May

Infrastructure Table	
Physical Infrastructure	Water supplied by the Snowland WTP.
	Water supply is adequate for the life of the Plan.
Social Infrastructure	Brannockstown is connected to the Brannockstown WWTP. There is currently an available capacity of 30PE.
	Brannockstown Community National School (current enrolment of 30pupils).
	Creche and afterschool club.
	Brannockstown Baptist Church.
	Commercial Garage

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Rural Settlement Map

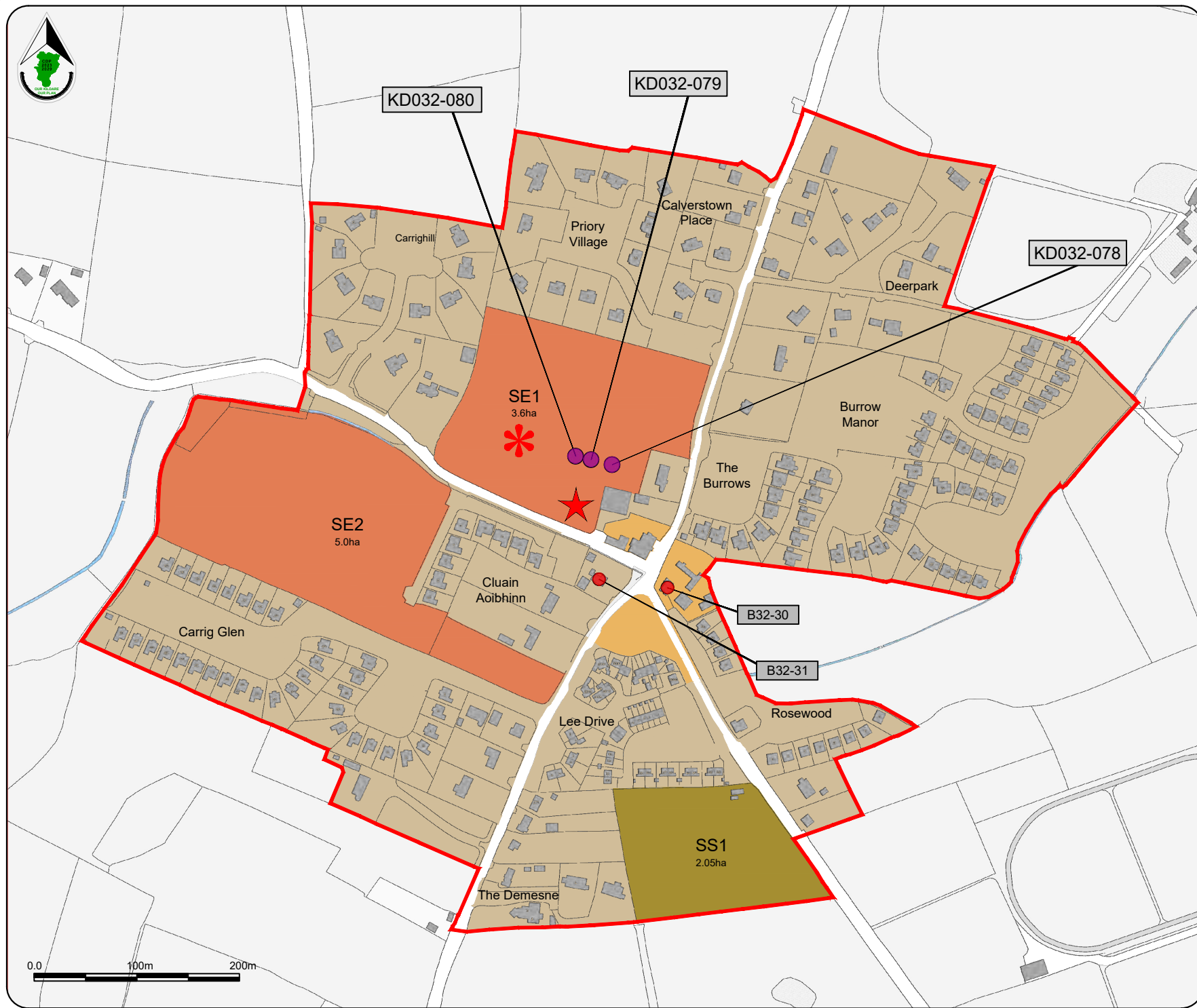
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Date: July 2022	Drawing No.: 200/22/1267

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This drawing is to be read in conjunction with the written statement



Calverstown
 Draft County Development Plan
 2023 - 2029



Legend :

- Rural Settlement Boundary
- Settlement Core
- Existing Settlement
- Settlement Expansion
- Serviced Sites
- RPS Record of Protected Structures
- RMP Record of Monuments & Places
- Possible Playground Location
- Until such time as the Wastewater Treatment Plant has been upgraded, no development shall take place on site SE1.

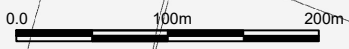
Infrastructure Table	
Physical Infrastructure	Water supplied by the Srowland WTP.
	Water supply is adequate for the life of the Plan.
Social Infrastructure	Calverstown is connected to the Calverstown WWTP. There is available capacity for 28PE.
	Ballyshannon National School is located outside the settlement – circa 2km to the west (current enrolment of 122 pupils; capacity for 130 pupils)
	Pub
	Takeaway

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Rural Settlement Map

Scale: N.T.S.	Map Ref.: V2 - 4.7
Date: July 2021	Drawing No.: 200/22/1267
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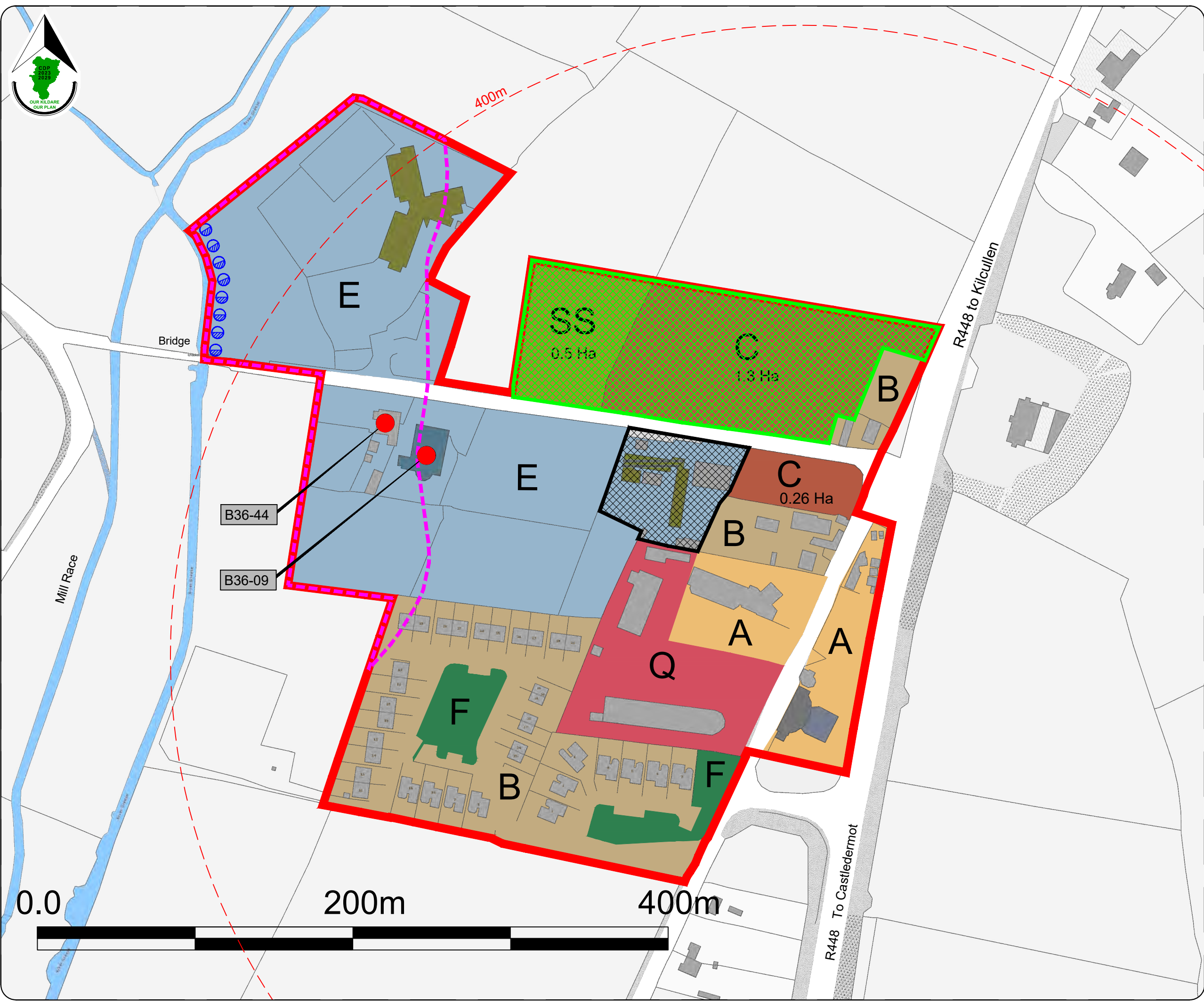
This drawing is to be read in conjunction with the written statement





Crookstown
 Draft County Development Plan
 2023 - 2029

- Legend :**
- Village Plan Boundary
 - A: Village Centre
 - B: Existing / Infill Residential
 - C: New Residential
 - SS: Serviced Sites
 - E: Community and Education
 - F: Open Space and Amenity
 - Q: Enterprise and Employment
 - Flood Risk Assessment
 - RPS Record of Protected Structures
 - Distance from Village Centre (at 400m intervals)
 - Footpath and Cycle Track Objective
 - Submission Site - related to publication of Draft CDP from 14th March to 24th May
 - Proposed Chief Executive's Amendment - related to Draft CDP



B36-44

B36-09

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-3.7
Date: July 2022	Drawing No.: 200/22/1269

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

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Cutbush
 Draft County Development Plan
 2023 - 2029



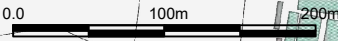
- Legend :**
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - RPS Record of Protected Structures
 - RMP Record of Monuments & Places
 - Submission Site - related to publication of Draft CDP from 14th March to 24th May

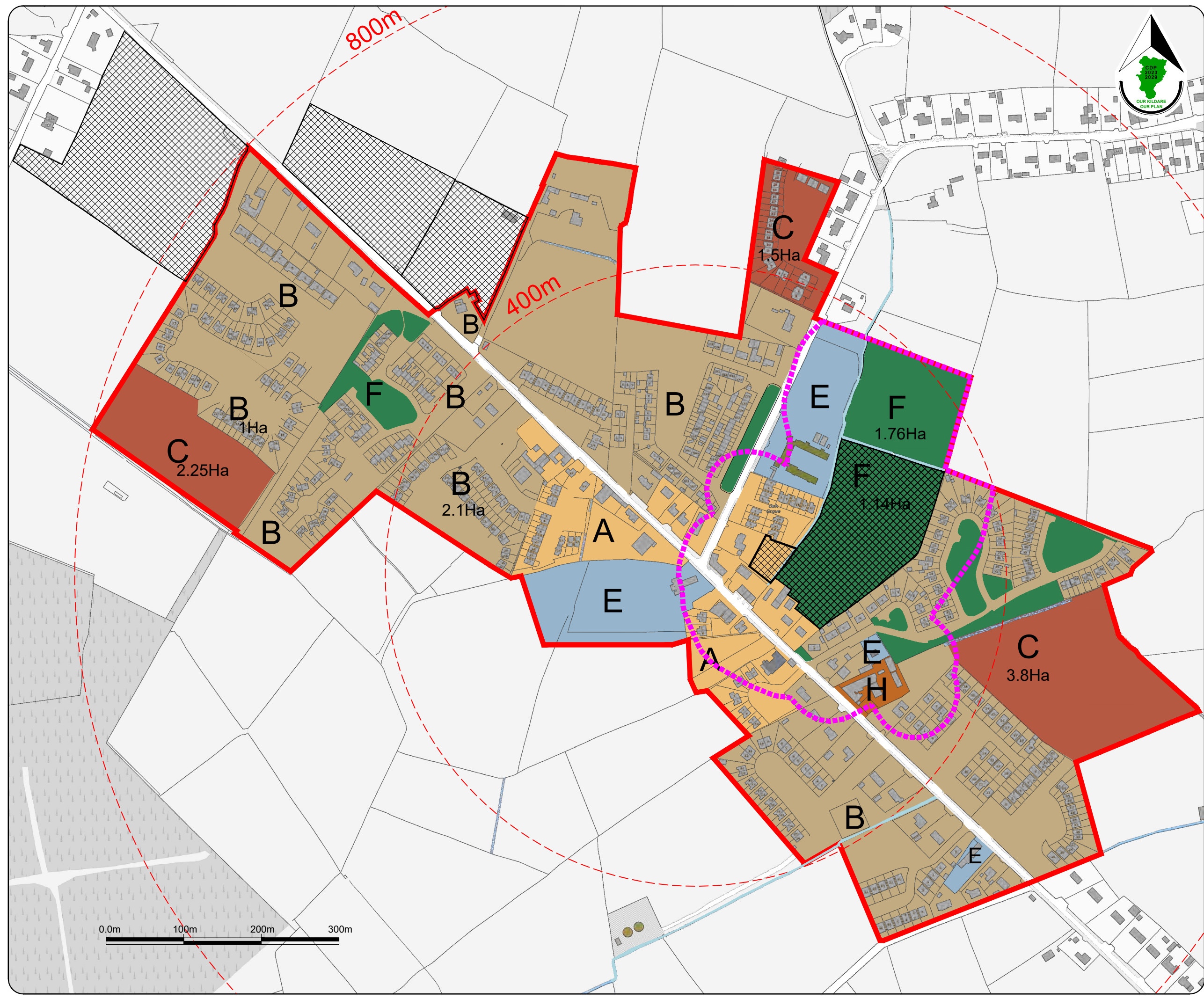
Infrastructure Table	
Physical Infrastructure	Water supplied by the Snowland WTP. Water supply is adequate for the life of the Plan.
	Cutbush is connected to ULVSS (Oberstown WWTP). There are no issues with WWTP capacity
Social Infrastructure	St. Brigid's National School (current enrolment of 178 pupils; capacity for 203 pupils). Pub

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Rural Settlement Map

Scale: N.T.S.	Map Ref.: v2 - 4.9	
Date: July 2022	Drawing No.: 200/22/1267	
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This drawing is to be read in conjunction with the written statement		





Derrinturn
 Draft County Development Plan
 2023 - 2029

- Legend :**
- Town Boundary
 - A: Town Centre
 - B: Existing / Infill Residential
 - C: New Residential
 - E: Community and Education
 - F: Open Space and Amenity
 - H: Industry and Warehousing
 - Flood Risk Assessment
 - Distance from Town Centre
(at 400m intervals)
 - Submission Site - related to publication of Draft CDP from 14th March to 24th May
 - Site Specific Objective
 - Proposed Chief Executive's Amendment - related to Draft CDP

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

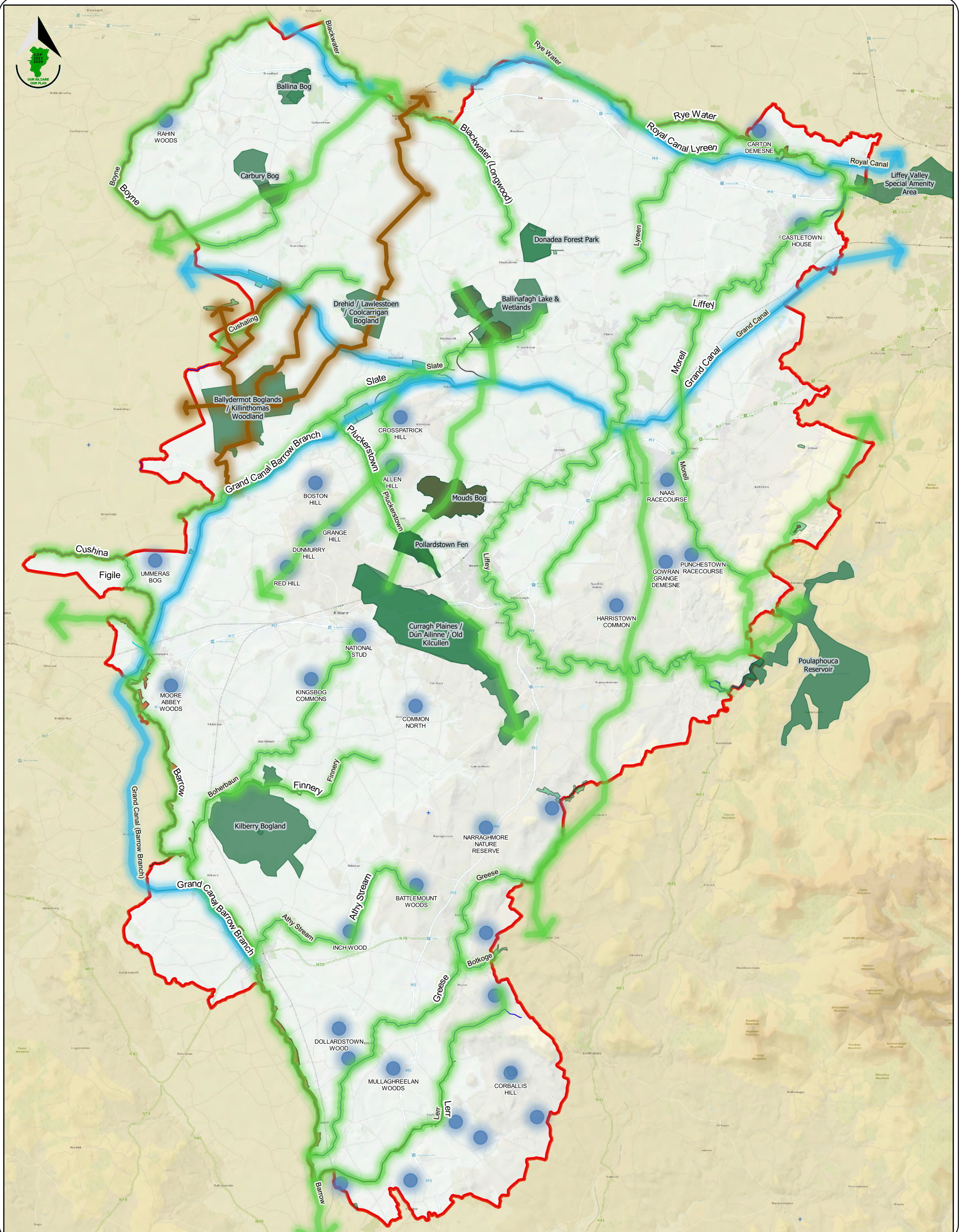
Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2 - 1.2a
Date: July 2022	Drawing No.: 200/20/1260

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022


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Legend

- County Boundary
- Blueways / Greenways
- Core Areas
- Special Areas of Conservation (SAC)
- Stepping Stones
- Special Protection Areas (SPA)
- Green Corridors
- Proposed Natural Heritage Areas (pNHA)
- Peatways
- Natural Heritage Areas (NHA)



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2 4 6 8 km

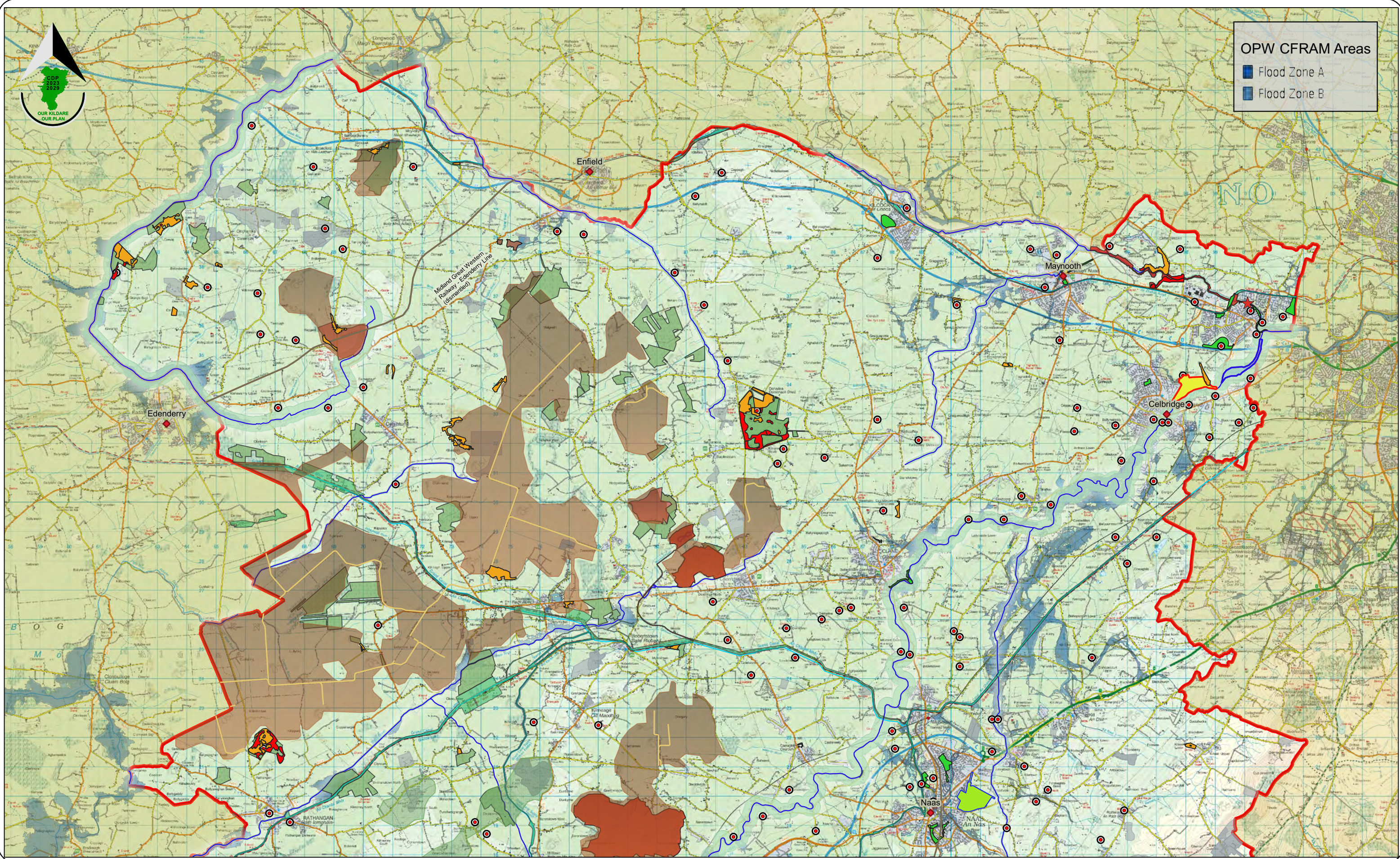
Draft County Development Plan 2023-2029

Green Infrastructure Concept Map

Stage	Date	Description
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to the Elected Members
Draft County Development Plan	14/02/2022	Draft Plan Issued for Public Consultation

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Drawn By: M O'Loughlin Date 19/07/2022	Checked By: L Crawford Date 19/07/2022
Approved By: C O'Donnell Date 19/07/2022	
This drawing is to be read in conjunction with the written statement	



OPW CFRAM Areas

- Flood Zone A
- Flood Zone B

Legend

- County Boundary
- Special Areas of Conservation (SAC)
- Natural Heritage Area (NHA)
- Proposed Natural Heritage Area (pNHA)
- Special Protection Areas (SPAs)
- Bryophytes Location (NPWS)
- National Survey of Native Woodlands (NPWS)
- Ancient Long Established Woodland (NPWS)
- Commonage Areas (NPWS)
- Equine Sites
- Coillte Woodland
- Kildare County Council Parks
- Castletown House OPW
- Peat Bogs / Wetlands
- Quarries (active and disused)
- NIAH Survey of Historic Gardens and Designed Landscapes
- Bord na Móna Rail Network
- Important Hills
- Tree Preservation Orders
- River Buffer Areas
- Canal
- River
- Lake

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1 2 3 4 5 km

Draft County Development Plan 2023-2029

Green Infrastructure Kildare North

Stage	Date	Description
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to the Elected Members
Draft County Development Plan	14/02/2022	Draft Plan Issued for Public Consultation

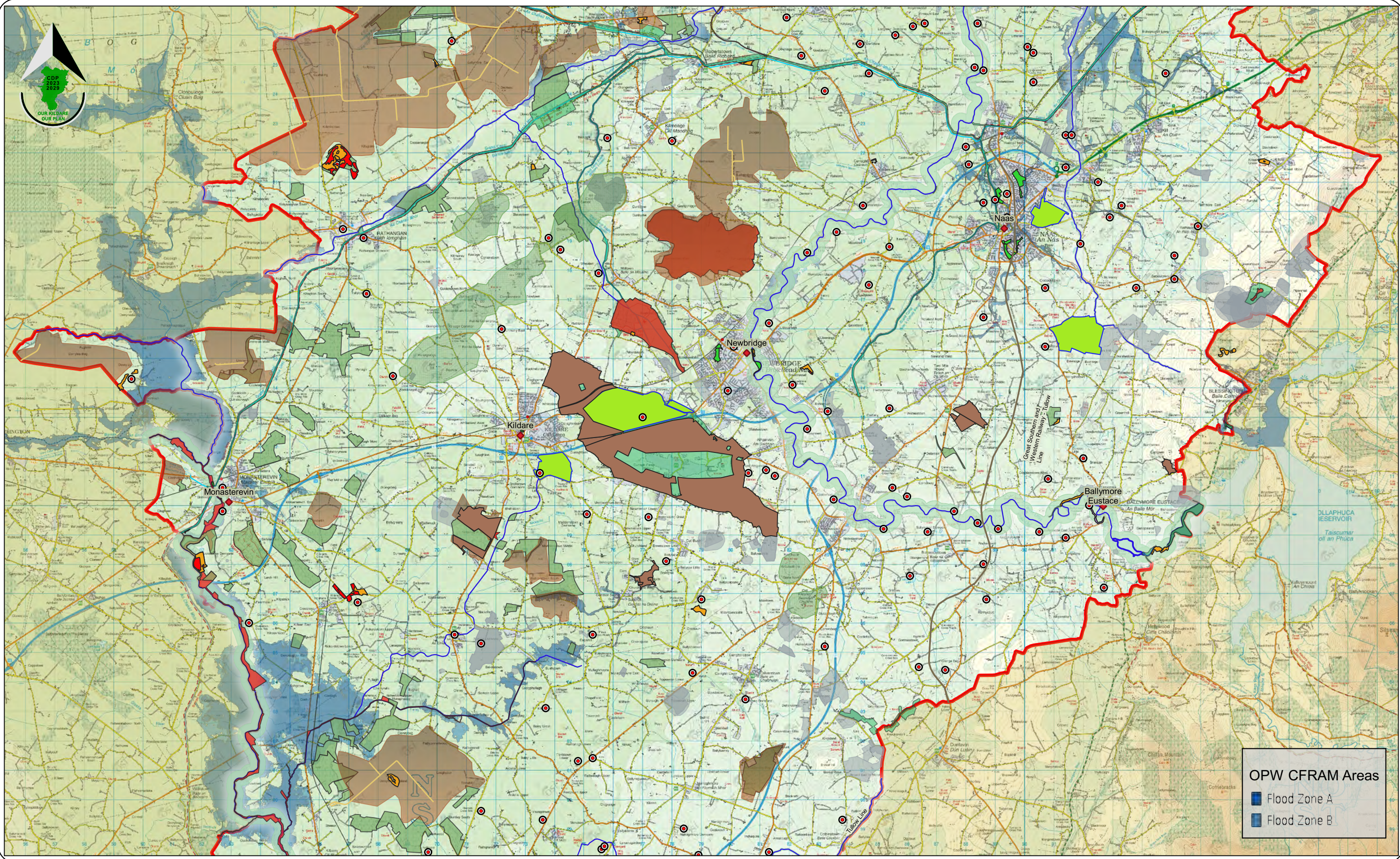
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Scale: N.T.S. | Map Ref: V1-12.4

Date: Feb 2021 | Drawing No.: 200/22/1245

Drawn By: M O'Loughlin | Checked By: L Crawford | Approved By: C O'Donnell
 Date 06/03/2022 | Date 08/03/2022 | Date 08/03/2022

This drawing is to be read in conjunction with the written statement



OPW CFRAM Areas

- Flood Zone A
- Flood Zone B

Legend

- County Boundary
- Special Areas of Conservation (SAC)
- Natural Heritage Area (NHA)
- Proposed Natural Heritage Area (pNHA)
- Special Protection Areas (SPAs)
- Bryophytes Location (NPWS)
- National Survey of Native Woodlands (NPWS)
- Ancient Long Established Woodland (NPWS)
- Commonage Areas (NPWS)
- Equine Sites
- Coillte Woodland
- Kildare County Council Parks
- Castletown House OPW
- Peat Bogs / Wetlands
- Quarries (active and disused)
- NIAH Survey of Historic Gardens and Designed Landscapes
- Bord na Móna Rail Network
- Important Hills
- Tree Preservation Orders
- River Buffer Areas
- Canal
- River
- Lake

Kildare County Council
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 Devoy Park, Naas, Co Kildare.

1 2 3 4 5 km

Draft County Development Plan 2023-2029

Green Infrastructure Kildare Middle

Stage	Date	Description
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to the Elected Members
Draft County Development Plan	14/02/2022	Draft Plan Issued for Public Consultation

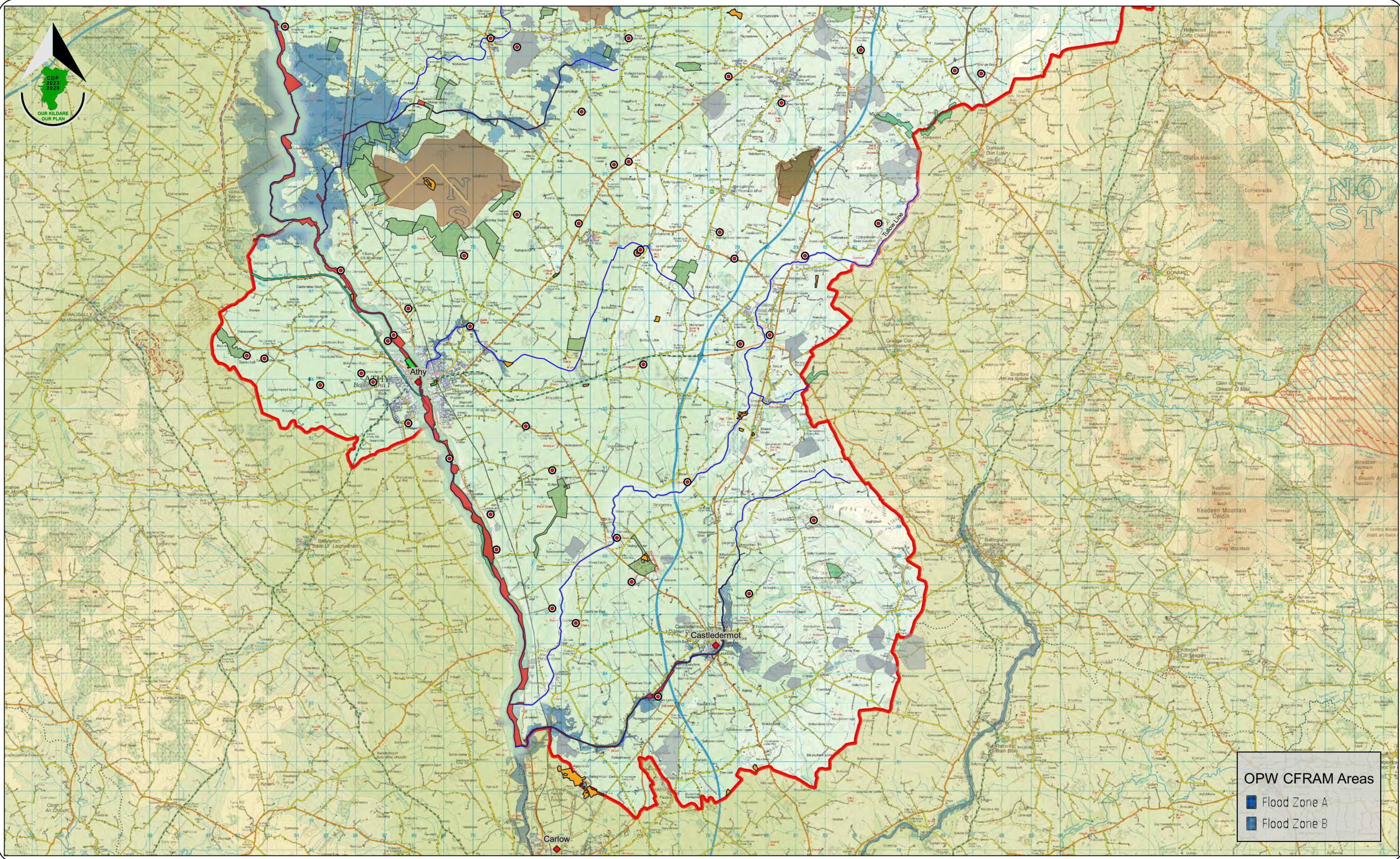
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Scale: N.T.S. Map Ref: V1-12.5

Date: Feb 2021 Drawing No.: 200/22/1245

Drawn By: M O'Loughlin Checked By: L Crawford Approved By: C O'Donnell
 Date 08/03/2022 Date 08/03/2022 Date 08/03/2022

This drawing is to be read in conjunction with the written statement



OPW CFRAM Areas

- Flood Zone A
- Flood Zone B

Legend

- County Boundary
- Special Areas of Conservation (SAC)
- Natural Heritage Area (NHA)
- Proposed Natural Heritage Area (pNHA)
- Special Protection Areas (SPAs)
- Bryophytes Location (NPWS)
- National Survey of Native Woodlands (NPWS)
- Ancient Long Established Woodland (NPWS)
- Commonage Areas (NPWS)
- Equine Sites
- Coille Woodland
- Kildare County Council Parks
- Castletown House OPW
- Peat Bogs / Wetlands
- Quarries (active and disused)
- NIAH Survey of Historic Gardens and Designed Landscapes
- Bord na Móna Rail Network
- Important Hills
- Tree Preservation Orders
- River Buffer Areas
- Canal
- River
- Lake

Kildare County Council
 Planning & Strategic Development Department
 Aras Chill Dara,
 Devoy Park, Naas, Co Kildare.

1 2 3 4 5 km

Draft County Development Plan 2023-2029

Green Infrastructure Kildare South

Stage	Date	Description
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to the Elected Members
Draft County Development Plan	14/02/2022	Draft Plan Issued for Public Consultation

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Scale: N.T.S. Map Ref: V1-12.6

Date: Feb 2021 Drawing No.: 200/22/1245

Drawn By: M O'Loughlin Date 08/03/2022
 Checked By: L Crawford Date 08/03/2022
 Approved By: C O'Donnell Date 08/03/2022

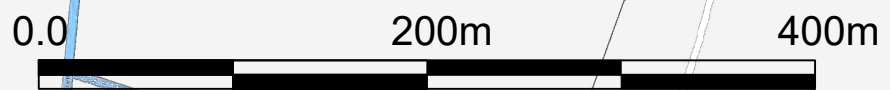
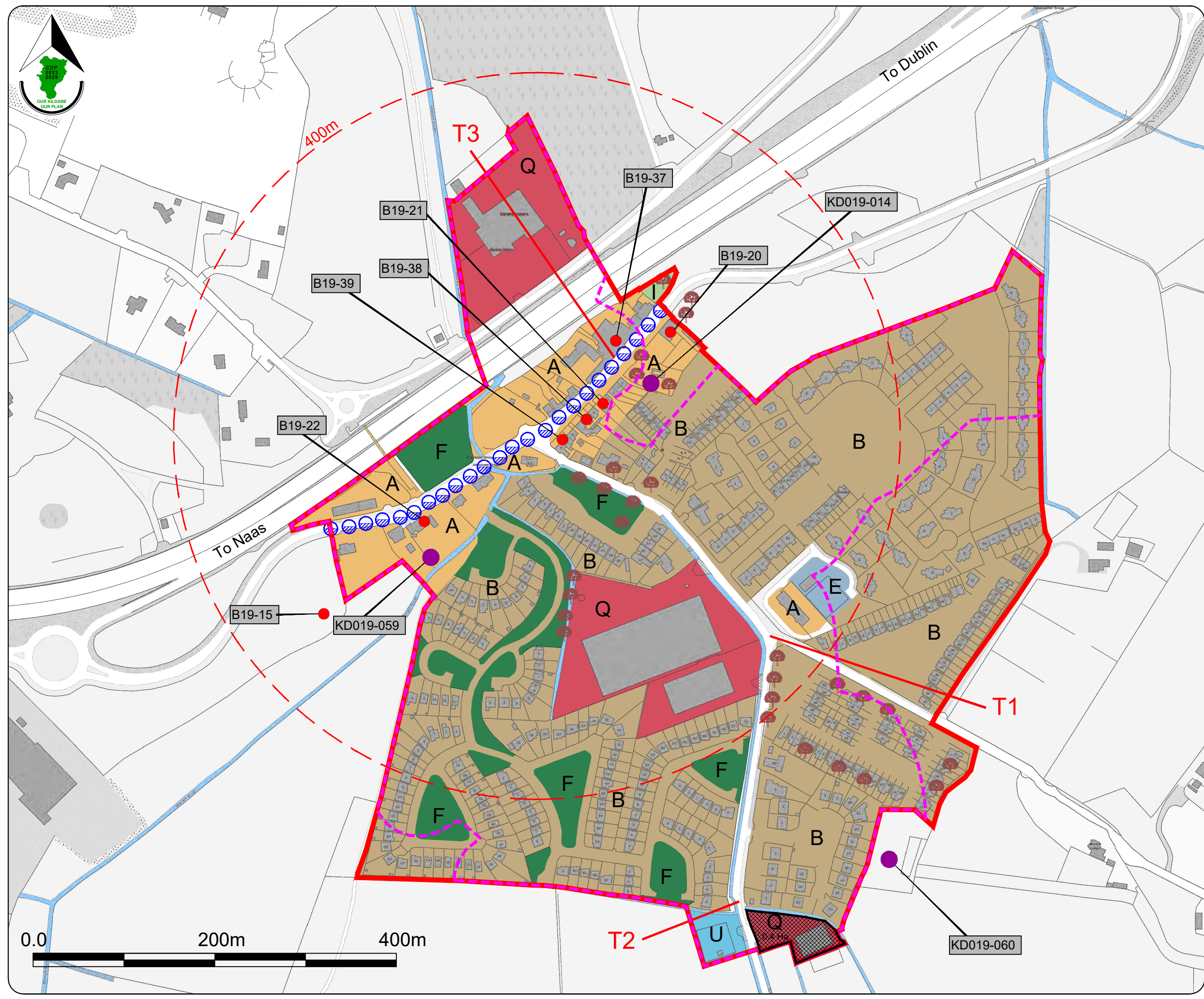
This drawing is to be read in conjunction with the written statement



Johnstown
 Draft County Development Plan
 2023 - 2029

Legend :

- Village Plan Boundary
- A: Village Centre
- B: Existing / Infill Residential
- E: Community and Education
- F: Open Space and Amenity
- I: Agriculture
- Q: Enterprise and Employment
- U: Utilities and Services
- Flood Risk Assessment
- Footpath and Cycle Track Objective
- Distance from Village Centre (at 400m intervals)
- RMP Record of Monuments & Places
- RPS Record of Protected Structures
- Tree/Woodland Preservation Objective
- Transportation Objective
- Submission Site - related to publication of Draft CDP from 14th March to 24th May



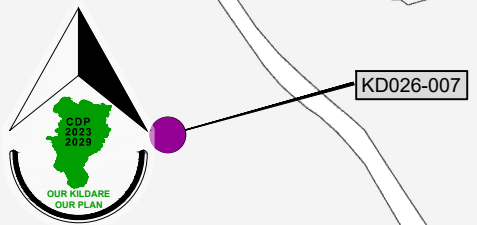
Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-3.8
Date: July 2022	Drawing No.: 200/22/1252

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



Kildangan Village
 Draft County Development Plan
 2023 - 2029

Legend :

- Village Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- SS: Serviced Sites
- E: Community and Education
- F: Open Space and Amenity
- I: Agriculture
- U: Utilities
- Flood Risk Assessment
- Canal/Rivers/Lakes/Ponds
- Distance from Village Centre (at 400m intervals)
- RPS Record of Protected Structures
- Tree/Woodland Preservation Objective
- Transportation Objective
- Submission Site - related to publication of Draft CDP from 14th March to 24th May
- Proposed Chief Executive's Amendment - related to Draft CDP

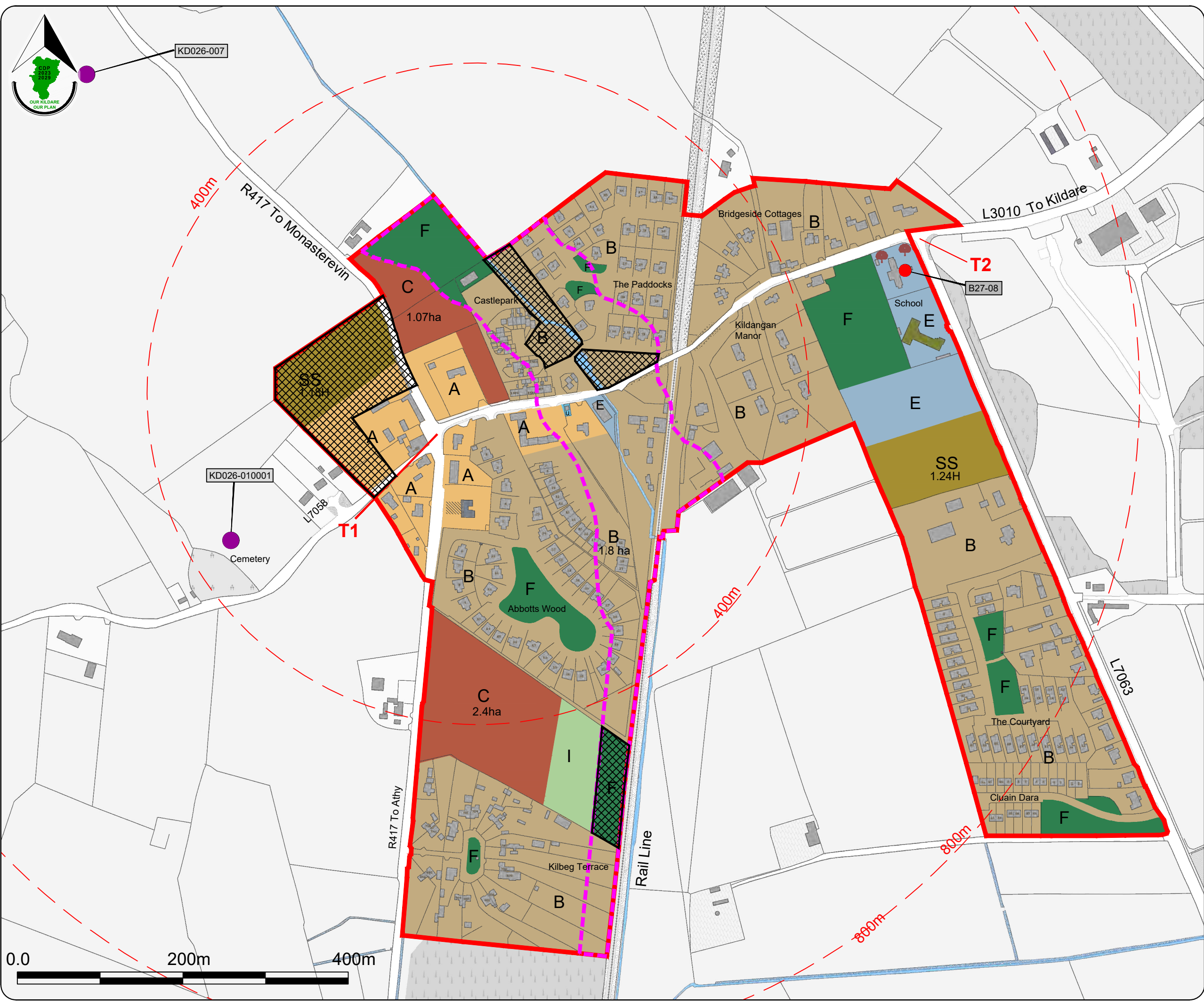
Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan issued for Public Consultation.
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2 - 3.10
Date: July 2022	Drawing No.: 200/22/1261

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement

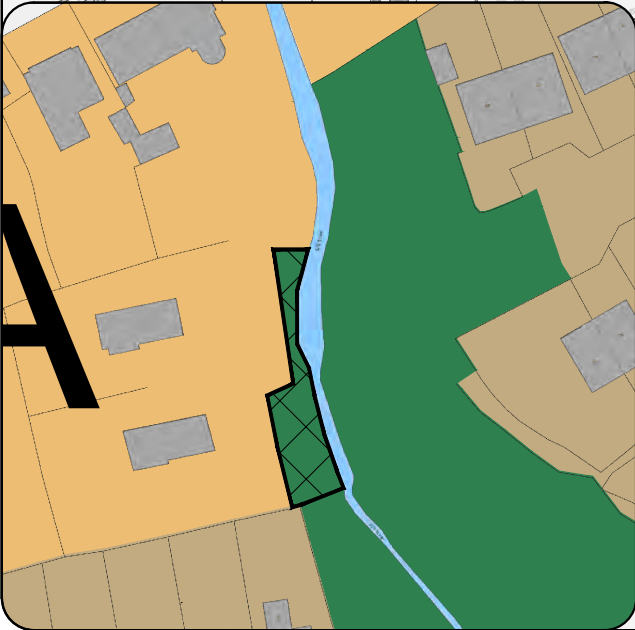
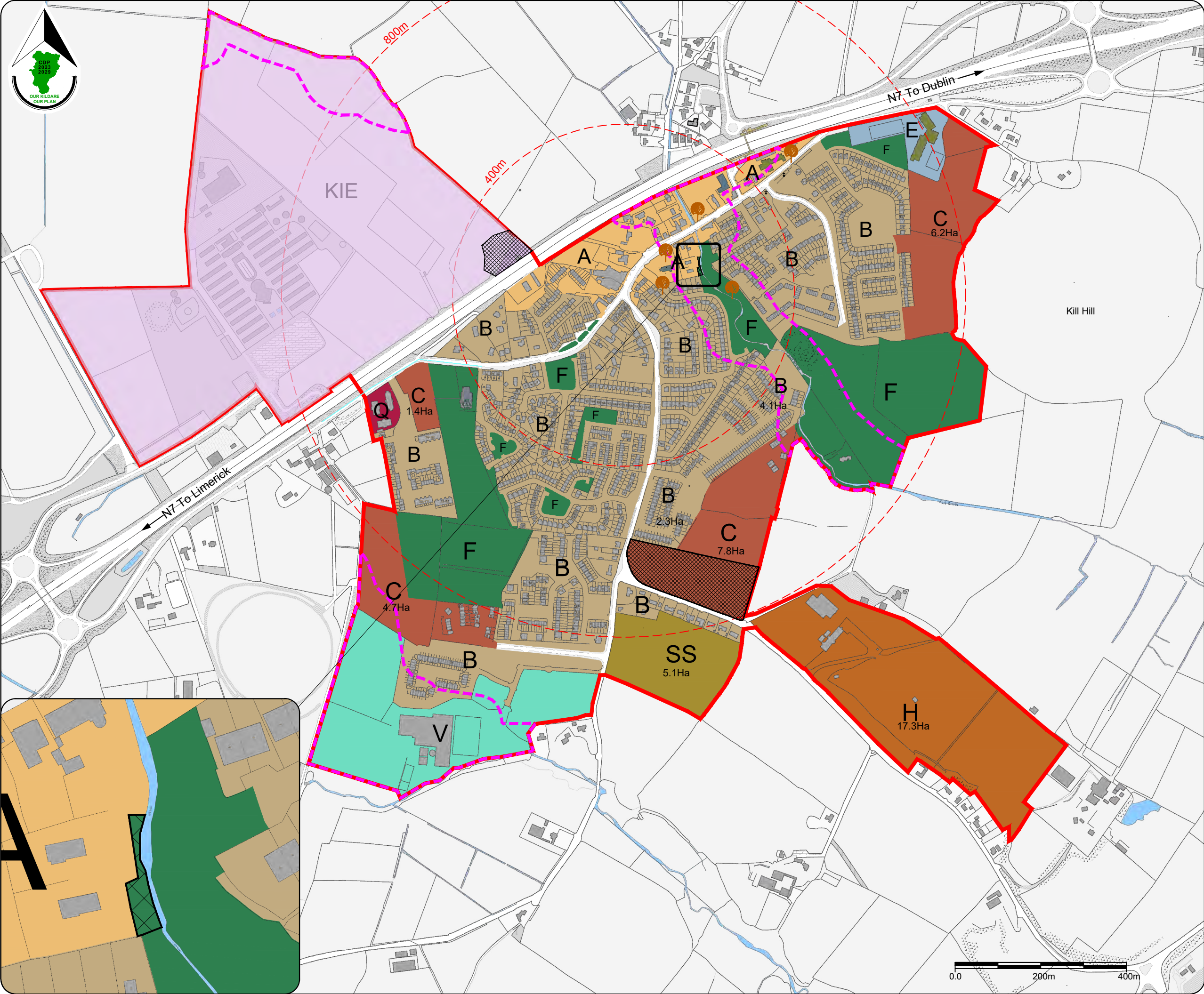




Kill
 Draft County Development Plan
 2023 - 2029

Legend :

- Town Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- SS: Serviced Sites
- E: Community and Education
- Q: Enterprise & Employment
- F: Open Space and Amenity
- H: Industry and Warehousing
- V: Equestrian
- KIE: Equine Based Leisure, Tourism and Enterprise
- Flood Risk Assessment
- River Slate & Grand Canal
- Distance from Town Centre (at 400m intervals)
- Submission Site - related to publication of Draft CDP from 14th March to 24th May
- Site Specific Objective
- Proposed Chief Executive's Amendment - related to Draft CDP



Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2 - 1.3a
Date: July 2022	Drawing No.: 200/22/1260

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



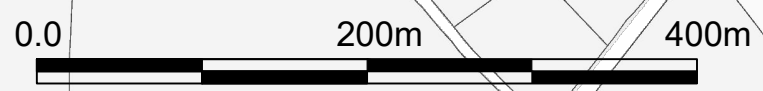
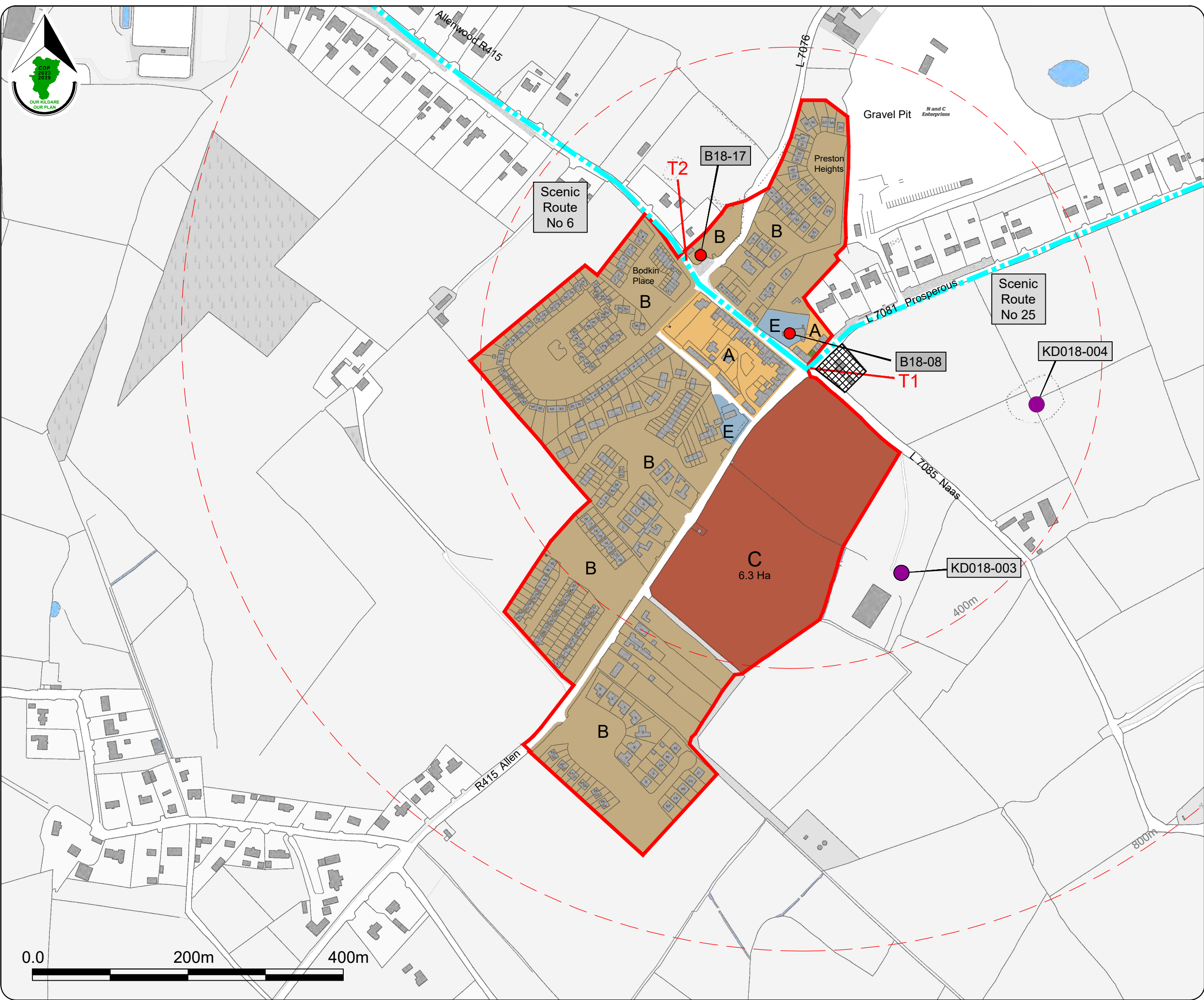


Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Kilmeague Village
 Draft County Development Plan
 2023 - 2029

Legend :

- Village Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- Canal/Rivers/Lakes/Ponds
- Distance from Village Centre (at 400m intervals)
- RMP Record of Monuments and Places
- RPS Record of Protected Structures
- Scenic Routes
- Submission Site - related to publication of Draft CDP from 14th March to 24th May
- Proposed Chief Executive's Amendment - related to Draft CDP



Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan issued for Public Consultation.
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2 - 3.11
Date: July 2022	Drawing No.: 200/22/1261

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



Maganey / Levitstown
 Draft County Development Plan
 2023 - 2029

Legend :

- Rural Settlement Boundary
- Settlement Core
- Existing Settlement
- Settlement Expansion
- Flood Risk Assessment
- RPS Record of Protected Structures
- Special Area of Conservation
- Scenic Viewpoint
- County Boundary
- Submission Site - related to publication of Draft CDP from 14th March to 24th May

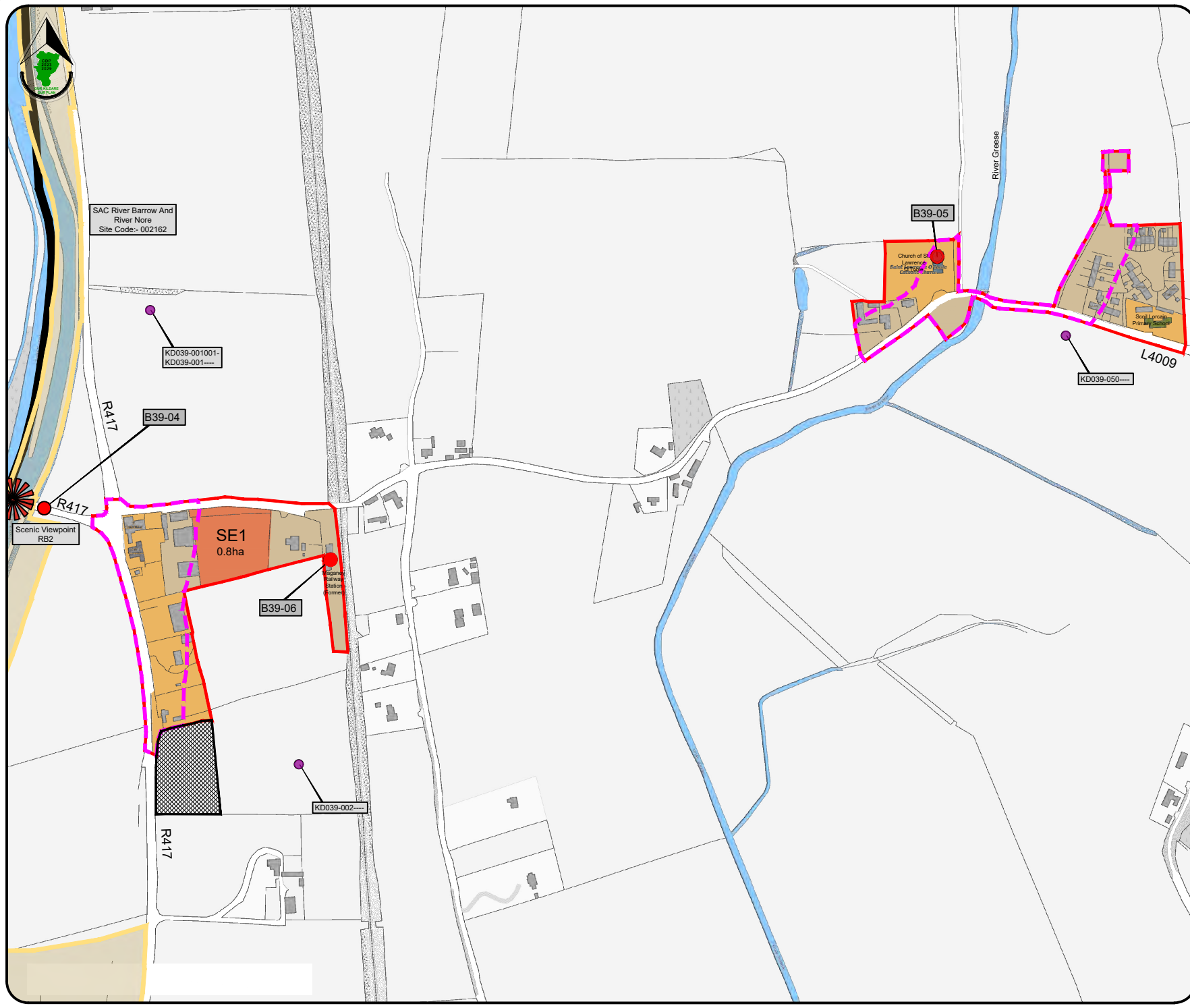
Infrastructure Table	
Physical Infrastructure	Water supply from Rathvilly Carlow and Old Kilcullen.
	Water supply is adequate for the life of the Plan.
Social Infrastructure	Maganey / Levitstown does not have a standalone municipal Irish Water WWTP
	Naomh Lorcaín National School (current enrolment of 50 pupils; capacity for c. 70 pupils).
	R.C Church and Cemetery
	Parish Office / Hall
	Filling Station / Convenience Shop

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Rural Settlement Map

Scale: N.T.S.	Map Ref.: V2 - 4.14
Date: July 2022	Drawing No.: 200/22/1267
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This drawing is to be read in conjunction with the written statement



SAC River Barrow And River Nore
 Site Code:- 002162

KD039-001001-
 KD039-001----

B39-04

Scenic Viewpoint
 RB2

SE1
 0.8ha

B39-06

KD039-002----

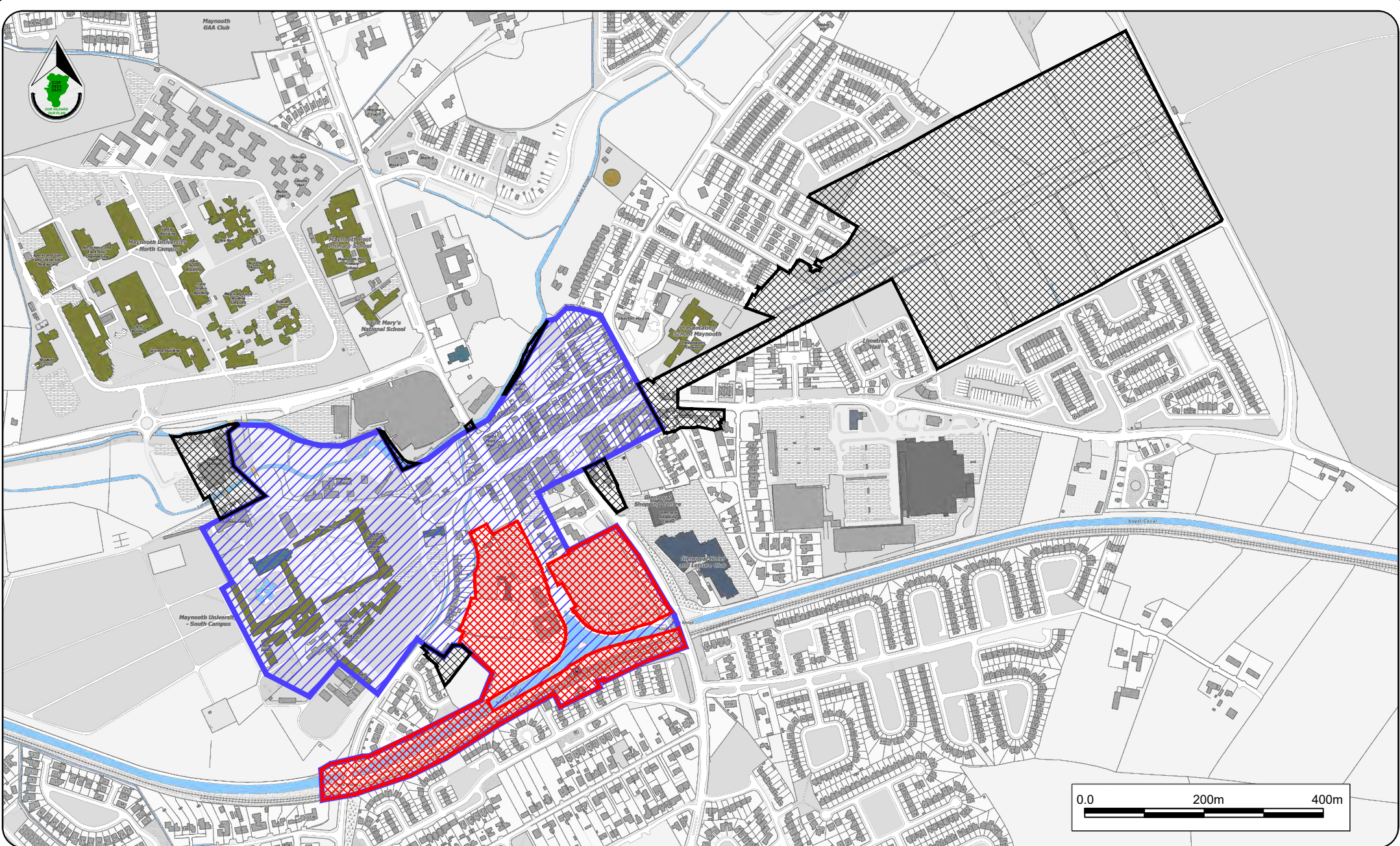
B39-05

Church of St
 Lawrence
 Rathvilly Carlow
 C.1300s

KD039-050----

L4009

R417




Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

**Draft County Development
 Plan 2023 - 2029**

**Maynooth Architectural
 Conservation Area**

Legend :

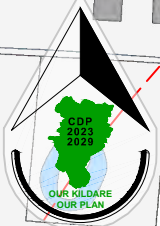
-  Architectural Conservation Area
-  Proposed Addition to ACA
- related to Draft CDP
-  Proposed Deletion from ACA
- related to Draft CDP

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to the Elected Members

Scale: N.T.S.	Map Ref.: V1 - 11.8
Date: July 2022	Drawing No.: 200/22/1266

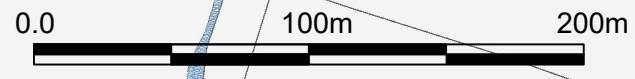
<small>Orthorectified Survey Ireland data reproduced under OLS Licence number C1845025213 © Ordnance Survey Ireland/Government of Ireland/Wildara County Council</small>	Drawn by: K Doyle	Checked by: L Crawford	Approved by: C O'Donnell
	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



Narraghmore Village
 Draft County Development Plan
 2023 - 2029

- Legend :**
- Village Plan Boundary
 - A: Village Centre
 - B: Existing / Infill Residential
 - C: New Residential
 - RPS Record of Protected Structures
 - RMP Record of Monuments & Places
 - Distance from Village Centre (at 400m intervals)
 - Wooded Area
 - Submission Site - related to publication of Draft CDP from 14th March to 24th May
 - Proposed Chief Executive's Amendment - related to Draft CDP



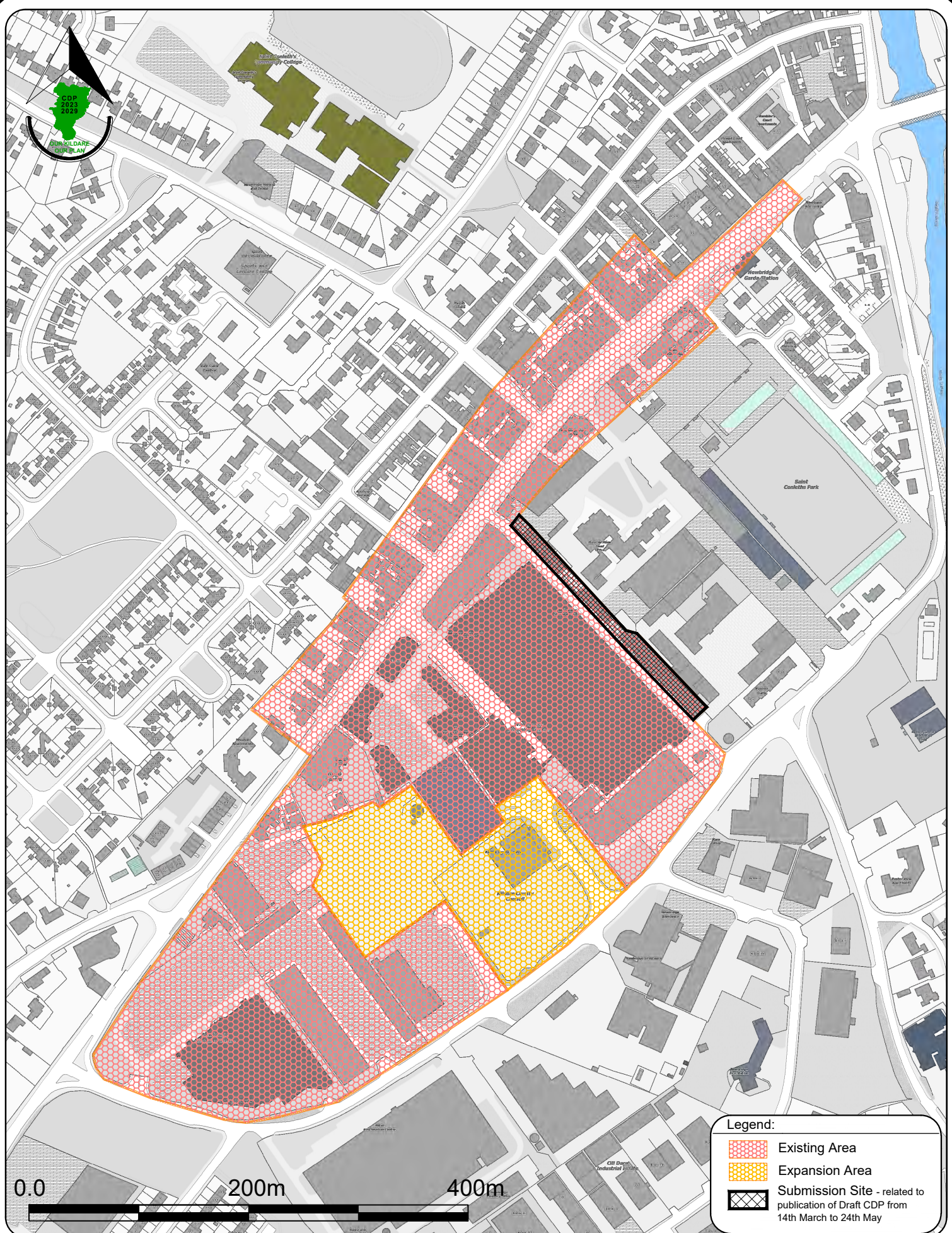
Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-3.13
Date: July 2022	Drawing No.: 200/22/1268

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



0.0 200m 400m

Legend:

- Existing Area
- Expansion Area
- Submission Site - related to publication of Draft CDP from 14th March to 24th May

Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

**Draft County Development
 Plan 2023 - 2029**

**Newbridge
 Core Retail Area**

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to the Elected Members

Scale: N.T.S.	Map Ref.: V1 - 8.11						
Date: July 2022	Drawing No.: 200/22/1263						
<small>Continued from related data sheet under CD 1. License and copyright © 2022 by the Planning Department, Government of Ireland/Kildare County Council</small>	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Drawn by: K Doyle</td> <td style="width: 33%;">Checked by: L Crawford</td> <td style="width: 33%;">Approved by: C O'Donnell</td> </tr> <tr> <td>Date: 19/07/2022</td> <td>Date: 19/07/2022</td> <td>Date: 19/07/2022</td> </tr> </table>	Drawn by: K Doyle	Checked by: L Crawford	Approved by: C O'Donnell	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022
Drawn by: K Doyle	Checked by: L Crawford	Approved by: C O'Donnell					
Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022					
<p>This drawing is to be read in conjunction with the written statement</p>							



Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Prosperous
 Draft County Development Plan
 2023 - 2029

Legend :

- Small Town Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- H: Industry and Warehousing
- R: Retail and Commerical
- SS: Serviced Sites
- U: Utilities and Services
- Flood Risk Area
- Canal/Lakes/Ponds
- Distance from Town Centre (at 400m intervals)
- Submission Site - related to publication of Draft CDP from 14th March to 24th May



Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-1.4a
Date: July 2022	Drawing No.: 200/22/1271

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement

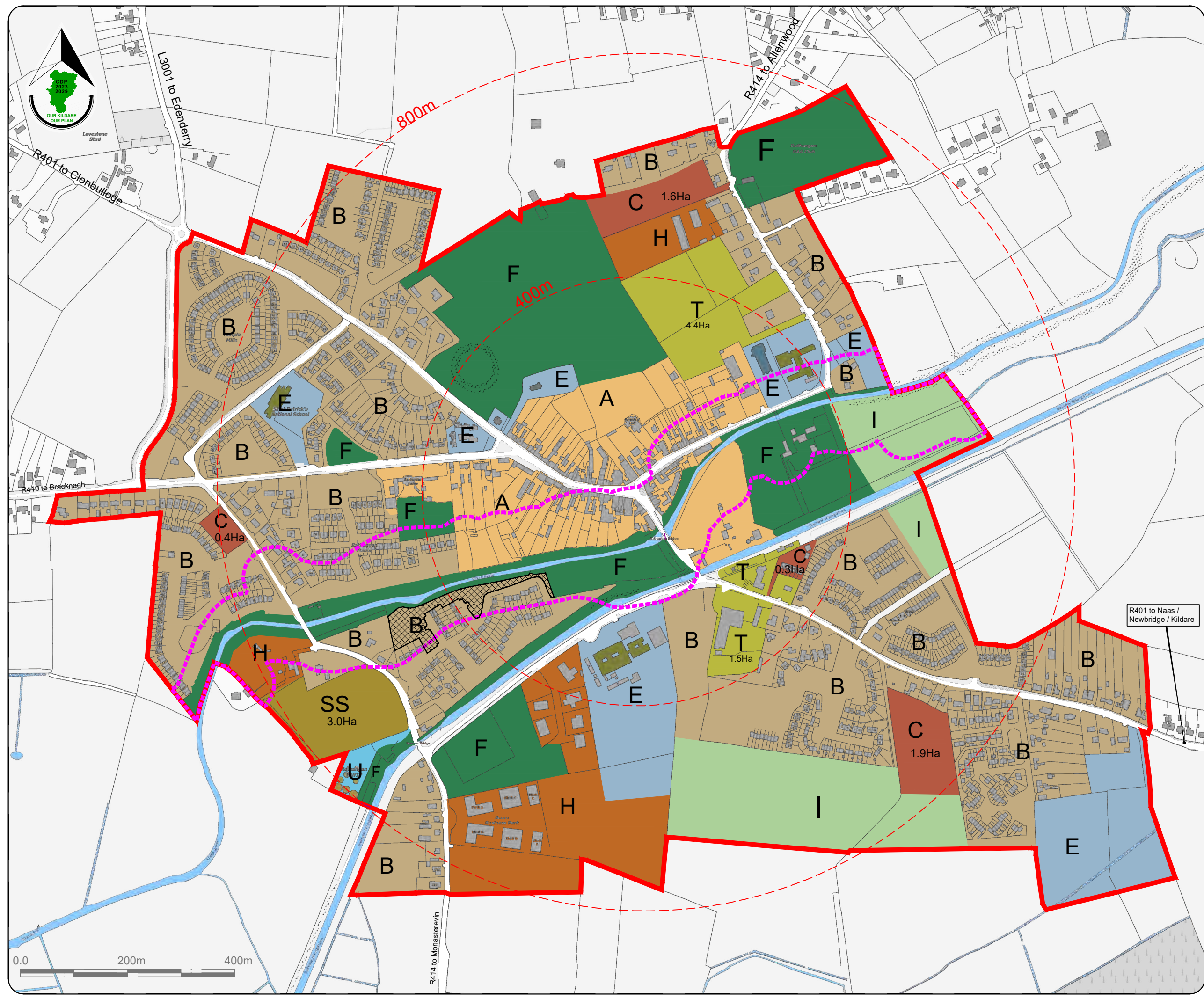


Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Rathangan
 Draft County Development Plan
 2023 - 2029

Legend :

- Small Town Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- SS: Serviced Sites
- E: Community and Education
- F: Open Space and Amenity
- H: Industry and Warehousing
- I: Agricultural
- T: General Development
- Flood Risk Assessment
- River Slate & Grand Canal
- Distance from Town Centre (at 400m intervals)
- Submission Site - related to publication of Draft CDP from 14th March to 24th May



R401 to Naas /
 Newbridge / Kildare

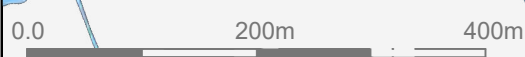
Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-1.5A
Date: July 2022	Drawing No.: 200/22/1274

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Kildare County Council
 Planning & Strategic
 Development Department
 Aras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Rathcoffey Draft County Development Plan 2023 - 2029

- Legend :**
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Settlement Expansion
 - RPS Record of Protected Structures
 - RMP Record of Monuments & Places
- Until such time as the Wastewater Treatment Plant has been upgraded, no development shall take place on site SE2.

Infrastructure Table	
Physical Infrastructure	Water supplied by the Slowland WTP. Water supply is adequate for the life of the Plan.
	Rathcoffey is connected to the Rathcoffey (Moortown Drive) WWTP which is currently operating over its permitted capacity.
Social Infrastructure	Rathcoffey National School (current enrolment of 221 pupils; currently at capacity)
	Bar / Café
	Montessori / Pre-school
	GAA Club
	Community Garden
	Agri-Store

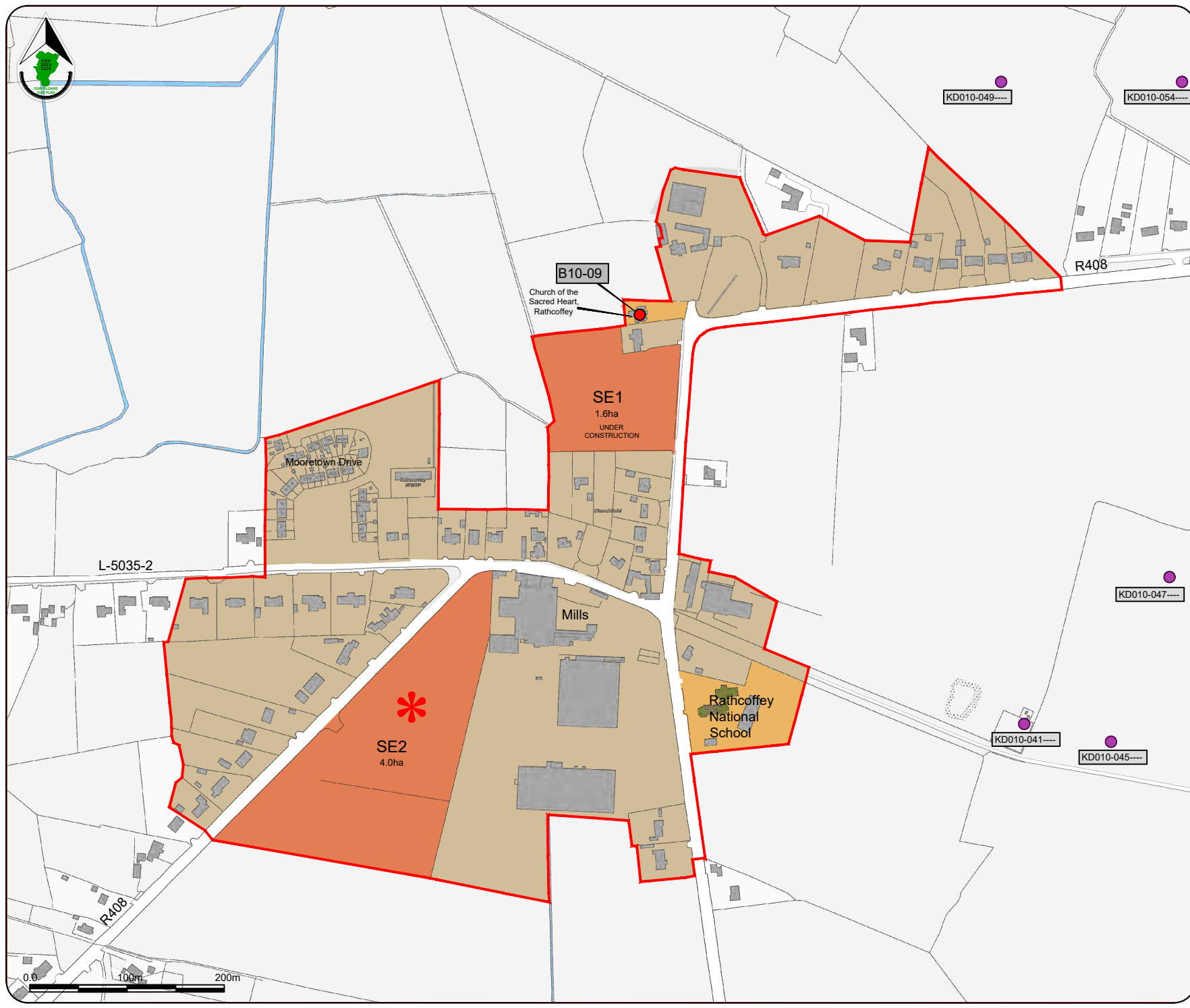
Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Rural Settlement Map

Scale: N.T.S.	Map Ref.: V2 - 4.17
Date: July 2022	Drawing No.: 200/22/1267

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement





Straffan Village
 Draft County Development Plan
 2023 - 2029

Legend :

- Village Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- Q: Enterprise and Employment
- E: Community and Education
- F: Open Space and Amenity
- Flood Risk Assessment
- Canal/Rivers/Lakes/Ponds
- Distance from Village Centre
(at 400m intervals)
- Footpath and Cycle Track Objectives
- RMP Record of Monuments and Places
- RPS Record of Protected Structures
- Tree/Woodland Preservation Objective
- T Transportation Objective
- * Opportunity Site
- Submission Site - related to publication of Draft CDP from 14th March to 24th May

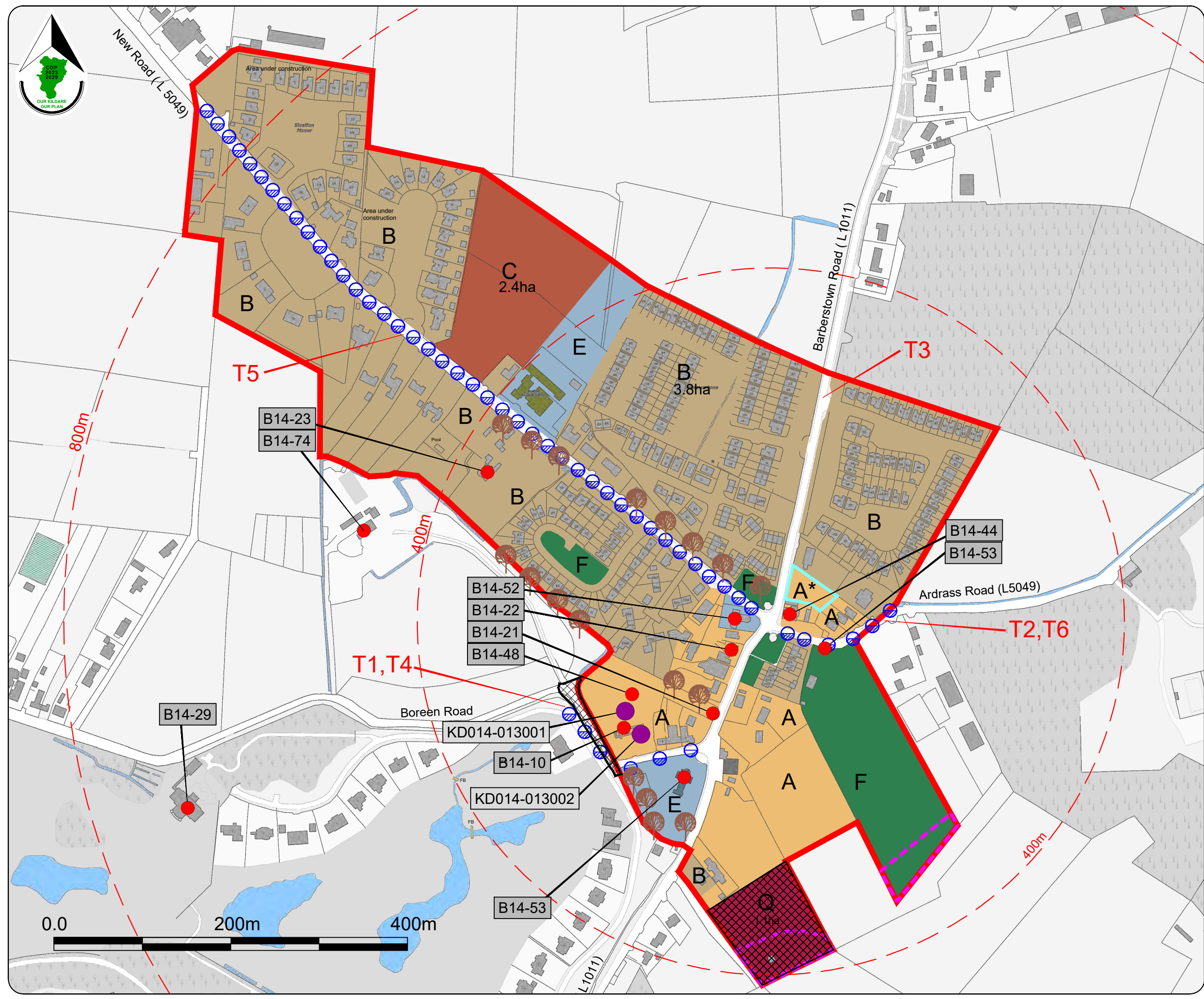
Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan issued for Public Consultation.
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-3.15
Date: July 2022	Drawing No.: 200/22/1261

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	Date: 19/07/2022	Date: 19/07/2022	Date: 19/07/2022

This drawing is to be read in conjunction with the written statement



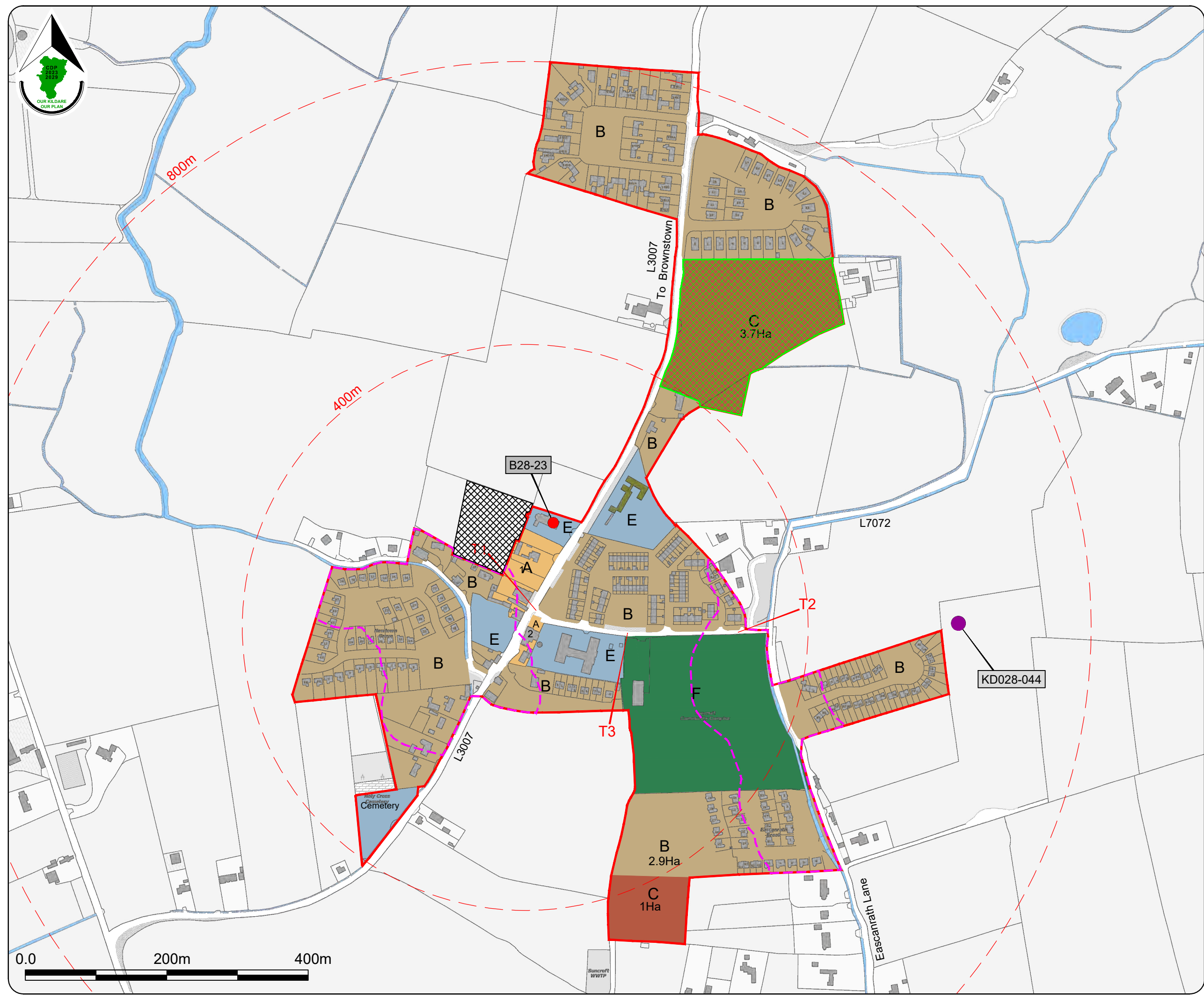


Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Suncroft Village
 Draft County Development Plan
 2023 - 2029

Legend :

- Village Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- Flood Risk Assessment
- Canal/Rivers/Lakes/Ponds
- Distance from Village Centre (at 400m intervals)
- RMP Record of Monuments and Places
- RPS Record of Protected Structures
- Transportation Objective
- Submission Site - related to publication of Draft CDP from 14th March to 24th May
- Proposed Chief Executive's Amendment - related to Draft CDP



Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan issued for Public Consultation.
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan issued to Elected Members

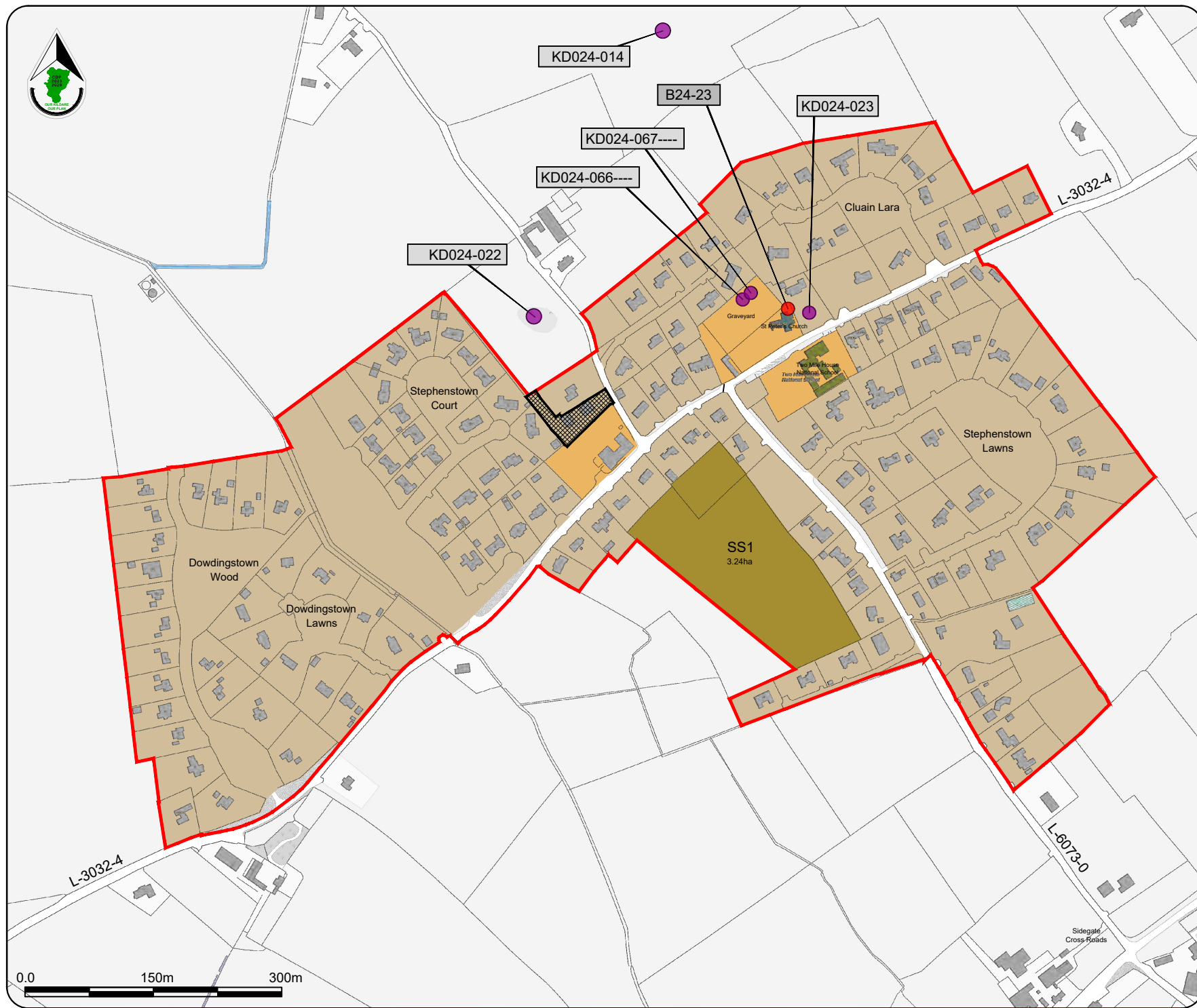
Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-3.16
Date: July 2022	Drawing No.: 200/22/1261
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This drawing is to be read in conjunction with the written statement



Two Mile House
 Draft County Development Plan
 2023 - 2029



- Legend :**
- Rural Settlement Boundary
 - Settlement Core
 - Existing Settlement
 - Serviced Sites
 - RPS Record of Protected Structures
 - RMP Record of Monuments & Places
 - Submission Site - related to publication of Draft CDP from 14th March to 24th May

Infrastructure Table	
Physical Infrastructure	Water supplied by the Ballymore Eustace WTP.
	Water supply is adequate for the life of the Plan.
Social Infrastructure	Twomilehouse does not have a standalone municipal Irish Water WWTP.
	Twomilehouse National School (current enrolment of 249 pupils; capacity for 260 pupils).
	Pub / Restaurant
	R.C. Church and Cemetery.
	Twomilehouse GAA is located outside the settlement – circa 2km to the south-east.
	Gym
	Shop (Comparison)

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Proposed Draft County Development Plan	12/12/2021	Proposed Draft Plan Issued to Elected Members

Rural Settlement Map

Scale: N.T.S.	Map Ref.: V2 - 4.19
Date: July 2022	Drawing No.: 200/22/1267
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This drawing is to be read in conjunction with the written statement

